



SITE PLAN REVIEW COMMITTEE MEETING AGENDA

MONDAY, JUNE 24, 2024 AT 1:30 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=81960029353> 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

A. Roll Call

2. APPROVAL OF MINUTES

A. Site Plan minutes from June 10, 2024

3. BUSINESS

A. Initial review and take action: Hunter Oaks Planned Unit Development (PUD) – General Development Plan (GDP) Amendment

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

SITE PLAN REVIEW COMMITTEE
June 10, 2024

Section 2, Item A.

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Brian Zirbes of Building, Safety & Zoning; Doug Zwieg of Building, Safety & Zoning; Mayor Emily McFarland; Tanya Reyen of the Fire Department; Andrew Beyer of the Engineering Department; Maureen McBroom of Stormwater; Stacy Winkelman of the Street Department; Tim Hayden of the Water Department; Jeff Meloy of the Police Department; Kristine Butteris of Park & Rec; and Strategic Initiatives and Development Coordinator Mason Becker. Also in attendance were Nikki Zimmerman, David Hoefgen of American Rentals; Andrew Schmidt; Tracy Schroeder of GWCHF; Bert Zenker of MSI General; Nate Peters of GWCHF; Abby Filali of Go Riteway; Kurt Liebenow of Watertown Moravian Church; and Jennifer Getz of St. Jude Academy. Virtually present were Casy Clickner, Matt Sokol, Bendan Kons, Jim Zuern, and Judy Buchs.

1. Call to Order

The meeting was called to order by Chairperson Brian Zirbes.

A. Roll Call

Roll call was completed.

2. Approval of Minutes

A. Review and take action: Site Plan Review Minutes Dated May 13, 2204

Motion was made by Doug Zwieg and seconded by Stacy Winkelman to approve the minutes as submitted. Unanimously approved.

3. Business

A. Review and take action: 700 Hoffman Drive Preliminary Plat

The applicant was present to explain the project. This is

The following was presented by staff:

Building: No comments

Fire: The radius looks good. The hydrants will have to be moved to the road.

Stormwater: Deferred to Andrew Beyer of the Engineering Department.

Engineering: A sanitary sewer easement appears to exist. This should be verified. Language to be added to the plat regarding location of residential lots within 500' of city's wastewater treatment facilities (mechanical treatment facilities, effluent holdings and polishing ponds) and within 1000' of sludge holding facilities and spray irrigation systems. Draft language to be provided by city for inclusion in plat.

Drainage easements for lots and best management practices need to be shown on plat – see Section 545-34

If high groundwater was encountered during borings, need to be noted on the plat – see Section 545-34(D)

Will public access easements be included in plat for sidewalk/paths not in right-of-way? Outlot space would have access.

Streets and Solid Waste: No comments.

Parks: No comments.

Water/Wastewater: No comments.

Mayor: No comments.

Police: No comments.

Zoning: The Department of Administration submitted their letter. They directed the alterations be made to the legal description and the Hoffman Drive right-of-way that adjoins the subdivision must be clearly shown and identified on the final plat. Jefferson County also noted some changes that needed to be made.

Motion was made by Doug Zwieg and seconded by Maureen McBroom to move this item onto Plan Commission contingent upon:

-The review & approval of the stormwater/erosion control permit. Note that Hoffman Drive is one ingress/egress to Wastewater Treatment Facility.

-Inclusion of language to be added to the plat regarding location of residential lots within 500' of city's wastewater

treatment facilities (mechanical treatment facilities, effluent holdings and polishing ponds) and within holding facilities and spray irrigation systems.
-Hydrants to be moved within the right of way.

Unanimously approved.

B. Review and take action: 1800 S. Church Street – Site/Building Review

Brendan Kons was present virtually to explain the project. This is for improvements to the building, add exterior storage and a fuel depot.

The following was presented by staff:

Building: The plans will have to go to State for approval.

Fire: No comments.

Stormwater: The project will require an erosion control & stormwater permit. Check with DNR to verify if any permits will be required through them.

Engineering: No comments.

Streets and Solid Waste: No comments.

Parks: No comments.

Water/Wastewater: No comments.

Mayor: The proposal looks very nice and the

Police: No comments.

Zoning: No comments.

Motion was made by Doug Zwieg, seconded by Mayor McFarland to move this item to Plan Commission contingent upon:

-The erosion control permit review and approval.

Unanimously approved.

C. Review and take action: 1819 River Drive – 50' x 60' airplane hangar

The applicant David Hoefgen was present to explain the project. This is for a 50' x 60' airplane hangar post-frame construction. White roof, white sides for one airplane. Contractors will be putting in sewer/water & electric and will pull their own permits for this work.

The following was presented by staff:

Building: A residential building permit will be required along with a separate set of plans and a digital copy of the plan set.

Fire: No comments. Email conversations have occurred regarding the location of the hydrant location.

Stormwater: An erosion control permit will be required.

Engineering: No comments.

Streets and Solid Waste: No comments.

Parks: No comments.

Water/Wastewater: No comments.

Mayor: No comments.

Police: No comments.

Zoning: No comments.

Motion was made by Doug Zwieg, seconded by Mayor McFarland to forward this item to Plan Commission contingent upon review & approval of the erosion control permit and submittal and approval of the building permit.

Unanimously approved.

D. Review and take action: 1832 River Drive – 66' x 64' airplane hangar

Andrew Schmidt was present to explain the project. This is for a 66' x 64' private-use airplane hangar.

The following was presented by staff:

Building:	A residential building permit will be required along with a separate set of plans and a digital copy of the plan set.
Fire:	No comment.
Stormwater:	An erosion control permit will be required. There is a drainage swale next to the road. The plans should reflect this.
Engineering:	No comments.
Streets and Solid Waste:	No comments.
Parks:	No comments.
Water/Wastewater:	No comments.
Mayor:	No comments.
Police:	No comments.
Zoning:	No comments.

Motion was made by Doug Zweg, seconded by Mayor McFarland to forward this item to Plan Commission contingent upon review & approval of the erosion control permit and submittal and approval of the building permit.

Unanimously approved.

E. Review and take action: 1901 Market Way – fireworks sales

Matt Sokol was present virtually to explain the project. This is for fireworks sales at the Wal-Mart parking lot, as have been completed in previous years.

The following was presented by staff:

Building:	No comments.
Fire:	Verified there will be extinguishers and the tent must be fireproof.
Stormwater:	No comments.
Engineering:	No comments.
Streets and Solid Waste:	No comments.
Parks:	No comments.
Water/Wastewater:	No comments.
Mayor:	No comments.
Police:	No comments.
Zoning:	No comments.

Motion was made by Doug Zweg, seconded by Kristine Butteris to approve this item contingent upon fire extinguishers always being onsite and the fireproof tent.

Unanimously approved.

F. Review and take action: 510 Cole Street – School Use

Jennifer Getz was present to explain the project. This is for a proposed Catholic High School at Watertown Moravian Church on the third floor.

The following was presented by staff:

- Building: Make sure all exit lights are working properly.
- Fire: Ensure there are fire extinguishers on the third floor.
- Stormwater: No comments.
- Engineering: No comments.
- Streets and Solid Waste: Private service for garbage and recycling would have to be obtained.
- Parks: No comments.
- Water/Wastewater: No comments.
- Mayor: No comments.
- Police: No comments.
- Zoning: No comments.

Motion was made by Doug Zwieg, seconded by Maureen McBroom to approve this item contingent upon:

- The exit lights
- Fire extinguishers
- Private garbage

Unanimously approved with Mayor McFarland abstaining.

G. Review and take action: 1532 S. Church Street & 1536 S. Church Street – Group Development

This is for a condo development. The existing building would be split into 2 condo units owned by 2 separate businesses.

The following was presented by staff:

- Building: Stamped, engineered plans will be needed for any alterations.
- Fire: No comments.
- Stormwater: There is an easement with the city for the parking area immediately north of the building. There is a retaining wall and land in this area. The easement expires in 2027 and additional discussions will have to occur prior to the end of this lease. How will this be dealt with 2 owners. Will there be a condo association? This will be addressed in the condo declaration which has not yet been recorded. The unit owners will each have a vote. The easement has not yet been discussed but it will likely go with the condo association.
- Engineering: No comments.
- Streets and Solid Waste: No comments.
- Parks: No comments.
- Water/Wastewater: No comments.
- Mayor: No comments.
- Police: No comments.
- Zoning: No comments.

Motion was made by Doug Zwieg, seconded by Stacy Winkelman to approve this item contingent upon:

- Stamped, engineered plans for any renovations.
- Notation of the easement lease

Unanimously approved.

H. Review and take action: 211 Hiawatha Street – Site/Building Review

Section 2, Item A.

Bert Zenker of MSI was present to explain the project. A portion of the building will be torn down along with another building onsite and an addition will occur to the existing portion of the structure. Parking will be redone as well. There is also a retention area for surface drainage onsite.

The following was presented by staff:

Building:	A demolition permit will be required to be submitted to the Building, Safety, & Zoning. Approvals can be done in house, but stamped plans will be required.
Fire:	Asked about fire protection. This is not required and that will be noted on the plan set.
Stormwater:	An erosion control and stormwater permit will be required. There are a few items that still need to be submitted.
Engineering:	No comments.
Streets and Solid Waste:	No comments.
Parks:	No comments.
Water/Wastewater:	No comments.
Mayor:	No comments.
Police:	No comments.
Zoning:	No comments.

Motion was made by Doug Zwieg, seconded by Andrew Beyer to approve this item contingent upon:

- Review and approval of the erosion control & stormwater permit.
- Stamped plans for any renovation/remodel work.
- Submittal and approval of the demolition permit.

Unanimously approved.

4. Adjournment

Motion was made by Doug Zwieg and seconded by Stacy Winkelman to adjourn. Unanimously approved.

Respectfully submitted,
Nikki Zimmerman
Recording Secretary

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

**PETITION AND REQUEST TO
AMEND THE PUD/GDP FOR HUNTER OAKS NEIGHBORHOOD
CITY OF WATERTOWN, WI**

Bielinski Development Inc. ("Bielinski") hereby respectfully requests that the City of Watertown Plan Commission and Common Council review the real property consisting of approximately 13.13 acres, which is more particularly described in the Site Plans dated 5/17/24 which are incorporated herein ("Subject Parcels") with this submission.

Bielinski is requesting amending the Planned Unit Development (PUD) & General Development Plan (GDP) for these two parcels in the Hunter Oaks Neighborhood.

All the below statements and information, whether written on this Petition or attached, are true and correct to the undersigned's knowledge and belief.

This Petition is being submitted to the City Clerk for the City of Watertown and City of Watertown Plan Commission to satisfy the Application Requirements for the City of Watertown Municipal Code and City of Watertown Zoning Ordinance.

Hunter Oaks Neighborhood received approval from the City of Watertown Common Council on June 20th, 2023, the Subject Parcels have not been developed to date as Multi-Family Condominiums and Bielinski hereby submits to amend the land use plan to Single Family (small lots) with the goal of Bielinski's to be our affordable housing initiative of planning each home on all lots and continuously constructing until fully completed.

Proposal and Commitments

The Petitioner, Bielinski, respectfully requests that the City Planning Commission and Common Council approve this amended General Development Plan land use of the Subject Parcels with substantial conformance of the enclosed site plans dated 5/17/24, a Bielinski Affordable Housing Initiative of Single Family Residential Small Lot Homes. As the marketplace continues to shift, Bielinski recognizes these changing lifestyles and the demand for affordable housing options in the City of Watertown and the surrounding communities. The intent of Bielinski Homes is to continue to offer mixed land uses providing housing opportunities for a wide range of people, income levels and preference.

Specifically, this amended GDP includes the following:

- **Area C(b): Specific to PARCEL NO. 291-0815-0642-006 & 291-0815-0642-007 Amended to Single Family Small Lots (average lot size of 6,817 sq. ft.).**
 1. **Area C(b): Phase 1** Lots 1-8 lot size range from 5,060 to 6,884 sq. ft. with home construction starting in July/August of 2024.

2. **Area C(b): Phase 2** Lots 44-53 lot size range from 6,592 to 14,873 sq. ft. with development construction starting August/Sept. of 2024 with home construction to commence upon completion.
3. **Area C(b): Phase 3** (Lots 9-43 lot size range from 4,601 to 11,265 sq. ft. with development construction to begin in 2025.
4. **Grant Relief within area C(b)**
 - a. **Minimum Lot Area of 4,601 sq. ft. per dwelling unit**
 - b. **Proposed Building Setbacks:**

Street (front):	24 ft. 20 ft. JKO
Street (corner):	20 ft.
Rear:	25 ft.
Side:	8 ft.
Minimum lot width:	50 ft.
 - c. **All roadways will be public with a 60 ft. wide Right-of-Way**
5. **Area C(b):** City will approve the street vacation of Belmont Drive within area C(b) later submission from this petition.
6. **Area K:** Storm Water Detention Pond, in 2024 Bielinski will reconstruct the detention pond per the city approved plans and upon completion of that work, the City of Watertown will take ownership of the detention pond.
7. **Area H-2 (Phase 1):** In 2026 Bielinski plans to construct the 25 single family lots which will include dedication of the Neighborhood Park (Area I) to the City of Watertown.
8. **All other terms of the approved GDP on June 20th, 2023 stay the same.**

List of Attachments or Other Documents:

1. Application to Amend the GDP
2. Tax Documents Identifying the Parcels
3. GDP Amended Hunter Oaks Neighborhood Site Plans (Pages 1 & 2) dated 5/17/24
4. GDP Site Plan Approved June 20th, 2023
5. Preliminary Home Building Plans (5)

Dated this 18th day of May, 2024.

OWNER & PETITIONER:

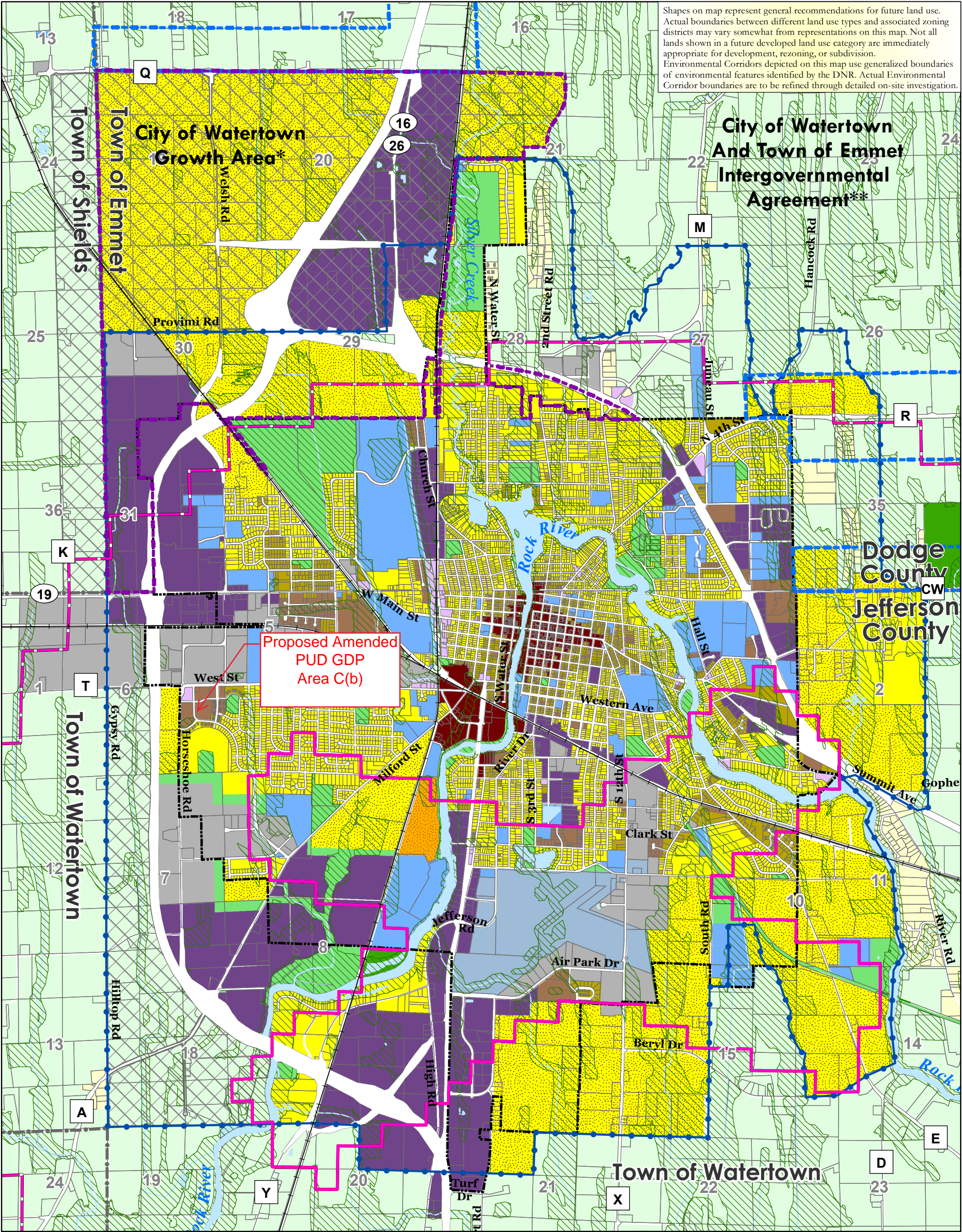
Bielinski Development, Inc.

1830 Meadow Lane, Suite A
Pewaukee, Wisconsin 53072

By: 

Frank Bielinski, President

Dated: 5-18-24



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

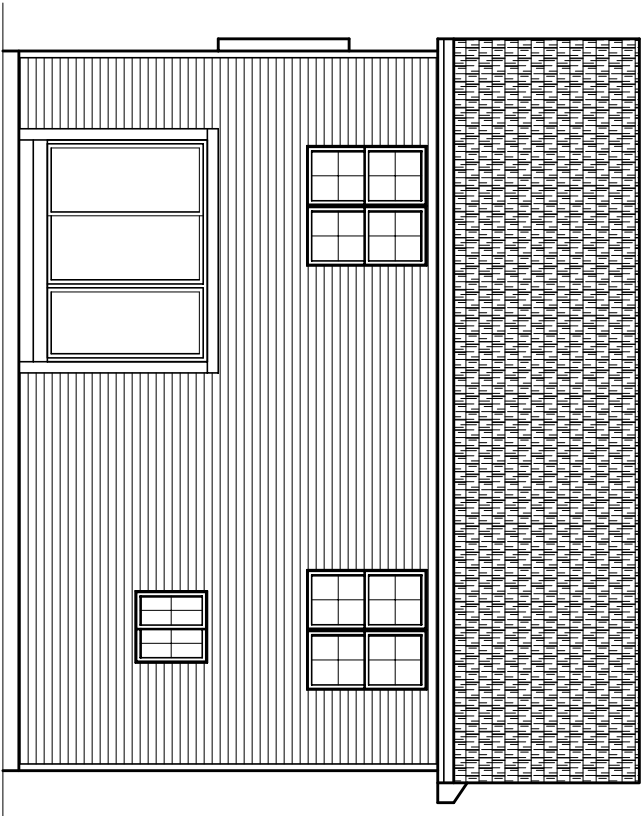
Draft: August 7, 2019

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

Scale: 0 0.25 0.5 1 Miles

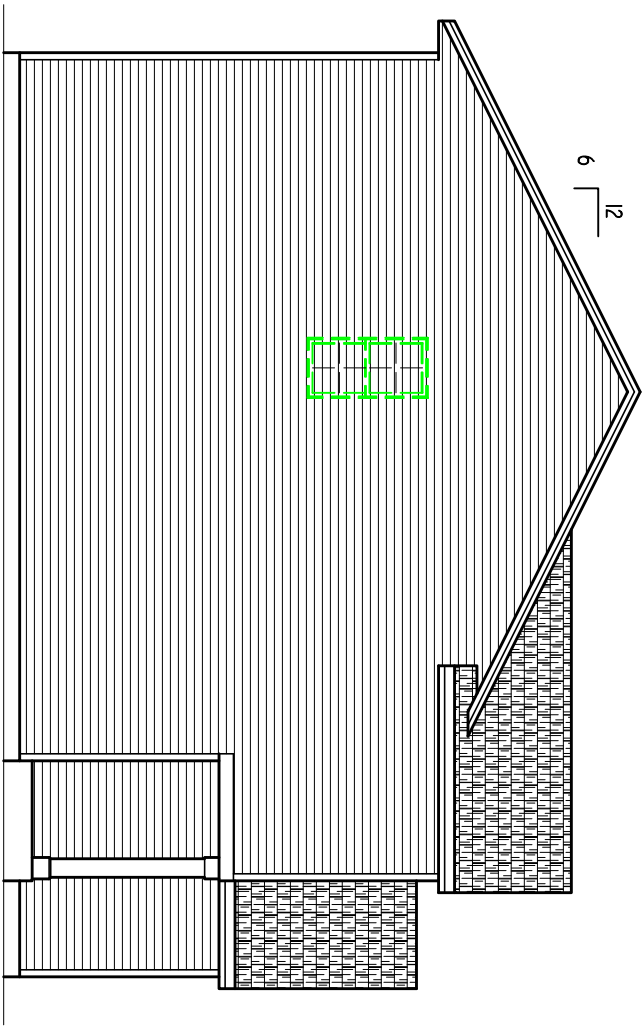
Logo: THE CITY OF WATERTOWN Opportunity runs through it.

