



PLAN COMMISSION MEETING AGENDA

TUESDAY, NOVEMBER 12, 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=84076117601> or call 1-646-931-3860 and use Meeting ID: 237 146 0557 Passcode: 144391

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

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- A. Review and take action: Plan Commission minutes dated October 28, 2024

3. BUSINESS

- A. Public hearing – continuation of Nonconforming Use Conditional Use Permits for 225 E. Arcade Avenue, 1084 Boughton Street, 540 Milford Street, and 430 S. Concord Avenue
- B. Review and take action: continuation of Nonconforming Use Conditional Use Permits for 225 E. Arcade Avenue, 1084 Boughton Street, 540 Milford Street, and 430 S. Concord Avenue
- C. Review and take possible action: Plat of Right of Way Required for Dewey Avenue – WisDOT Project ID 3997-01-79
- D. Review public hearing comments and make recommendation to Council: 1911 Gateway Drive – Comprehensive Plan Amendment request to change the Future Land Use to Multi-Family Residential.
- E. Review public hearing comments and make recommendation: 1911 Gateway Drive – rezoning request from Mixed Zoning to MR-10 Multi-Family Residential
- F. Review public hearing comments and take action: Zoning Map Corrections – Vandewalle
- G. Initial Review and Schedule Public Hearing – Overlay Zoning Corrections – Vandewalle

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
October 28, 2024**

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

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

Also in attendance: Jeff Stone of Kapar, James Lieven of Rinka, Eric Mayne of Rinka, Jennifer Bakke, Steve Morales of Rinka, Steve Board, and Mason Becker

- 1. Call to order (4:33pm)**
- 2. Approval of Minutes**

- A. Site Plan Review minutes September 9, 2024**
- B. Plan Commission minutes October 14, 2024**

Motion to approve Site Plan Review from September 9th and Plan Commission minutes from October 14th was made by Lampe and seconded by Talaga, passed on a unanimous voice vote.

- 3. Business**

- A. Preliminary Presentation:** Downtown River Corridor

Mason Becker and Eric Mayne presented the City of Watertown Rock River District Vision to the Plan Commission members.
(Krueger left the meeting at 5:11pm)

Several Commissioners had questions about some aspects of the project asking for clarification on certain aspects. Overall the commission expressed support and enthusiasm for the project going forward.

Jennifer Bakke was a citizen present and also expressed enthusiasm for the project.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/October%2028,%202024%20Plan%20Commission%20Meeting%20Packet.pdf>

- 4. Adjournment**

Motion to adjourn was made by Talaga and seconded by Blanke and passed on a unanimous voice vote. (5:40pm)

Respectfully Submitted,

Alderman Brad Blanke

NOTICE OF PUBLIC HEARING

In accordance with Wis. Stat. § 62.23(7)(de) and Section § 550-142E(1) of the City of Watertown Municipal Code, a notice is hereby given by the Plan Commission of the City of Watertown, Wisconsin, that a public hearing will be held on the 12th day of November, 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 the City of Watertown for four Conditional Use Permits to grant Legal Conforming Status for existing businesses, as listed below, under Section §550-61.

- A) 225 E. Arcade Avenue, Greenhouse currently zoned GB, General Business (proposed to be zoned SR-4, Single-Family Residential), and is further described as follows:

LOTS 2, 3 & 4 BLK 10 LOUNSBURY'S ADD EX THAT PT SD LOT 2 AS DESC IN V309 P187 & V318 P575 ALSO N 50 FT OF LOTS 15 & 16 SD BLK 10. (Parcel Number 291-0915-3314-062)

- B) 1084 Boughton Street, Greenhouse currently zoned GB, General Business (proposed to be zoned SR-4, Single-Family Residential), and is further described as follows:

COM NW/C LOT 2, BLK 1, BOUGHTON'S ADD, N02DG07'W 6 FT, N88DG30'E 52.50FT TO POB N88DG31'E 85FT, S04DG43'E 237.36FT, S88DG30'W 85FT, N04DG43'W 237.36FT TO POB. ALSO COM NW/C LOT 2, BLK 1, BOUGHTON'S ADD, N02DG07'W 6 FT, N88DG30'E 22.50FT TO POB N88DG30'E 30FT, S04DG43'E 237.36FT, S88DG30'W 30FT, N04DG43'W 237.36FT TO POB. SUBJ TO HWY REST MISC V24 P543. (Parcel Number 291-0815-0312-001)

- C) 540 Milford Street, Auto repair currently zoned GB, General Business (proposed to be zoned SR-4, Single-Family Residential), and is further described as follows:

COM E/L OUTLOT 6/12TH WARD & N/L MILFORD ST, S53DG11'W 3.06FT TO POB, S53DG11'W 68.42FT, N40DG21'W 384.26FT, S84DG36'E 194.67FT, S25DG09' E 258FT TO POB. (Parcel Number 291-0815-0541-014)

- D) 430 S. Concord Avenue, Self-storage currently zoned Multi-Zoning (proposed to be zoned MR-10, Multi-Family Residential), and is further described as follows:

OUTLOT 21/8TH WARD. EX PT IN V111 P516. EX PT IN V277 P172. (Parcel Number 291-0815-1012-064)

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: October 29, 2024
and
November 5, 2024

(BLOCK AD)



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

TO: Plan Commission
DATE: November 12th, 2024
SUBJECT: Continuation of Nonconforming Use – Conditional Use Permits

A request by the City of Watertown for Conditional Use Permits (CUPs) granting legal conforming status to existing commercial uses at 225 E Arcade Ave, 430 S Concord Ave, 540 Milford St, and 1084 Boughton St. Parcel PINs: 291-0915-3314-062, 291-0815-0312-001, 291-0815-0541-014, & 291-0815-1012-064.

BACKGROUND & APPLICATION DESCRIPTION:

The City of Watertown is working with Vandewalle and Associates on a project to correct a number of existing Zoning Map errors. As part of that effort, the four properties listed above were identified as needing CUPs to grant legal conforming status to existing commercial uses on these properties. All four of these commercial uses existed at their current locations prior to the latest adoption of the zoning ordinance. Each of these parcels also contains a residential use that exists on the same parcel as the commercial use. The proposal for these properties under the Vandewalle and Associates project is to rezone these properties appropriately for the residential use and then grant the commercial use a 'Continuation of Nonconforming Use' CUP. All four property owners were contacted about this proposal and all four have signed applications requesting the CUPs be granted to give legal conforming status to the commercial uses on these properties. These CUPs will allow the commercial uses on these properties to continue to operate as they currently are and, if desired, to be transferred to a future owner via a Successor CUP.

STAFF EVALUATION:

The Zoning Chapter of the Watertown City Code contains provisions that allow for the granting of legal conforming status via Conditional Use Permit (CUP) to previously legal uses made nonconforming by the adoption of the current Zoning Chapter. *[per § 550-61]*

PLAN COMMISSION OPTIONS:

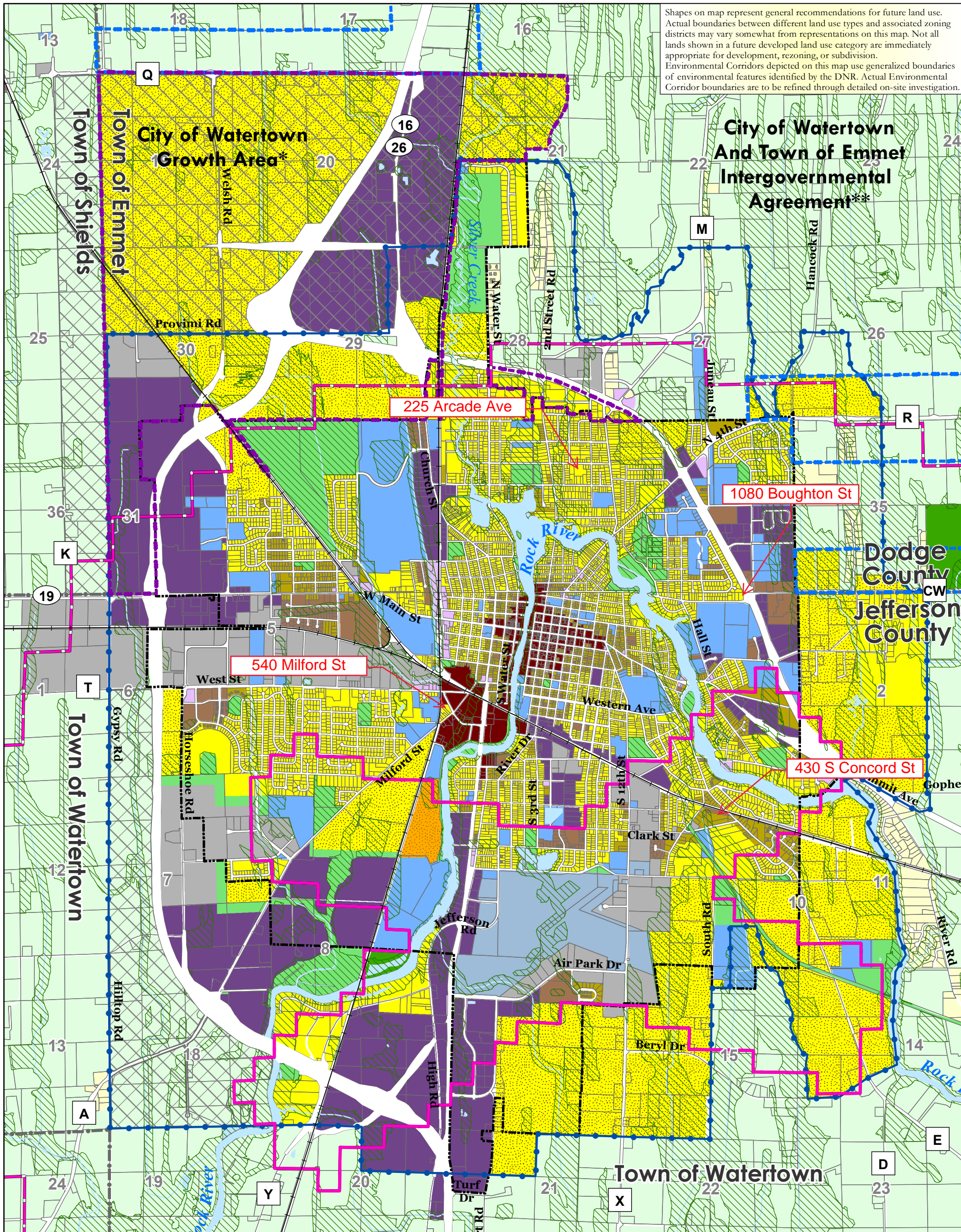
The following are possible options for the Plan Commission:

1. Deny the Conditional Use Permits.
2. Approve the Conditional Use Permits without conditions.
3. Approve the Conditional Use Permits with conditions as identified by the Plan Commission:
 - a. Approval of the CUPs shall be contingent on Common Council adoption of the Zoning Map Amendments associated with the Vandewalle and Associates – Zoning Map Corrections Project (Work Order 04).

ATTACHMENTS:

- Application materials

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



Future Land Use Urban Area

Map 6b

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

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

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

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

- 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

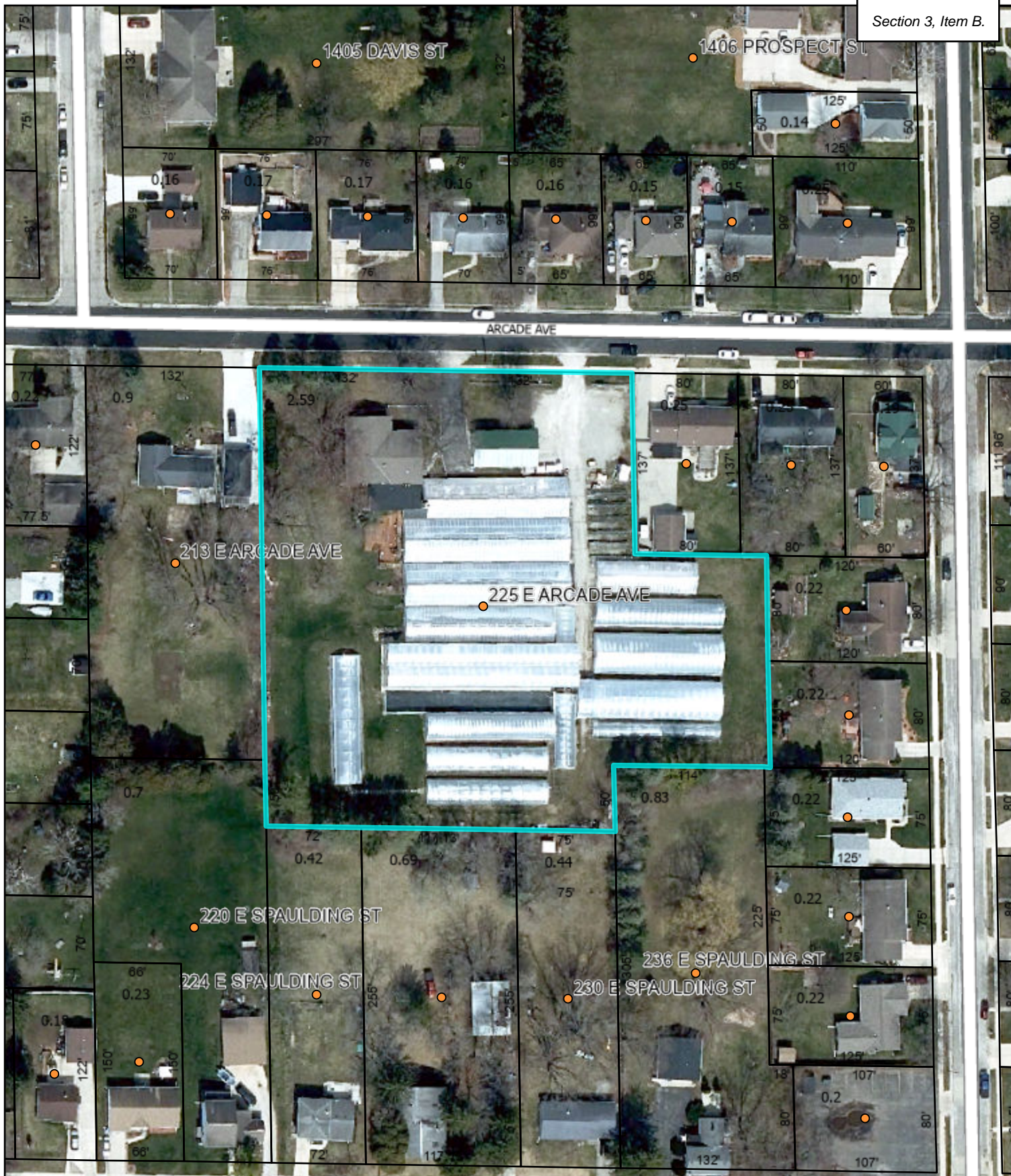
- City of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- Watertown Long Range Growth Area



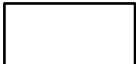


- Airport Height Limitations**
- Maximum Building Elevation b/t 865 and 968 ft
 - Maximum Building Elevation b/t 968 and 1005 ft


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

VANDEWALLE & ASSOCIATES INC.
 Shaping places. shaping change





	City Boundary		Address Labels
	Parcels Lines		Acreage
	Address Points		



THE CITY OF WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1:1,171 Printed on: September
SCALE BAR = 1" Author:

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


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430 S Concord St



Section 3, Item B.



-  City Boundary
-  Address Points
-  Parcels Lines
-  Address Labels






 THE CITY OF WATERTOWN
Opportunity runs through it


City of Watertown Geographic Information System

Scale:  1:2,745 Printed on: September
SCALE BAR = 1" Author:  7

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.



	City Boundary		Address Labels
	Parcels Lines		Acreage
	Address Points		



THE CITY OF WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1:1,171 Printed on: September
SCALE BAR = 1" Author:

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Section 3, Item B.



	City Boundary	Address Labels	<p>THE CITY OF WATERTOWN <i>Opportunity runs through it.</i></p>	
	Parcels Lines	Acreage	<p>City of Watertown Geographic Information System</p>	
	Address Points	<p>Scale: 1:1,171 Printed on: September SCALE BAR = 1" Author:</p>		
			<p>9</p>	
<p><small>DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.</small></p>				



Andrew Beyer, P.E.
920.262.4050

Maureen McBroom, ENV SP
920.206-4264

Ritchie

Section 3, Item C.

920.262.4034

Christopher Newberry
920-390-3164

Administrative Assistant
Wanda Fredrick 920.262.4060

MEMO

TO: Mayor McFarland and Plan Commission Members
FROM: Andrew M. Beyer, P.E.
DATE: October 31, 2024
RE: Plan Commission Meeting of November 12, 2024

Item: Review and take possible action: Plat of Right of Way Required for Dewey Avenue – WisDOT Project ID 3997-01-79

Background:

The City of Watertown applied for and was awarded a Surface Transportation Program (STP)-Urban Grant for the reconstruction of Dewey Avenue, from East Main Street to East Division Street in 2026. The City has contracted with RE Lee & Associates, Inc for design and real estate services associated with this project. A WisDOT requirement on (STP-Urban) every project is to survey for and approve a Plat of Right of Way showing all required Schedule of Lands & Interests Required. The Schedule of Lands & Interests Required pertains to the Temporary Limited Easements (TLE's) and Right of Way Acquisitions (FEE) required on the project.

All required (TLE's) on this project are to allow the contractor to enter upon each private parcel to remove and replace the sidewalk and driveway as necessary. The (FEE) on this project is to acquire the additional right of way necessary to construct a WisDOT ADA compliant curb ramp at the intersection of Dewey Avenue and East Main Street.

Following approval of the Plat of Right of Way, the consultant will prepare and submit to WisDOT a Sales Study Report of recent property sales in Watertown. The Sales Study Report will then be used to develop the Acquisition and Capabilities Report which sets the value of land for each TLE and Fee purchase. Following City approval of the Acquisition and Capabilities Report the consultant will then begin contacting the property owners along Dewey Avenue to negotiate acceptance of each TLE and Fee. Each TLE and Fee document is then signed by the appropriate City official and recorded in the Office of the Jefferson County Register of Deeds. The final step in the real estate process is for the City to issue a check to each property owner for their TLE or Fee acquisition.

The Plat of Right of Way is attached for Commission Review.