Logo: VANDEWALLE & ASSOCIATES INC. Shaping places, shaping change

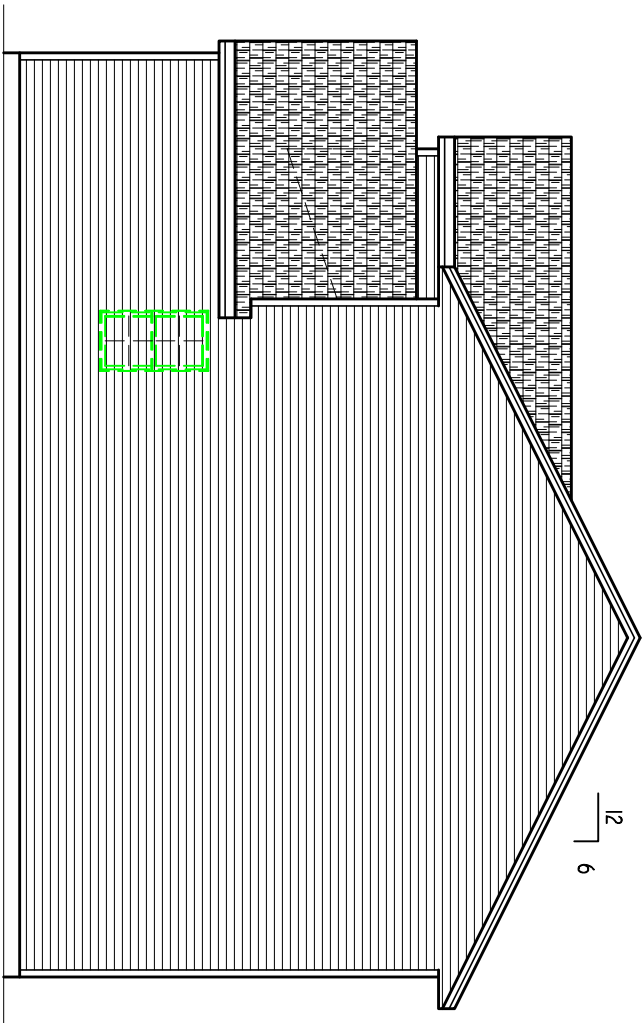


REAR ELEVATION

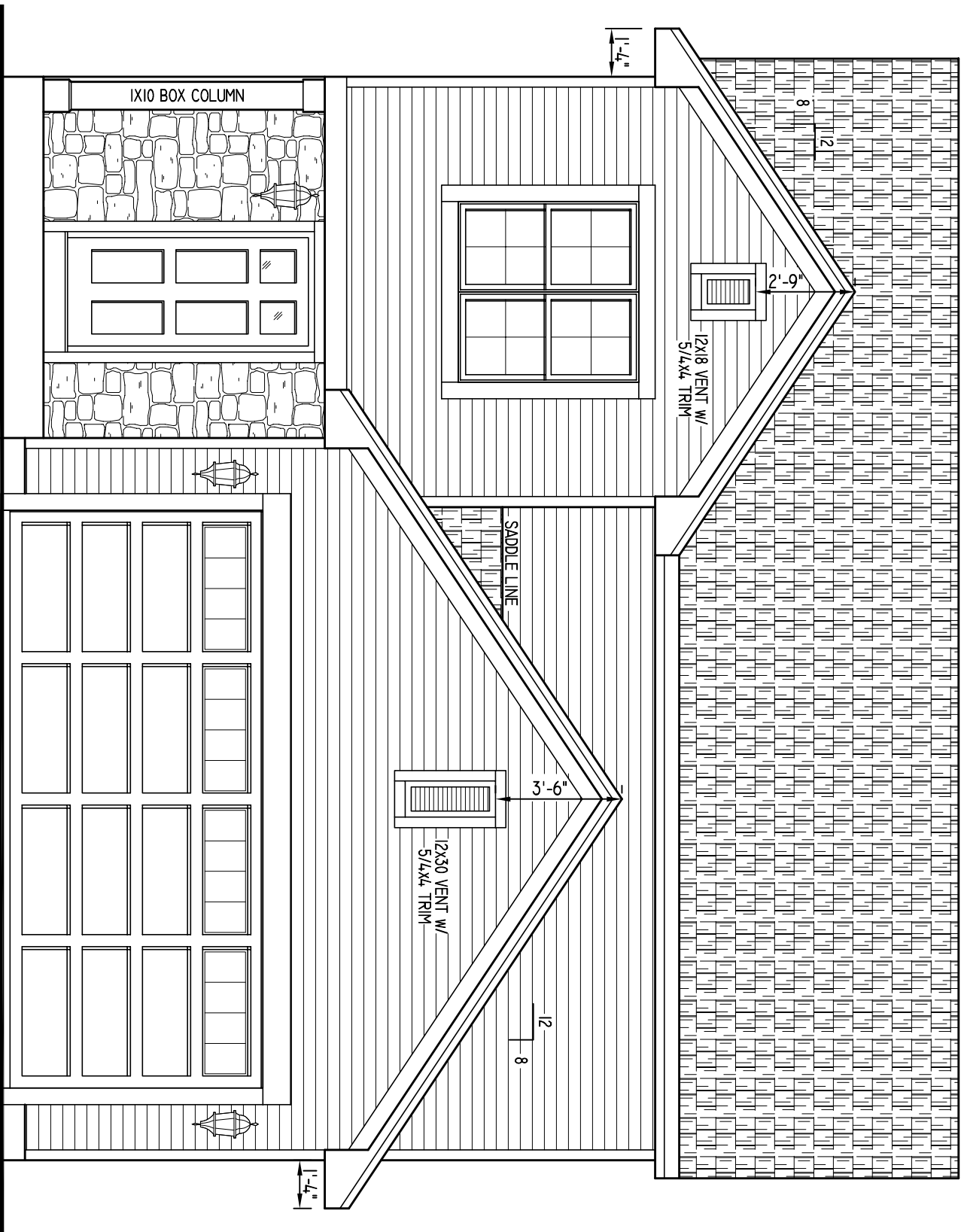
SCALE: 1/8" = 1'-0"



LEFT ELEVATION



RIGHT ELEVATION



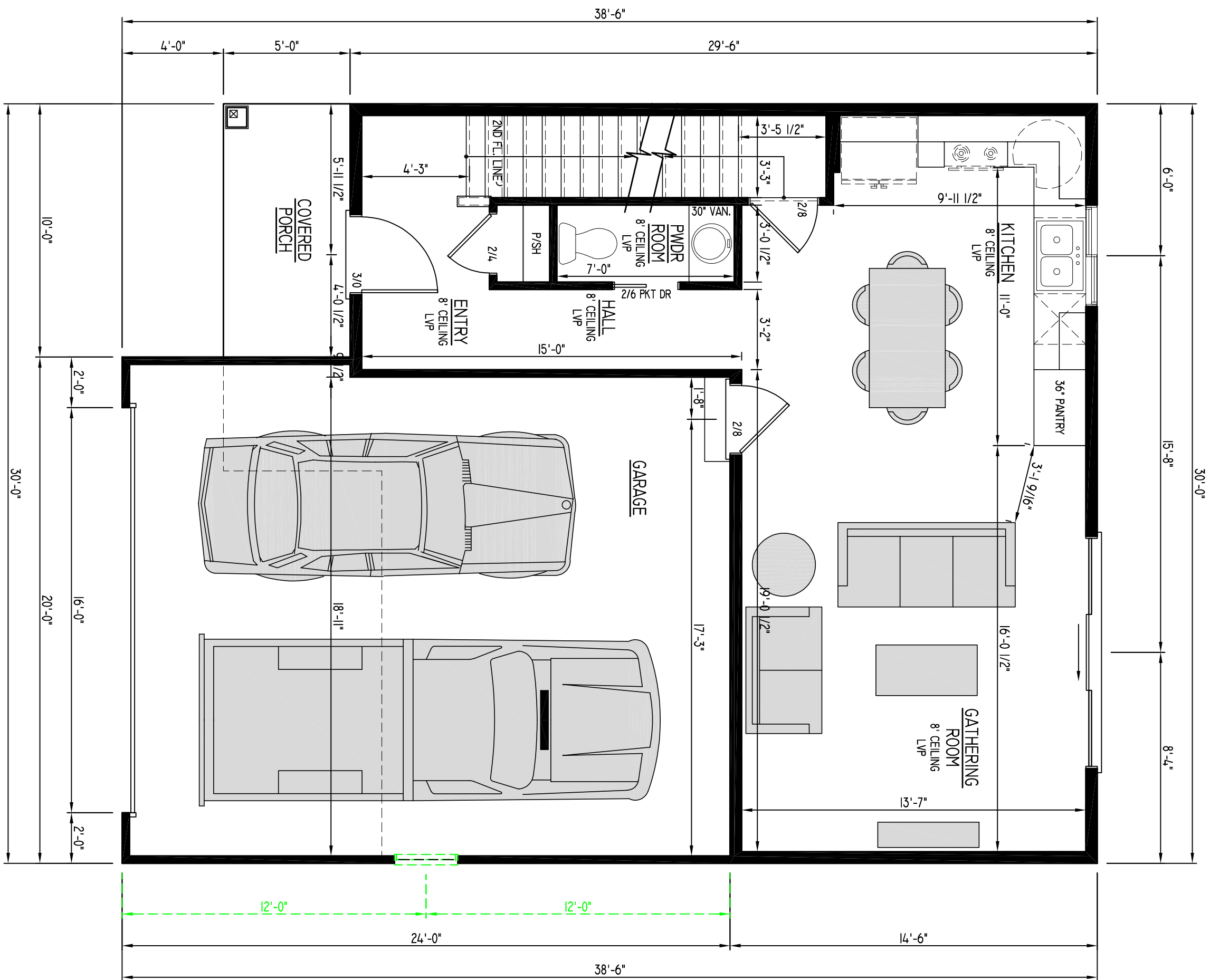
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

LENNOX 1519 TRANSITIONAL INNOVATOR SERIES

SQUARE FOOTAGE:
1ST FLOOR - #####
2ND FLOOR - #####
OPEN VOLUME - N/A
TOTAL #####
GARAGE AREA - #####
OVERALL WIDTH - #####
OVERALL DEPTH - #####

PRELIMINARY
4/25/24

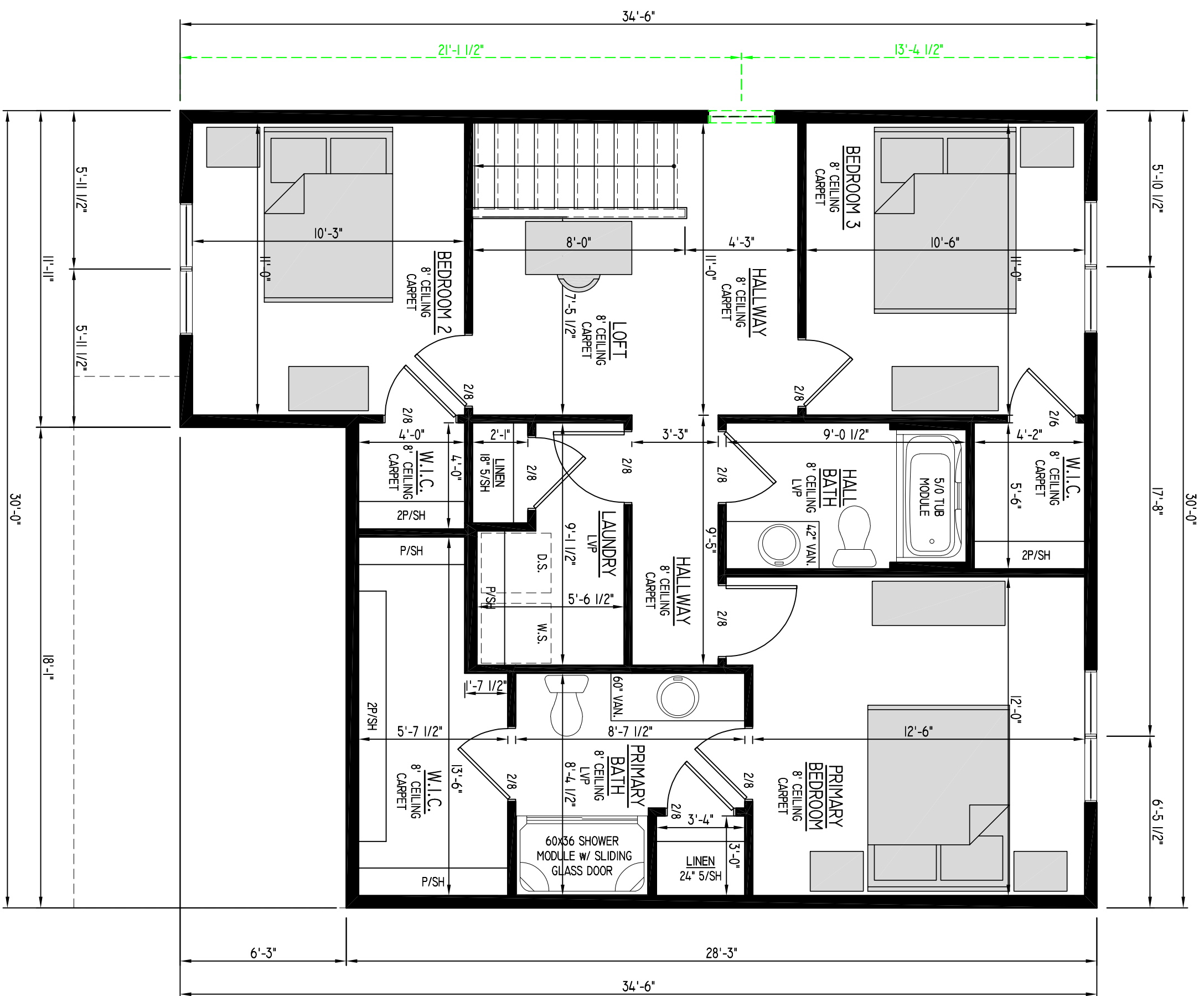


FIRST FLOOR PLAN

8'-1 1/8" PLATE HGT.

SCALE: 1/4" = 1'-0"

LENNOX 1519
INNOVATOR SERIES

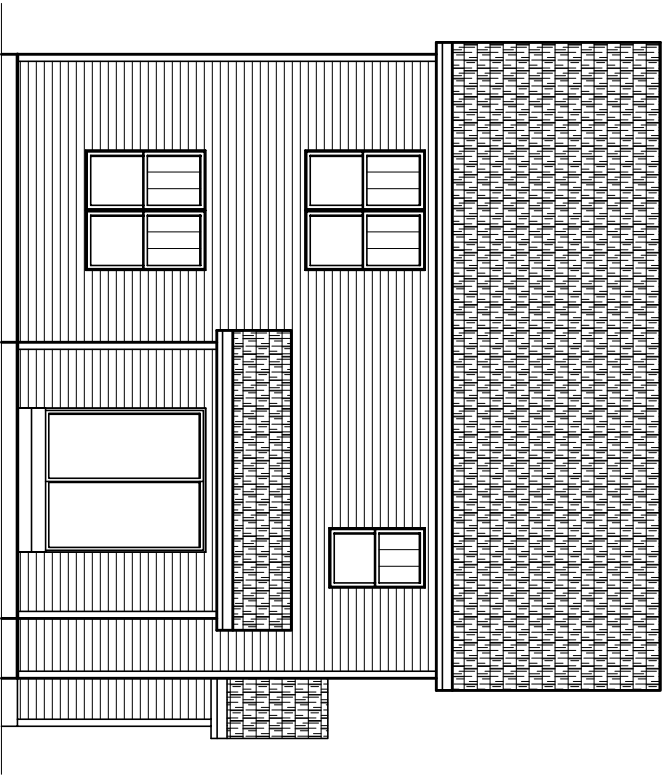


SECOND FLOOR PLAN

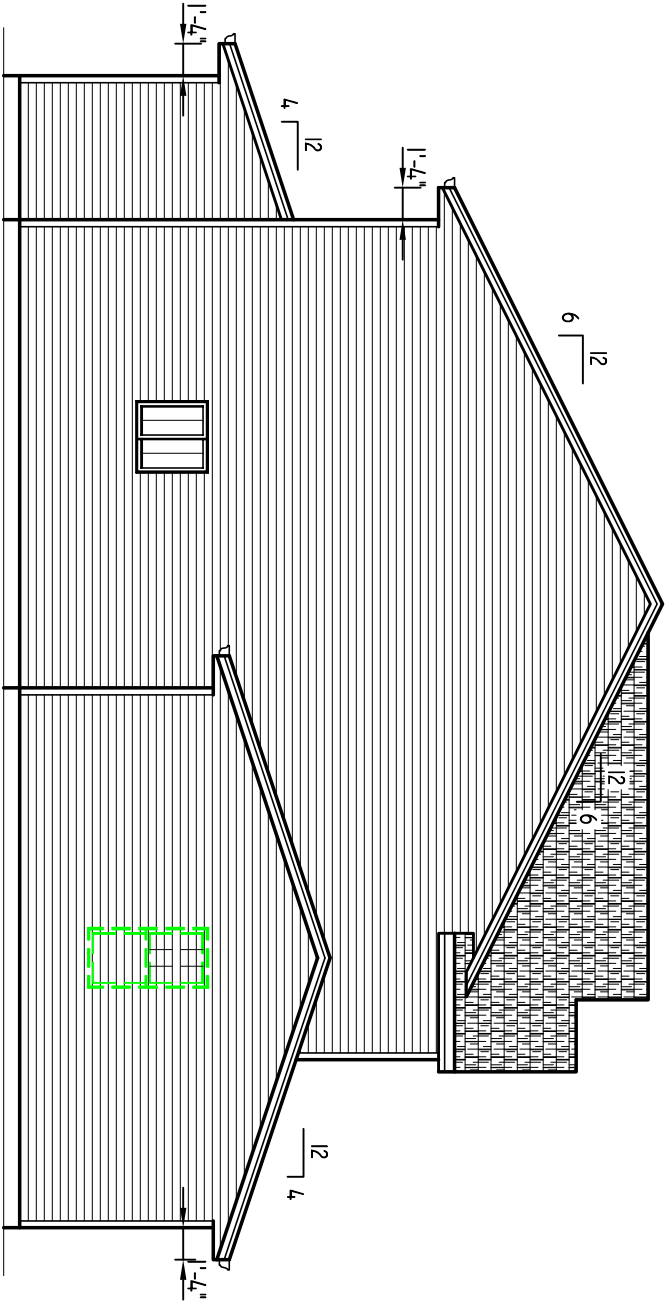
SCALE: 1/4" = 1'-0"

PRELIMINARY
4/25/24

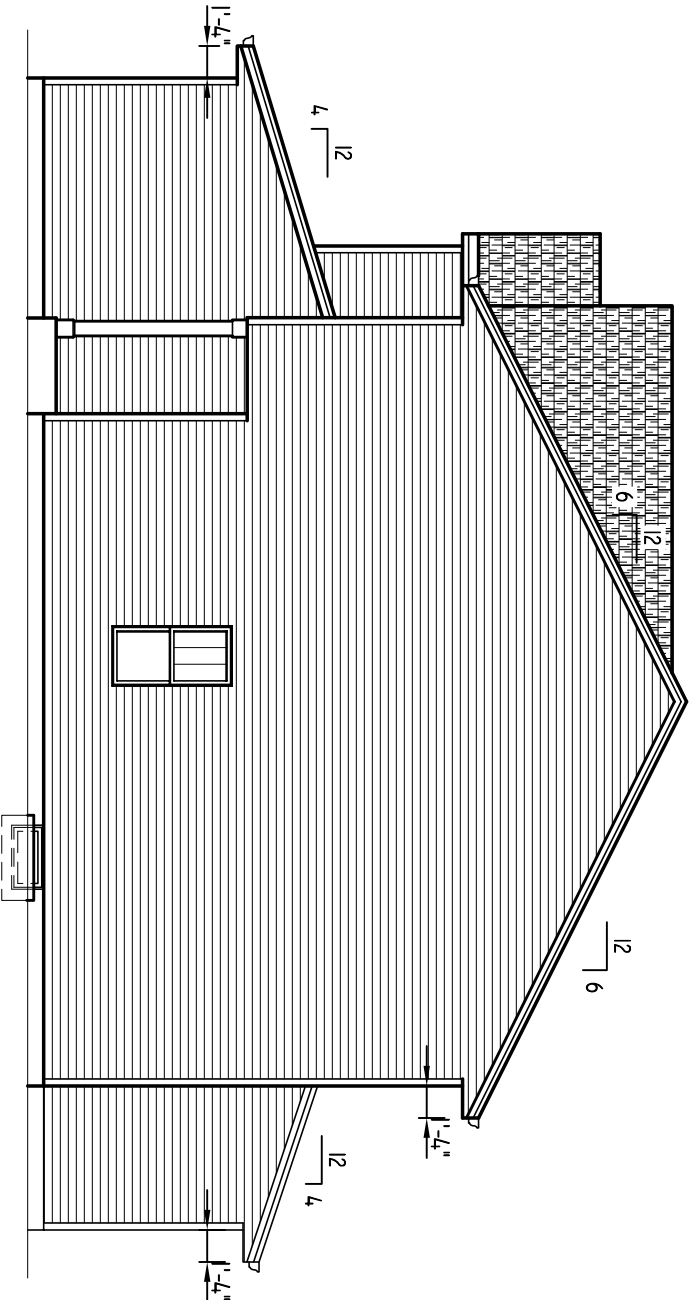
SQUARE FOOTAGE:
1ST FLOOR - 597 SQ. FT.
2ND FLOOR - 922 SQ. FT.
OPEN VOLUME - N/A
TOTAL 1519 SQ. FT.
GARAGE AREA - 1468 SQ. FT.
OVERALL WIDTH - 30'-0"
OVERALL DEPTH - 38'-6"



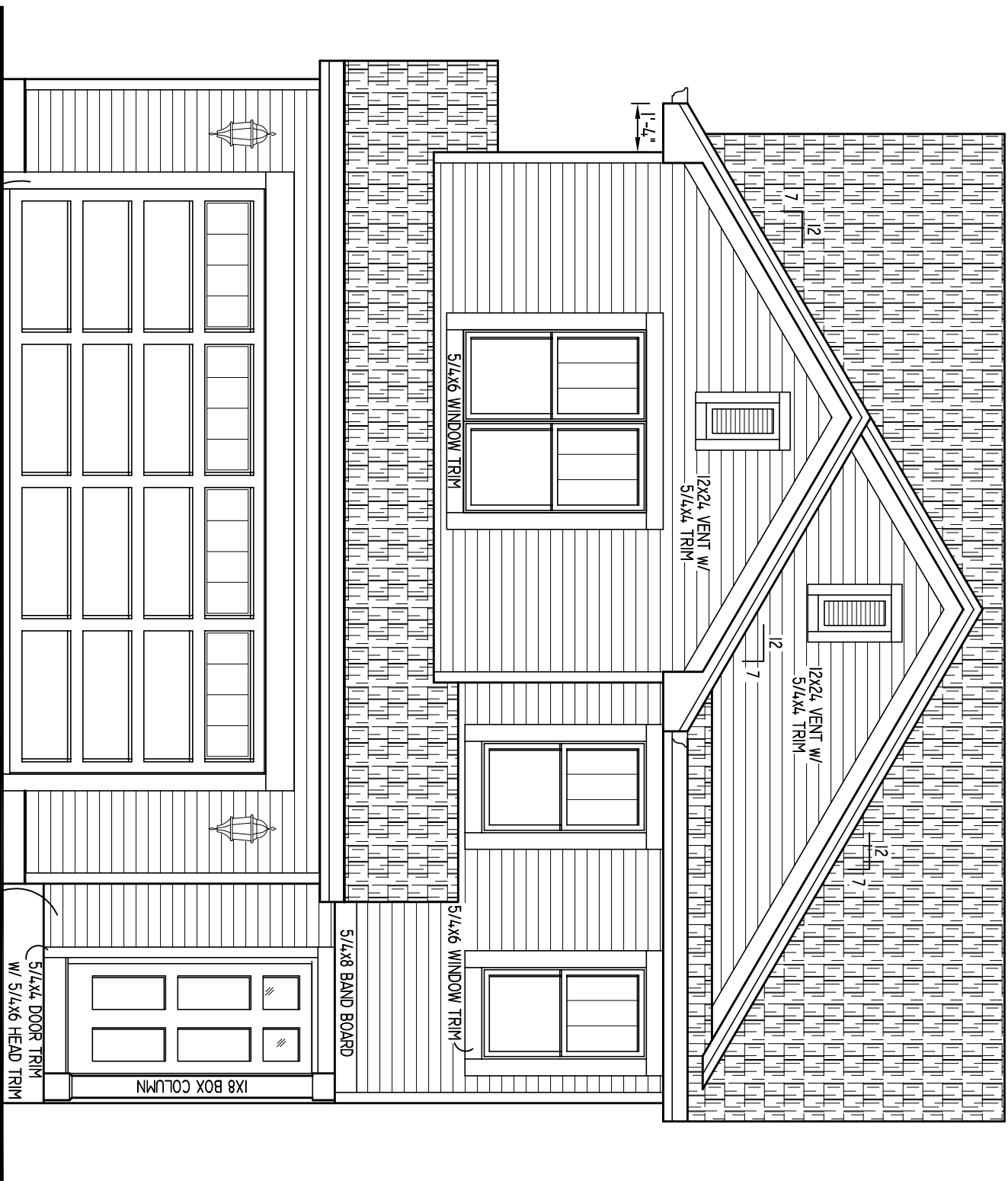
REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION



RIGHT ELEVATION

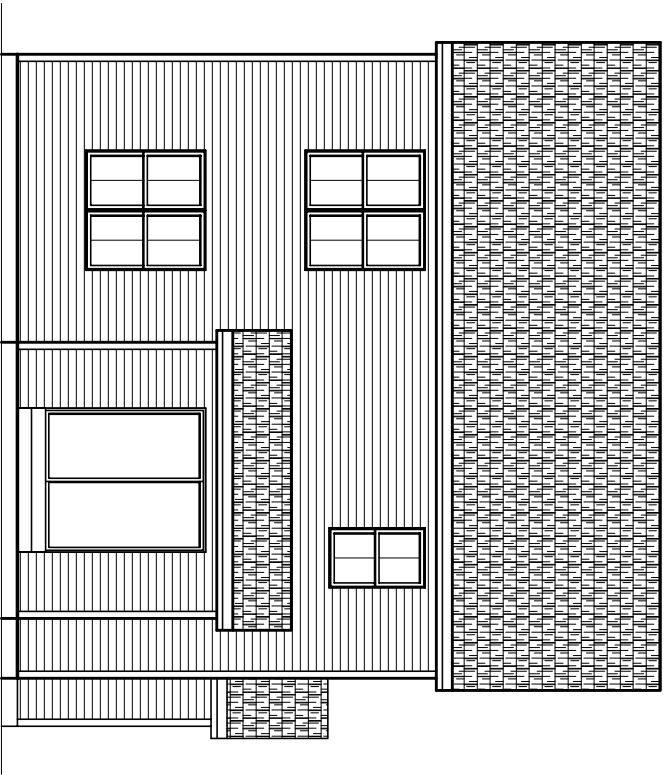


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

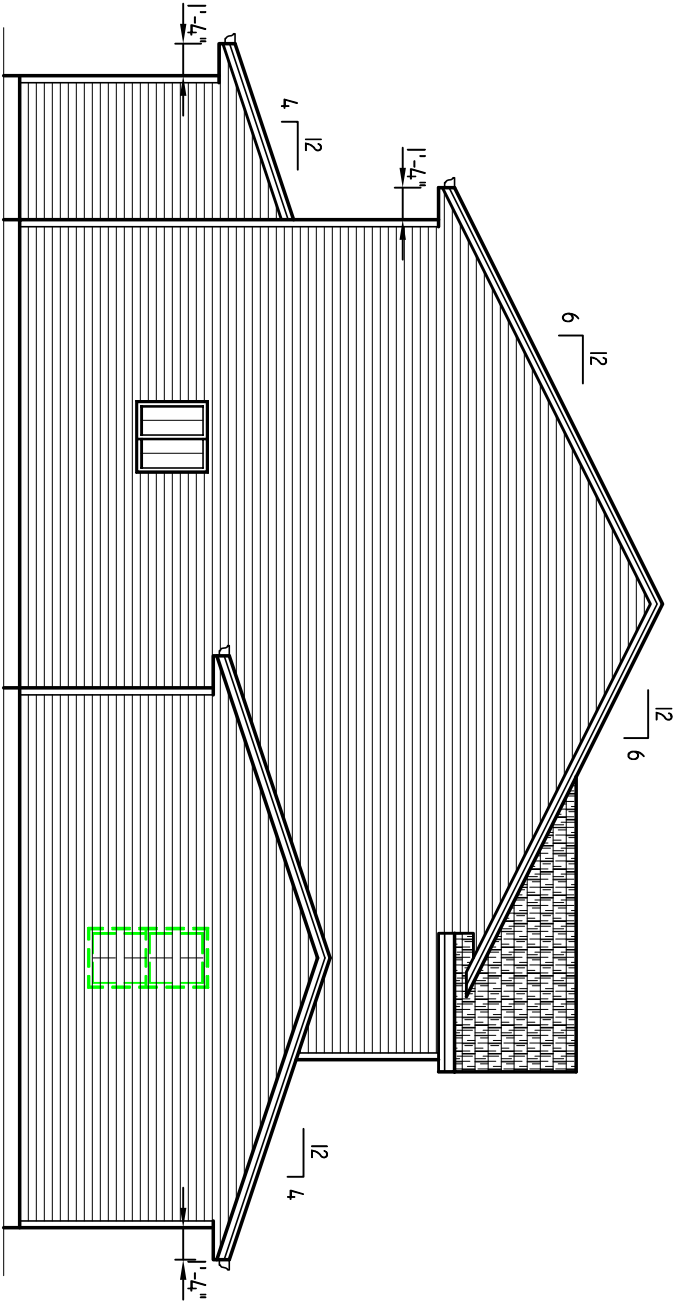
HARPER 1523
TRANSITIONAL
INNOVATOR SERIES
3-BEDROOM

SQUARE FOOTAGE:
1ST FLOOR - #####
2ND FLOOR - #####
OPEN VOLUME - N/A
TOTAL - #####
GARAGE AREA - #####
OVERALL WIDTH - #####
OVERALL DEPTH - #####

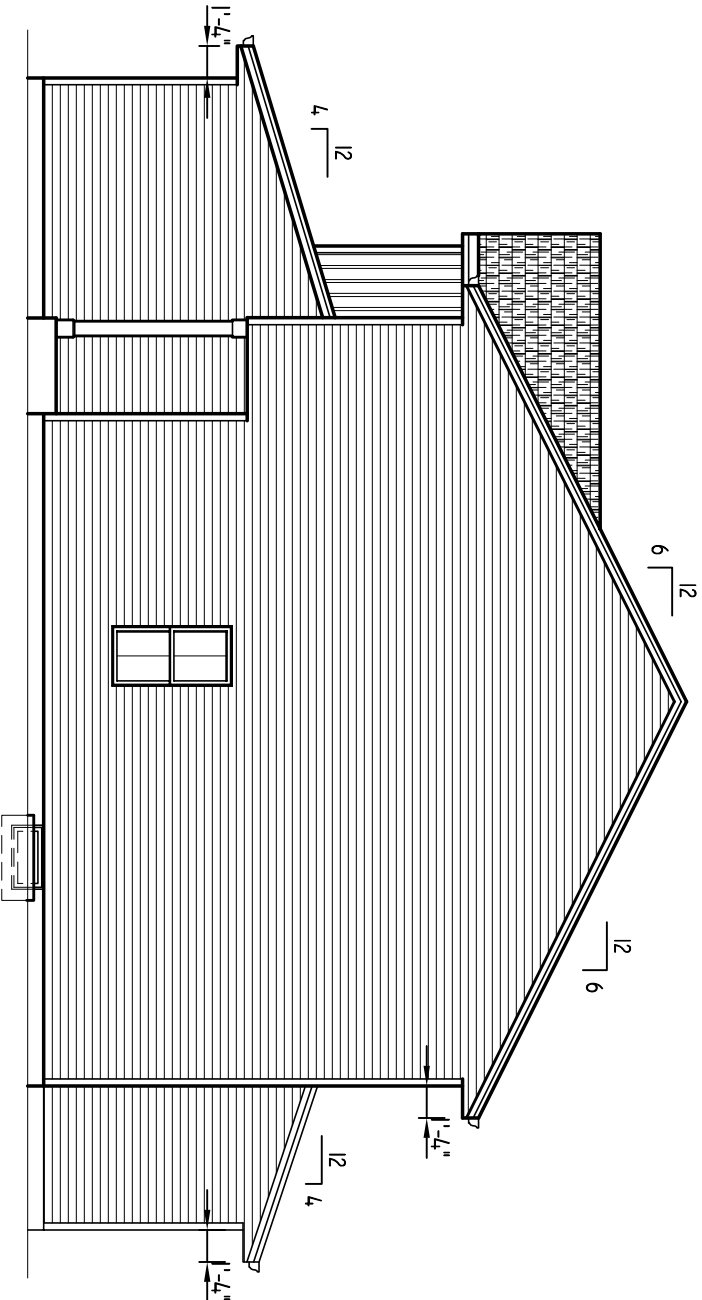
PRELIMINARY
4/24/24



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION



RIGHT ELEVATION



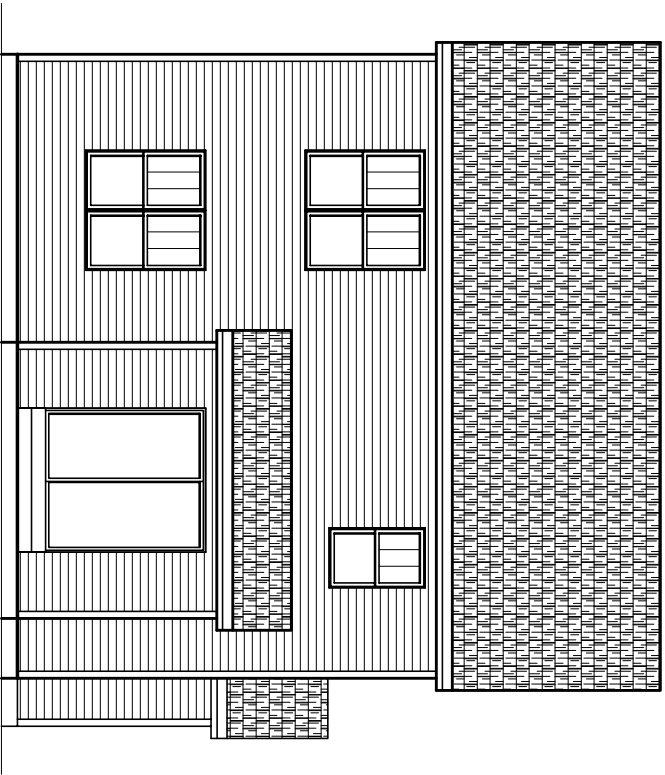
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

HARPER 1523
AMERICANA
INNOVATOR SERIES
3-BEDROOM

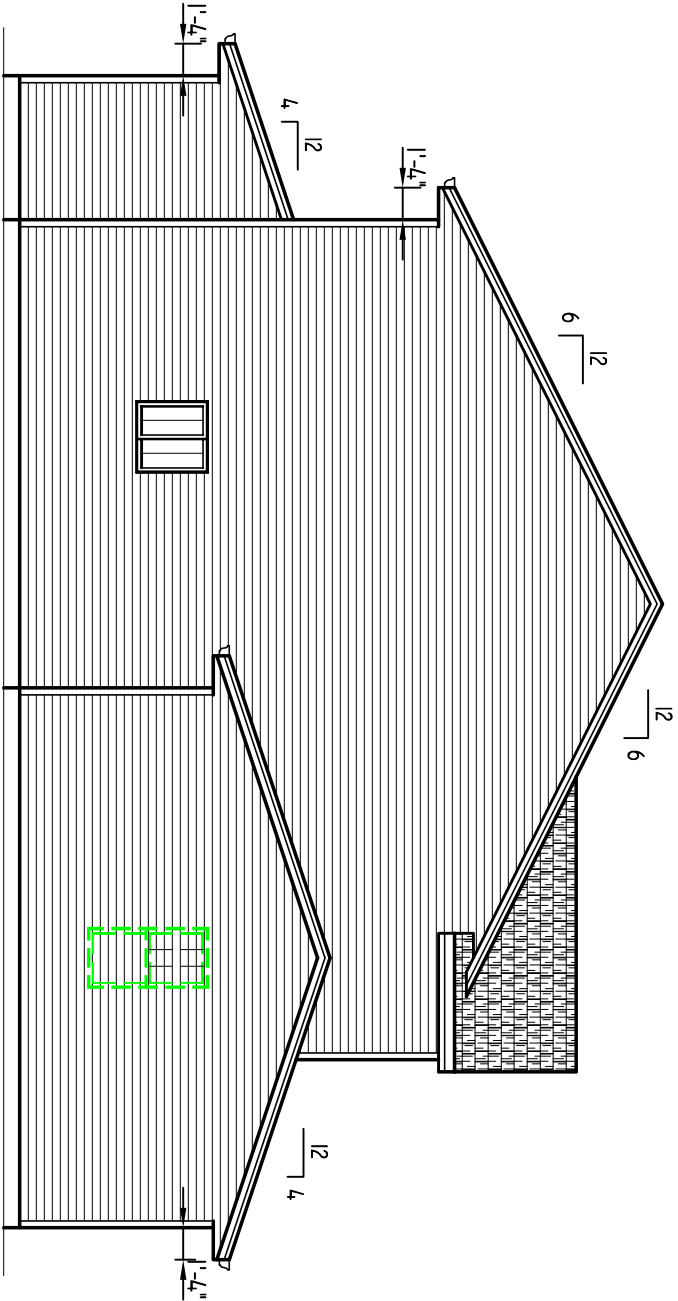
SQUARE FOOTAGE:

1ST FLOOR -	#####
2ND FLOOR -	#####
OPEN VOLUME -	N/A
TOTAL	#####
GARAGE AREA -	#####
OVERALL WIDTH -	#####
OVERALL DEPTH -	#####

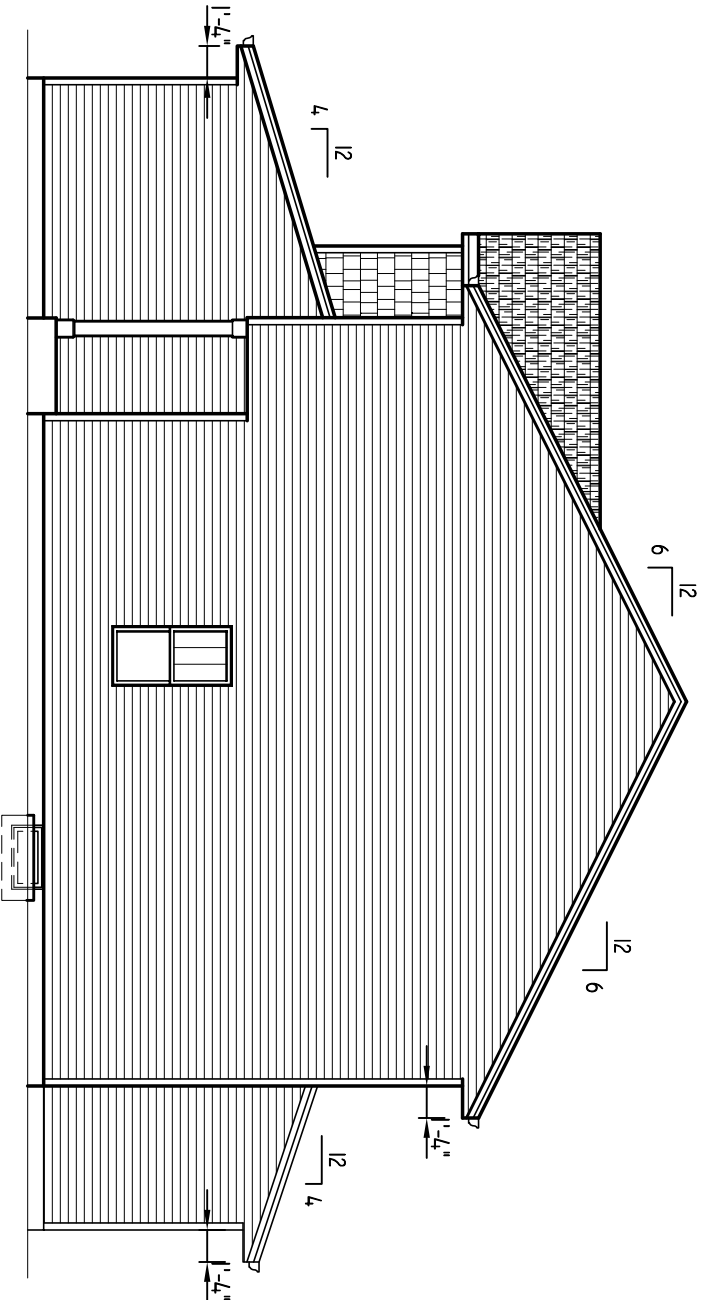
PRELIMINARY
4/24/24



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION



RIGHT ELEVATION



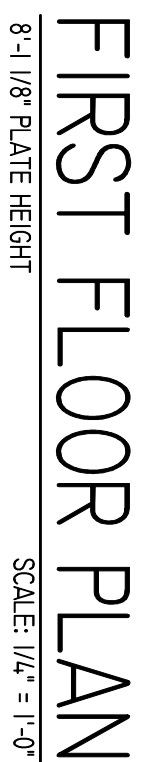
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