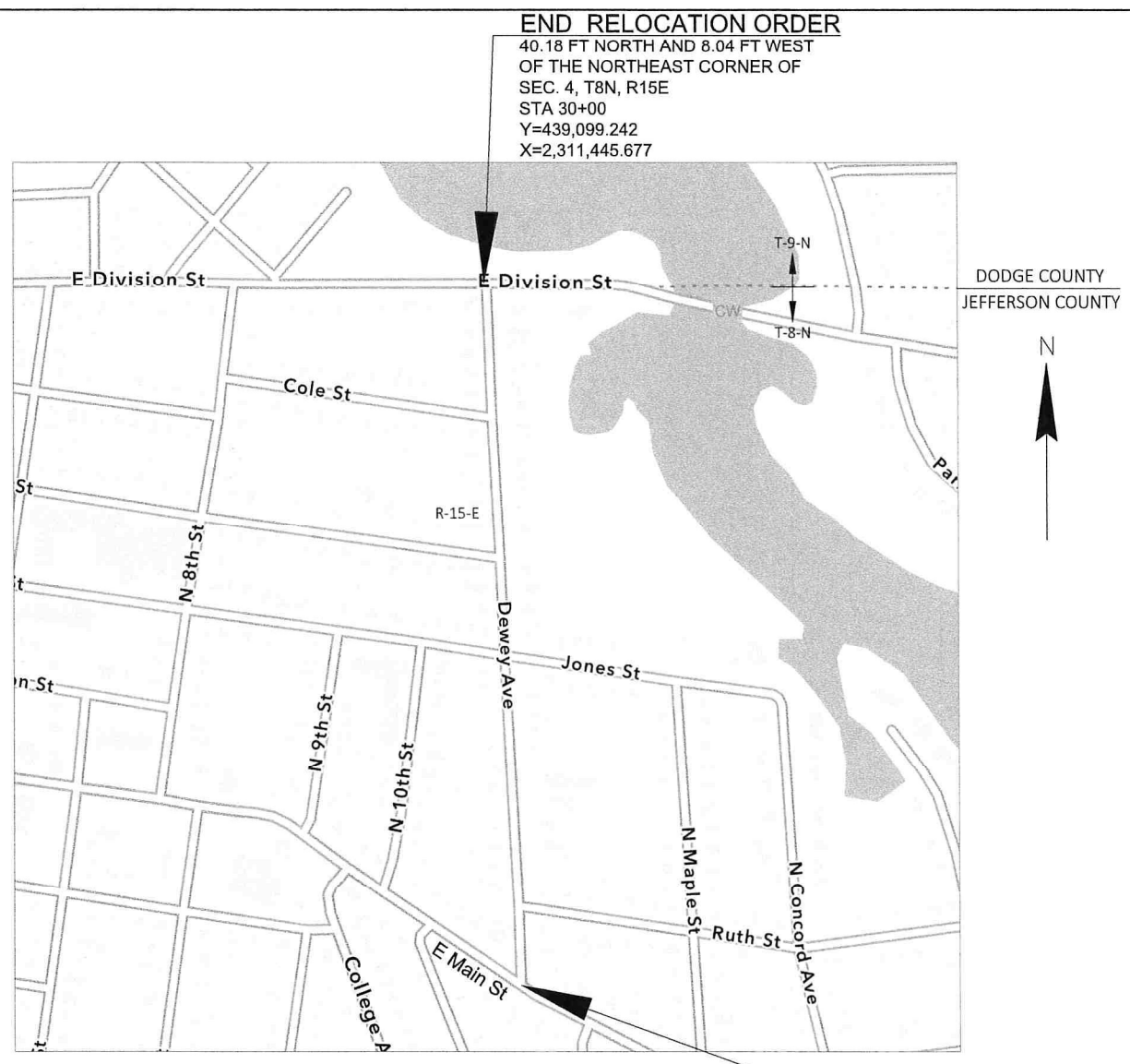
R/W PROJECT NUMBER N/A	SHEET NUMBER 4.01	SHEETS 4
FEDERAL PROJECT NUMBER N/A		
PLAT OF RIGHT OF WAY REQUIRED FOR CITY OF WATERTOWN, DEWEY AVENUE E MAIN STREET TO E DIVISION STREET		
DEWEY AVENUE	JEFFERSON COUNTY	
CONSTRUCTION PROJECT NUMBER 3997-01-79		

CONVENTIONAL SYMBOLS

SECTION LINE		SECTION CORNER SYMBOL		R/W MONUMENT (TO BE SET)	
QUARTER LINE		SECTION CORNER MONUMENT		NON-MONUMENTED R/W POINT	
SIXTEENTH LINE		GEODETIC SURVEY MONUMENT		FOUND IRON PIN (1-INCH UNLESS NOTED)	
NEW REFERENCE LINE		SIXTEENTH CORNER MONUMENT		SIGN	
NEW R/W LINE		SIGN		OFF-PREMISE SIGN	
EXISTING R/W OR HE LINE		COMPENSABLE		NON-COMPENSABLE	
PROPERTY LINE		ELECTRIC POLE		TELEPHONE POLE	
LOT, TIE & OTHER MINOR LINES		PEDESTAL (LABEL TYPE)		(TV, TEL, ELEC, ETC.)	
SLOPE INTERCEPT		ACCESS RESTRICTED BY ACQUISITION		NO ACCESS (BY STATUTORY AUTHORITY)	
CORPORATE LIMITS		ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)		NO ACCESS (NEW HIGHWAY)	
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC.)		PARCEL NUMBER		UTILITY NUMBER	
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)		PARALLEL OFFSETS			
TEMPORARY LIMITED EASEMENT AREA					
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)					
TRANSMISSION STRUCTURES					
BUILDING TO BE REMOVED					
BRIDGE					
CULVERT					

CONVENTIONAL UTILITY SYMBOLS

WATER	
GAS	
TELEPHONE	
OVERHEAD TRANSMISSION LINES	
ELECTRIC	
CABLE TELEVISION	
FIBER OPTIC	
SANITARY SEWER	
STORM SEWER	
ELECTRIC TOWER	



A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON, THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE. ALL (TLEs) ON THIS PLAT EXPIRE AT THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT IS GIVEN.

A PERMANENT LIMITED EASEMENT (PLE) IS A RIGHT FOR CONSTRUCTION AND MAINTENANCE PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON AND THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE, BUT WITHOUT PREJUDICE TO THE OWNER'S RIGHTS TO MAKE OR CONSTRUCT IMPROVEMENTS ON SAID LANDS OR TO FLATTEN THE SLOPES, PROVIDING SAID ACTIVITIES WILL NOT IMPAIR OR OTHERWISE ADVERSELY AFFECT THE HIGHWAY FACILITIES.

PROPERTY LINES SHOWN ON THIS PLAT FOR PROPERTIES BEING IMPACTED ARE DRAWN FROM DATA DERIVED FROM FILED/RECORDED MAPS AND DOCUMENTS OF PUBLIC RECORD. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

CONVENTIONAL ABBREVIATIONS

ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS	(100')
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT EASEMENT	RDE
CERTIFIED SURVEY MAP	CSM		
CONCRETE	CONC	RIGHT	RT
COUNTY	CO	RIGHT OF WAY	R/W
COUNTY TRUNK HIGHWAY	CTH	SECTION	SEC
DISTANCE	DIST	SEPTIC VENT	SEPV
CORNER	COR	SQUARE FEET	SF
DOCUMENT NUMBER	DOC	STATE TRUNK HIGHWAY	STH
EASEMENT	EASE	STATION	STA
EXISTING	EX	TELEPHONE PEDESTAL	TP
GAS VALVE	GV	TEMPORARY LIMITED EASEMENT	TLE
GRID NORTH	GN		
HIGHWAY EASEMENT	HE	TRANSPORTATION PROJECT PLAT	TPP
IDENTIFICATION	ID	UNITED STATES HIGHWAY	USH
LAND CONTRACT	LC	VOLUME	V
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETIC SURVEY NUMBER	NGS		
OUTLOT	OL		
PAGE	P		
POINT OF TANGENCY	PT		
PERMANENT LIMITED EASEMENT	PLE		
POINT OF BEGINNING	POB		
POINT OF CURVATURE	PC		

CURVE DATA ABBREVIATIONS

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ / DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN STATE PLANE COORDINATE (SPC) SYSTEM, SOUTH ZONE, NAD83 (2011) IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

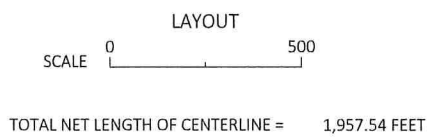
DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN MADISON/SOUTHWEST REGION.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE DETAIL PAGES.



THIS PLAT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY. DEEDS MUST BE CHECKED TO DETERMINE PROPERTY BOUNDARIES AND ACCESS RIGHTS.

ACCEPTED FOR
CITY OF WATERTOWN
DATE: _____
(Signature and Title of Official)

ORIGINAL PLANS PREPARED BY
REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd., Suite 1111 | Madison, WI 53706 | 608-462-9641 | releinc.com

DATE: _____
(Professional Land Surveyor Signature)

REVISION DATE

NOTE: OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF WATERTOWN

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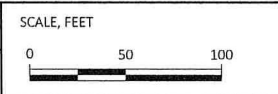
SCHEDULE OF LANDS & INTERESTS REQUIRED				
PARCEL NUMBER	OWNER(S)	INTEREST REQUIRED	R/W NEW SF	TLE SF
1	1020 East Main, LLC	FEE & TLE	45	812
2	Kenneth W. Matson and Penelope R. Matson	TLE		534
3	Patricia A. Caldwell	TLE		216
4	Jason Castillo	TLE		225
5	Orlando Nevarez and Carrie Buller	TLE		458
6	Matthew D. Allickson	TLE		474
7	Ryan Gutzdorf and Angellica Gutzdorf	TLE		290
8	J. Jesus Aranda Gomez & Aldhe Aranda	TLE		489
9	Franklin & Edris A. Hrasky, Christopher & Kaye Pitrowski	TLE		1170
10	Anthony F. Scola and Margaret M. Scola Joint Revocable Living Trust	TLE		744
11	Tory J. Schlender, a single person	TLE		627
12	SLR Investments LLC	TLE		343
13	Richard C. Ebert, Jr. and Patrice M. Ebert	TLE		250
14	Angela R. Douglas	TLE		250
15	Benjamin L. Peterson and Janet K. Peterson	TLE		336
16	Michael L Herro	TLE		511
17	Sandy Creek LLC	TLE		898
18	Justin W. Helser and Jamie L. Helser	TLE		841
19	William R. Snodie and Pamela J. Snodie	TLE		975
20	Dalia Villarreal	TLE		1133
21	Vince Wayda a/k/a Vincent Wayda and Joleen Wayda	TLE		982
22	Victor K. Herschi and Antonette Herschi	TLE		949
23	Allies Properties Corporation	TLE		667
24	Aaron J. Borchardt a/k/a Aaron John Borchardt	TLE		731

SCHEDULE OF LANDS & INTERESTS REQUIRED				
PARCEL NUMBER	OWNER(S)	INTEREST REQUIRED	R/W NEW SF	TLE SF
25	Michael S. Rogars and Theresa K. Rogars	TLE		665
26	Sandra L. Wakeman and Robert W. Amis, III, as joint tenants	TLE		251
27	Robert Wolfram	TLE		373
28	Jacob Luebke	TLE		380
29	Sarah Chartier	TLE		366
30	FJ Winter Enterprises, LLC	TLE		413
31	Mark D. Moretti, Jr.	TLE		414
32	Bryan R. Paulsen	TLE		542
33	Ericka M. Niemann	TLE		394
34	Christi M. Schroeder	TLE		458
35	John P. Richter	TLE		337
36	Cody R. Heiden	TLE		269
37	Christopher S. Bahn and Tami S. Bahn	TLE		273
38	Joseph L. Rivera	TLE		996
39	John W. Freepartner and Kay M. Freepartner	TLE		521
40	Chad Witte	TLE		259
41	Dehnert & Company Contractors LLC, Edward Breunig	TLE		254
42	Matthew Kayser	TLE		422
43	Jordan Davids and Jennifer L. Davids	TLE		328
44	Becky Iadicicco and Steve Iadicicco	TLE		362
45	Michael R. Friedl and Laurel L. Friedl Revocable Trust	TLE		358
46	Allies Properties Corporation	TLE		496
47	LuAnn M.H. Weihert	TLE		289
48	Laurette E. Knope	TLE		332
49	Barbara Ann Agasie	TLE		315
50	Thomas Lulewicz and Bernadette Lulewicz	TLE		325
51	Joseph M. Dietrich (husband) and Debra K. Rothe	TLE		277
52	James N. Mork	TLE		373
53	Faustino Herrera	TLE		402
54	D & J Venture Rentals, LLC	TLE		474

4

REVISION DATE	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DATE	10/7/2024
------	-----------



HWY:	DEWEY AVE
COUNTY:	JEFFERSON

STATE R/W PROJECT NUMBER	N/A
CONSTRUCTION PROJECT NUMBER	3997-01-79

PLAT SHEET	4.02
PS&E SHEET	E



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: November 12th, 2024
SUBJECT: Recommendation to Council – 1911 Gateway Drive 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.*

PUBLIC HEARING COMMENT:

Public comments from the November 4th, 2024 Public Hearing before the Common Council, if any, are attached.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

- 1. Negative recommendation of the Comprehensive Plan Amendment to Common Council.
- 2. Positive recommendation of Comprehensive Plan Amendment to Common Council.
- 3. Positive recommendation of the Comprehensive Plan Amendment to Common Council, with conditions identified by the Plan Commission.

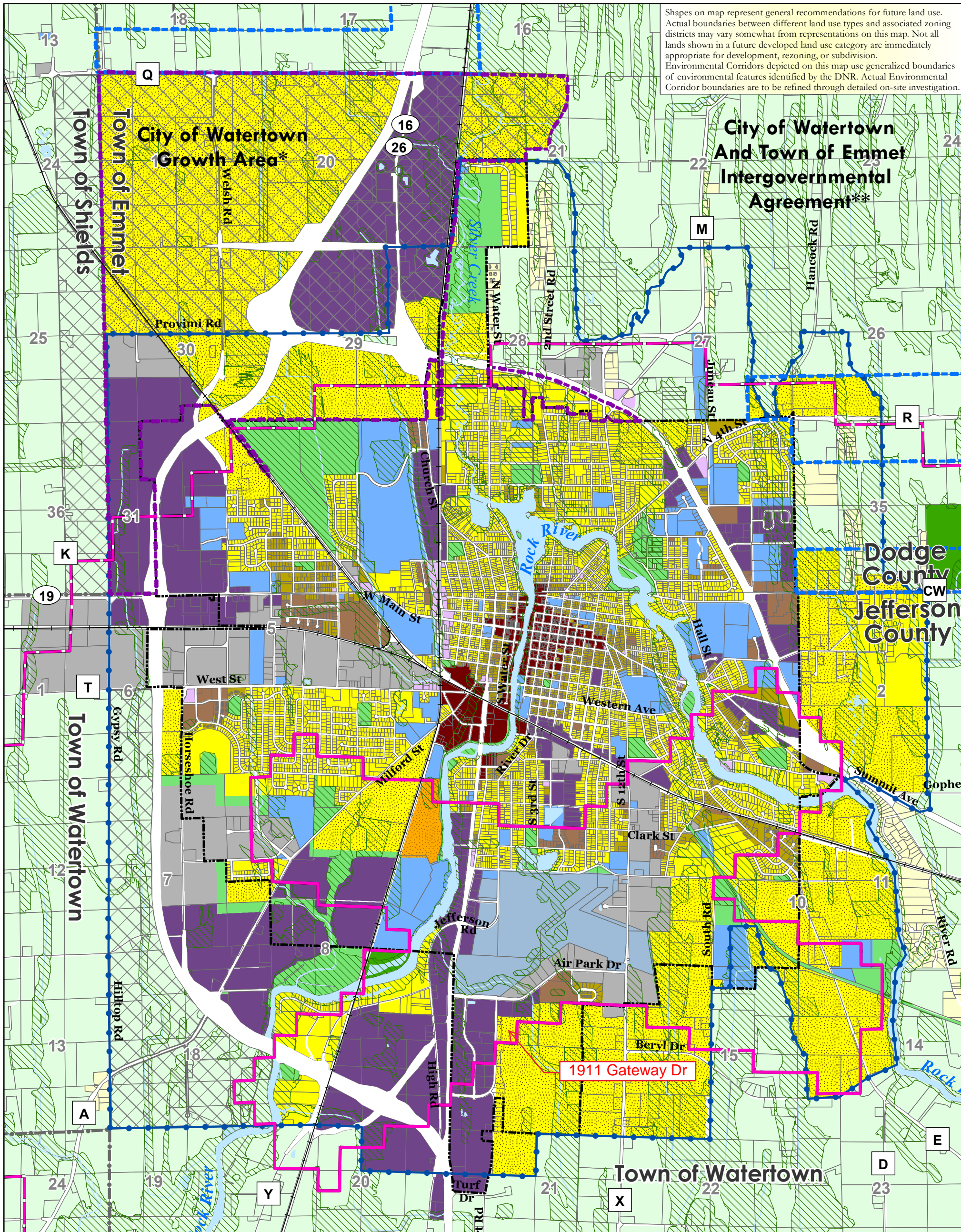
106 Jones Street • P.O. Box 477 • Watertown, WI 53094-0477 • Phone 920.262.4060

Opportunity Runs Through It

ATTACHMENTS:

- Application materials.

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



Future Land Use Urban Area

Map 6b

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

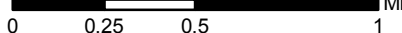
- *Each "Planned Mixed Use Area" may include mix of:
 - Office
 - Multi-Family Residential
 - Mixed Industrial
 - Commercial Services/Retail
 - Institutional
 - Parks & Recreation
- **"Planned Neighborhoods" should include a mix of the following:
 - Single-Family - Sewered (predominant land use)
 - Two-family Residential
 - Multi-Family Residential
 - Institutional
 - Neighborhood Mixed Use
 - Parks & Recreation
- ***Each "Riverside Mixed Use Area" may include mix of:
 - Office
 - Single-Family - Sewered
 - Two-Family Residential
 - Multi-Family Residential
 - Commercial Services/Retail
 - Institutional
 - Parks & Recreation

City of Watertown 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 of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- Watertown Long Range Growth Area
- Airport Height Limitations
 - Maximum Building Elevation b/t 865 and 968 ft
 - Maximum Building Elevation b/t 968 and 1005 ft



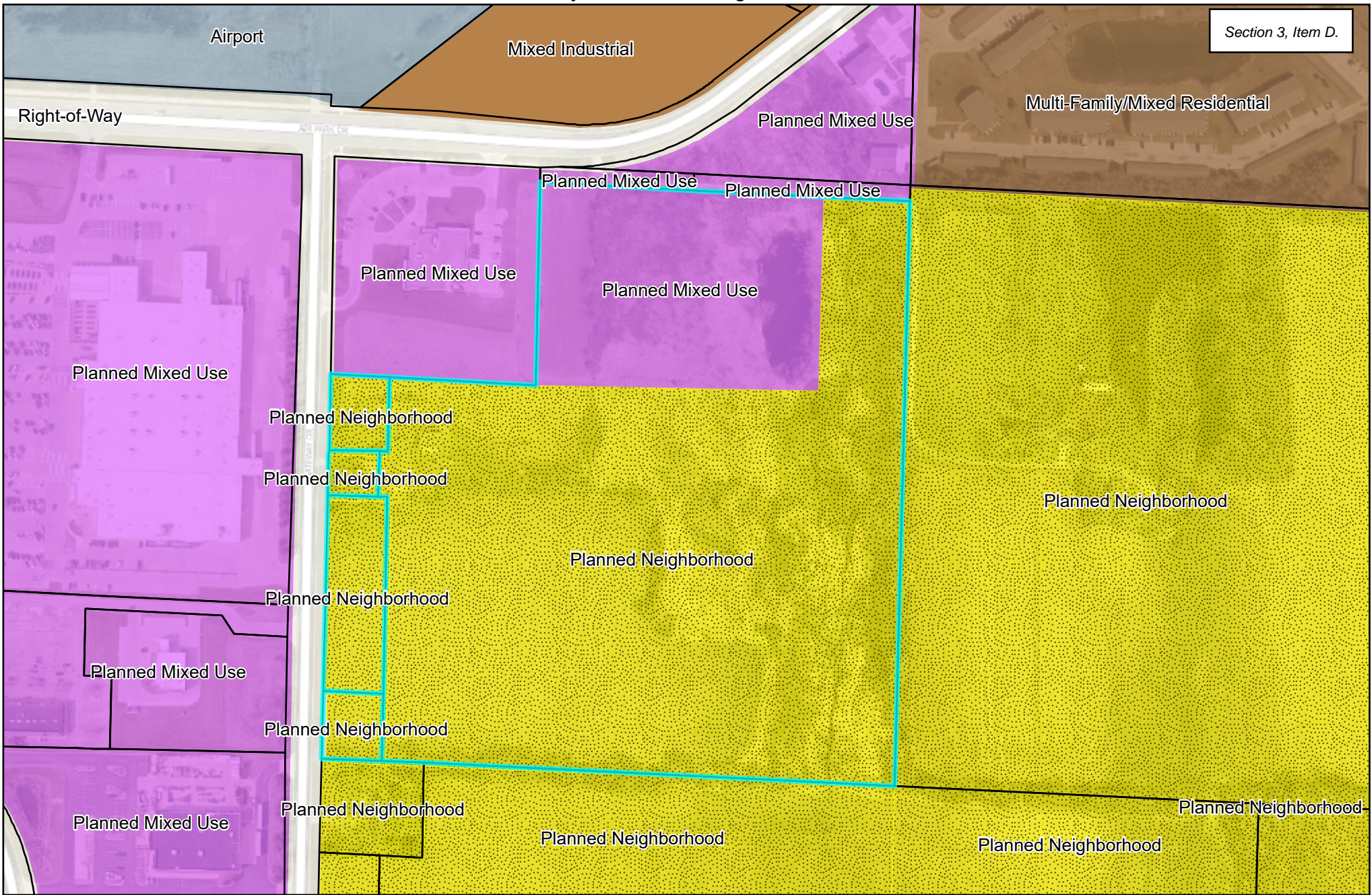
Draft: August 7, 2019
 Source: WisDNR, FEMA, City of Watertown, Dodge Co. LIO & Jefferson Co. LIO, V&A

VANDEWALLE & ASSOCIATES INC.
 Shaping places. shaping change



1911 Gateway Dr - Surrounding Future Land Use

Section 3, Item D.