HARPER 1523
ARTS & CRAFTS
INNOVATOR SERIES
3-BEDROOM

SQUARE FOOTAGE:

1ST FLOOR -	#####
2ND FLOOR -	#####
OPEN VOLUME -	N/A
TOTAL	#####
GARAGE AREA -	#####
OVERALL WIDTH -	#####
OVERALL DEPTH -	#####

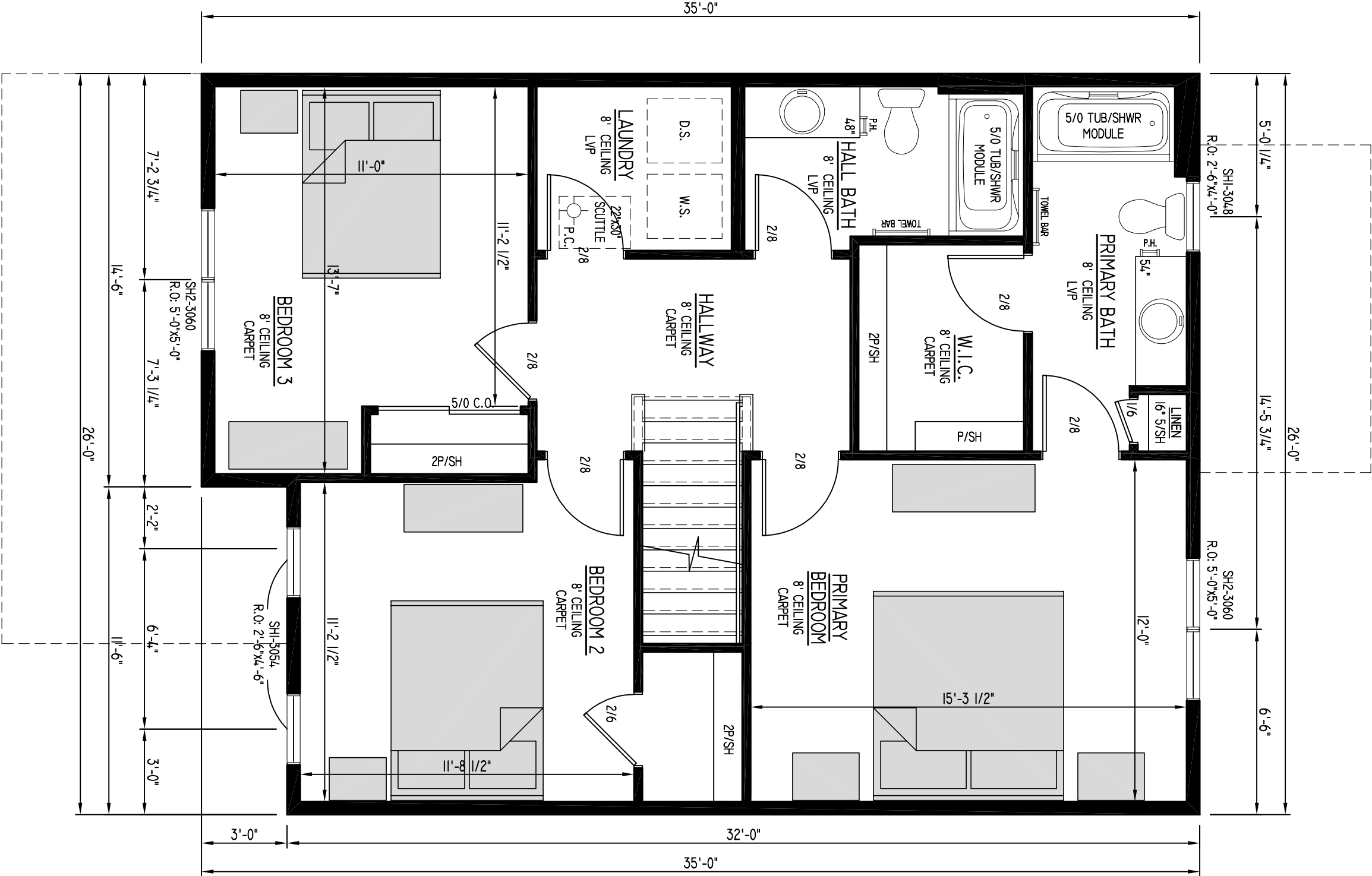
PRELIMINARY
4/24/24



1ST FLOOR -	647 SQ. FT.
2ND FLOOR -	876 SQ. FT.
OPEN VOLUME -	N/A
TOTAL	1523 SQ. FT.

OVERALL WIDTH - 28'-0"
OVERALL DEPTH - 48'-0"

4/24/24



HARPER 1523
INNOVATOR SERIES
3-BEDROOM

SQUARE FOOTAGE:
1ST FLOOR - 647 SQ. FT.
2ND FLOOR - 876 SQ. FT.
OPEN VOLUME - N/A
TOTAL 1523 SQ. FT.
GARAGE AREA - 1477 SQ. FT.
OVERALL WIDTH - 28'-0"
OVERALL DEPTH - 48'-0"

PRELIMINARY
4/24/24

BIELINSKI
HOMES



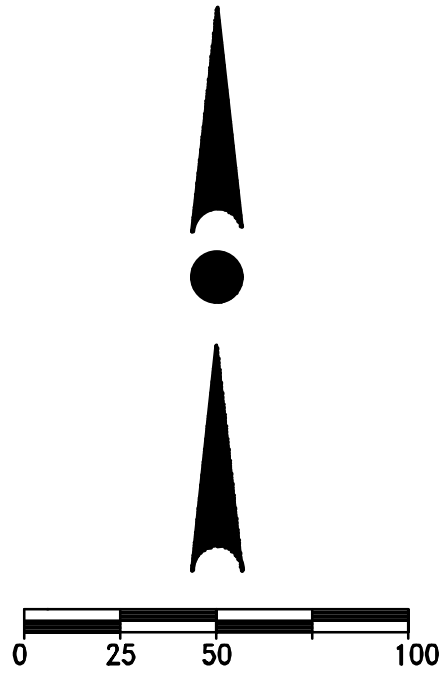
4100 N. CALHOUN RD
SUITE 300
BROOKFIELD, WI 53005
t: (262) 790-1480
e: info@trioeng.com
www.trioeng.com

SITE PLAN - AREA Cb

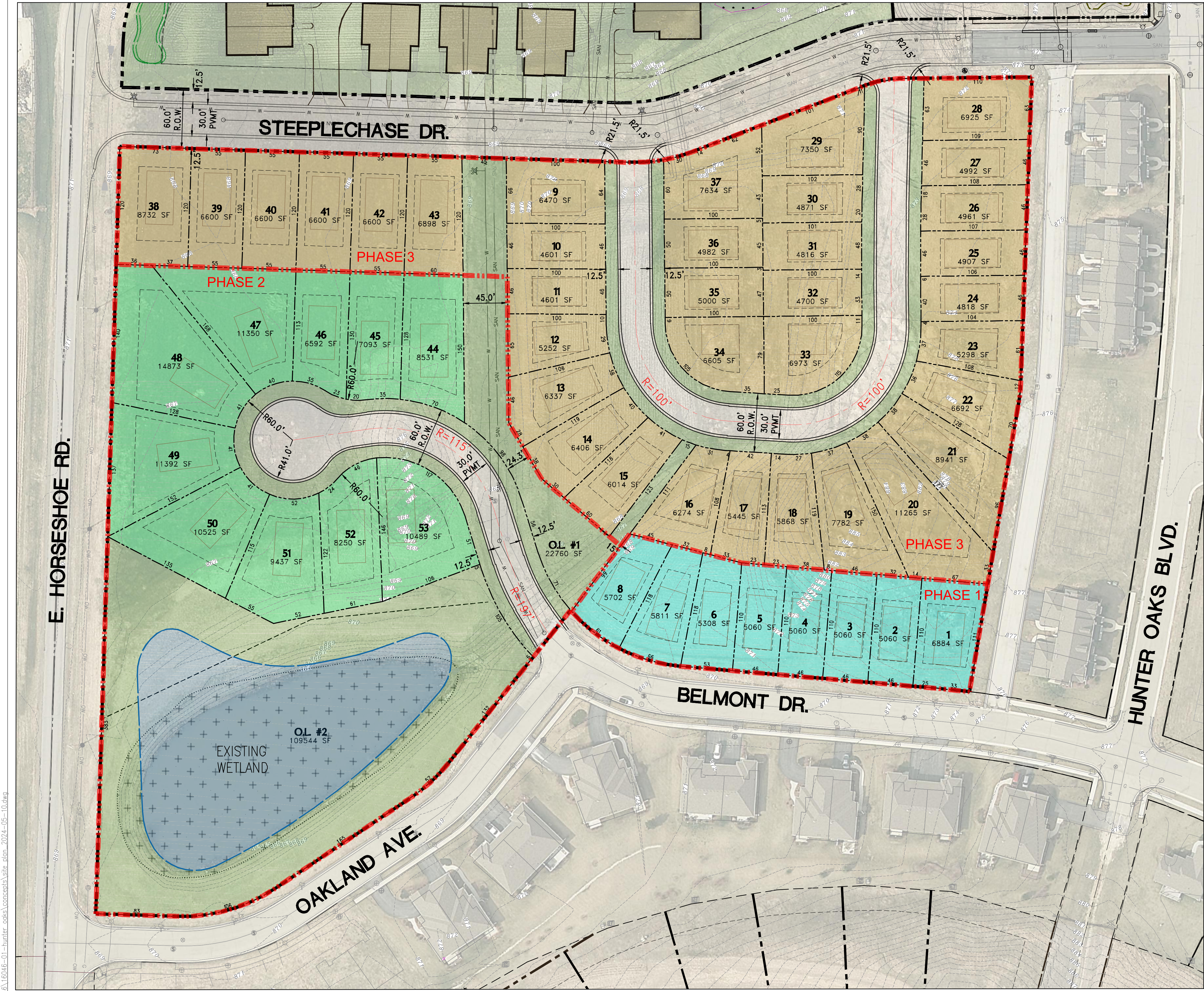
"HUNTER OAKS SINGLE FAMILY
HOME SITES"
City of Watertown, WI

DATA SUMMARY

Proposed Site	AREA Cb
Parcel Area:	13.13 acres
Development:	53 lots
Density:	4.04 lots/acre
Average Lot Size:	6,817s.f. (0.156Ac)
Proposed Phasing:	
Phase 1:	8 lots, #1-8 (July 2024)
Phase 2:	10 lots, #44-53 (Nov. 2024)
Phase 3:	35 lots, #9-38 (2025)
Proposed Pad Dimensions:	
	28'x54' - Lots 1-6, 8, 13-32, 35-53
	28'x50' - Lots 7, 9-12
	30'x38' - Lots 33-34
Proposed Building Setbacks:	
Street (Front):	20'
Street (Corner):	20'
Rear:	25'
Side:	8'
Min. Lot Width:	50'



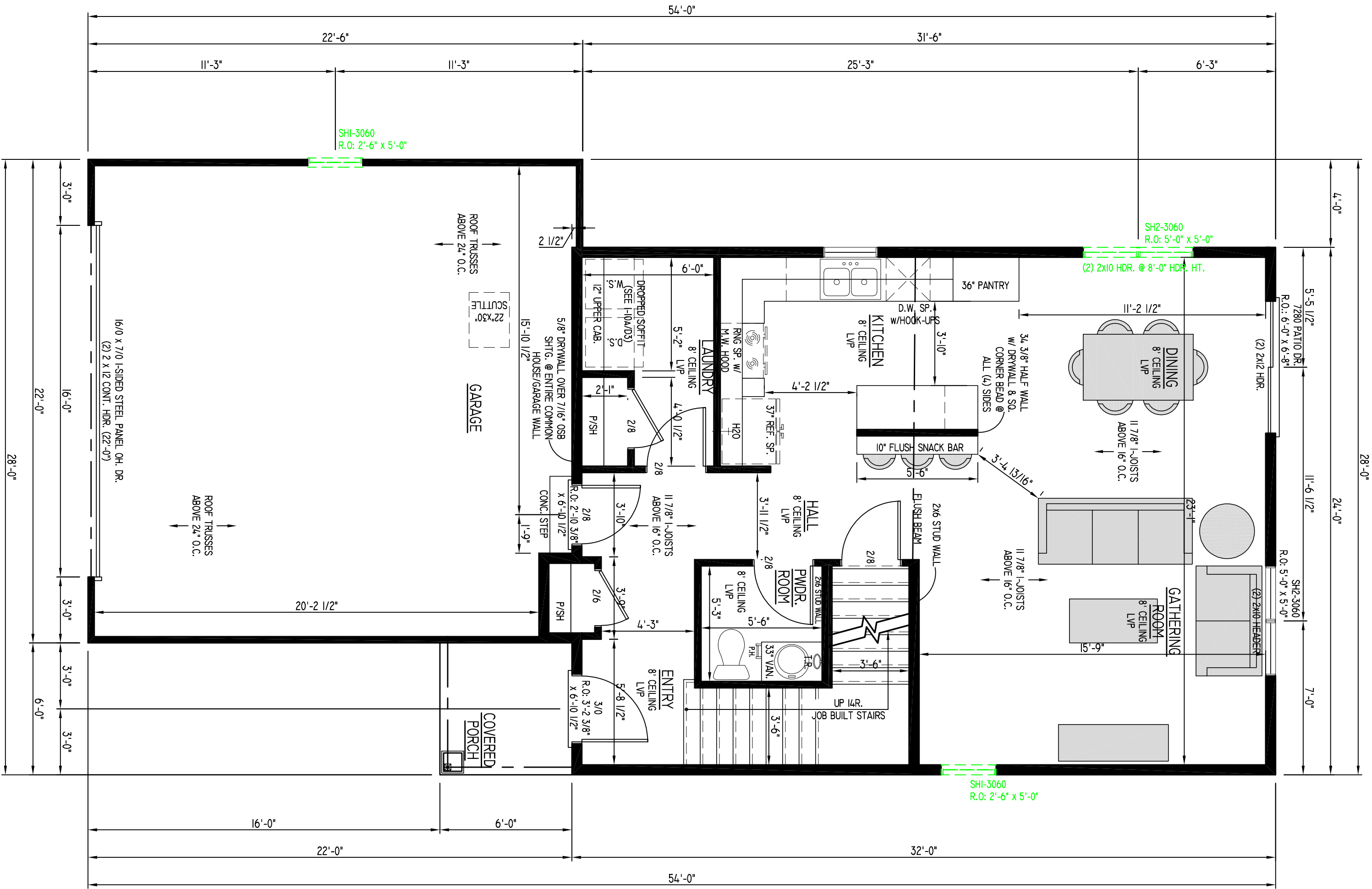
Scale: 1" = 50' (22"x34")
Scale: 1" = 100'(11"x17")
DATE: 05-17-2024



h:\c900\966\16046-01-hunter oaks\concepts\site plan 2024-05-10.dwg

FIRST FLOOR PLAN

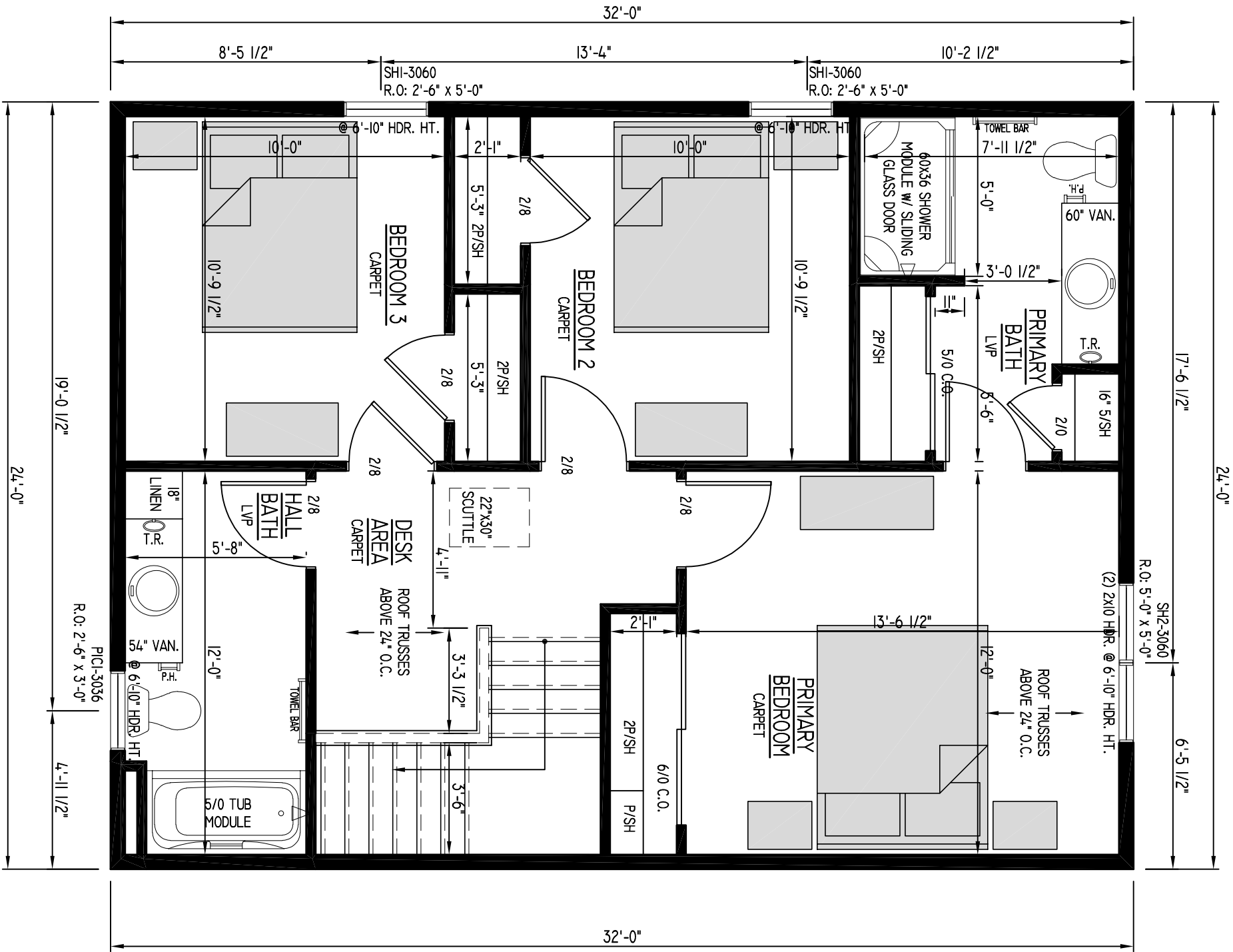
9'-1 1/8" PLATE HGT. SCALE: 1/4" = 1'-0"



QUINN 1542
INNOVATOR SERIES

SQUARE FOOTAGE:
1ST FLOOR - 774 SQ. FT.
2ND FLOOR - 768 SQ. FT.
TOTAL 1542 SQ. FT.
GARAGE AREA - 480 SQ. FT.
OVERALL WIDTH - 28'-0"
OVERALL DEPTH - 54'-0"

PRELIMINARY
4/25/24



SECOND FLOOR PLAN

8'-1 1/8" PLATE HGT.

SCALE: 1/4" = 1'-0"

QUINN 1542

INNOVATOR SERIES

SQUARE FOOTAGE:
1ST FLOOR - 774 SQ. FT.
2ND FLOOR - 768 SQ. FT.
TOTAL - 1542 SQ. FT.

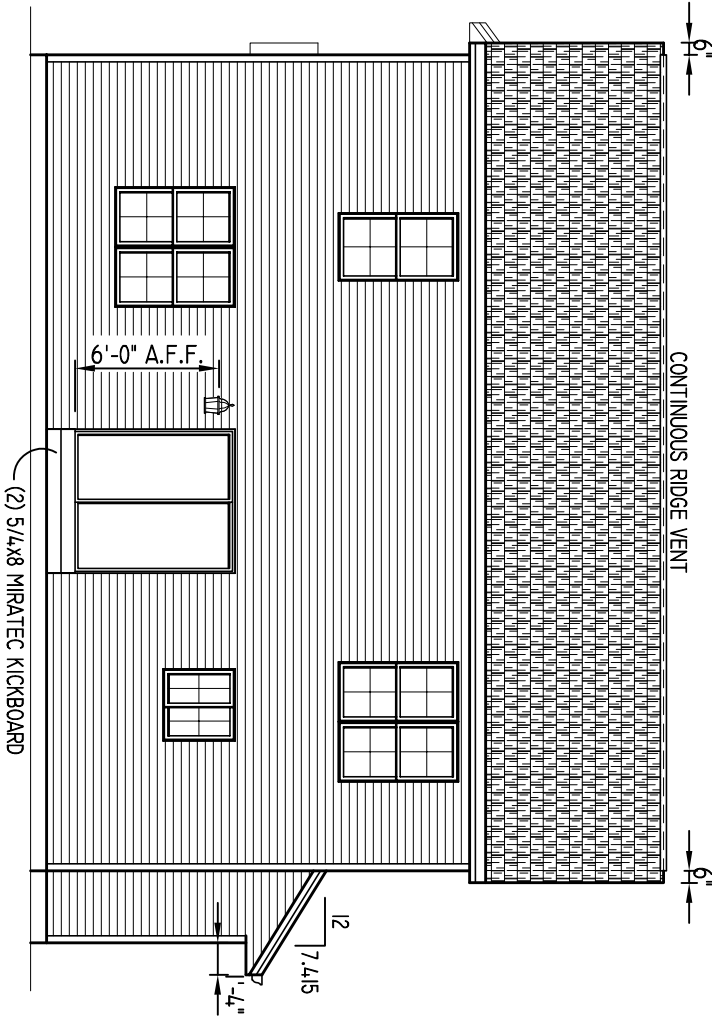
GARAGE AREA - 480 SQ. FT.

OVERALL WIDTH - 28'-0"

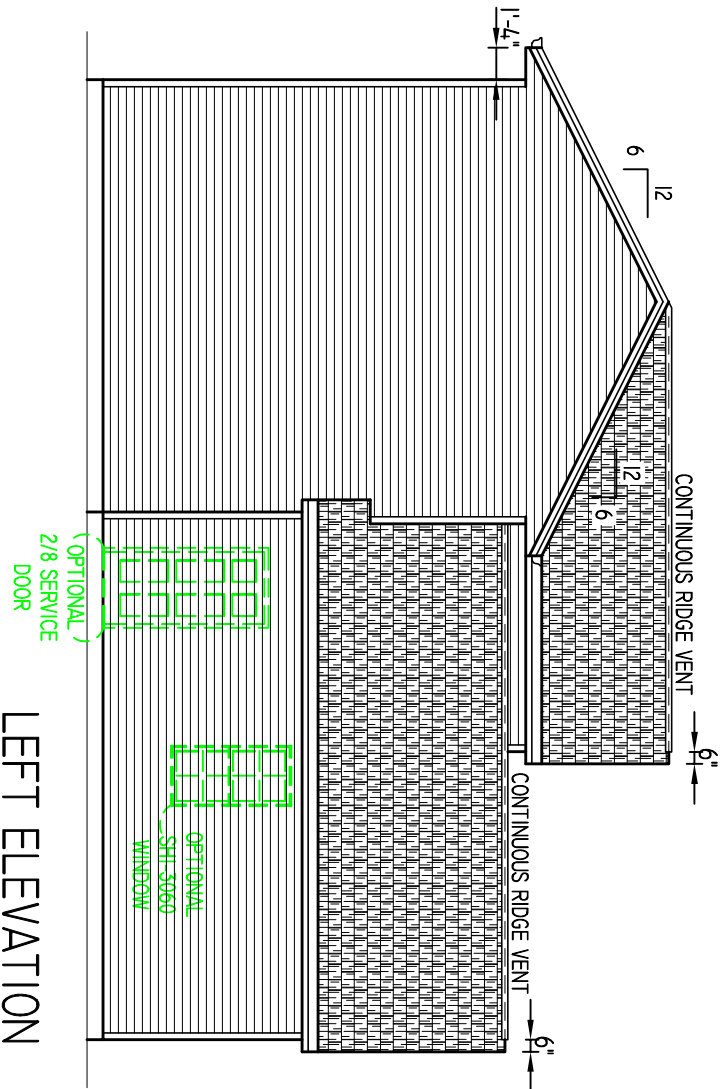
OVERALL DEPTH - 54'-0"

PRELIMINARY

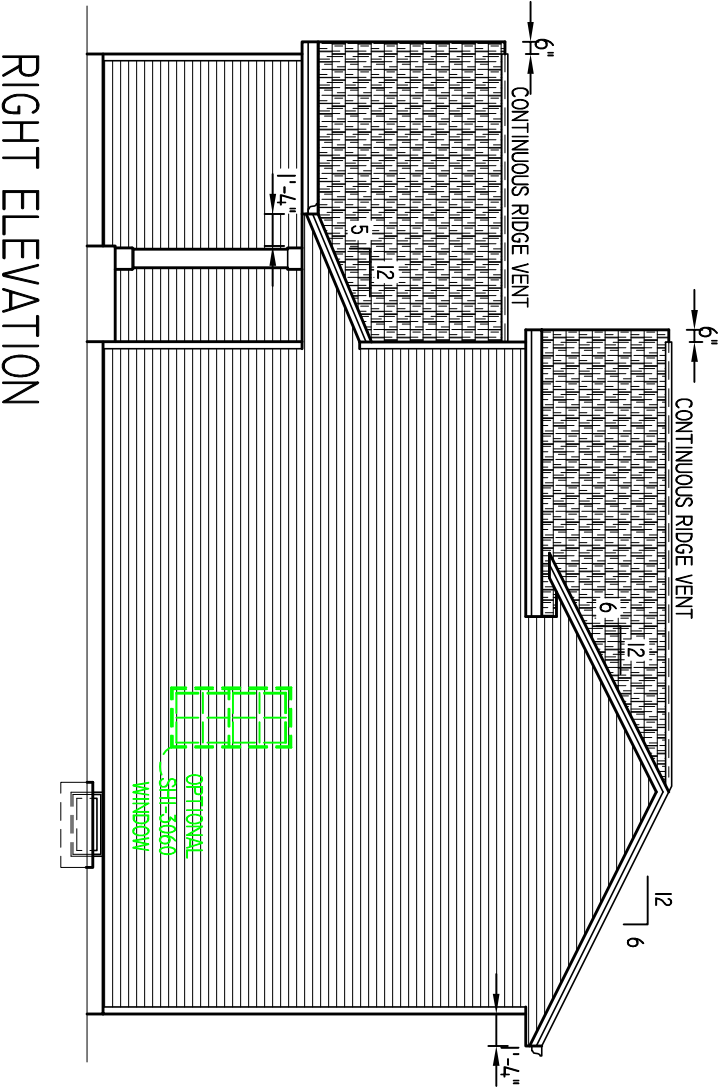
4/25/24



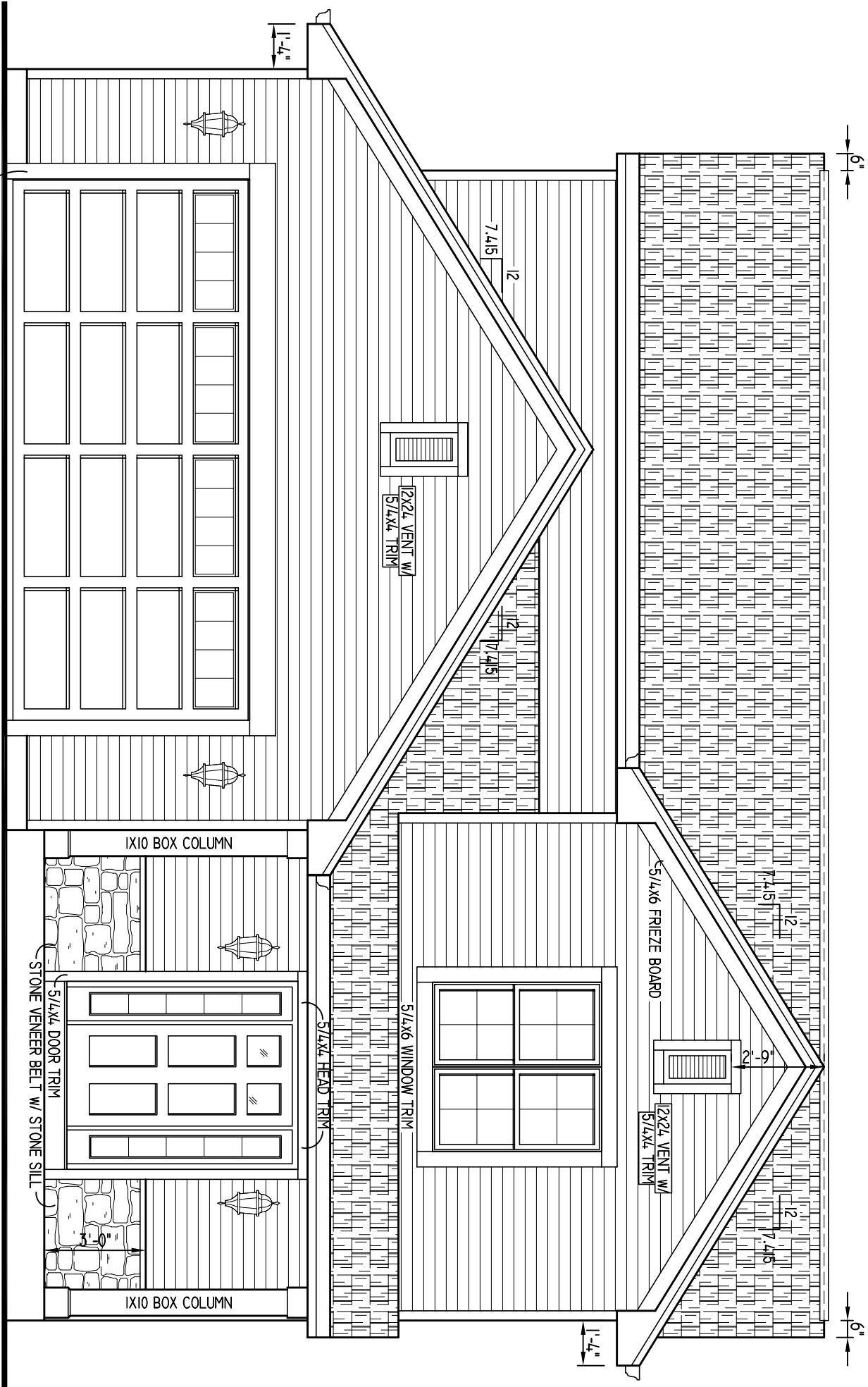
REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION



RIGHT ELEVATION

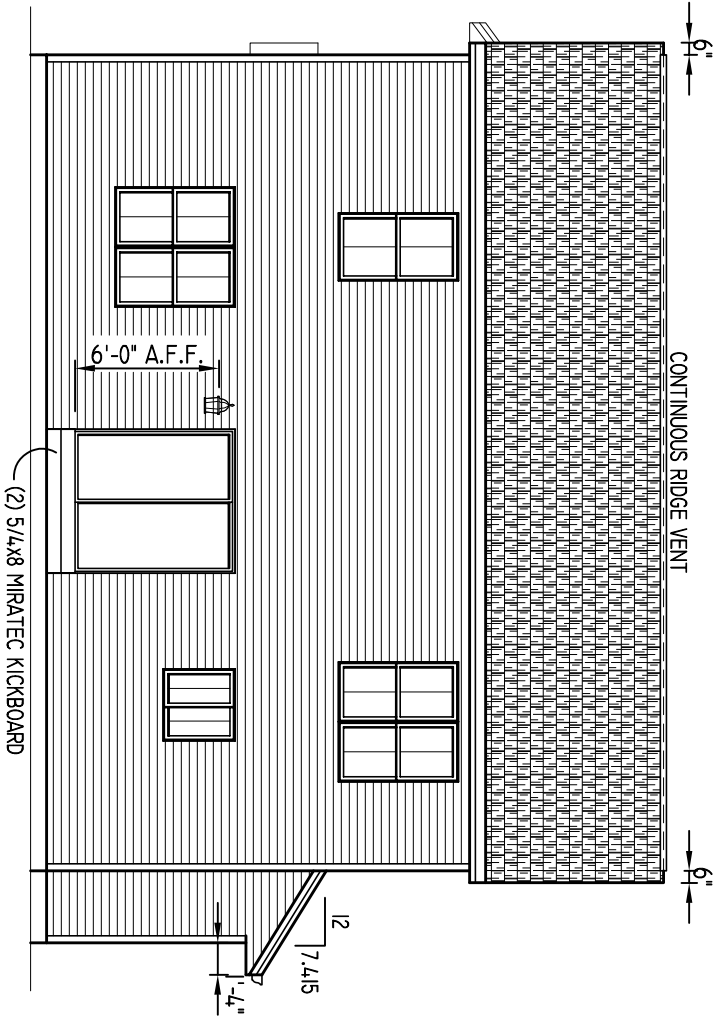


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

MADISON ### TRANSITIONAL INNOVATOR SERIES

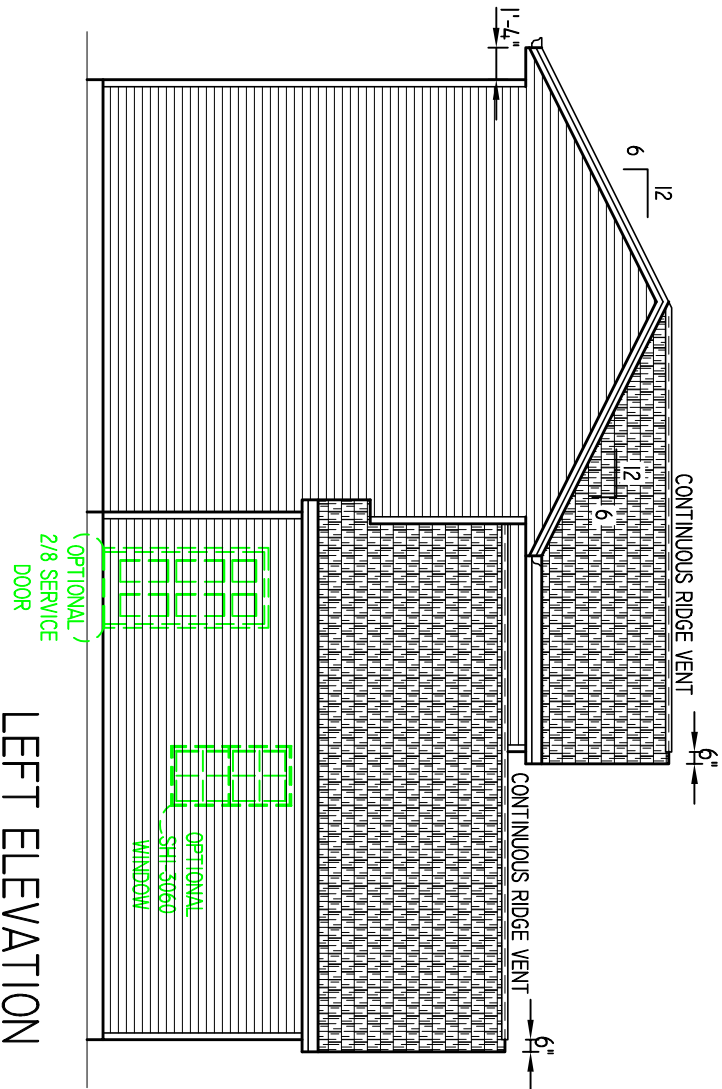
PRELIMINARY
4/25/24

SQUARE FOOTAGE:
1ST FLOOR - #####
2ND FLOOR - #####
OPEN VOLUME - N/A
TOTAL #####
GARAGE AREA - #####
OVERALL WIDTH - #####
OVERALL DEPTH - #####

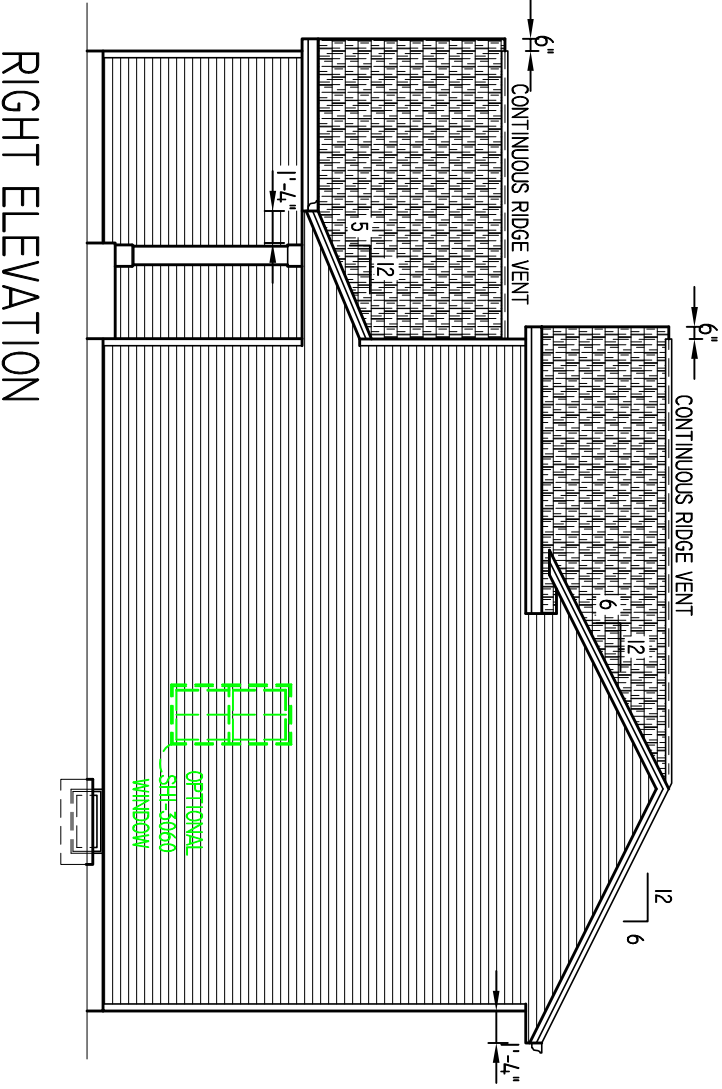


REAR ELEVATION

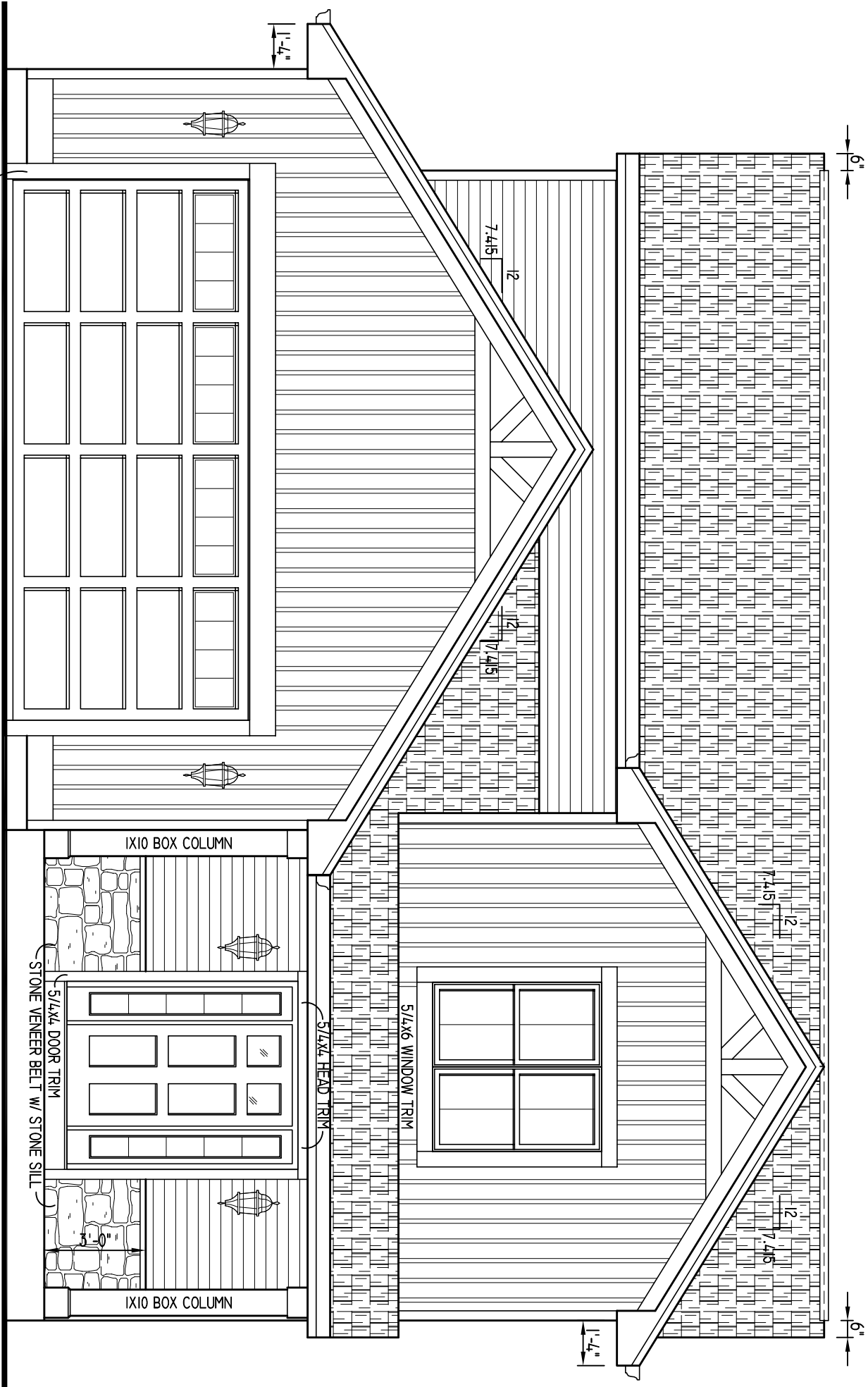
SCALE: 1/8" = 1'-0"