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

Watertown Future Land Use 2019 Comp Plan

THE CITY OF
WATERTOWN
Opportunity runs through it.
City of Watertown Geographic Information System

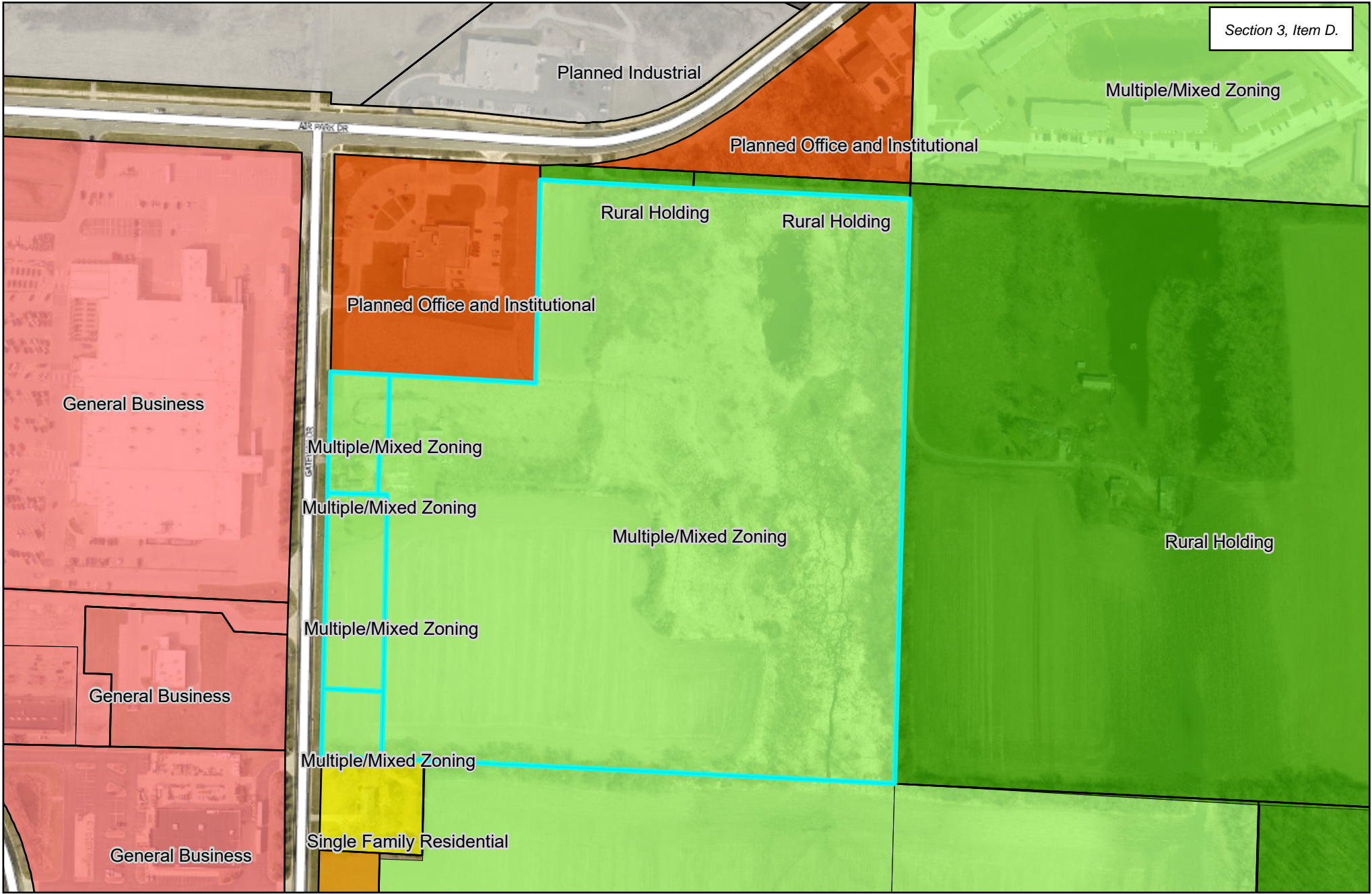
Scale: 1:3,424
SCALE BAR = 1"
Printed on: September 19, 2019
Author:

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



1911 Gateway Dr - Surrounding Zoning

Section 3, Item D.



	City Boundary		Multi-Family Residential-8		Neighborhood Office		Planned Industrial		Unknown
	Parcels Lines		Multi-Family Residential-10		Neighborhood Business		General Industrial		
Base Zoning									
	Single-Family Residential-4		Senior Residential		Planned Business		Heavy Industrial		
	Two-Family Residential-6		Rural Holding		General Business		Conditional Use		
			Planned Office And Institutional		Central Business District		Multiple Zoning		

City of Watertown Geographic Information System

Scale: 1:3,424 Printed on: September 2011

 SCALE BAR = 1" 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.

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.

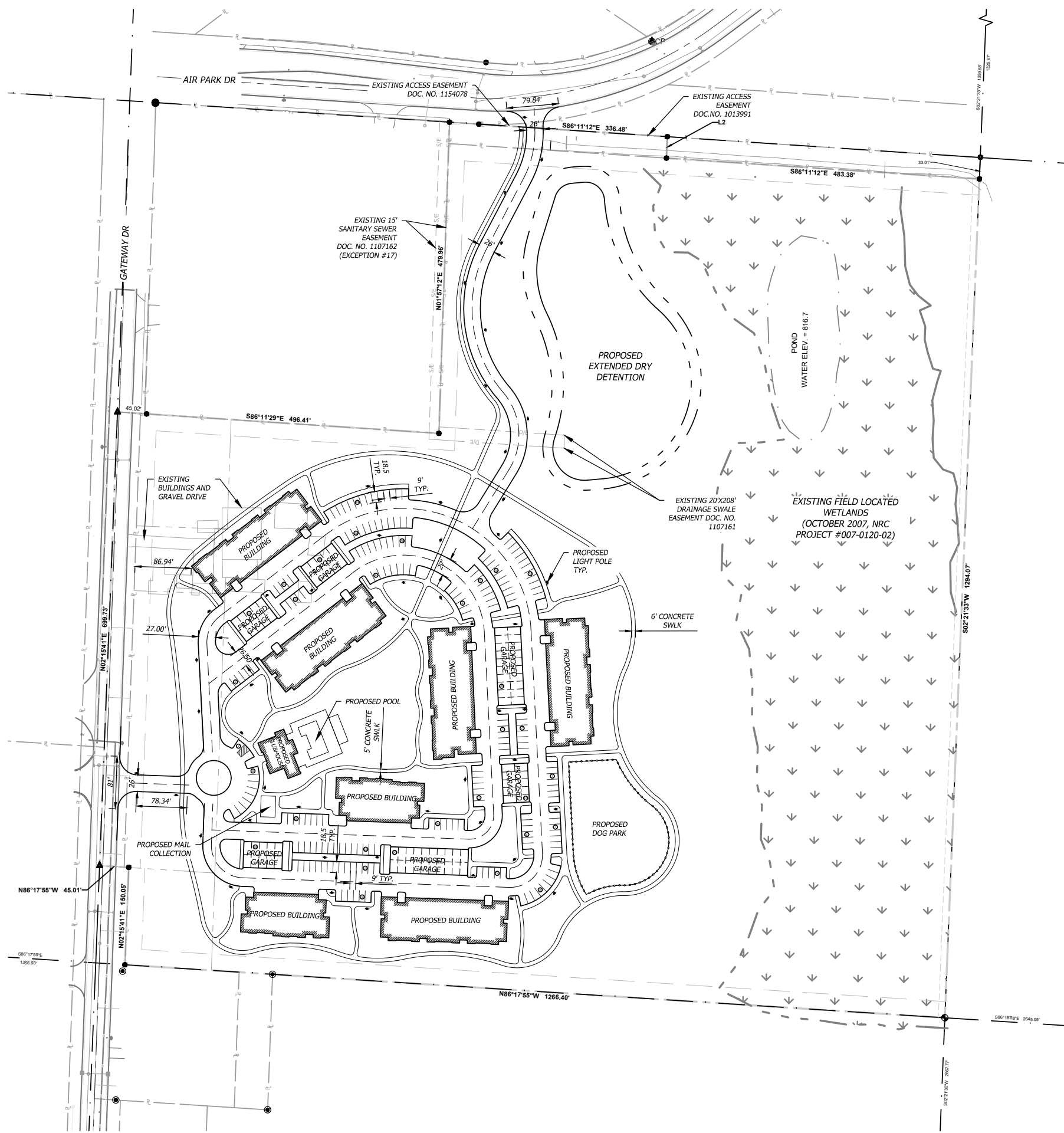
Architectural and Design Integration

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 TOTAL UNITS)	196 STALLS
ADA STALLS: (BASED ON 196 CUSTOMER & EMPLOYEE PARKING)	6 ADA STALLS

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.

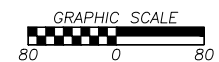
- 291-0815-1624-000
- 291-0815-1624-006
- 291-0815-1624-005
- 291-0815-1624-004
- 291-0815-1624-003
- 291-0815-1624-002

ZONING

MR-10 (MULTIFAMILY RESIDENTIAL-10 DISTRICT)

SITE LEGEND

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



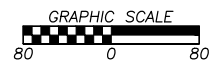


GRADING NOTES

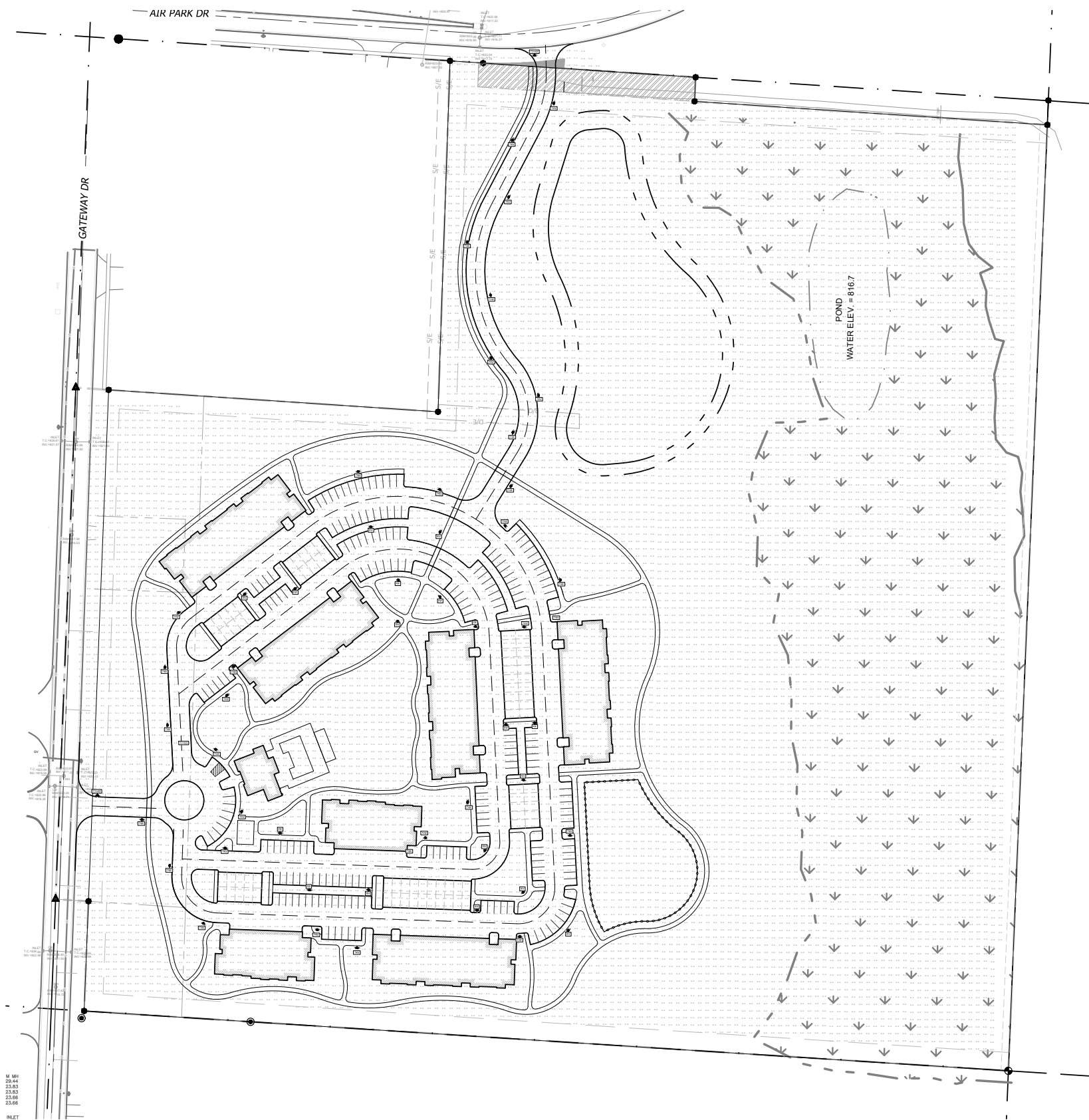
1. Contractor shall obtain a copy of the Geotechnical Services Report for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
2. Contractor is responsible for any over excavation of existing unsuitable soils will be 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



BHC
 CIVIL ENGINEERING / SURVEYING / UTILITIES
 7101 College Blvd., Suite 400
 Overland Park, Kansas 66210
 P: (913) 663-1900
BHC is a trademark of Brungart-Horowitz & Company, P.A.



Luminaire Schedule					
Symbol	Qty	Label	Description	Mounting Height	Arm
□	16	D	GLEON-SA2D-740-U-RW	30	1
□	36	E	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

- LED Technology
- Light Arkitect
- BAA

Product Certifications

- ISU
- DLC Listed
- DLC Premium
- 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 5

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	"B" Extended Arm Length	"B" DM Arm Length	"B" OML Length	"B" OMLA 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"	-

COOPER Lighting Solutions

PI5500202EN page 1
May 24, 2023 7:50 PM



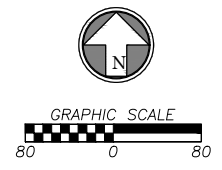
CONCEPT PLANT SCHEDULE		
+	CLIMAX TREES: 75 POINTS 2" caliper @ planting Acer saccharum / Sugar Maple Ginkgo biloba / Autumn Gold / Autumn Gold Maidenhair Tree Quercus rubra / Northern Red Oak Quercus x schuettei / Swamp Bur Oak	36
+	TALL DECIDUOUS TREES: 30 POINTS 3-1/2" caliper @ planting Carya ovata / 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 kalmianum / 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 Footprint		Section 3, Item D
	SF	Required	LF	Required	
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

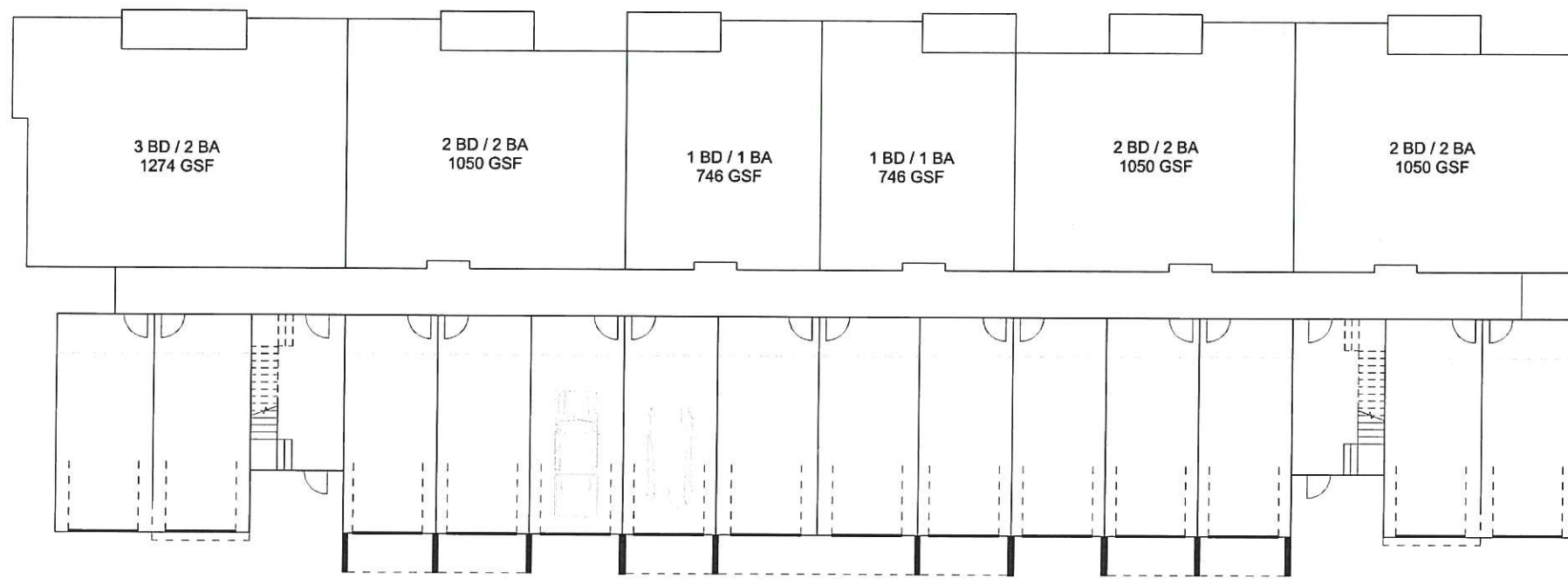
Project Zone:	Bufferyard Plant Units				
	Zone	Buffer Width	LF	Required	Provided
MR-10					
Health Facility NW	PO	15'	207	410	1370
Health Facility NW	PO	40+'	692	934	
Walmart - W	GB	40+'	2114	1777	1980
TOTALS				3121	3350

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

Project Zone:	Paved Area Plant Units		
	# Stalls	Required	Provided
MR-10			
Parking Stalls	290	1450	1450
TOTALS		1450	1450

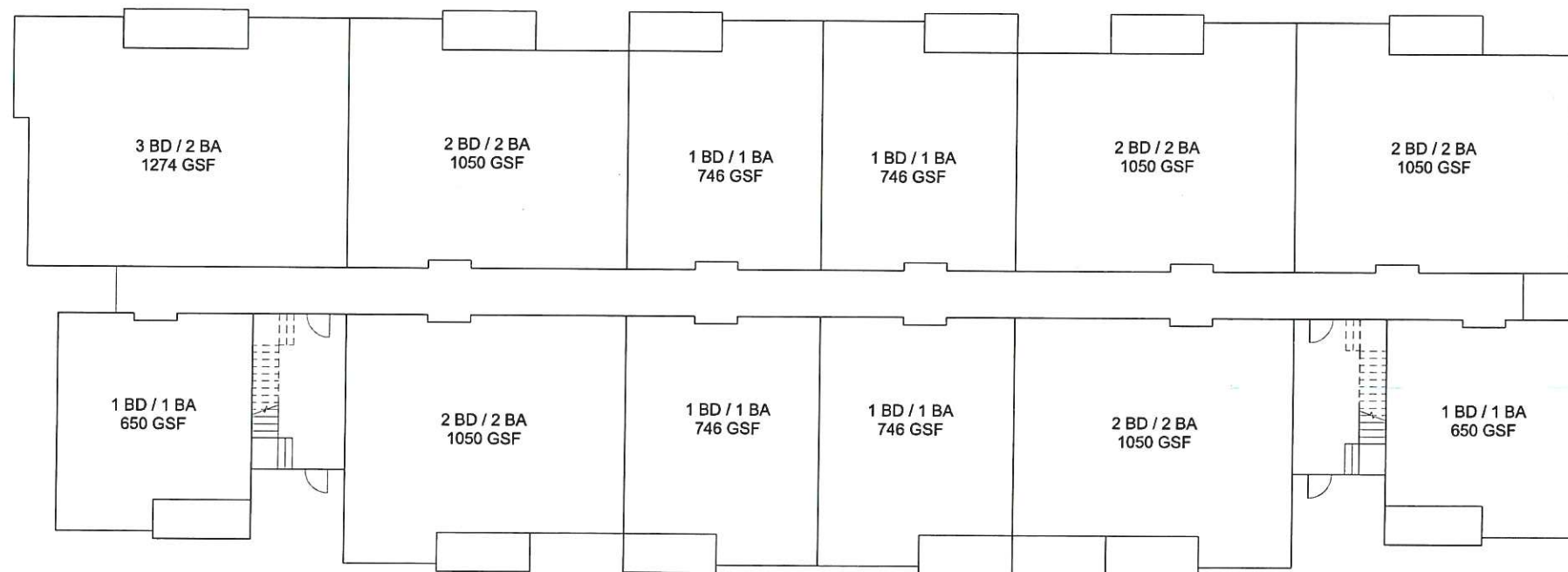


RESIDENTIAL BUILDING TYPE A (2) UNIT MIX PER BUILDING (4) 1-BED SMALL (10) 1-BED (13) 2-BED (3) 3-BED (30) TOTAL UNITS 14 SINGLE CAR GARAGES	RESIDENTIAL BUILDING TYPE B (3) UNIT MIX PER BUILDING (4) 1-BED SMALL (10) 1-BED (16) 2-BED (30) TOTAL UNITS 14 SINGLE CAR GARAGES	RESIDENTIAL BUILDING TYPE C (2) UNIT MIX PER BUILDING (10) 1-BED SMALL (10) 1-BED (3) 2-BED (23) TOTAL UNITS 8 SINGLE CAR GARAGES	TOTAL PROJECT (7) RESIDENTIAL BUILDINGS (40) 1-BED SMALL (70) 1-BED (60) 2-BED (6) 3-BED (196) TOTAL PROJECT UNITS COMMUNITY BUILDING +/- 6 INDEPENDENT 10 / 20 STALL GARAGES
---	--	---	--

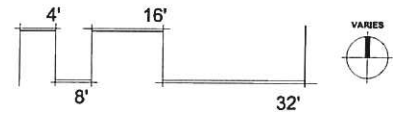


① BUILDING A - FIRST FLOOR - PLAN
DIAGRAM
1/8" = 1'-0"

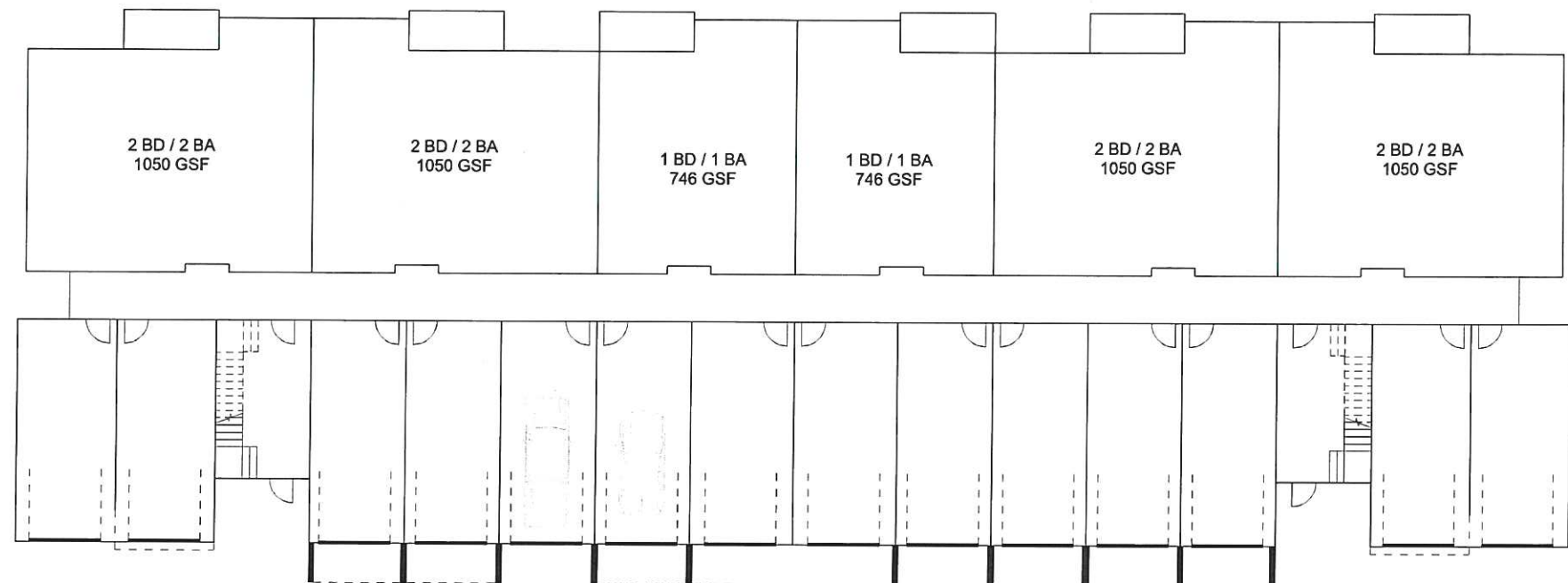
A graphic scale bar is provided below the caption, with markings for 4', 8', 16', and 32'. To the right of the scale bar is a north arrow pointing upwards, labeled 'VARIES'.