LEFT ELEVATION



RIGHT ELEVATION



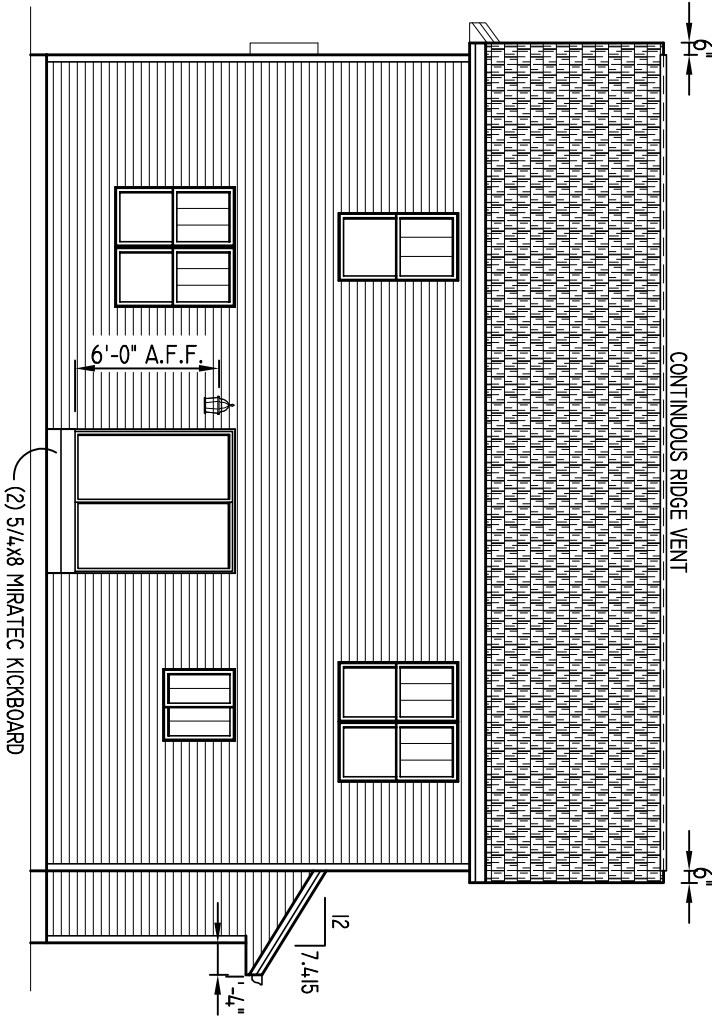
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

MADISON ###
AMERICANA
INNOVATOR SERIES

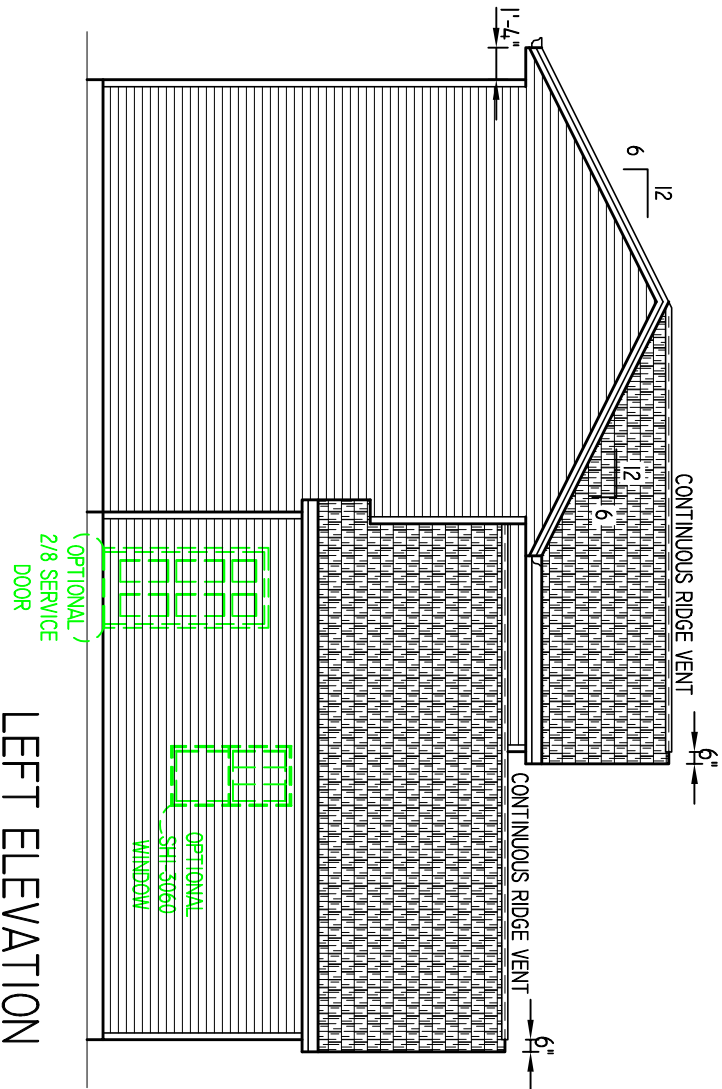
PRELIMINARY
4/25/24

SQUARE FOOTAGE:
1ST FLOOR - #####
2ND FLOOR - #####
OPEN VOLUME - N/A
TOTAL - #####
GARAGE AREA - #####
OVERALL WIDTH - #####
OVERALL DEPTH - #####

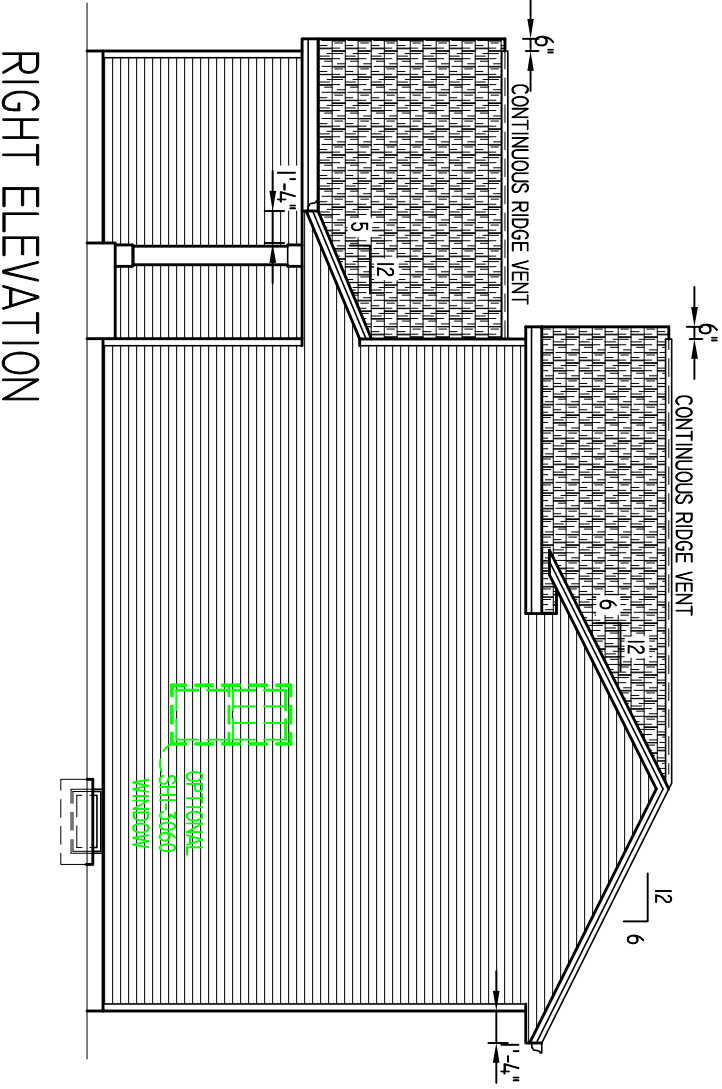


REAR ELEVATION

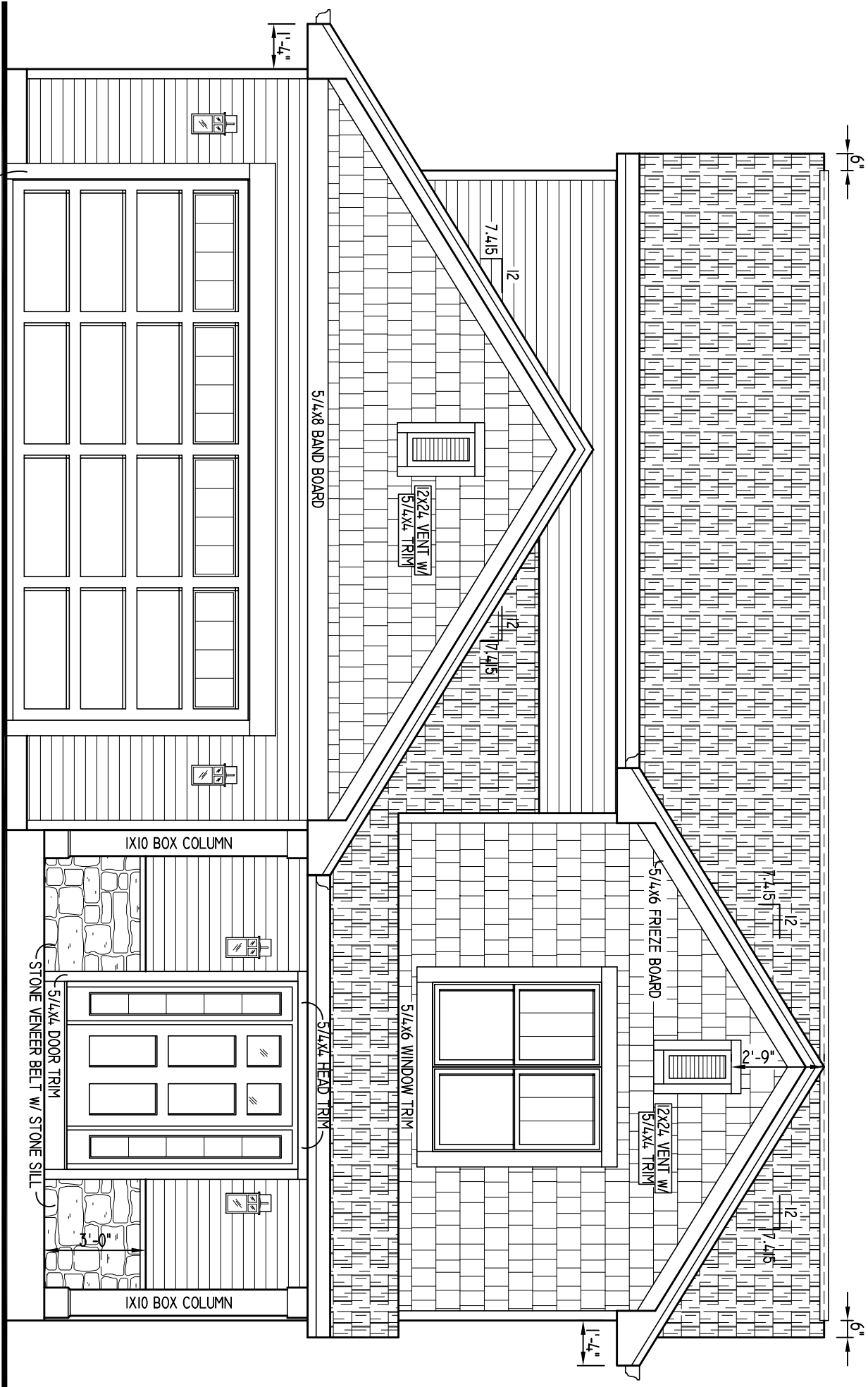
SCALE: 1/8" = 1'-0"



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

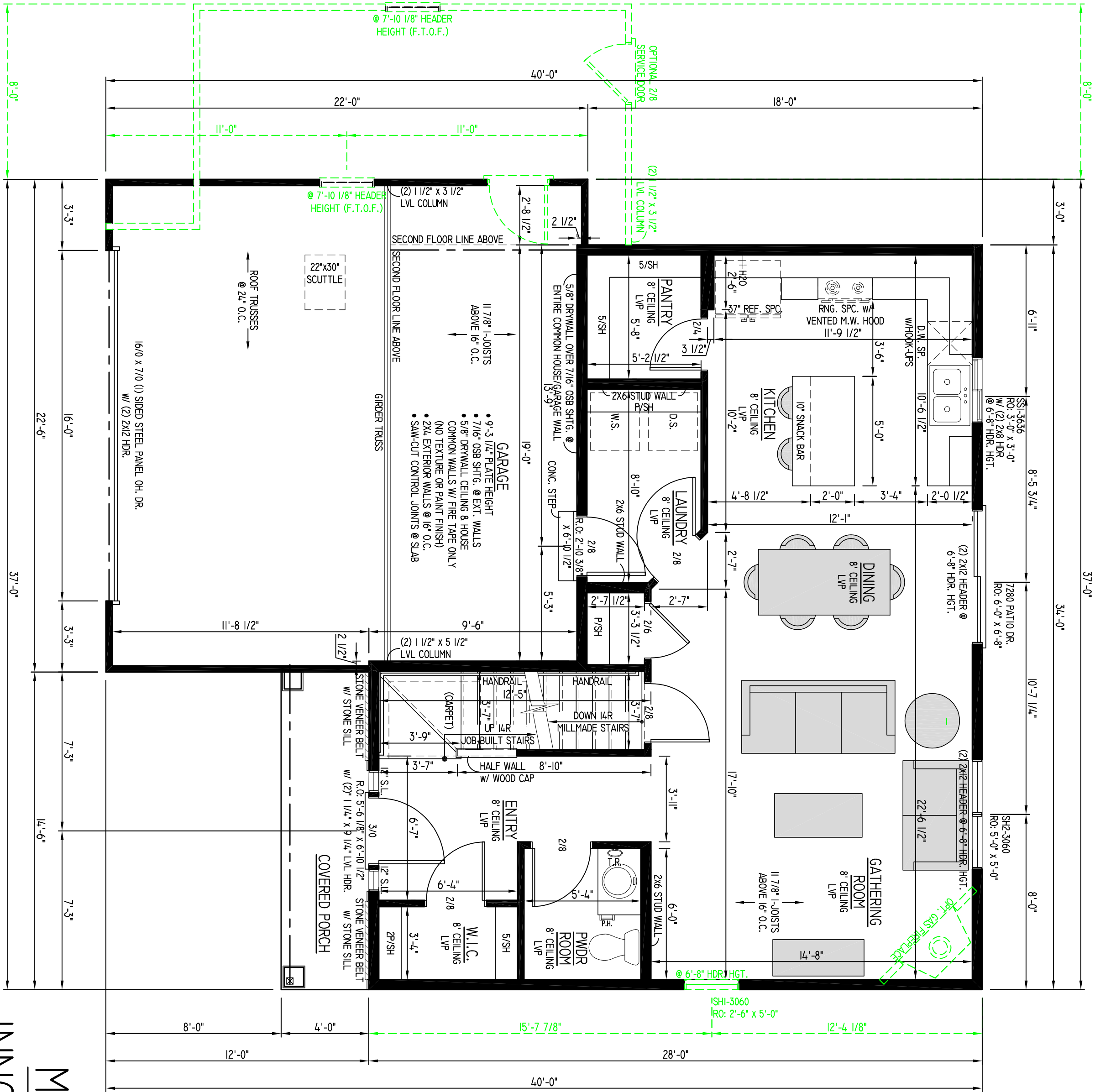
SCALE: 1/4" = 1'-0"

MADISON ### ARTS & CRAFTS INNOVATOR SERIES

PRELIMINARY

4/25/24

SQUARE FOOTAGE:	
1ST FLOOR -	#####
2ND FLOOR -	#####
OPEN VOLUME -	N/A
TOTAL -	#####
GARAGE AREA - #####	
OVERALL WIDTH -	#####
OVERALL DEPTH -	#####



FIRST FLOOR PLAN

8'-1 1/8" PLATE HGT.

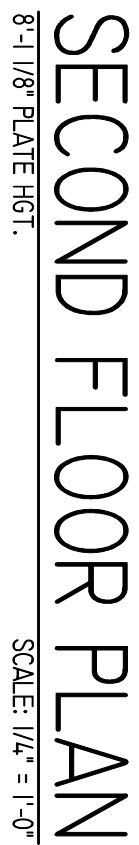
SCALE: 1/4" = 1'-0"

MADISON 1545
INNOVATOR SERIES

PRELIMINARY

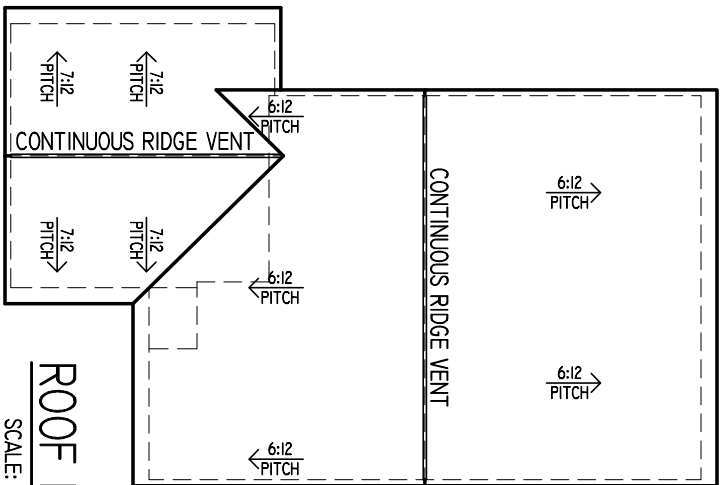
4/25/24

SQUARE FOOTAGE:
1ST FLOOR - 772 SQ. FT.
2ND FLOOR - 772 SQ. FT.
OPEN VOLUME - N/A
TOTAL - 1545 SQ. FT.
GARAGE AREA - 481 SQ. FT.
OVERALL WIDTH - 37'-0"
OVERALL DEPTH - 40'-0"

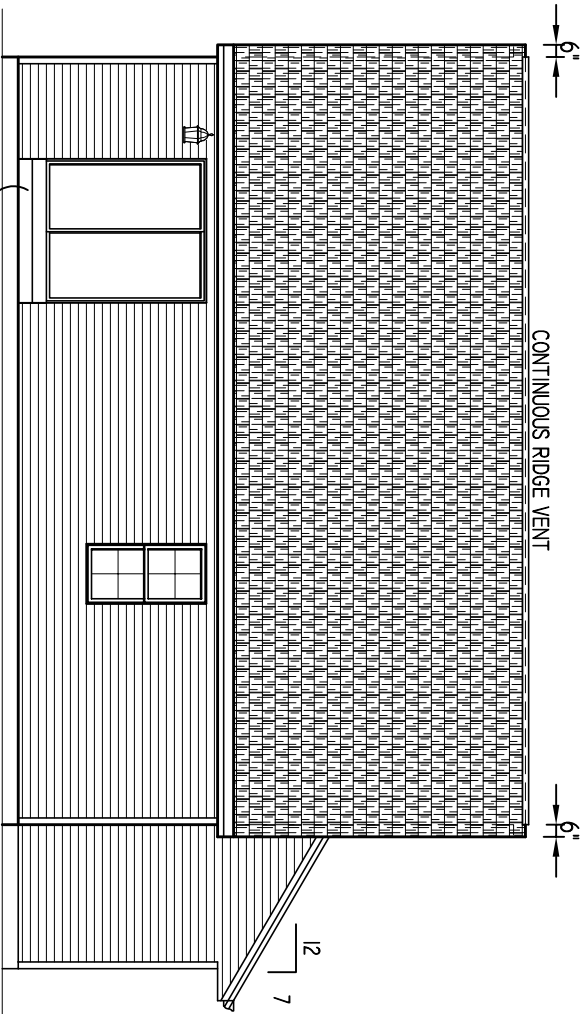


PRELIMINARY

OVERALL WIDTH - 37'-0"
OVERALL DEPTH - 40'-0"

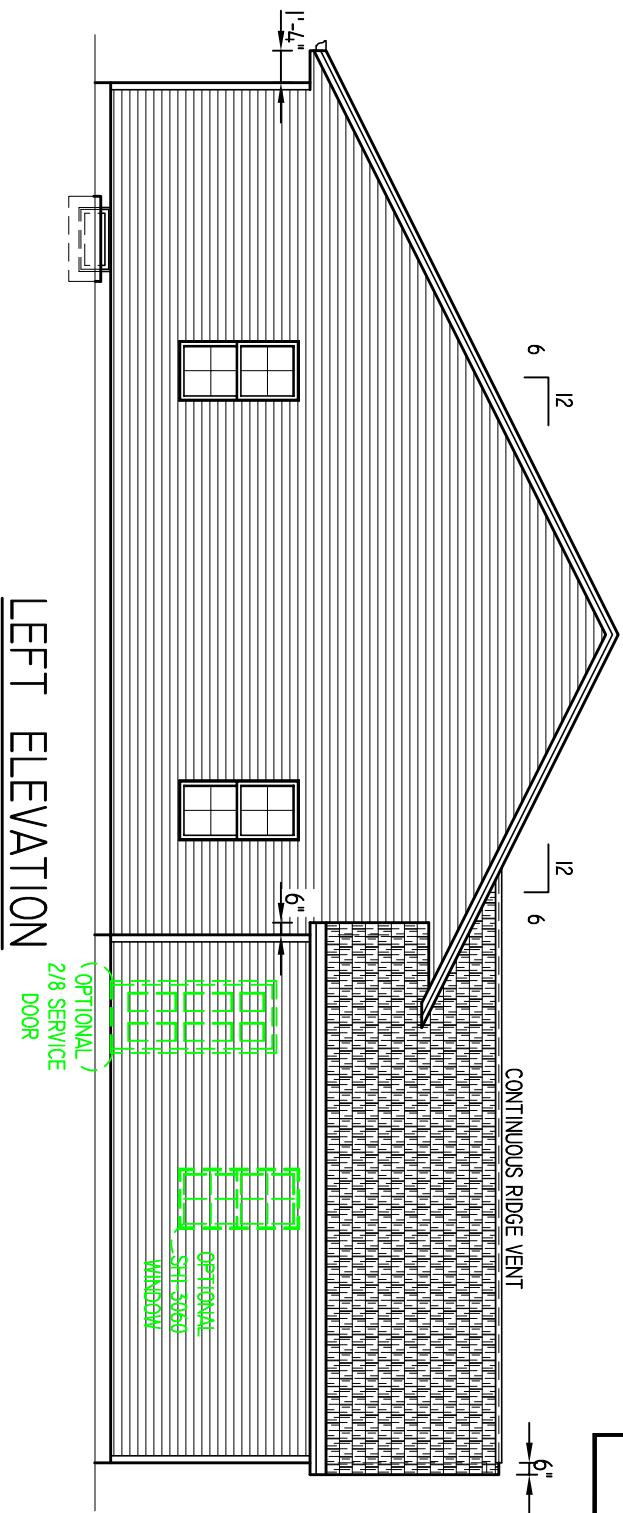


ROOF PLAN
SCALE: 1/16" = 1'-0"

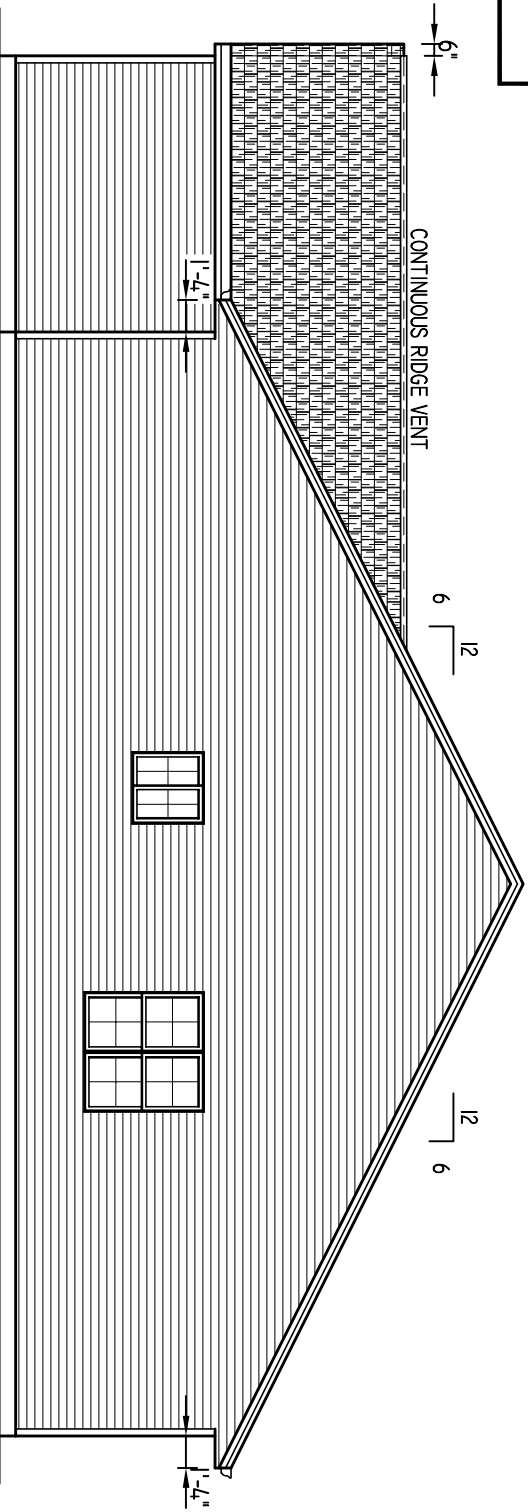


REAR ELEVATION
SCALE: 1/8" = 1'-0"

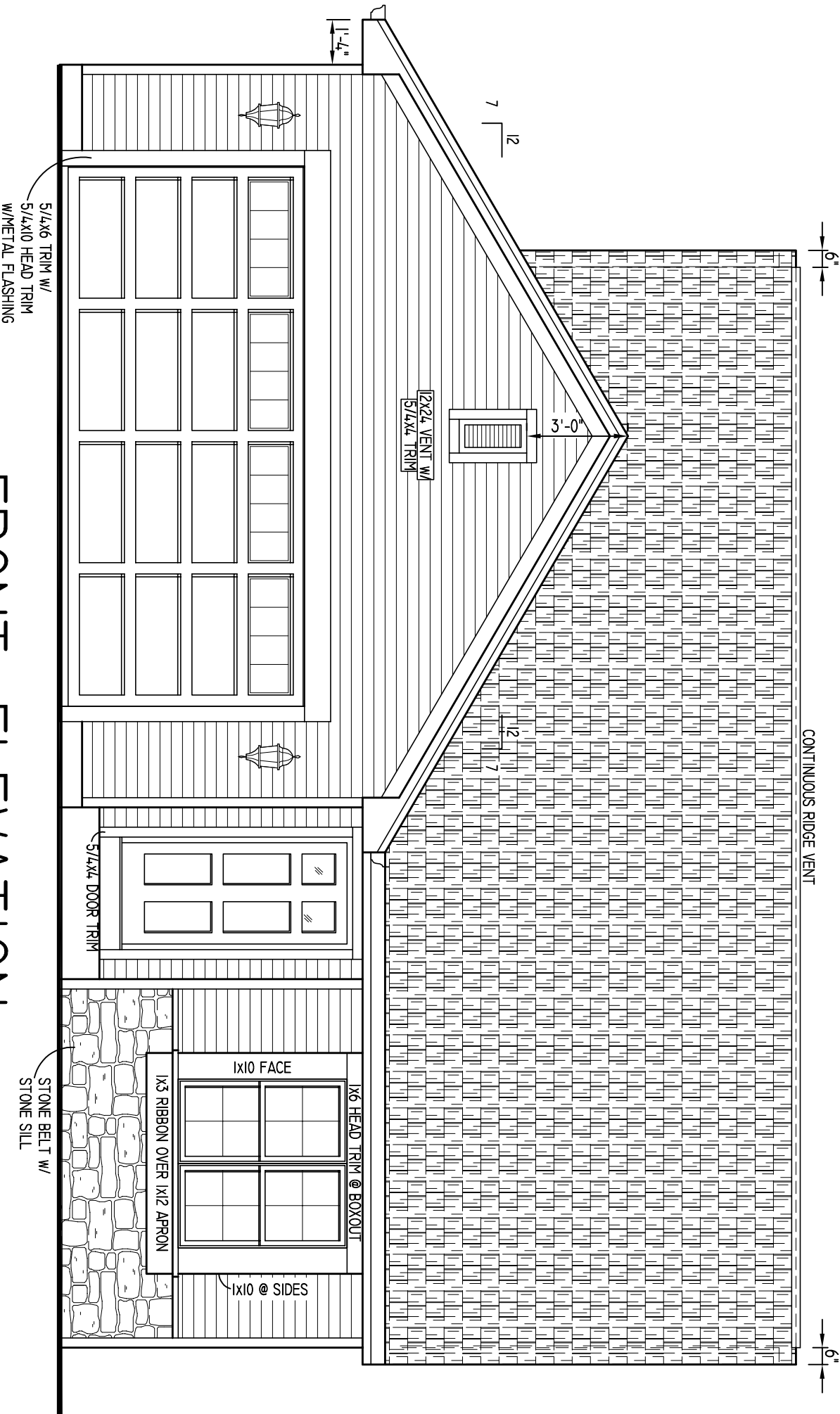
NOTE: HEEL HEIGHTS ARE AS FOLLOWS:
-6:12 ROOF PITCH (4. 3/8" HEEL) W/ 1'-4" OVERHANG @ FIRST FLOOR
-7:12 ROOF PITCH (5 11/16" HEEL) W/ 1'-4" OVERHANG @ 2-CAR GARAGE



LEFT ELEVATION



RIGHT ELEVATION

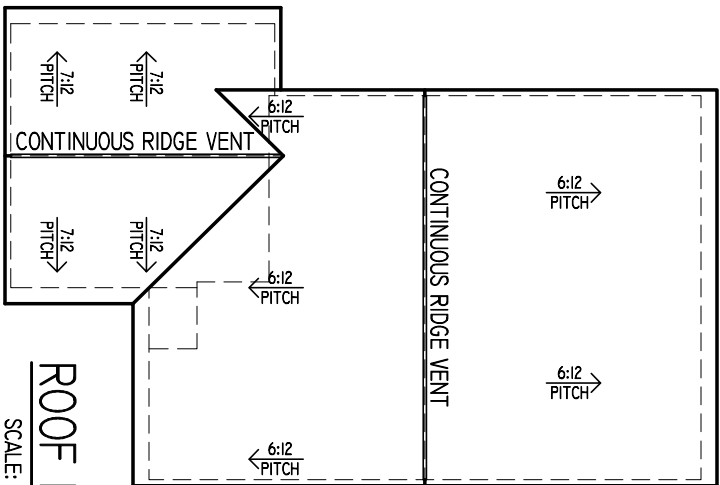


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

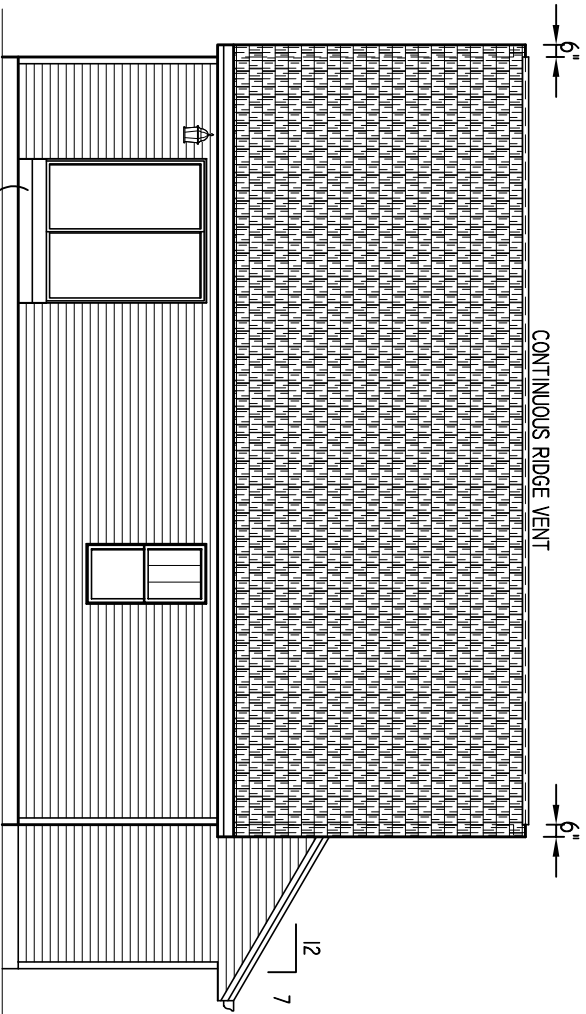
PARKER ### TRANSITIONAL INNOVATOR SERIES

SQUARE FOOTAGE:
1ST FLOOR - #####
2ND FLOOR - N/A
OPEN VOLUME - N/A
TOTAL #####
GARAGE AREA - #####
OVERALL WIDTH - #####
OVERALL DEPTH - #####

PRELIMINARY
4/22/24

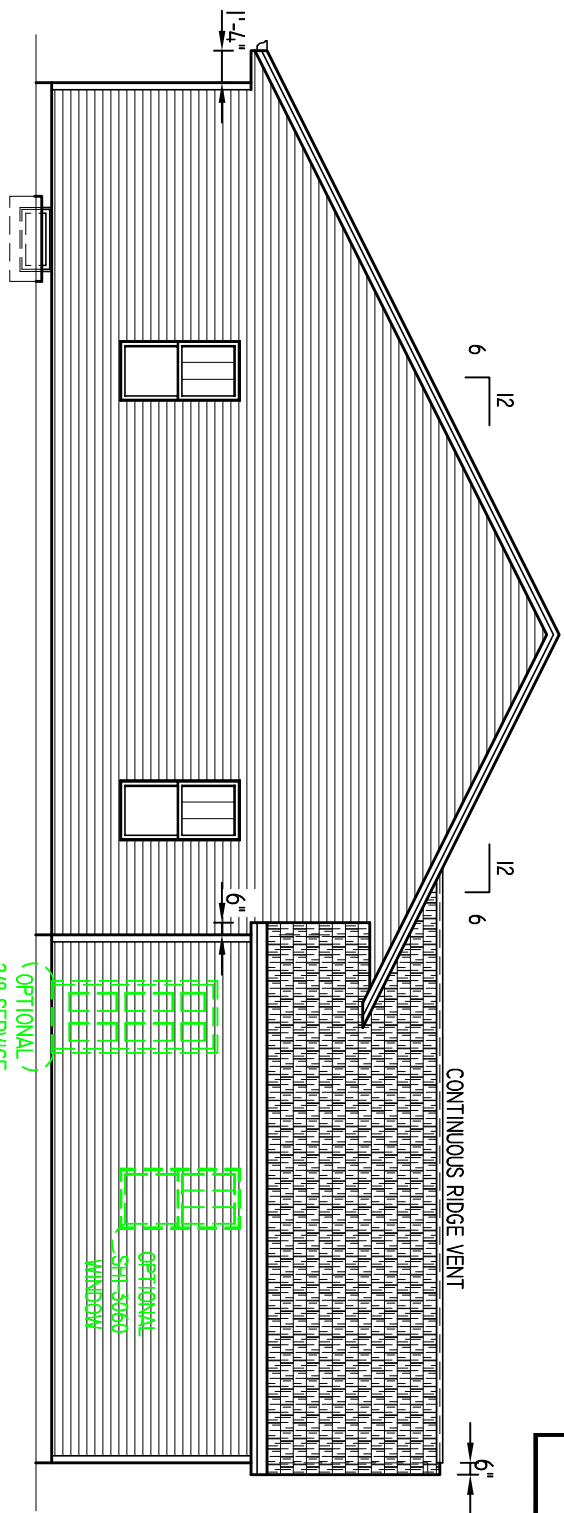


ROOF PLAN
SCALE: 1/16" = 1'-0"

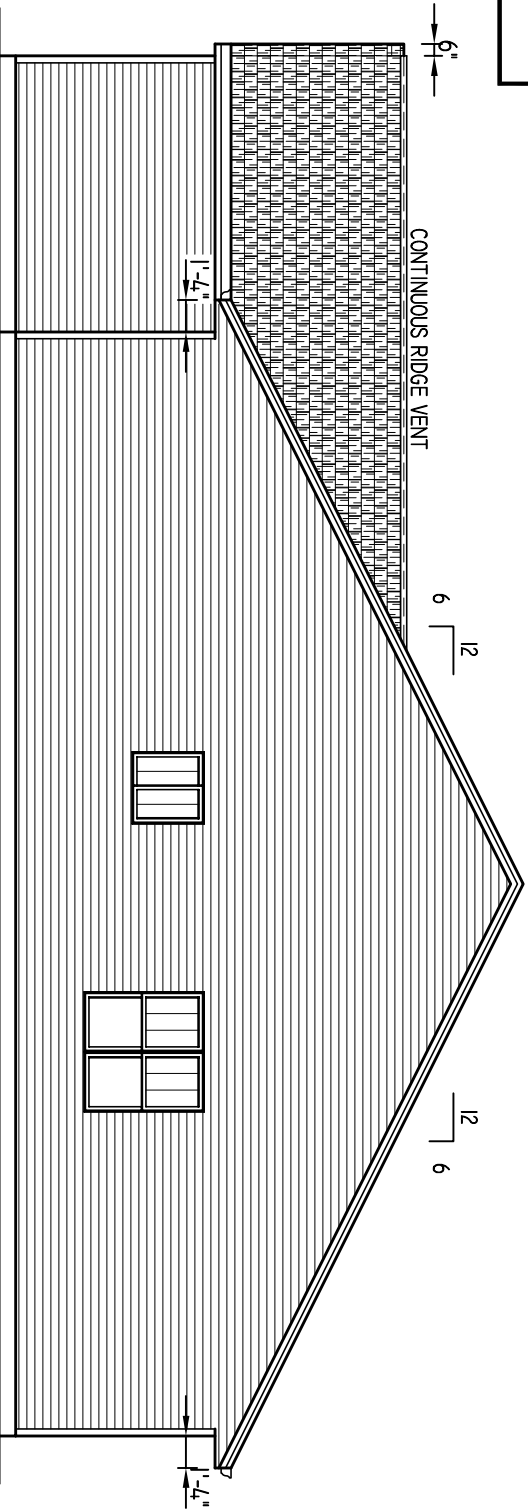


REAR ELEVATION
SCALE: 1/8" = 1'-0"