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




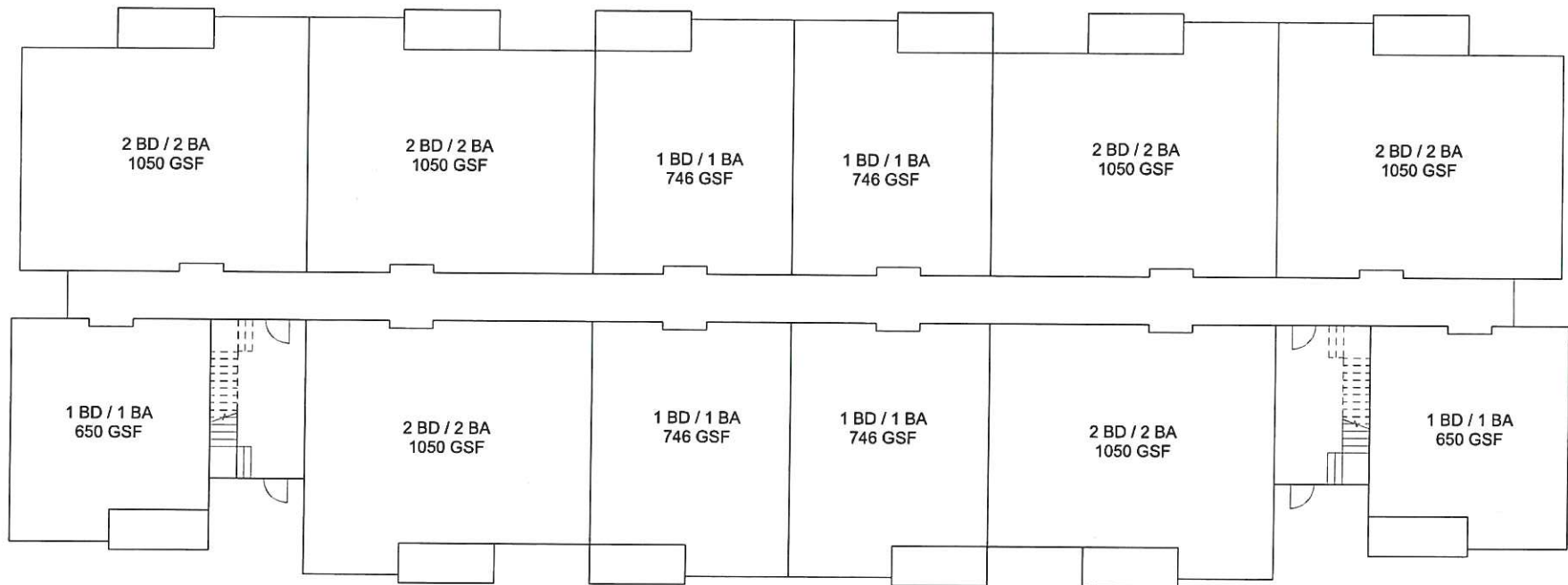
PRELIMINARY FLOOR PLANS 08/26/2024	WATERTOWN, WI - MULTIFAMILY Gateway Drive & Air Park Drive, Watertown, WI 53094	A2	rosemann & ASSOCIATES P.C.
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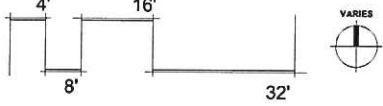
① BUILDING B - FIRST FLOOR - PLAN
DIAGRAM
1/8" = 1'-0"

The graphic scale bar shows three segments: a 4-foot segment, an 8-foot segment, and a 16-foot segment. A dimension line below the 8-foot segment is labeled '8'', and a dimension line below the 16-foot segment is labeled '16''. A vertical dimension line to the right of the 16-foot segment is labeled '32''. To the right of the scale bar is a north arrow symbol with the word 'NORTH' written vertically next to it.

PRELIMINARY FLOOR PLANS 08/26/2024	WATERTOWN, WI - MULTIFAMILY Gateway Drive & Air Park Drive, Watertown, WI 53094	A3	
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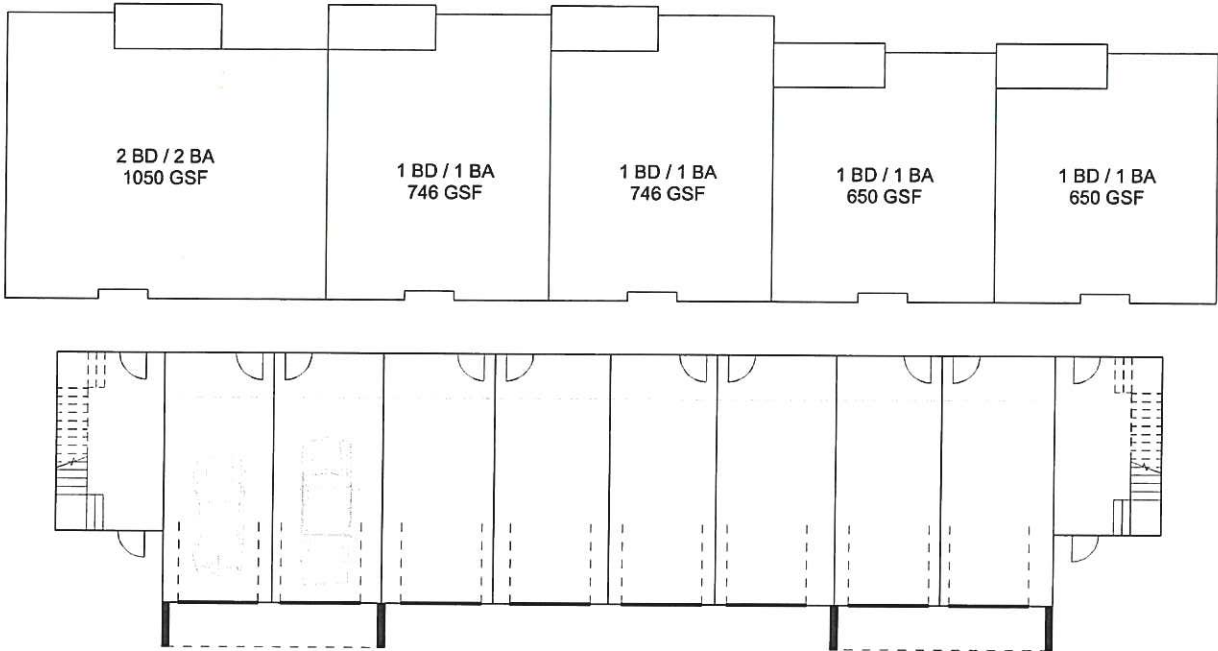


① BUILDING B - FLOOR 2 & 3 - PLAN
DIAGRAM
1/8" = 1'-0"



PRELIMINARY FLOOR PLANS | **WATERTOWN, WI - MULTIFAMILY**
Gateway Drive & Air Park Drive, Watertown, WI 53094 | A4 | rosemann & ASSOCIATES INC.

08/26/2024



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

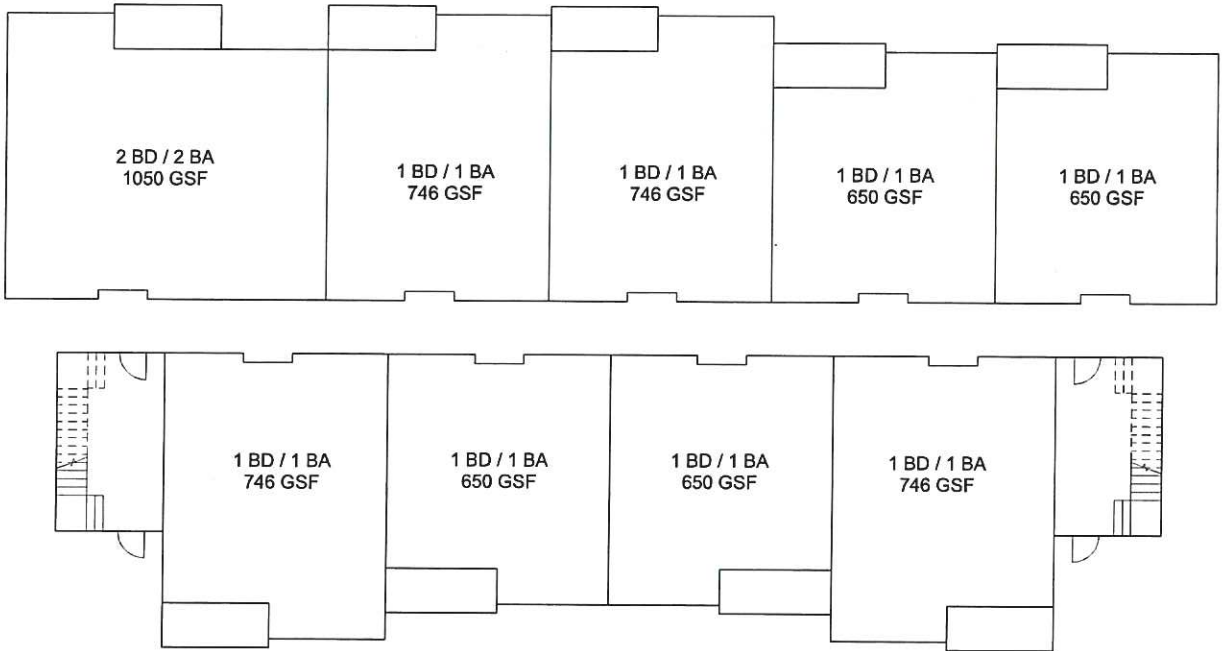
A graphic scale bar is provided below the caption, with markings for 4', 8', 16', and 32'. To the right of the scale bar is a north arrow symbol with the word "VARIES" written above it.

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	
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PREFINISHED STOREFRONT
ENGINEERED TRIM TO
MATCH SIDING COLOR

STONE VENEER
EXTERIOR SCENCE

VINYL WINDOW
SIMULATED WOOD
GARAGE DOOR

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



FIBERCEMENT BOARD AND
BATTEN SIDING COLOR 1

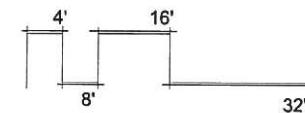
FIBERCEMENT BOARD AND
BATTEN SIDING COLOR 2


ARCHITECTURAL
SHINGLE ROOF
STANDING SEAM
METAL ROOF

CAST STONE WATER TABLE
ORNAMENTAL METAL RAILING

FIBERCEMENT LAP SIDING
ENGINEERED WOOD VENEER COLUMN

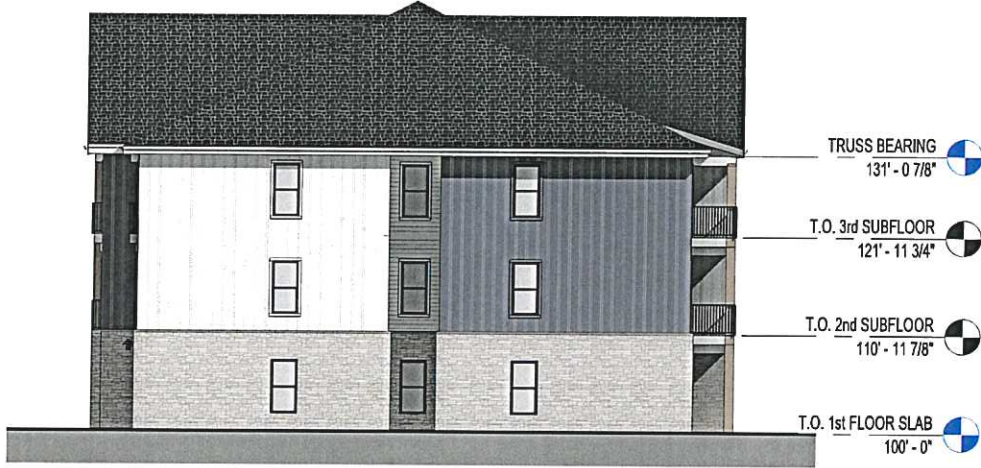
① BUILDING A - REAR ELEVATION
1/8" = 1'-0"



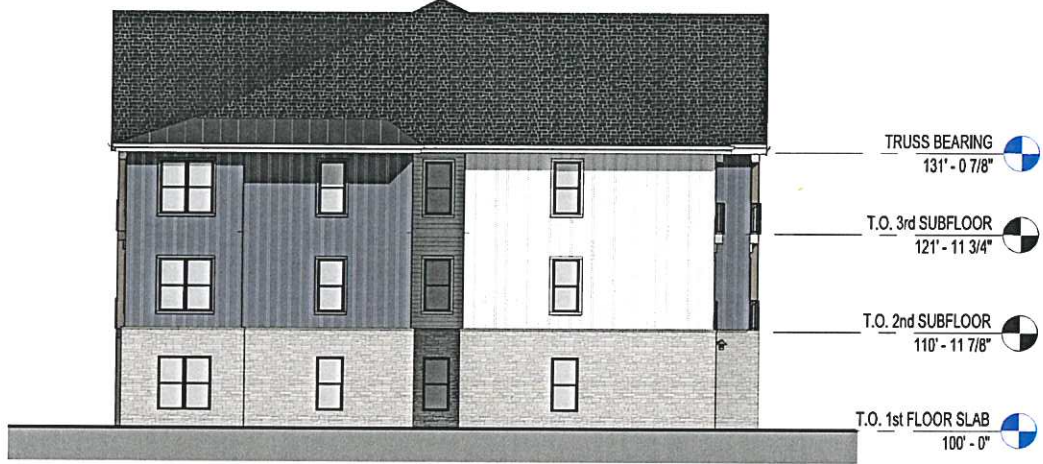
BUILDING A - EXTERIOR ELEVATIONS 08/26/2024	WATERTOWN, WI - MULTIFAMILY Gateway Drive & Air Park Drive, Watertown, WI 53094	A7 
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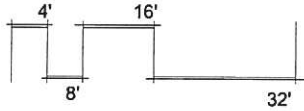
3 BUILDING A - 3D VIEW



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



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



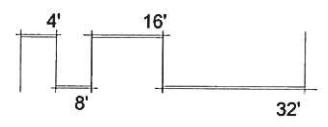
BUILDING A - EXTERIOR ELEVATIONS 09/26/2024	WATERTOWN, WI - MULTIFAMILY Gateway Drive & Air Park Drive, Watertown, WI 53094	A8	rosemann & ASSOCIATES, P.C.
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② BUILDING B - FRONT ELEVATION
1/8" = 1'-0"



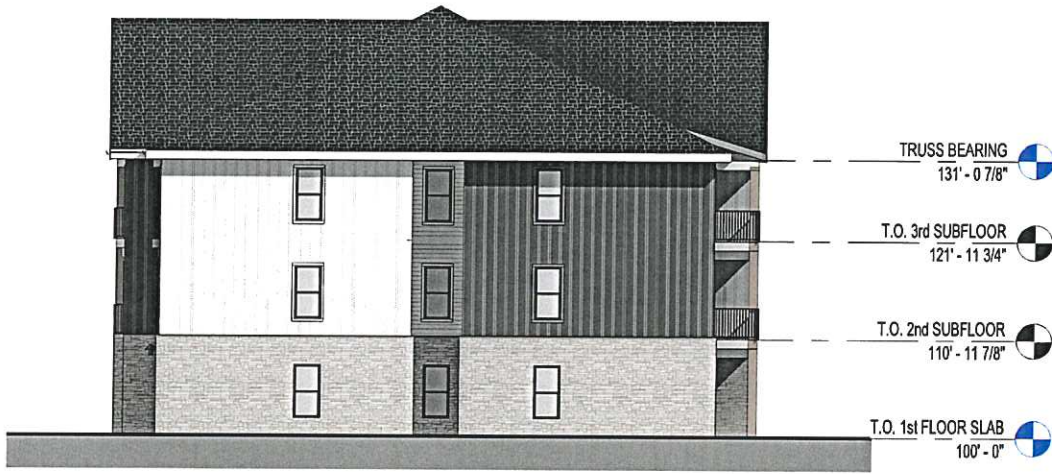
① BUILDING B - REAR ELEVATION
1/8" = 1'-0"



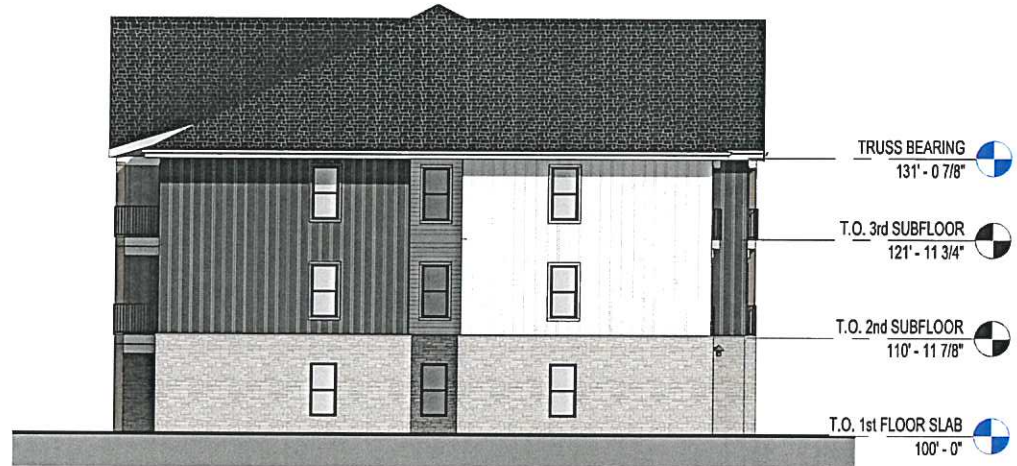
BUILDING B - EXTERIOR ELEVATIONS 08/26/2024	WATERTOWN, WI - MULTIFAMILY Gateway Drive & Air Park Drive, Watertown, WI 53094	A9	rosemann & ASSOCIATES PC
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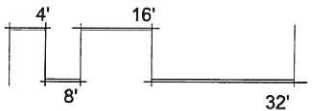
3 BUILDING B - 3D VIEW




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	
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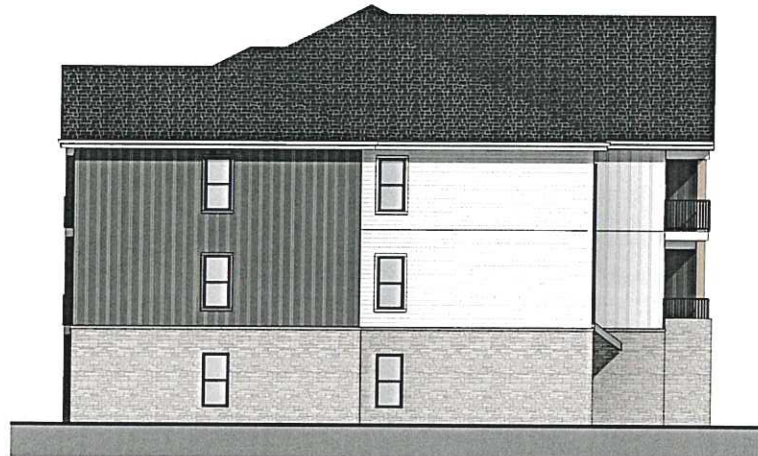


4 BUILDING C - RIGHT SIDE ELEVATION
1/16" = 1'-0"



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

TRUSS BEARING
131'-0 7/8"
T.O. 3rd SUBFLOOR
121'-11 3/4"
T.O. 2nd SUBFLOOR
110'-11 7/8"
T.O. 1st FLOOR SLAB
100'-0"

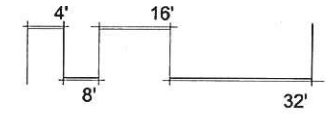


2 BUILDING C - LEFT SIDE ELEVATION
1/8" = 1'-0"



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

TRUSS BEARING
131'-0 7/8"
T.O. 3rd SUBFLOOR
121'-11 3/4"
T.O. 2nd SUBFLOOR
110'-11 7/8"
T.O. 1st FLOOR SLAB
100'-0"



BUILDING C - EXTERIOR ELEVATIONS
08/26/2024


WATERTOWN, WI - MULTIFAMILY
Gateway Drive & Air Park Drive, Watertown, WI 53094

A11





1 BUILDING C - 3D VIEW

<p>BUILDING C - EXTERIOR 3D VIEW</p> <p>08/26/2024</p>	<p>WATERTOWN, WI - MULTIFAMILY Gateway Drive & Air Park Drive, Watertown, WI 53094</p>	<p>A12</p> 
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① BUILDING A - PERSPECTIVE VIEW



③ BUILDING C - PERSPECTIVE VIEW

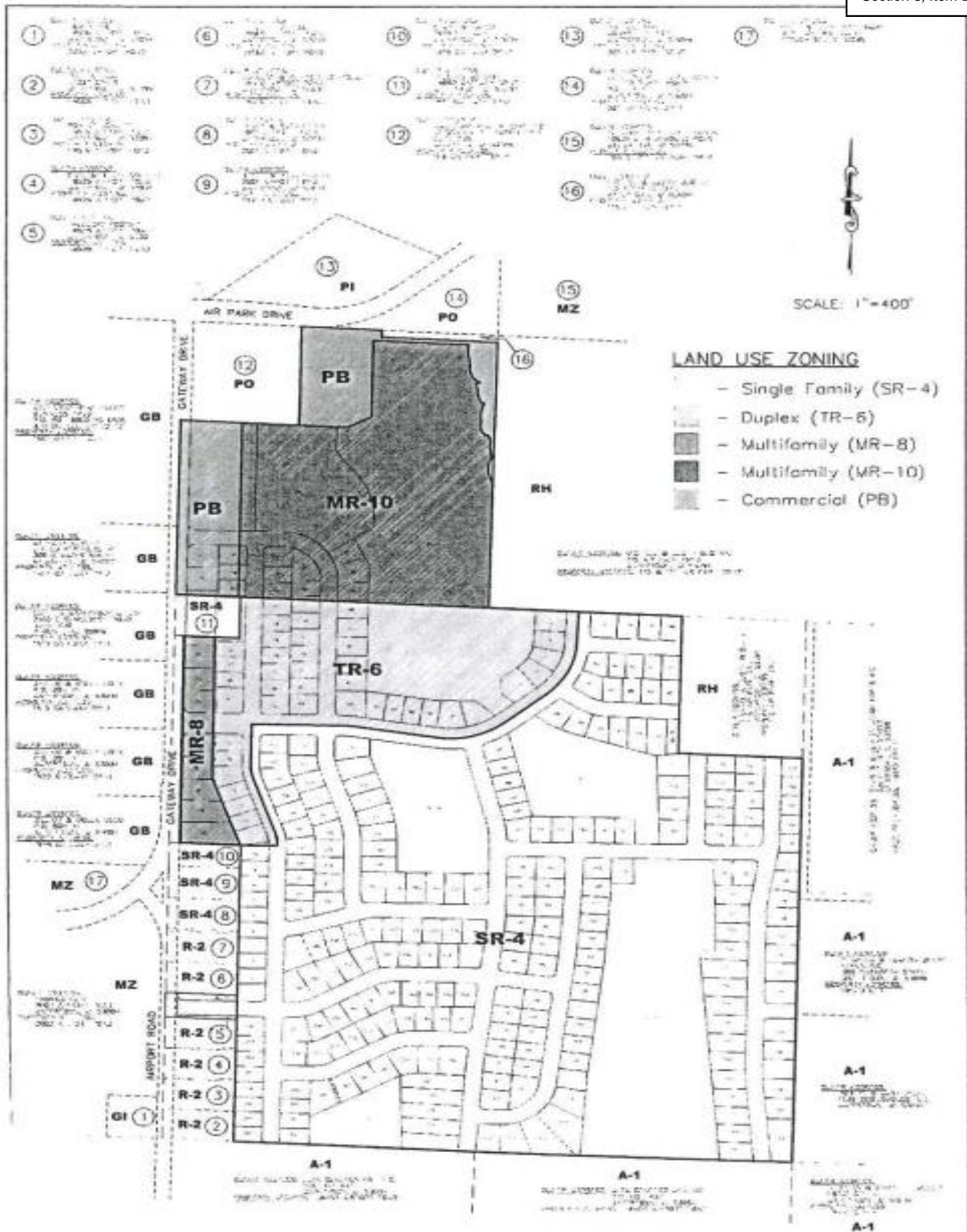


② BUILDING B - PERSPECTIVE VIEW

<p>PERSPECTIVE VIEWS</p> <p>08/26/2024</p>	<p>WATERTOWN, WI - MULTIFAMILY Gateway Drive & Air Park Drive, Watertown, WI 53094</p>	<p>A13</p>	<p>rosemann & ASSOCIATES PC</p> 
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Proposed Heron Landing Zoning from 2007

Section 3, Item D.





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: Nov 12th, 2024
SUBJECT: Review Public Hearing Comments and Recommend to Council – 1911 Gateway Drive 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.

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

Opportunity Runs Through It

(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.

Section 3, Item E.

(3) *If the Plan Commission recommends approval of an application, it shall state in the minutes or in a subsequently issued written decision its conclusion and any finding of facts supporting its conclusion as to the following: that the potential public 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*

PUBLIC HEARING COMMENT:

Public comments from the November 4th, 2024 Public Hearing before the Common Council, if any, are attached.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

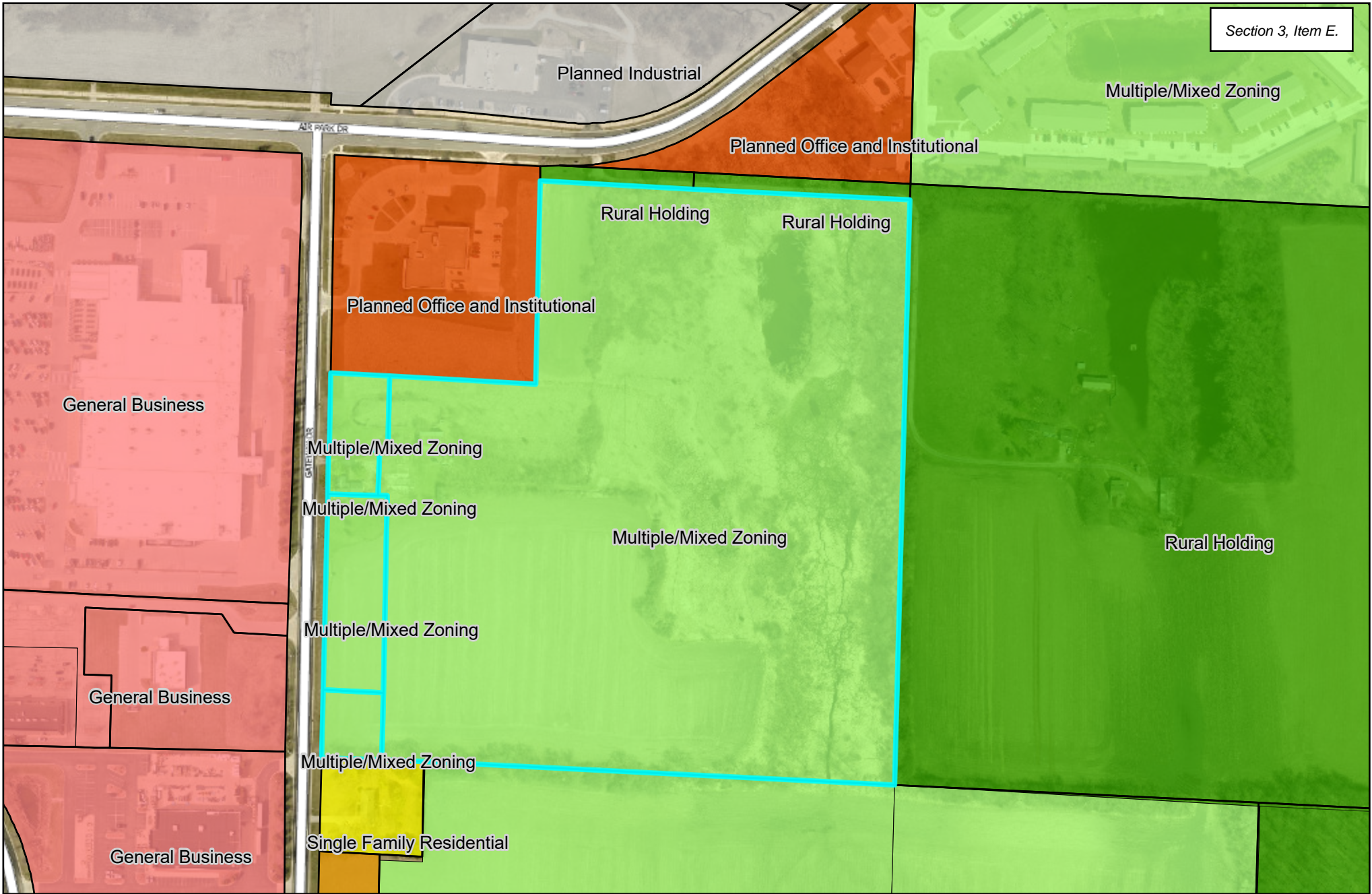
1. Negative recommendation of the Rezoning to Common Council.
2. Positive recommendation of Rezoning to Common Council.
3. Positive recommendation of the Rezoning to Common Council, with conditions identified by the Plan Commission.

ATTACHMENTS:

- Application materials

1911 Gateway Dr - Surrounding Zoning

Section 3, Item E.



	City Boundary		Multi-Family Residential-8		Neighborhood Office		Planned Industrial		Unknown
	Parcels Lines		Multi-Family Residential-10		Neighborhood Business		General Industrial		
Base Zoning									
	Single-Family Residential-4		Senior Residential		Planned Business		Heavy Industrial		Conditional Use
	Two-Family Residential-6		Rural Holding		General Business		Multiple Zoning		
			Planned Office And Institutional		Central Business District				

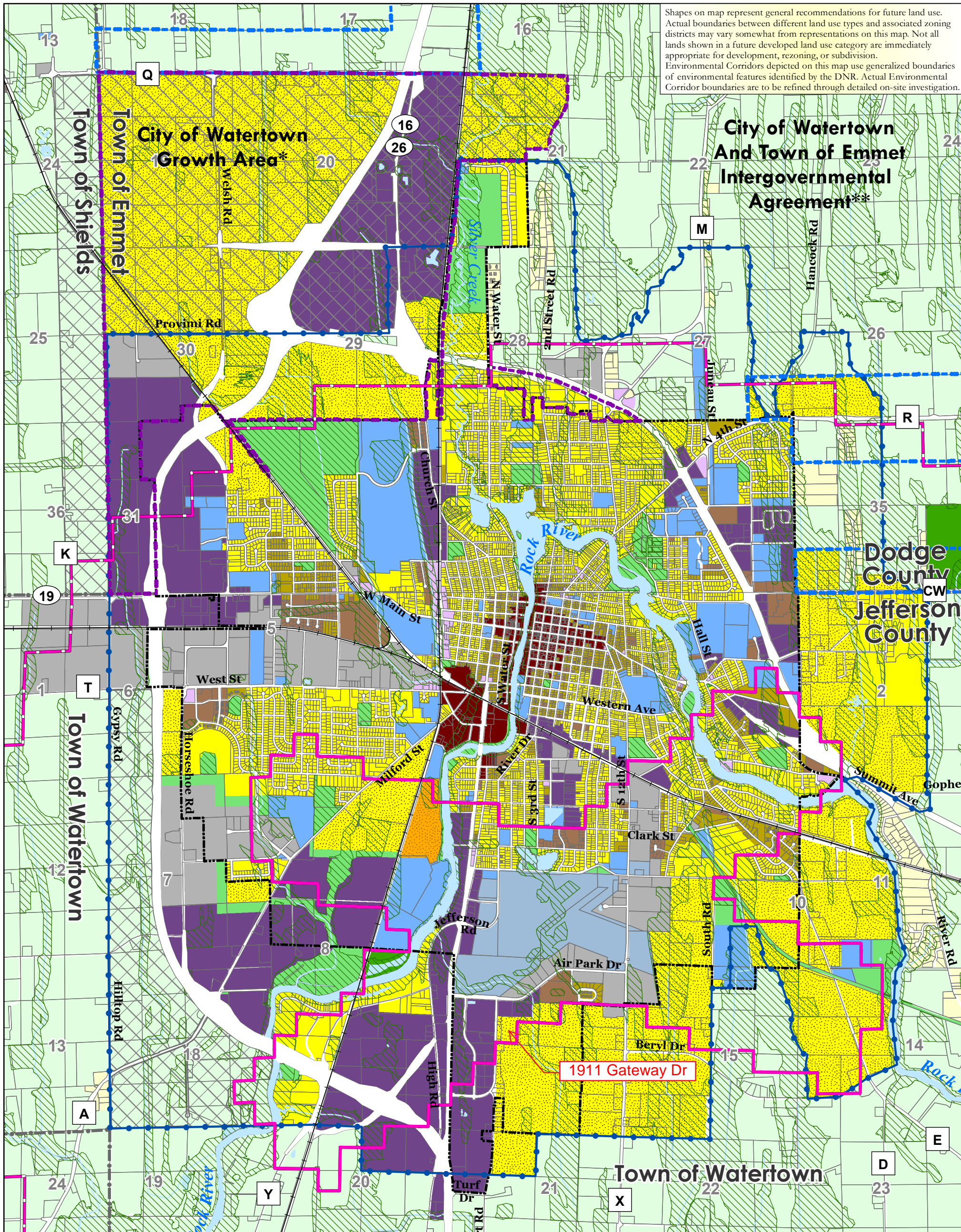
THE CITY OF
WATERTOWN
Opportunity rises through it.
City of Watertown Geographic Information System

Scale: Printed on: September 2011
 SCALE BAR = 1" 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.



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



Future Land Use Urban Area

Map 6b

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

City of Watertown Comprehensive Plan

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

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

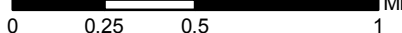
- *Each "Planned Mixed Use Area" may include mix of:
- Office
 - Multi-Family Residential
 - Mixed Industrial
 - Commercial Services/Retail
 - Institutional
 - Parks & Recreation

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

- ***Each "Riverside Mixed Use Area" may include mix of:
- Office
 - Single-Family - Sewered
 - Two-Family Residential
 - Multi-Family Residential
 - Commercial Services/Retail
 - Institutional
 - Parks & Recreation

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

- Airport Height Limitations**
- Maximum Building Elevation b/t 865 and 968 ft
 - Maximum Building Elevation b/t 968 and 1005 ft



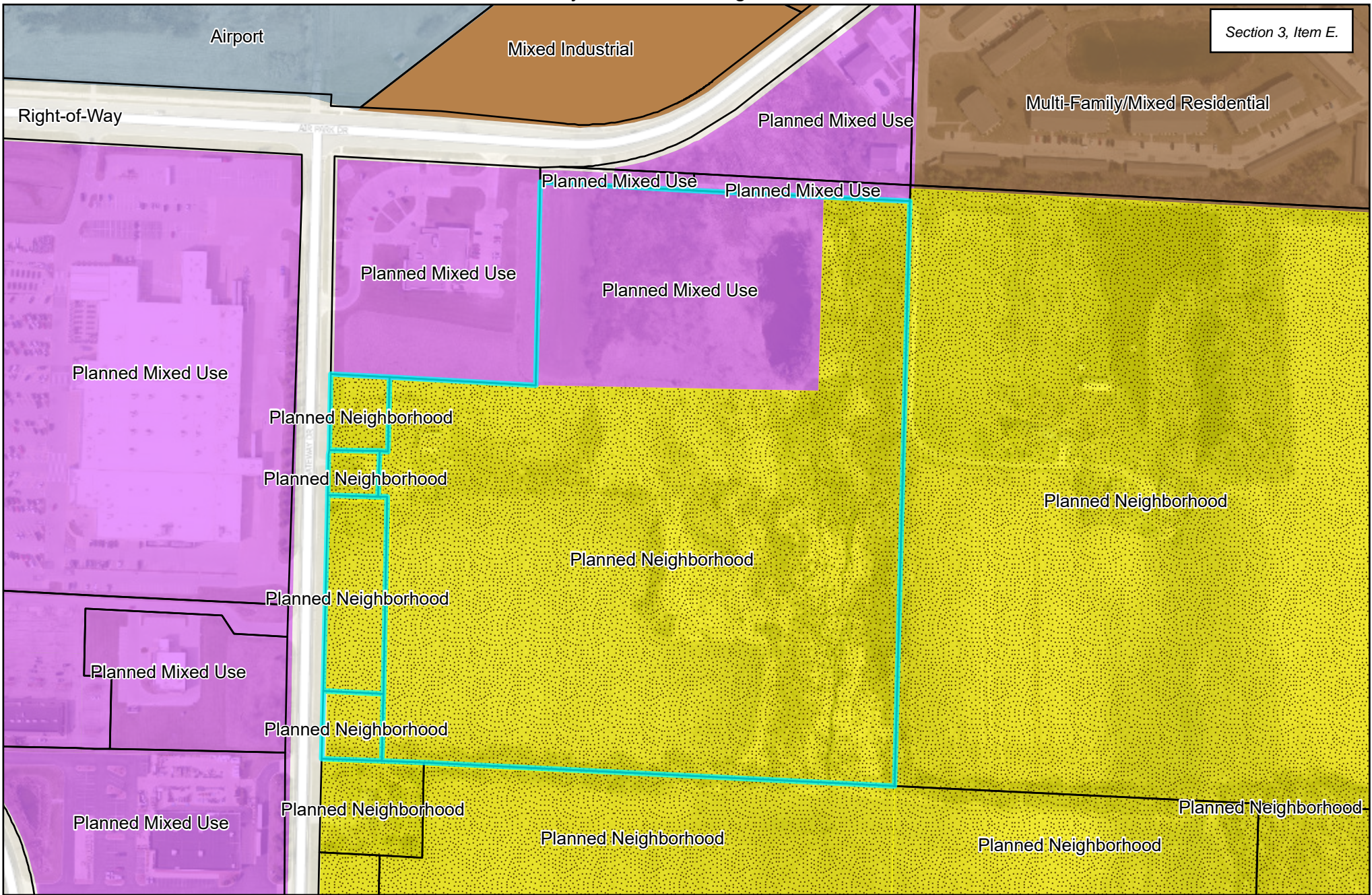
Draft: August 7, 2019
Source: WisDNR, FEMA, City of Watertown, Dodge Co. LIO & Jefferson Co. LIO, V&A

VANDEWALLE & ASSOCIATES INC.
Shaping places. shaping change



1911 Gateway Dr - Surrounding Future Land Use

Section 3, Item E.



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

Watertown Future Land Use 2019 Comp Plan

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WATERTOWN
Opportunity runs through it.
City of Watertown Geographic Information System

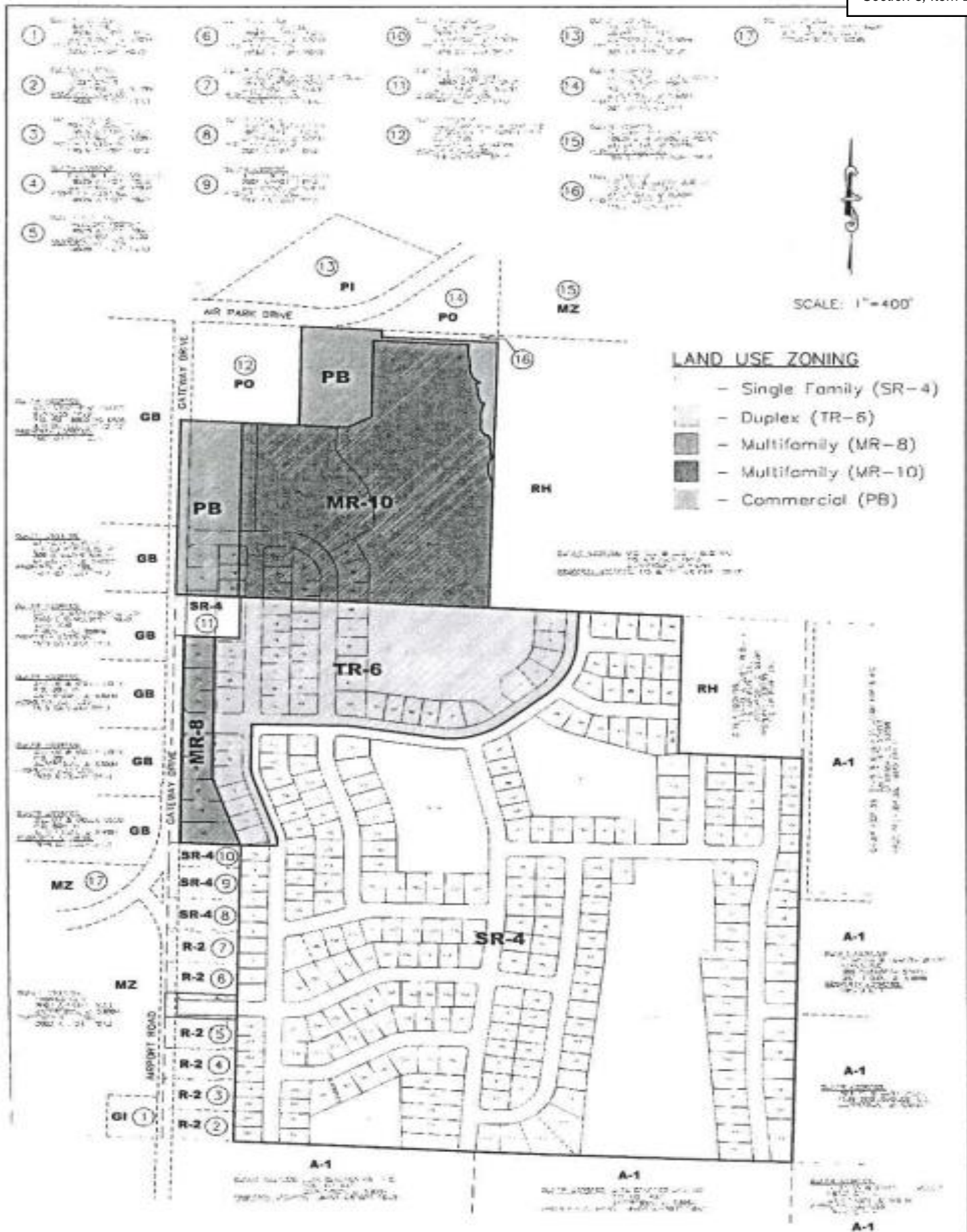
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Printed on: September 15, 2019
Author:

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



Proposed Heron Landing Zoning from 2007

Section 3, Item E.





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: November 12th, 2024
SUBJECT: Review Public Hearing Comments and Recommend to Council – Zoning Map Amendments to Chapter 550 Zoning.

A request for Zoning Map amendments to the City of Watertown Zoning Code - Chapter 550.

BACKGROUND & APPLICATION DESCRIPTION:

The City of Watertown is working with Vandewalle and Associates on a project to correct a number of existing Zoning Map errors. Plan Commission review of the public hearing comments, if any, and a recommendation to Council are required to move the project forward.

PUBLIC HEARING COMMENT:

Public comments from the November 4th, 2024 Public Hearing before the Common Council, if any, are attached.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Negative recommendation of the Zoning Map Amendments to Common Council.
2. Positive recommendation of Zoning Map Amendments to Common Council.
3. Positive recommendation of the Zoning Map Amendments to Common Council, with conditions identified by the Plan Commission.

ATTACHMENTS:

- Application materials



VANDEWALLE & ASSOCIATES INC.

To: Brian Zirbes, Zoning Administrator
From: Sonja Kruesel, AICP, Vandewalle & Associates – City Consulting Planner
Date: October 14, 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 Commission discussed the zoning map corrections topic. At the October 14, 2024, meeting the request is to set a public hearing to take formal action on the zoning map amendments (rezone) and Conditional Use Permits (CUPs). After the public hearing occurs, the Plan Commission will make a recommendation on rezoning to the Common Council for final action. The Plan Commission has authority to take final action on CUPs, therefore the Commission’s vote on the CUP applications would be contingent and become effective upon the final Council approval of the rezone due to the timing of the Council rezone action occurring later.

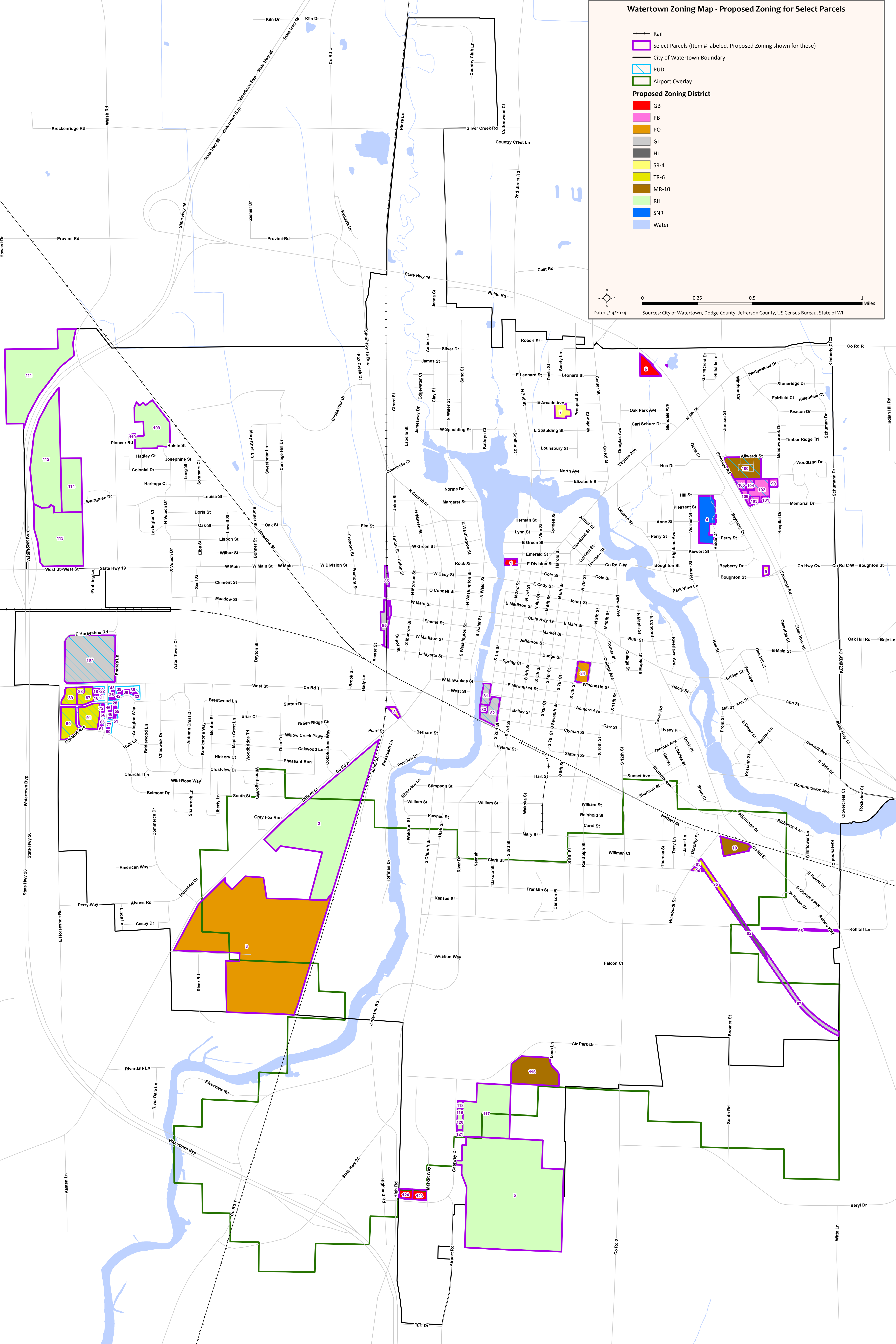
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96	291-0815-1041-002	29108151041002	Unknown	0	Jefferson	ROW	ROW	UN	SR-4	N	Boomer St ROW, zone to match neighborhood	CITY OF WATERTOWN	PO BOX 477 WATERTOWN WI 53094		
97	291-0815-1042-999	29108151042999	Unknown	0	Jefferson	ROW	POS	UN	GI	N	Interurban bike trailhead, zone to match neighborhood (matching industrial)	WEPCO	231 W MICHIGAN ST MILWAUKEE WI 53290		
98	N/A - ROW Bielinski										Need more information to identify parcel				
99	14-291-0915-3442-012	29109153442012	Unknown	138	HOSPITAL DR	Dodge	General Business	PMU	UN	PB	N	PUD with PB base (map clarification) - near Piggly Wiggly	138 HOSPITAL DRIVE LLC	616 GREEN RIDGE CIR WATERTOWN WI 53094	
100	14-291-0915-3442-014	29109153442014	Unknown	1301	ALLWARDT ST	Dodge	Multi-Family	MF	UN	MR-10	N	PUD with MR-10 base (map clarification) - Alwardt St. Apts	TW ALWARDT WATERTOWN LLC	W229N1433 WESTWOOD DR STE 204 WAUKESHA WI 53186	apartments
101	14-291-0915-3442-016	29109153442016	Unknown	1334	VAC MEMORIAL DR	Dodge	Vacant	PMU	UN	PB	N	PUD with PB base (map clarification) - near Piggly Wiggly	BECKER LIVING TRUST DATED JANUARY	N2730 KUTZ RD FORT ATKINSON WI 53538	outlots around Piggly Wiggly
102	14-291-0915-3442-017	29109153442017	Unknown	1330	MEMORIAL DR	Dodge	General Business	PMU	UN	PB	N	PUD with PB base (map clarification) - near Piggly Wiggly	TRIPLE P ENTERPRISES LLC	988 EDDINGTON DR SUN PRAIRIE WI 53590	outlots around Piggly Wiggly
103	14-291-0915-3442-018	29109153442018	Unknown	1300	MEMORIAL DR	Dodge	General Business	PMU	UN	PB	N	PUD with PB base (map clarification) - near Piggly Wiggly	FERIT Z LLC	108 LEONARD AVE JUNEAU WI 53039	outlots around Piggly Wiggly
104	14-291-0915-3442-019	29109153442019	Unknown	1310	VAC MEMORIAL DR	Dodge	Vacant	PMU	UN	PB	N	PUD with PB base (map clarification) - near Piggly Wiggly	ADY VENTURES LLC	120 PARK AVE BEAVER DAM WI 53916	outlots around Piggly Wiggly
105	14-291-0915-3442-020	29109153442020	Unknown	1304	VAC MEMORIAL DR	Dodge	Vacant	PMU	UN	PB	N	PUD with PB base (map clarification) - near Piggly Wiggly	ADY VENTURES LLC	120 PARK AVE BEAVER DAM WI 53916	outlots around Piggly Wiggly
106	14-291-0915-3442-021	29109153442021	Unknown			Dodge	Vacant	PMU	UN	PB	N	PUD with PB base (map clarification) - near Piggly Wiggly	ADY VENTURES LLC	120 PARK AVE BEAVER DAM WI 53916	outlots around Piggly Wiggly
107	291-0815-0613-003	29108150613003	Multiple	421	E HORSESHOE R	Jefferson	General Industrial	MI	MULTI	GI	N	PUD, only establishing Base	CLASEN QUALITY COATINGS INC	5126 W TERRACE DR ST 100 MADISON WI 53718	
108	291-0815-0741-023	29108150741023	Multiple									Parcel number doesn't exist			
109	14-291-0915-3114-026	29109153114026	Multiple			Dodge	Agriculture	PN	MULTI	RH	N		PETER MCFARLAND	N284 COUNTY ROAD K WATERTOWN WI 53098	
110	14-291-0915-3114-030	29109153114030	Multiple			Dodge	Vacant	PN	MULTI	SR-4	N		PETER MCFARLAND	N284 COUNTY ROAD K WATERTOWN WI 53098	
111	14-291-0915-3121-001	29109153121001	Multiple	1402	R W MAIN ST	Dodge	Agriculture	PMU	MULTI	RH	N		PETER MCFARLAND	N284 COUNTY ROAD K WATERTOWN WI 53098	
112	14-291-0915-3131-001	29109153131001	Multiple	1412	R W MAIN ST	Dodge	Agriculture	PMU	MULTI	RH	N		WATERTOWN DEVELOPMENT LLC	9000 W CHESTER ST #200 MILWAUKEE WI 53214	
113	14-291-0915-3134-002	29109153134002	Multiple	1402	W MAIN ST	Dodge	Agriculture	PMU	MULTI	RH	N		WATERTOWN DEVELOPMENT LLC	9000 W CHESTER ST #200 MILWAUKEE WI 53214	
114	14-291-0915-3142-006	29109153142006	Multiple	610	R WELSH RD	Dodge	Agriculture	PMU	MULTI	RH	N		WATERTOWN DEVELOPMENT LLC	9000 W CHESTER ST #200 MILWAUKEE WI 53214	
115	291-0815-1012-064	29108151012064	Multiple	430	S Concord	Jefferson	General Business	Split: TF and MF	MULTI	MR-10	N	Parcel same as number 10 Rezone to MR-10 to match FLU, CUP for nonconforming use under 550-61 (discuss with	TRACKSIDE STORAGE LLC	W360 N4905 BRAEBURN TER OCONOMOWOC WI 53066	
116	291-0815-1612-007	29108151612007	Multiple	203	AIR PARK DR	Jefferson	Multi-Family	MF	MULTI	MR-10	N		AUDUBON PARK APARTMENTS	201 AIR PARK DR WATERTOWN WI 53094	
117	291-0815-1624-000	29108151624000	Multiple	0		Jefferson	Agriculture	Split: PMU and PN	MULTI	RH	N		WATERTOWN LAND IMPROVEMENT INC	804 MC BRIDE RD MADISON WI 53704	
118	291-0815-1624-002	29108151624002	Multiple	0		Jefferson	Agriculture	PN	MULTI	RH	N		WATERTOWN LAND IMPROVEMENT INC	804 MC BRIDE RD MADISON WI 53704	
119	291-0815-1624-003	29108151624003	Multiple	1911	GATEWAY DR	Jefferson	Single-Family-Sewer	PN	MULTI	RH	N		WATERTOWN LAND IMPROVEMENT INC	804 MC BRIDE RD MADISON WI 53704	
120	291-0815-1624-004	29108151624004	Multiple	0		Jefferson	Agriculture	PN	MULTI	RH	N		WATERTOWN LAND IMPROVEMENT INC	804 MC BRIDE RD MADISON WI 53704	
121	291-0815-1624-005	29108151624005	Multiple	1919	GATEWAY DR	Jefferson	Agriculture	PN	MULTI	RH	N		WATERTOWN LAND IMPROVEMENT INC	804 MC BRIDE RD MADISON WI 53704	
122	291-0815-1631-000	29108151631000	Multiple	1923	Gateway	Jefferson	Agriculture	PN	MULTI	RH	Y	Parcel number is the same as 5 (zoned mixed and multiple) (discuss with property owner)	STEVEN D SCHLUTER TRUST	W3912 RANCH RD WATERTOWN WI 53094	
123	291-0815-1633-005	29108151633005	Multiple	1940	MARKET WAY	Jefferson	General Business	PMU	MULTI	GB	N		DAVID A FRIE	2610 N PINE CREEK RD LA CRESCENT MN 55947	
124	291-0815-1633-006	29108151633006	Multiple	0		Jefferson	Vacant	PMU	MULTI	GB	N		THOMAS FUNK	2002 AIRPORT RD WATERTOWN WI 53094	

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
 - RH
 - SNR
 - Water

Date: 3/14/2024 Sources: City of Watertown, Dodge County, Jefferson County, US Census Bureau, State of WI





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: November 12th, 2024
SUBJECT: Initial Review and Schedule Public Hearing – Amendments to Overlay Zoning Districts and Maps - Chapter 550 Zoning.

A request for Amendments to Overlay Zoning Districts and Maps within the City of Watertown Zoning Code - Chapter 550.

BACKGROUND & APPLICATION DESCRIPTION:

The City of Watertown is working with Vandewalle and Associates on a project to make amendments to several Overlay Zoning Districts and map these districts on the City’s Official Zoning Map. The purpose of the project is to improve and clarify some code language within these Overlay Zoning Districts and to update the mapping of these districts. Some of the Overlay Zoning Districts are being mapped for the first time. Plan Commission initial review of the proposed amendments to Overlay Zoning Districts and Maps and the setting of a public hearing date are required to move the project forward.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Set the public hearing date for December 3rd, 2024.
2. Postpone public hearing to a later date or indefinitely.

Table 1: Overlay District Summary					
	Overlay District	Existing Code Section	Description (Existing Code)	Policy Questions	Issue Addressed
1	Planned Development	550-38 (district) and 550-152 (procedures and regulations)	PD zoning is a negotiated zoning district that offers flexibility from base zoning standards in exchange for benefit to the community or a project with higher quality and design.	Policy Question 1	<ul style="list-style-type: none"> Revise title of Section 550-38 to include the word “overlay” and other changes that clarify this is an overlay district. Change terminology from PUD to PD (Wisconsin Statute refers to PD) Improve text for efficiency in process and clearer understanding of requirements. Move the pre-application review to staff level rather than Plan Commission. Make the concept review step at Plan Commission optional rather than required. Allow for combination of GDP and PIP stage as determined by the zoning administrator and if all requirements are met. Clarify expiration of GDPs and PIPs. Require that the Public Hearing be held before the Plan Commission for PDs.
2	Natural Resources Protection: Floodway, Flood-Fringe, Floodplain Overlay	550-39 (district), 550-40 (map) and 550-88 (regulations). Refers to Chapter 532.	Regulates areas covered by the regional flood elevation as shown on FEMA Flood Insurance Rate Maps.		<ul style="list-style-type: none"> Separate from the Natural Resources Overlay group. Refer only to the specific resource overlay in the title. Relocate regulatory content to Article II rather than Article IX and another reference to Chapter 532. Maintain reference from Article II to Chapter 532 (skipping the intermediate referral to Article IX) No other changes identified. Regular updates to Floodplain Ordinances occur on DNR cycles associated with new FIRMs and FISs at which time updates are required by FEMA.
3	Natural Resources Protection: Shoreland-Wetland Overlay	550-39 (district), 550-40 (map) and 550-89 (regulations). Refers to Chapter 532.	Contains all wetlands in the City of Watertown which are two acres or more in size and are shown on the Wisconsin Wetland Inventory Map. Regulates uses in wetlands but does not require setbacks from wetland boundaries.		<ul style="list-style-type: none"> Separate from the Natural Resources Overlay group. Refer only to the specific resource overlay in the title. Relocate regulatory content to Article II rather than Article IX and another reference to Chapter 532. Maintain reference from Article II to Chapter 532 (skipping the intermediate referral to Article IX) No other changes identified.
4	Natural Resources Protection: Drainageway Overlay	550-39 (district), 550-40 (map) and 550-90 (regulations)	Non-navigable, aboveground watercourses, detention basins and/or their environs (i.e. areas w/in 75 feet of perennial stream, 50 feet of OHWM of intermittent stream or open channel drainageway.)		<ul style="list-style-type: none"> Separate from the Natural Resources Overlay group. Refer only to the specific resource overlay in the title. Add the word “navigable”. Currently, the language contradicts itself by limiting it to non-navigable but also referencing basins and perennial streams which are likely navigable. This limits applicability to the Rock River, for example. Change name to “Waterway” overlay and update the map legend title
5	Natural Resources Protection: Woodland Overlay	550-39 (district), 550-40 (map) and 550-91 (regulations)	Areas of trees whose combined canopies cover a minimum of 80% of an area of one acre or more.		<ul style="list-style-type: none"> Separate from the Natural Resources Overlay group. Refer only to the specific resource overlay in the title. Relocate regulatory content to Article II rather than Article IX. No other changes identified.
6	Natural Resources Protection: Steep Slopes Overlay	550-39 (district), 550-40 (map) and 550-92 (regulations)	Areas which contain a gradient of 12% or greater.		<ul style="list-style-type: none"> Separate from the Natural Resources Overlay group. Refer only to the specific resource overlay in the title. Relocate regulatory content to Article II rather than Article IX. No other changes identified.

7	Downtown Historic Preservation	550-41 (district) and 550-149 which refers to Chapter 325 Historic Preservation Code	Preserve and enhance historical quality of the downtown, attain consistent image for downtown, forward aesthetic and economic objectives of the city.		<ul style="list-style-type: none"> • The district has long been recorded in the city ordinance but was not mapped on the official zoning map. • The district is now shown on the official zoning map based on the creation of boundaries identified in a 1988 Resolution. • No other changes identified.
8	Community Entry Corridor Design Overlay	550-42 (district) and 550-150 (regulations)	Preserve and enhance historical quality of STH 19 west of downtown, CTH E southeast of downtown, STH 26 south of downtown, and STH26/16 north/east of downtown, and enhance economic redevelopment potential of STH 26 corridor north and south of downtown. Advance aesthetic and historic preservation objectives of the city.	Policy Question 2	<ul style="list-style-type: none"> • The district has long been recorded in the city ordinance but is not effective until mapped on the official zoning map. • The purpose of the district is to require higher design standards for development other than single-family and two-family (this part added) along highly visible and key entry corridors into the community. • The design standards currently in the code link back to the design standards for Group Developments and require a CUP. <ul style="list-style-type: none"> ○ Note: Reducing the use of CUPs is advised in response to WI Act 67. • The location of the district is proposed to be peeled back (removed) in certain locations as follows: <ul style="list-style-type: none"> ○ County Highway E Corridor. The Future Land Use map recommends this area for residential development. ○ The STH 16 Bypass Corridor around the north/east sides of the city. Certain areas are constrained by wetlands which limit development. ○ Minor adjustments in other areas to align with interchanges ○ Decision: Keep corridors as proposed or amend the locations • Minor change to applicability. Does not apply to single family (already in code) or two family (<i>added</i>). • District is effective upon adoption of neighborhood plans (<i>removed</i>) and mapping on the official zoning map. • There is a policy decision for the city to confirm whether to keep this district. <ul style="list-style-type: none"> ○ If kept, requirements should be simplified and the requirement for CUPs for all development should be removed. ○ If the overlay is removed now, there is an alternative option to address these areas with a future zoning code rewrite. One idea is to create a zoning district that has higher standards and apply it in appropriate areas rather than using an overlay. ○ Decision: Keep or remove
9	Community Gateway Design Overlay	550-43 (district) and 550-151 (regulations)	Require a higher level of design for development located at and around the most important entrances to the community, to reflect character which recognizes city's objectives of establishing attractive and high-quality image. Locations: STH 26/16, STH16/East Gate Drive, STH 26/Ebenezer, STH 19/Gypsy, CTH E and Concord near CTH D.	Policy Question 3	<ul style="list-style-type: none"> • The district has long been recorded in the city ordinance but is not effective until mapped on the official zoning map. • The purpose of the district is to require higher design standards for development at key community entrances. • Locations are listed in the code text; however, all of these are located outside of the current municipal boundary. The intent is to map them upon annexation. • These are located relatively far outside the municipal boundary so imminent annexation is unlikely. • This is a policy decision whether to keep the placeholder text in the code. Keeping it retains an "ineffective zoning district". The Comprehensive Plan can still contain recommendations regarding future implementation. <ul style="list-style-type: none"> ○ Decision: Keep or remove
10	Airport Height Limitations Overlay	Chapter 211	Protects airport approach zone by limiting the height of buildings to a certain elevation. The elevation changes based on proximity to the airport.		<ul style="list-style-type: none"> • Clarify height limitations and location of mapping data. • Map corrects overlay zone on official zoning map. • Create text identifying as an overlay.



VANDEWALLE & ASSOCIATES INC.

To: Brian Zirbes, Zoning Administrator
From: Sonja Kruesel, AICP, Vandewalle & Associates – City Consulting Planner
Date: November 1, 2024
Re: City of Watertown Zoning Overlay Map and Text Corrections

Introduction

An overlay district is a common zoning tool whereby a special set of regulations is described and mapped on top of a base zoning district. A common use of overlay zoning is to protect natural resources. For example, a neighborhood may have a base zoning district of Single Family, but certain areas are also mapped in an overlay where there are floodplains present. Additional regulations apply in the areas where the two districts overlap. Watertown has ten overlay districts referenced in its Zoning Code. Together with City staff, we have reviewed whether the mapping of each district is established or up-to-date and whether the associated regulatory text reflects best practices and desired policy and if it is well organized. The attached Table 1 summarizes each overlay district including a description and issue addressed through this project.

Map Changes Summary

Map changes for each overlay district are summarized in Table 1. In addition to simply mapping each district onto the official zoning map, the official zoning map has been broken into two maps to ensure legibility of all districts. The two maps must be used together to determine which zoning districts apply to a given property.

- Zoning Map A: All base zoning districts
- Zoning Map B: All overlay districts

Text Changes Summary

In many cases, text amendments involved reorganization and minor clarifications to the overlay districts. In other cases, policy changes are proposed including the following. See attached Table 1 for more detail.

1. Planned Unit Development Overlay, clean up, procedural streamlining, other policy changes
2. Minor changes to the Drainageway Overlay, other substantial reorganization work
3. Floodplain and Wetland Overlay, title changes (including Chapter 532)
4. Community Entry Corridor Overlay, policy changes for design standards, potential removal
5. Community Gateway Overlay, potential removal
6. Airport Overlay, addition of text to reflect current policy

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Plan Commission Policy Questions

Feedback is welcomed on any component of the proposed changes; however, three specific policy changes are called out with a request for Plan Commission direction. Please refer to the attached Table 1 and the specific text changes proposed below for guidance on the three policy questions below.

1. Changes to the Planned Development Overlay text
2. Decision whether to keep and modify or repeal the Community Entry Corridor language
3. Decision whether to keep or repeal the Gateway language

Proposed Text Amendments

There are numerous changes to all overlay district zoning code text sections. Those changes are shown in redline form below by section.

Ordinance Adoption Formatting Comments:

Once the proposed changes are finalized, a formal ordinance is needed that identifies all text amendments, which would be scheduled for a public hearing, Plan Commission review and recommendation, and Common Council adoption. Because of the numerous text changes in addition to renumbering and reorganization of this section, a “repeal and replace” approach is easier for ordinance adoption and record keeping (compared to meticulous tracking of all revisions, additions, and removals of text by section).

- It is recommended that Article II Sections 550-38 through 550-43 (all overlay districts) be repealed and replaced entirely with the content below.
- Article IX is proposed to be repealed entirely (its content was incorporated into the above sections in Article II).
- Article II runs out of section numbers (there are no sections reserved for future additions) so the proposed numbering systems continues with decimals after the last available whole number (example: Section 550-43.1).

Section 550-38 Planned Development Overlay District

- A. Description and purpose. This district is intended to provide more incentives for redevelopment in areas of the community which are experiencing a lack of reinvestment, or which require flexible zoning treatment because of factors specific to the site. This district is designed to forward both aesthetic and economic objectives of the City by controlling the site design and the land use, appearance, density or intensity of development within the district in a manner that is consistent with sound land use, urban design and economic revitalization principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Refer to § [550-152](#) for the procedures applicable to proposal review in this standard-overlay zoning district.
- B. Development standards. Development standards are flexible within this overlay zoning district. Refer to § [550-152B](#) for the range of development standards potentially available in this overlay zoning district.

Section 550-152 Planned ~~Unit~~ Development Procedures

A. Purpose.

1. The purpose of this section is to provide regulations that govern the procedure and requirements for the review and approval, or denial, of proposed planned ~~unit~~ developments and to provide for the possible relaxation of certain development standards pertaining to the underlying ~~standard-overlay~~ zoning district.
2. Planned ~~unit~~-developments are intended to provide more incentives for infill development and redevelopment in areas of the community that are experiencing a lack of significant reinvestment. Furthermore, planned ~~unit~~-developments are designed to forward both the aesthetic and economic development objectives of the City by controlling the site design and the appearance, density or intensity of development in terms of more flexible requirements for land uses, density, intensity, bulk, landscaping and parking requirements. In exchange for such flexibility, the planned ~~unit~~-development shall provide a much higher level of site design, architectural control and other aspects of aesthetic and functional excellence than normally required for other developments.
3. Planned ~~unit~~-developments have the potential to create undesirable impacts on nearby properties if allowed to develop simply under the general requirements of this chapter. In addition to such potential, planned ~~unit~~-developments also have the potential to create undesirable impacts on nearby properties which potentially cannot be determined except with a binding site plan, landscape plan and architectural plan, and on a case-by-case basis. In order to prevent this from occurring, all planned ~~unit~~ developments are required to meet certain procedural requirements applicable only to planned ~~unit~~-developments, in addition to the general requirements of this chapter. A public hearing process is required to review a request for a planned ~~unit~~-development. ~~This process shall essentially combine the process for a Zoning Map amendment with that required for a conditional use, with several additional requirements.~~

B. Provision of flexible development standards for planned ~~unit~~ developments.

1. Permitted location. Planned ~~unit~~-developments shall be permitted with the approval of a Planned ~~Unit~~-Development Overlay Zoning District specific to the approved planned ~~unit~~ development.
2. Flexible development standards. The following exemptions to the development standards of the underlying zoning district may be provided with the approval of a planned ~~unit~~ development:
 - (a) Land use requirements. All land uses listed as "residential," "institutional" or "commercial" may be permitted within a planned ~~unit~~-development. ~~Industrial land uses may only be allowed in Planned Developments that use an underlying zoning district which specifically list industrial uses as permitted or conditional uses.~~
 - (b) Density and intensity requirements. All requirements listed for residential density and nonresidential intensity may be waived within a planned ~~unit~~-development.
 - (c) Bulk requirements. All residential and nonresidential bulk requirements may be waived within a planned ~~unit~~-development.

- (d) Landscaping requirements. All landscaping requirements may be waived within a planned ~~unit~~ development.
- (e) Parking and loading requirements. All requirements for off-street parking, traffic circulation, and off-street loading may be waived within a planned ~~unit~~ development.
- (f) ~~Drainageway~~Waterway Overlay District requirements. All ~~Drainageway~~Waterway Overlay District requirements may be waived within a planned unit development.

3. Requirements to depict all aspects of development. Only development which is explicitly depicted on the required site plan approved by the Common Council as part of the approved planned ~~unit~~ development shall be permitted, even if such development (including all aspects of land use, density and intensity, bulk, landscaping, and parking and loading) is otherwise listed as permitted. Requested exemptions from these standards shall be made explicit by the applicant in the application and shall be recommended by the Plan Commission and approved explicitly by the Common Council. If not so requested and approved, such exemptions shall not be permitted. ~~Flexible development standards shall be limited to density and intensity bonuses of no greater than 25% higher than otherwise permitted by the MR-10 District, unless specifically granted by the Common Council, and shall be limited to reductions in bulk, landscaping, parking and loading requirements of no greater than 25% lower than otherwise permitted for the proposed land uses, unless specifically granted by the Common Council.~~

- C. Initiation of request for approval of a planned ~~unit~~ development. Proceedings for approval of a planned ~~unit~~ development shall be initiated by:
 - 1. An application of the owner(s) of the subject property, lease holders or contract purchasers.
 - 2. A recommendation of the Plan Commission and action by the Common Council, relative to City-owned property.

~~D.—Application requirements. All applications for proposed planned unit developments, regardless of the party of their initiation per Subsection C above, shall be approved as complete by the Zoning Administrator a minimum of two weeks prior to the initiation of this procedure. The Zoning Administrator shall forward copies of said complete application to the office of the City Clerk. Said application shall apply to each of the process steps in Subsections E through H below.~~
 [Amended 7-5-2022 by Ord. No. 22-63]

~~E.D.~~ PUD Process Step 1: Preapplication conference.

- 1. The applicant shall contact the Zoning Administrator to ~~schedule a place an informat~~ discussion ~~regarding the potential PD application and to obtain informal feedback regarding the application and the PD process. item for the PUD on the Plan Commission agenda.~~
- ~~2.—No details beyond the name of the applicant and the identification of the discussion item as a PUD are required to be given in the agenda.~~
- ~~3.2._____~~ At the Plan Commission meeting, the applicant shall engage in an informat discussion with the Plan Commission regarding the potential PUD. Appropriate topics for discussion may include the location of the PUD, general project themes and images, the general mix of dwelling unit types and/or land uses being considered, approximate residential densities and nonresidential intensities, the general treatment of natural

features, the general relationship to nearby properties and public streets, and relationship to the Comprehensive Plan. The discussion should also include a review of the justification for use of the PD overlay and whether alternative options such as rezoning to a standard zoning district or amending the proposed development plans are advised.

4.3. Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the applicant or the City but should be considered as the informal nonbinding basis for proceeding to the next step.

F.E. PUD Process Step 2: ~~Optional~~ concept plan.

1. Optional review may be pursued at the request of the applicant or the Zoning Administrator.

The applicant shall provide the Zoning Administrator with a draft PUD concept plan submittal packet for a determination of completeness prior to placing the proposed PUD on the Plan Commission agenda for concept plan review. This submittal packet shall contain all of the following items, prior to its acceptance by the Zoning Administrator and placement of the item on a Plan Commission agenda for concept plan review:

(a) A location map of the subject property and its vicinity at 11 inches by 17 inches, ~~as depicted on a copy of the City of Watertown Land Use Plan Map.~~

(b) A general written description of the proposed PUD, including:

1. General project themes and images;
2. The general mix of dwelling unit types and/or land uses;
3. Approximate residential densities and nonresidential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
4. The general treatment of natural features;
5. The general relationship to nearby properties and public streets;
6. The general relationship of the project to the Comprehensive Plan; and
7. An initial draft list of zoning standards which will not be met by the proposed PUD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PUD and the location(s) in which they apply shall be identified. ~~Essentially,~~ the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit and in regard to the mitigation of potential adverse impacts created by design flexibility.

~~(c) A written description of potentially requested exemptions from the requirements of the underlying zoning district, in the following order:~~

- ~~1. Land use exemptions.~~
- ~~2. Density and intensity exemptions.~~
- ~~3. Bulk exemptions.~~
- ~~4. Landscaping exceptions.~~
- ~~5. Parking and loading requirements exceptions.~~

~~(d)~~(c) A conceptual plan drawing (at 11 inches by 17 inches) of the general land use layout and the general location of major public streets and/or private drives. ~~The applicant may~~

~~submit copies of a larger version of the "bubble plan" in addition to the 11 inches by 17 inches reduction.~~

~~2.—Within 10 working days of receiving the draft PUD concept plan submittal packet, the Zoning Administrator shall determine whether the submittal is complete. Once the Zoning Administrator has received a complete packet, the proposed PUD concept plan shall be placed on the Plan Commission agenda.~~

~~3.—At the Plan Commission meeting, the applicant shall engage in an informal discussion with the Plan Commission regarding the conceptual PUD. Appropriate topics for discussion may include the any of the information provided in the PUD concept plan submittal packet or other items as determined by the Plan Commission.~~

4.2. Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the applicant or the City but should be considered as the informal nonbinding basis for proceeding to the next step. The preferred procedure is for one or more iterations of Plan Commission review of the concept plan to occur prior to introduction of the formal petition for rezoning which accompanies the general development plan (GDP) application.

~~5.—Each application for review shall be accompanied by a check payable to the City of Watertown or cash as stated in § 550-157.~~

~~[Amended by Ord. No. 08-19]~~

G.F. PUD Process Step 3: General development plan (GDP).

1. The applicant shall provide the Zoning Administrator with a draft GDP plan submittal packet for a determination of completeness prior to placing the proposed GDP on the Plan Commission agenda for GDP review. This submittal packet shall contain all of the following items prior to its acceptance by the Zoning Administrator and placement of the item on a Plan Commission agenda for GDP review:

(a) A location map of the subject property and its vicinity at 11 inches by 17 inches, ~~as depicted on a copy of the City of Watertown Land Use Plan Map.~~

(b) A map of the subject property, showing all lands for which the planned infill development is proposed and all other lands within 200 feet of the boundaries of the subject property; ~~together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Dodge and/or Jefferson County (as provided by the City of Watertown).~~ Said map shall clearly indicate the current zoning of the subject property and its environs, ~~and the jurisdiction(s) which maintains that control.~~ Said map and all its parts and attachments shall be submitted in a form which is clearly reproducible with a photocopier and shall be at a scale which is not less than one inch equals 800 feet. All lot dimensions of the subject property, a graphic scale, and a North arrow shall be provided.

(c) A general written description of proposed PUD, including:

1. General project themes and images.
2. The general mix of dwelling unit types and/or land uses.

3. Approximate residential densities and nonresidential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
 4. The general treatment of natural features.
 5. The general relationship to nearby properties and public streets.
 6. The general relationship of the project to the Comprehensive Plan.
 7. A statement of rationale as to why PUD zoning is proposed. This shall identify barriers that the applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment that the applicant suggests are available through the proposed PUD zoning.
 8. A complete list of zoning standards which will not be met by the proposed PUD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PUD and the location(s) in which they apply shall be identified. ~~Essentially, t~~The purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit and in regard to the mitigation of potential adverse impacts created by design flexibility.
 9. A written description of potentially requested exemptions from the requirements of the underlying zoning district, in the following order:
 - a. Land use exemptions.
 - b. Density and intensity exemptions.
 - c. Bulk exemptions.
 - d. Landscaping exceptions.
 - e. Parking and loading requirements exceptions.
- (d) A general development plan drawing at a minimum scale of one inch equals 100 feet (reduction of 11 inches by 17 inches) of the proposed project shall also be provided by the applicant, showing at least the following information in sufficient detail to make an evaluation against criteria for approval:
1. A conceptual plan drawing (at 11 inches by 17 inches) of the general land use layout and the general location of major public streets and/or private drives. ~~The applicant may submit copies of a larger version of the "bubble plan" in addition to the reduction of 11 inches by 17 inches;~~
 2. Location of recreational and open space areas and facilities, and specifically describing those that are to be reserved or dedicated for public acquisition and use;
 3. Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council; and
 4. Notations relating the written information provided in Subsection [G\(1\)\(c\)\[1\]](#) to [\[6\]](#) above to specific areas on the GDP drawing.

- (e) A general conceptual landscaping plan for subject property, noting approximate locations of foundation, street, yard and paving, landscaping and the compliance of development with all landscaping requirements of this chapter (except as noted in the listing of exceptions), and the use of extra landscaping and bufferyards.
 - (f) A general signage plan for the project, including all project identification signs and concepts for public fixtures and signs (such as streetlight fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices.
 - (g) Written justification for the proposed planned ~~unit~~ development. ~~(The applicant is advised to use the requirements of the Zoning Map amendment procedure to develop said written justification.)~~
 - (h) Written demonstration of financial capability to complete all public and private improvements associated with the proposed PUD.
2. The process and fees for review and approval of the GDP shall ~~require a public hearing at the Plan Commission preceded by a Class II notice. The Plan Commission shall hold a public hearing, review the application, and make a recommendation for action on the application. The Common Council shall take final action on consideration of the application. be identical to that for Zoning Map amendments per this chapter and (if land is to be divided) to that for preliminary and final plats of subdivision per the City Code.~~
3. All portions of an approved PUD/GDP not fully developed within ~~three~~ five years of final Common Council approval shall ~~expire~~ lapse, and no additional PUD-based development shall be permitted. ~~Prior to the end of the five-year period, the property owner may request reapproval of the GDP for up to five additional years or shall request amendment of the GDP. Reapproval or amendment requests shall obtain a recommendation from the Plan Commission and approval from the Common Council following a public hearing held before the Plan Commission. If an application for renewal or amendment is not submitted, the zoning administrator may propose rezoning to the underlying zoning district or another standard zoning district. In the case of an expired PD, the base zoning district shall remain in effect and no development under the prior PD approvals may proceed. The Common Council may extend this three-year period by up to five additional years via a majority vote following a public hearing.~~

H.G. PUD Process Step 4: Precise implementation plan (PIP).

- 1. After the effective date of the rezoning to PUD/GDP, the applicant may file an application for a proposed precise implementation plan (PIP) with the Plan Commission. ~~Alternatively, a combination GDP and PIP application may be submitted if authorized by the Zoning Administrator and if all information required for both the GDP and PIP submittal is also included. In the case of a combination GDP/PIP, a public hearing is required in accordance with GDP procedures. Any PIP This~~ submittal packet shall contain all of the following items, prior to its acceptance by the Zoning Administrator and placement of the item on a Plan Commission agenda for PUD review:

- (a) A location map of the subject property and its vicinity at 11 inches by 17 inches, ~~as depicted on a copy of the City of Watertown Land Use Plan Map.~~
- (b) A map of the subject property, showing all lands for which the planned infill development is proposed and all other lands within 200 feet of the boundaries of the subject property; ~~together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Dodge and/or Jefferson County (as provided by the City of Watertown).~~ Said map shall clearly indicate the current zoning of the subject property and its environs ~~and the jurisdiction(s) which maintains that control.~~ Said map and all its parts and attachments shall be submitted in a form which is clearly reproducible with a photocopier and shall be at a scale not less than one inch equals 800 feet. All lot dimensions of the subject property, a graphic scale, and a North arrow shall be provided.
- (c) A general written description of the proposed PIP, including:
 - 1. Specific project themes and images.
 - 2. The specific mix of dwelling unit types and/or land uses.
 - 3. Specific residential densities and nonresidential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
 - 4. The specific treatment of natural features.
 - 5. The specific relationship to nearby properties and public streets.
 - ~~6. A statement of rationale as to why PUD zoning is proposed. This shall identify barriers that the applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the applicant suggests are available through the proposed PUD zoning.~~
 - ~~7. A complete list of zoning standards which will not be met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. The purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit and in regard to the mitigation of potential adverse impacts created by design flexibility.~~
- (d) A precise implementation plan drawing at a minimum scale of one inch equals 100 feet (reduction of 11 inches by 17 inches) of the proposed project shall also be provided by the applicant, showing at least the following information in sufficient detail to make an evaluation against criteria for approval:
 - 1. A PIP site plan conforming to any and all the requirements of the site plan review and approval procedures. If the proposed planned ~~unit~~ development is a cluster development or a group development, a proposed preliminary plat or conceptual plat shall be provided in addition to the required site plan;
 - 2. Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use;

3. Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council; and
 4. Notations relating the written information provided in Subsection ~~G(1)(c)[1]~~ to ~~[6]~~ above to specific areas on the GDP drawing.
 - (e) A landscaping plan for the subject property, specifying the location, species and installed size of all trees and shrubs. This plan shall also include a chart, which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
 - (f) A series of building elevations for the entire exterior of all buildings in the planned ~~unit~~ development, including detailed notes as to the materials and colors proposed.
 - (g) A general signage plan for the project, including all project identification signs, concepts for public fixtures and signs (such as streetlight fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices.
 - (h) A general outline of the intended organizational structure for a property owners' association, if any; deed restrictions and provisions for private provision of common services, if any.
 - (i) A written description which demonstrates the full consistency of the proposed PIP with the approved GDP.
 - (j) Any and all variations between the requirements of the applicable ~~PUD~~/GDP zoning district and the proposed PIP development.
2. The applicant shall submit proof of financial capability pertaining to construction, ~~and~~ maintenance, and operation of all public and private improvements associated with the proposed ~~PUD~~.
 3. The area included in a precise implementation plan may be only a portion of the area included in a previously approved general implementation plan.
 4. The precise implementation plan (PIP) submission may include site plan and design information, allowing the Plan Commission to combine design review and review of the PIP. Design review may, at the choice of the applicant, be deferred until a later time when specific site and building developments will be brought forth.
 5. The Plan Commission or Common Council may specify other plans, documents or schedules that must be submitted prior to consideration or approval of the PIP, as such may be relevant to review.
 6. The process and fees for review and approval of a PIP shall be identical to that for GDP approvals per this chapter.
 - ~~7.—The process and fees for review and approval of the PUD shall be identical to that for Zoning Map amendments per this chapter and (if land is to be divided) to that for preliminary and final plats of subdivision per the City Code.~~

~~8.7.~~ All portions of an approved ~~PUD/PIP~~ not fully developed within ~~three~~~~five~~ years of final Common Council approval shall ~~expire~~~~lapse~~, and no additional ~~PUD~~-based development shall be permitted. The Common Council may extend this ~~three-year~~ period ~~by~~ up to five additional years via a majority vote following a public hearing. ~~The applicant may also request reapproval or amendment of a previously approved PIP before the applicable five-year period lapses. In the case of an expired PIP, procedures shall be identical to that for GDP expirations per this Chapter.~~

~~9.~~ Approved ~~PUDs~~ which have not been initiated within the time limits established by Subsection ~~H(7)~~ above shall revert to the preexisting zoning designation.

~~Section 550-39 Natural resource protection overlay zoning~~

~~A.~~ This chapter employs overlay zoning districts to identify and regulate areas in which natural resource protection requirements apply. Each type of natural resource regulated by this chapter is represented by an overlay zoning district bearing its name.

~~B.~~ Natural resource protection overlay districts include:

- ~~1.~~ (1) Floodplain Overlay Districts.
- ~~2.~~ (2) Shoreland-Wetland Overlay District.
- ~~3.~~ (3) Drainageway/Waterway Overlay District.
- ~~4.~~ (4) Woodland Overlay District.
- ~~5.~~ (5) Steep Slope Overlay District.

~~C.~~ For specific natural resource protection overlay district regulations, see Article IX.

~~Section 550-39 Purpose and Mapping of Natural Resource Protection Overlays~~

~~A.~~ This section introduces overlay zoning districts which regulate areas in which natural resource protection requirements apply. Each type of natural resource regulated by this chapter is represented by an overlay zoning district bearing its name. Natural resource protection overlay districts include:

- ~~1.~~ Floodplain Overlay Districts.
- ~~2.~~ Shoreland-Wetland Overlay District.
- ~~3.~~ Drainageway/Waterway Overlay District.
- ~~4.~~ Woodland Overlay District.
- ~~5.~~ Steep Slope Overlay District.

~~B.~~ Natural resource protection overlay zoning districts established by this chapter are shown on the Official Zoning Map of the City of Watertown which, together with all the explanatory material thereon, is hereby made part of this chapter. For specific natural resource protection overlay district designation criteria, see ~~Article IX~~ Sections 550—41 through 550-43.5 of this chapter and also Chapter ~~532~~, Floodplain and Shoreland-Wetland Zoning.

~~C.~~ Purpose. The purpose of this article is to set forth the requirements for the mandatory protection of natural resources and permanently protected green space areas within the jurisdiction of this chapter (see § 500-9). The provisions of this article interact closely with the provisions of § 550-58 (Natural resource disruption and required mitigation standards), § 550-73 (Required natural

resources site evaluation), and §§ 550-74 and 550-75 which provide residential and nonresidential development standards. Section 550-76 provides a complete overview of the interrelationship between the above-listed sections. Appendix B provides a table of permitted land uses in permanently protected green space areas.^[1] In part, the provisions of this article are designed to ensure the implementation of the City of Watertown Comprehensive Plan and §§ 62.231 and 87.30, Wis. Stats.

[1] *Editor's Note: Appendix B is attached to this chapter.*

D. How to use this article. This article contains the standards that govern the protection, disturbance and mitigation of disruption of all natural resources and other permanently protected green space areas. The provisions of this article are intended to supplement those of the City of Watertown, Dodge and/or Jefferson County, the State of Wisconsin, and the Federal Government of the United States that pertain to natural resource protection. Prior to using the provisions of this article to determine the permitted disruption of such areas, the requirements provided below should be reviewed. This article recognizes the important and diverse benefits that natural resource features provide in terms of protecting the health, safety and general welfare of the community. Each of the following sections is oriented to each natural resource type and is designed to accomplish several objectives:

1. First, a definition of the natural resource is provided.
2. Second, the specific purposes of the protective regulations governing each natural resource type are provided.
3. Third, the required method of identifying and determining the boundaries of the natural resource area is given.
4. Fourth, mandatory protection requirements are identified.

Note: protection requirements for specific land uses and natural resource types designed to minimize disruption of natural resource functions are presented in § 550-58.

~~E. A.~~ Where an apparent discrepancy exists between the location of the outermost boundary of the flood-fringe district or the floodplain district shown on the Official Zoning Map and actual field conditions, the location shall be initially determined by the Zoning Administrator using the criteria described in Subsections ~~B-F~~ and ~~C-G~~ below. Where the Zoning Administrator finds that there is a significant difference between the map and the actual field conditions, the map shall be amended using the procedures established in § 550-141. Disputes between the Zoning Administrator and the applicant over the location of the district boundary line shall be settled using the procedures outlined in § 550-156H.

~~D.F.~~ ~~B.~~ Where flood profiles exist, the location of the district boundary line shall be determined by the Zoning Administrator using both the scale appearing on the map and the elevations shown on the water surface profile of the regional flood. Where a discrepancy exists between the map and actual field conditions, the regional flood elevations shall govern. A map amendment is required where there is a significant discrepancy between the map and actual field conditions. The Zoning Administrator shall have the authority to grant or deny a land use permit on the basis of a district boundary derived from the elevations shown on the water surface profile of the

regional flood, whether or not a map amendment is required. The Zoning Administrator shall be responsible for initiating any map amendments required under this section within a reasonable period of time.

E.G. Where flood profiles do not exist, the location of the district boundary line shall be determined by the Zoning Administrator using the scale appearing on the map, visual on-site inspection and any available information provided by the Department of Natural Resources. Where there is a significant difference between the map and actual field conditions, the map shall be amended. Where a map amendment has been approved by both the Common Council and the Department of Natural Resources, the Zoning Administrator shall have the authority to grant or deny a land use permit.

Section 550-41 Floodway, Flood-Fringe, and Floodplain Overlay Districts

See Chapter 532, Floodplain and Shoreland-Wetland Overlay Zoning.

Section 550-42 Shoreland-Wetland Overlay District

See Chapter 532, Floodplain and Shoreland-Wetland Overlay Zoning.

Section 550-43 DrainagewayWaterways Overlay District

A. Definition. DrainagewayWaterways are navigable or nonnavigable, aboveground watercourses, detention basins and/or their environs which are identified by the presence of one or more of the following:

1. All areas within 75 feet of the ordinary high-water mark of a "perennial stream," as shown on a detailed on-site survey prepared by the applicant [see § **550-145C(8)**].

(a) Where an existing development pattern exists, the drainagewaywaterway setback for a proposed principal structure may be reduced to the average drainagewaywaterway setback of the principal structure on each adjacent lot, but the drainagewaywaterway setback may not be reduced to less than 35 feet from the ordinary high-water mark of any "perennial stream."

[Added 10-17-2017 by Ord. No. 17-24]

2. All areas within 50 feet of the ordinary high-water mark of an "intermittent stream" or "open channel drainagewaywaterway," as shown on a detailed on-site survey prepared by the applicant [see § **550-145C(8)**].

(a) Where an existing development pattern exists, the drainagewaywaterway setback for a proposed principal structure may be reduced to the average drainagewaywaterway setback of the principal structure on each adjacent lot, but the drainagewaywaterway setback may not be reduced to less than 35 feet from the ordinary high-water mark of an "intermittent stream" or "open channel drainagewaywaterway."

[Added 10-17-2017 by Ord. No. 17-24]

B. Purpose of drainagewaywaterway protection requirements. DrainagewayWaterways serve in the transporting of surface runoff to downstream areas. As such, drainagewaywaterways serve to carry surface waters, supplement floodplain, wetland and lakeshore water storage functions in

heavy storm or melt events, filter waterborne pollutants and sediments, promote infiltration and groundwater recharging, and provide a unique habitat at the land/water margin. DrainagewayWaterway protection requirements preserve each of these functions as well as greatly reducing the potential for soil erosion along drainagewaywaterways by protecting vegetative ground cover in areas which are susceptible to variable runoff flows and moderate-to-rapid water movement.

- C. Determination of drainagewaywaterway boundaries. General drainagewaywaterway boundaries are depicted on the Official Zoning Map. Upon the proposal of development activity on any property which contains a drainagewaywaterway depicted on the Official Zoning Map, the petitioner shall prepare a detailed site analysis per the requirements of § **550-145C(8)**. This analysis shall depict the location of all drainagewaywaterway areas on the subject property as related to the provisions of Subsection **A** above.
- D. Mandatory drainagewaywaterway protection requirements. DrainagewayWaterways shall remain in an undisturbed state except for the land uses permitted in Appendix B per the requirements in § **550-58**. Vegetation clearing to maintain drainagewaywaterway functions is permitted with the written approval of the Public Works Director/City Engineer. All areas designated as drainagewaywaterways shall be located within a public easement or dedication for maintenance purposes to preserve proper drainage flow.
[Amended 7-5-2022 by Ord. No. 22-63]

Section 550-43.1 Woodland Overlay District

- A. Definition. Woodlands are areas of trees whose combined canopies cover a minimum of 80% of an area of one acre or more, as shown on a detailed on-site survey prepared by the applicant [see § **550-145C(8)**].
- B. Purpose of woodland protection requirements. Woodlands provide a wide variety of environmental functions. These include atmospheric benefits such as removing airborne pollutants, carbon dioxide uptake, oxygen production, and evapotranspiration returns. Water quality benefits include substantial nutrient uptake rates (particularly for nitrogen and phosphorus) and surface runoff reduction in terms of both volumes and velocities. Woodlands provide unique wildlife habitats and food sources. Woodlands are excellent soil stabilizers, greatly reducing runoff-related soil erosion. Woodlands also serve to reduce wind velocities which further reduces soil erosion. Finally, under proper management techniques, woodlands serve as regenerative fuel sources.
- C. Determination of woodland boundaries. General woodland boundaries are depicted on the Official Zoning Map. Upon the proposal of development activity on any property which contains a woodland depicted on the Official Zoning Map, the petitioner shall prepare a detailed site analysis per the requirements § **550-145C(8)**. This analysis shall depict the location of all woodland areas on the subject property as related to the provisions of Subsection **A** above.
- D. Mandatory woodland protection requirements. Woodlands shall remain in an undisturbed state except for the land uses permitted in Appendix B per the requirements of § **550-58** and areas subject to the following mitigation requirements:

1. Selective cutting operations are permitted by right in all woodland areas (per the requirements of § **550-50F**).
- 2.** Clear-cutting is permitted as a conditional use in all woodland areas (per the requirements of § **550-50G**).

Section 550-43.2 Steep Slope Overlay District

- A. Definition. Steep slopes are areas which contain a gradient of 12% or greater (equivalent to a ten-foot elevation change in a distance of 83 feet or less), as shown on a detailed on-site survey prepared by the applicant [see § **550-145C(8)**].
- B. Purpose of steep slope protection requirements. Steep slopes are particularly susceptible to damage resulting from site disruption, primarily related to soil erosion. Such damage is likely to spread to areas which were not originally disturbed. Such erosion reduces the productivity of the soil, results in exacerbated erosion downhill, and results in increased sedimentation in **drainagewaywaterways**, wetlands, streams, ponds and lakes. Beyond adversely affecting the environmental functions of these resources areas, such sedimentation also increases flood hazards by reducing the floodwater storage capacity of hydrological system components, thus elevating the flood level of the drainage system in affected areas. Beyond these threats to the public safety, disruption of steep slopes also increases the likelihood of slippage and slumping, unstable soil movements which may threaten adjacent properties, buildings and public facilities such as roads and utilities.
- C. Determination of steep slope boundaries. General steep slope boundaries are depicted on the Official Zoning Map. Upon the proposal of development activity on any property which contains a steep slope depicted on the Official Zoning Map, the petitioner shall prepare a detailed site analysis per the requirements of § **550-145C(8)**. This analysis shall depict the location of all steep slope areas on the subject property as related to the provisions of Subsection **A** above.
- D. Mandatory steep slope protection requirements. Steep slopes shall remain in an undisturbed state except for the land uses permitted in Appendix B^[1] per the requirements of § **550-58**.

[1]Editor's Note: Appendix B is *attached to this chapter*.

Section 550-43.2 Downtown Historic Preservation Overlay Zoning District

This district is intended to implement the urban design recommendations of the Comprehensive Plan by preserving and enhancing the historical quality of the downtown and by attaining a consistent visually pleasing image for the downtown area. As emphasized by said plan, this district is designed to forward both aesthetic and economic objectives of the City by controlling the site design and appearance of development within the district in a manner that is consistent with sound land use, urban design and economic revitalization principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Refer to § **550-149** for the procedures applicable to proposal review in this overlay district.

Section 550-43.3 Community Entry Corridor Design Overlay Zoning District

This district is intended to implement the urban design recommendations of the Comprehensive Plan by preserving and enhancing the historical quality of the STH 19 corridor west ~~and east~~ of the downtown, ~~CTHE corridor southeast of the downtown,~~ STH 26 south of the downtown and the STH ~~26/16~~ corridor north ~~of the downtown and east of the downtown and~~ by enhancing the economic redevelopment potential of the STH 26 corridor north and south of the downtown. As emphasized by the plan, this district is designed to forward both aesthetic and historic preservation objectives of the City by controlling the site design and appearance of development within the district in a manner that is consistent with sound land use, urban design and economic revitalization principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Refer to § **550-150** for the procedures applicable to proposal review in this overlay district.

Section 550-150 Community Entry Corridor Overlay Zoning District

The following requirements shall be effective upon the date of adoption ~~of detailed neighborhood plans and upon the~~ date of depicting these overlay zoning districts on the Official Zoning Map. Any new development, other than single-family ~~and two-family~~ residential, ~~in this overlay zoning district shall be regulated as a conditional use, subject to the site design requirements of Article VI.~~

- A. Requirement of compatibility. Proposed site design and construction within this district, including new structures and building additions, shall be reviewed per § **550-145**, Site plan review and approval procedures, by the Plan Commission. The building setback, height, mass, roof form, exterior materials, exterior surface appurtenances, exterior colors, landscaping and lighting shall be compatible with the following general design theme, as determined by the Plan Commission.
- B. Design standards for multi-family residential development. The general design theme for multi-family residential development within the Community Entry Corridor Overlay Zoning District shall be designed to accommodate typical impacts of transportation and nearby nonresidential development, particularly through the use of building orientation, door and window location and design, and on-site landscaping and related buffering structures or berms. Above and beyond such concerns, particular attention shall be devoted to ensuring that selected multi-family residential design components complement nearby residential styles with high-quality building materials, in an attractive manner as becoming an entry corridor, and as determined by the Plan Commission. Where a detailed neighborhood plan has been adopted, it should be used to provide additional guidance in the design review process.
- C. Design standards for nonresidential development. The general design theme for nonresidential development within the Community Entry Corridor Overlay Zoning District shall be characterized by high-quality building materials, architectural design, site design and on-site landscaping. Prominent urban design elements and architectural details, which are decorative and functional, shall be considered as a required component of each site within the district. Above and beyond such concerns, particular attention shall be devoted to ensuring that selected nonresidential design components complement nearby nonresidential styles and reflect positively on the character of the community, as becoming an entry corridor, and as determined

by the Plan Commission. Where a detailed neighborhood plan has been adopted, it should be used to provide additional guidance in the design review process.

1. Building exterior materials shall be of high quality on all sides of the structure, including glass, brick, decorative concrete block or stucco, Decorative architectural metal with concealed fasteners may be approved with special permission from the city.
2. Building exterior design shall be unified in design and materials throughout the structure and shall be complementary to other structures in the vicinity. However, the development shall employ varying building setbacks, height, roof, treatments, door and window openings, and other structural and decorative elements to reduce the apparent size and scale of the structure. A minimum of 20% of the combined facades of the structure shall employ actual facade protrusions or recesses. A minimum of 20% of the combined linear roof eave or parapet lines of the structure shall employ differences in height of eight feet or more. Roofs with particular slopes may be required by the City to complement existing buildings or otherwise establish a particular aesthetic objective.
3. Mechanical equipment, refuse containers and any permitted outdoor storage shall be fully concealed from on-site and off-site ground-level views with materials identical to those used on the building exterior.
4. Public entryways shall be prominently indicated from the building's exterior design and shall be emphasized by on-site traffic flow patterns. All sides of the building that directly face or abut a public street shall have public entrances.
5. Parking lot design shall employ interior landscaped islands with a minimum of 400 square feet at all parking islands, and in addition shall provide a minimum of one landscaped island of a minimum of 400 square feet in each parking aisle for every 20 cars in that aisle. Aisle-end islands shall count toward meeting this requirement. Landscaped medians shall be used to break large parking areas into distinct pods, with a maximum of 100 spaces in any one pod.
6. On-site landscaping shall be provided per the landscaping requirements of this chapter, except that building foundation landscaping and paved area landscaping shall be provided at 1.5 times the required landscape points for development in the zoning district.
7. The entire development shall provide for full and safe pedestrian and bicycle access within the development and shall provide appropriate connections to the existing and planned pedestrian and bicycle facilities in the community and in surrounding neighborhoods, including sidewalk connections to all building entrances from all public streets. The development shall provide secure bicycle parking and pedestrian furniture in appropriate quantities and location. A central pedestrian gathering area shall be provided.
8. The Plan Commission may waive any of the above standards by a three-fourths' vote of members in attendance, but only if supplemental design elements or improvements are incorporated into the project that compensate for the waiver of the particular standard.

Section 550-43.4 Community Gateway Design Overlay Zoning District

This district is intended to implement the urban design recommendations of the Comprehensive Plan by requiring that development located at and around the most important entrances to the community has a character which recognizes the City's adopted objectives of establishing an attractive and high-quality image. These important community gateways are located around the STH 26/16 interchange, the intersection of STH 16 and East Gate Drive, STH 26 near Ebenezer Road, STH 19 near Gypsy Road and CTH E/Concord Avenue near CTH D. As emphasized by the plan, this district is designed to forward both aesthetic and economic development objectives of the City by controlling the site design and appearance of development within the district in a manner that is consistent with sound land use, urban design and economic development principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Refer to § 550-151 for the procedures applicable to proposal review in this overlay district.

Section 550-43.5 Airport Overlay

This district is intended to implement height limitations for preservation of the City of Watertown Municipal Airport approach zones. The application of these standards will ensure long-term viability and safety of airport operations. Refer to Chapter 211 for procedures applicable to proposal review in this overlay district.

Repeal Article IX Entirely

Article IX Natural Resource Protection Regulations

550-86 Purpose

550-87 How to use this article:

550-88 Floodway, Flood-Fringe, and Floodplain Overlay Zoning District

550-89 Shoreland-Wetland Overlay Zoning District

550-90 Drainageway/Waterway Overlay Zoning District

550-91 Woodland Overlay Zoning District

550-92 Steep Slope Overlay Zoning District

Chapter 532 Floodplain and Shoreland-Wetland Overlay Zoning

Chapter 532 Article III Shoreland-Wetland Overlay Zoning District

Chapter 532 Article IV Floodplain Overlay Zoning District

City of Watertown Overlay Zoning Map

DRAFT

Legend:

- Rail
- City of Watertown Boundary
- Historic District Overlay
- Community Corridors (Includes Parcel Frontages on Both Sides)
- Airport Overlay***
 - Maximum Elevation between 968 and 1005 ft
 - Airport Height Limit - Max. Elevation b/t 865 and 968 ft
- Shoreland-Wetland Overlay
- Woodland Overlay
- General Floodplain Overlay
- Flood Fringe Overlay
- Floodway Overlay
- Waterway Overlay
- Steep Slopes Overlay
- Water

*Note: Please see Figure 2.11, "Elevation Limitations", from the Watertown Municipal Airport Masterplan for detailed delineations of building height limits within this boundary. Height limits range from 865 feet to 1005 feet depending on location.

Date: 11/1/2024

Sources: City of Watertown, Dodge County, Jefferson County, US Census Bureau, State of WI, FEMA, WI DNR, USDA-NRCS, MSA