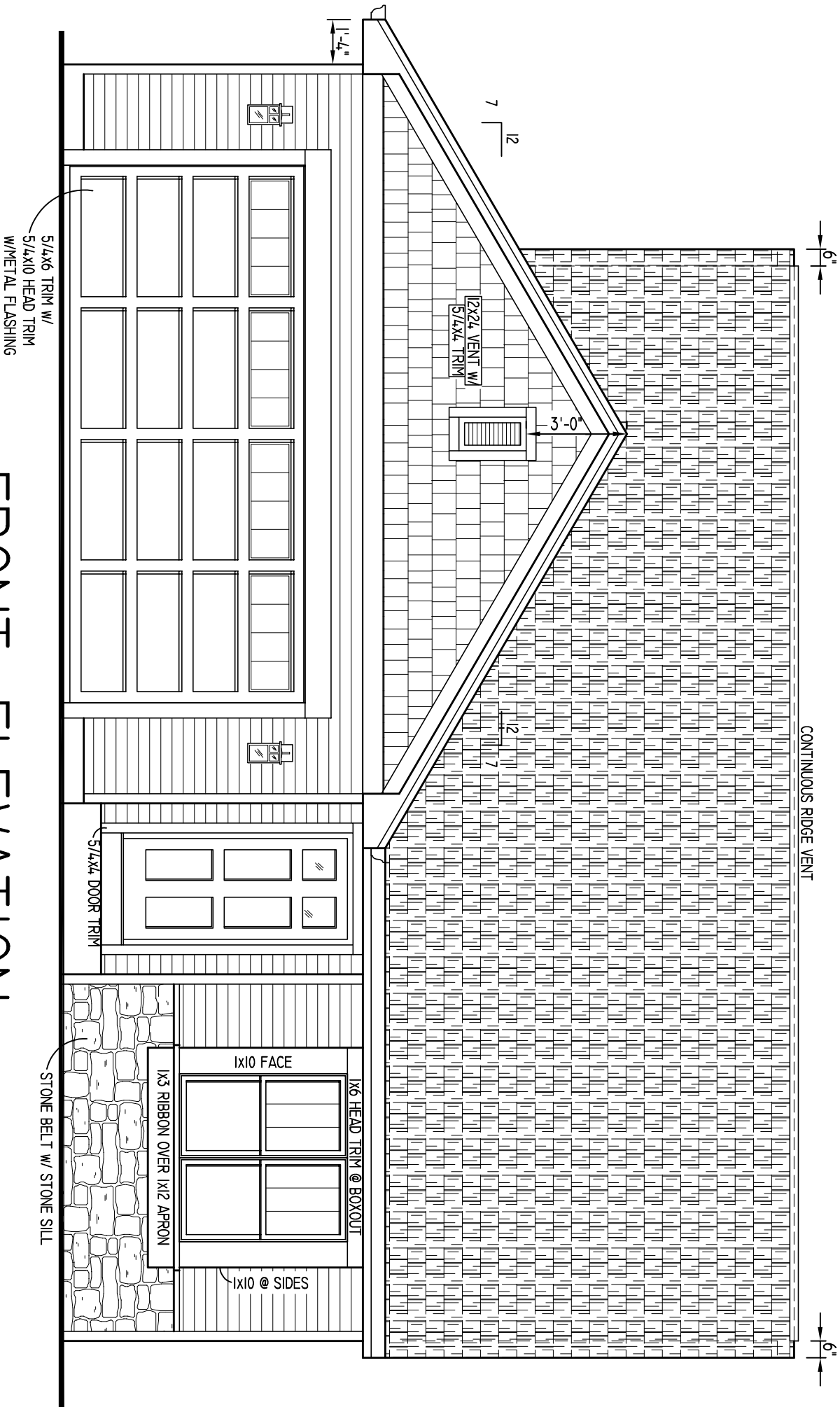
NOTE: HEEL HEIGHTS ARE AS FOLLOWS:
-6:12 ROOF PITCH (4. 3/8" HEEL) W/ 1'-4" OVERHANG @ FIRST FLOOR
-7:12 ROOF PITCH (5 11/16" HEEL) W/ 1'-4" OVERHANG @ 2-CAR GARAGE



LEFT ELEVATION



RIGHT ELEVATION

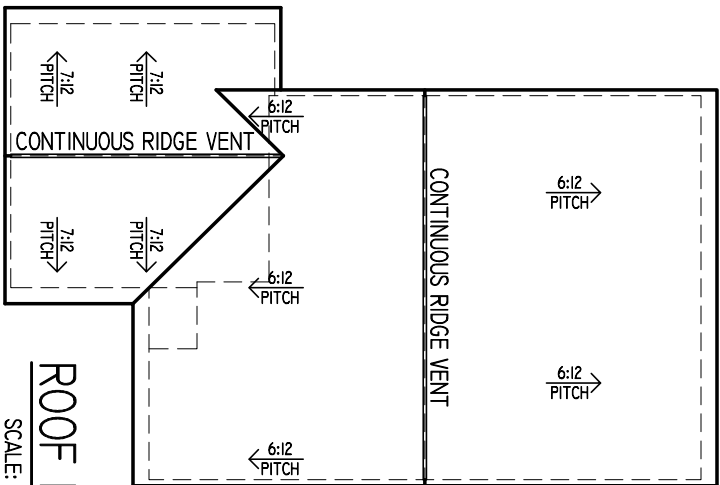


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

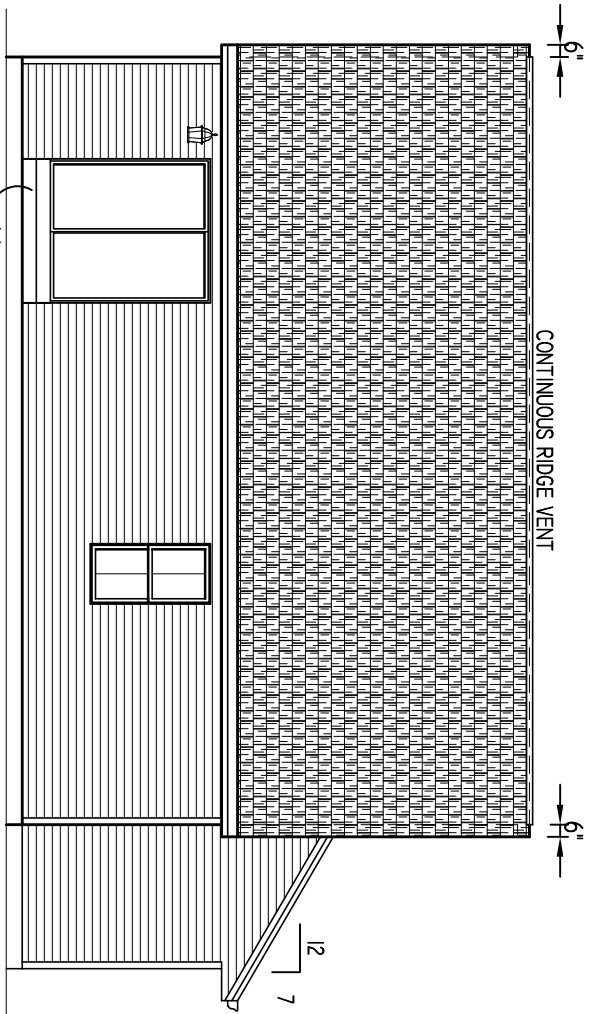
PARKER 1309
ARTS & CRAFTS
INNOVATOR SERIES

SQUARE FOOTAGE:
1ST FLOOR - #####
2ND FLOOR - N/A
OPEN VOLUME - N/A
TOTAL #####
GARAGE AREA - #####
OVERALL WIDTH - #####
OVERALL DEPTH - #####

PRELIMINARY
4/22/24

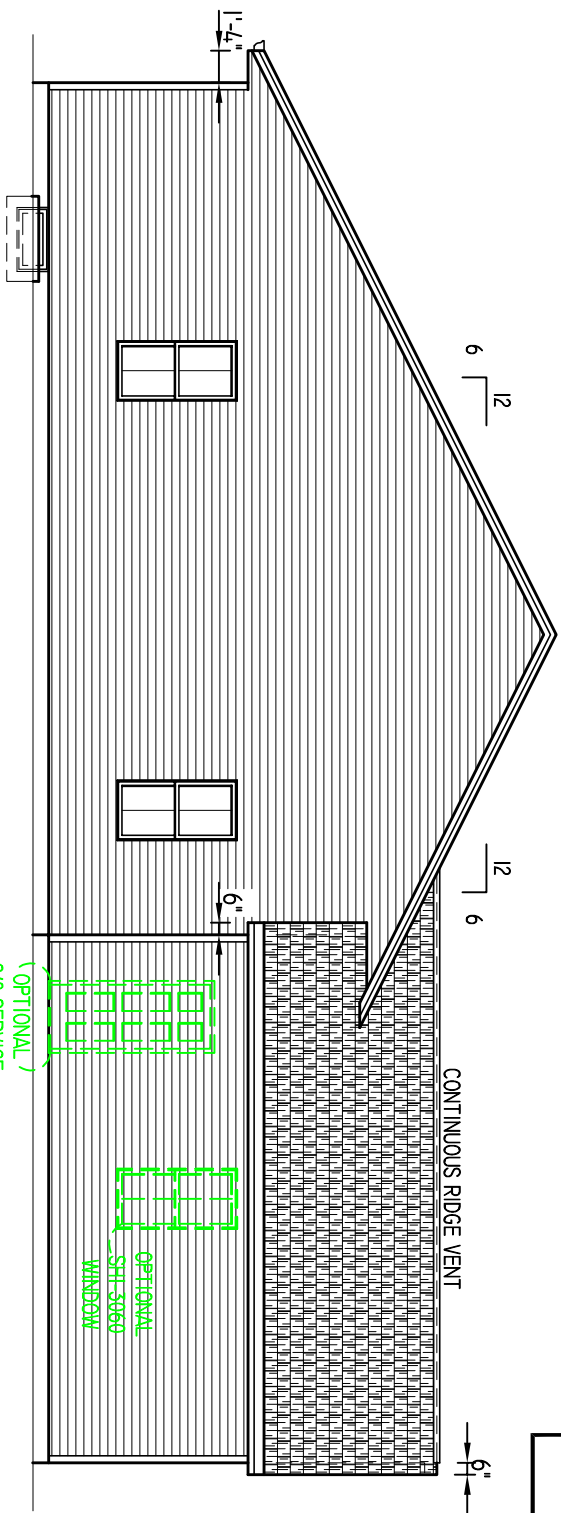


ROOF PLAN
SCALE: 1/16" = 1'-0"

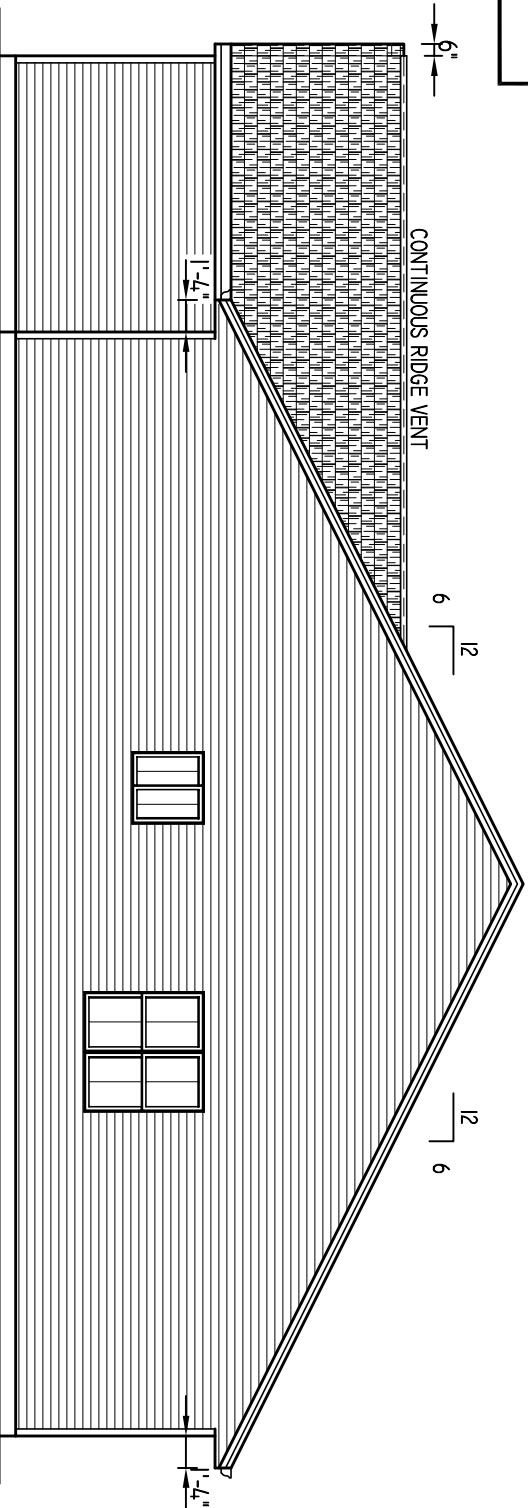


REAR ELEVATION
SCALE: 1/8" = 1'-0"

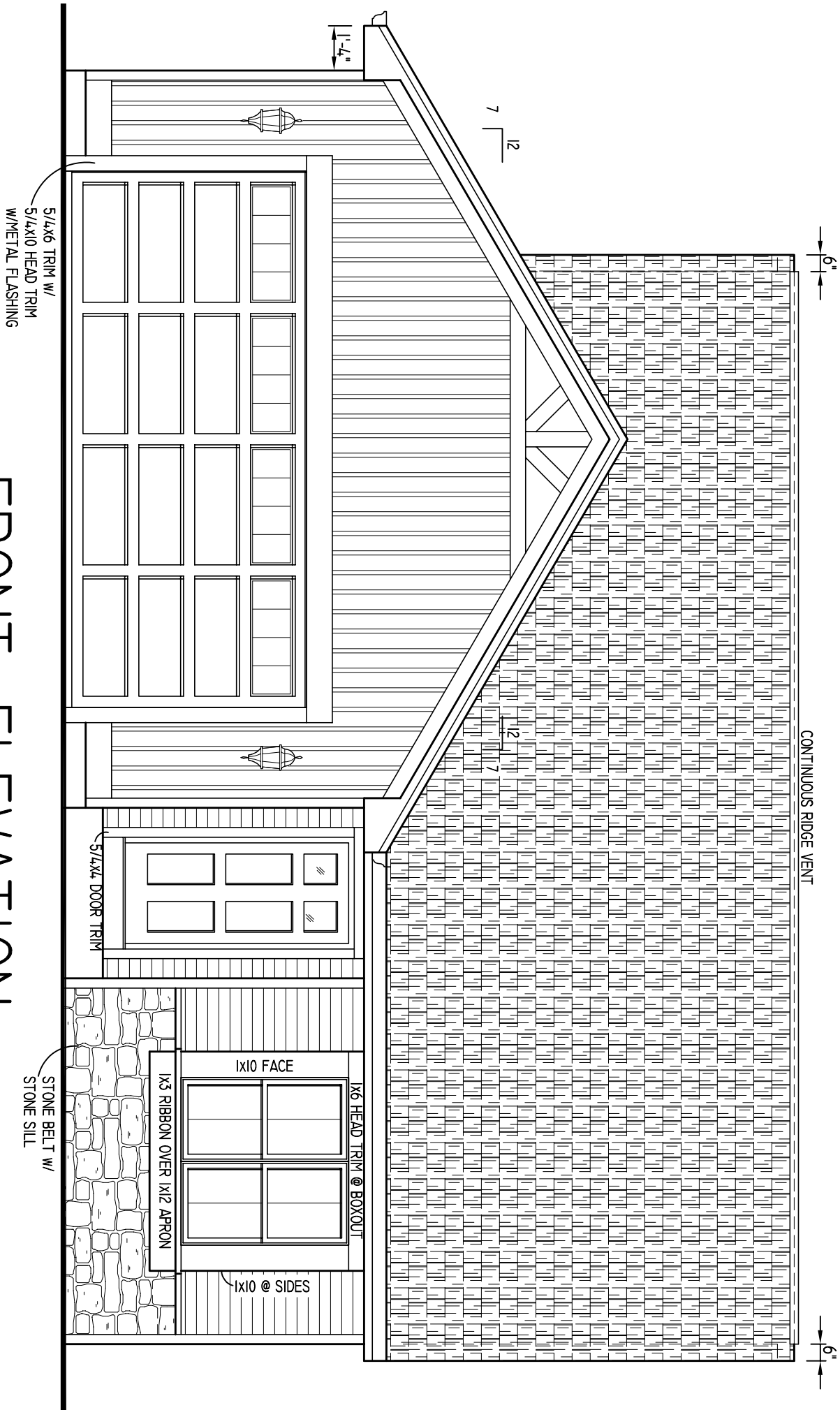
NOTE: HEEL HEIGHTS ARE AS FOLLOWS:
-6:12 ROOF PITCH (4. 3/8" HEEL) W/ 1'-4" OVERHANG @ FIRST FLOOR
-7:12 ROOF PITCH (5 11/16" HEEL) W/ 1'-4" OVERHANG @ 2-CAR GARAGE



LEFT ELEVATION



RIGHT ELEVATION

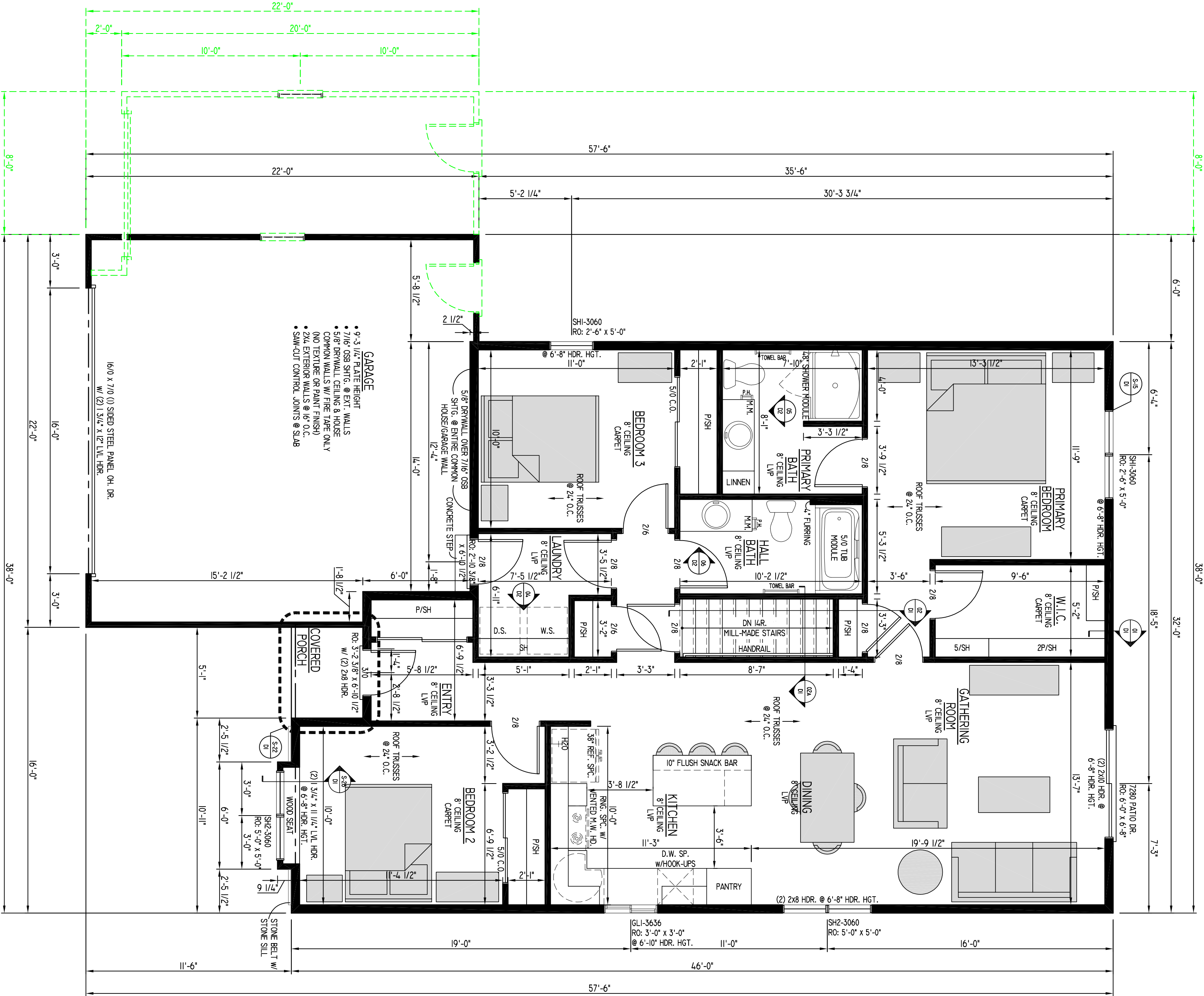


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PARKER 1309
AMERICANA
INNOVATOR SERIES

SQUARE FOOTAGE:
1ST FLOOR - #####
2ND FLOOR - N/A
OPEN VOLUME - N/A
TOTAL #####
GARAGE AREA - #####
OVERALL WIDTH - #####
OVERALL DEPTH - #####

PRELIMINARY
4/22/24



- WINDOW DESIGNATIONS ARE IN INCHES
- WINDOW HEAD HGT. @ 6'-8" A.F.F. ON THIS FLOOR UNLESS OTHERWISE NOTED
- ALL VERTICAL SEAMS IN EXTERIOR WALL SHEATHING TO INCLUDE 1/8" GAP FOR EXPANSION PURPOSES. PER APA RECOMMENDATIONS
- ALL SEAMS IN ROOF SHEATHING TO INCLUDE 1/8" GAP FOR EXPANSION PURPOSES. PER APA RECOMMENDATIONS

FIRST FLOOR PLAN

8'-8 1/8" PLATE HEIGHT

SCALE: 1/4" = 1'-0"

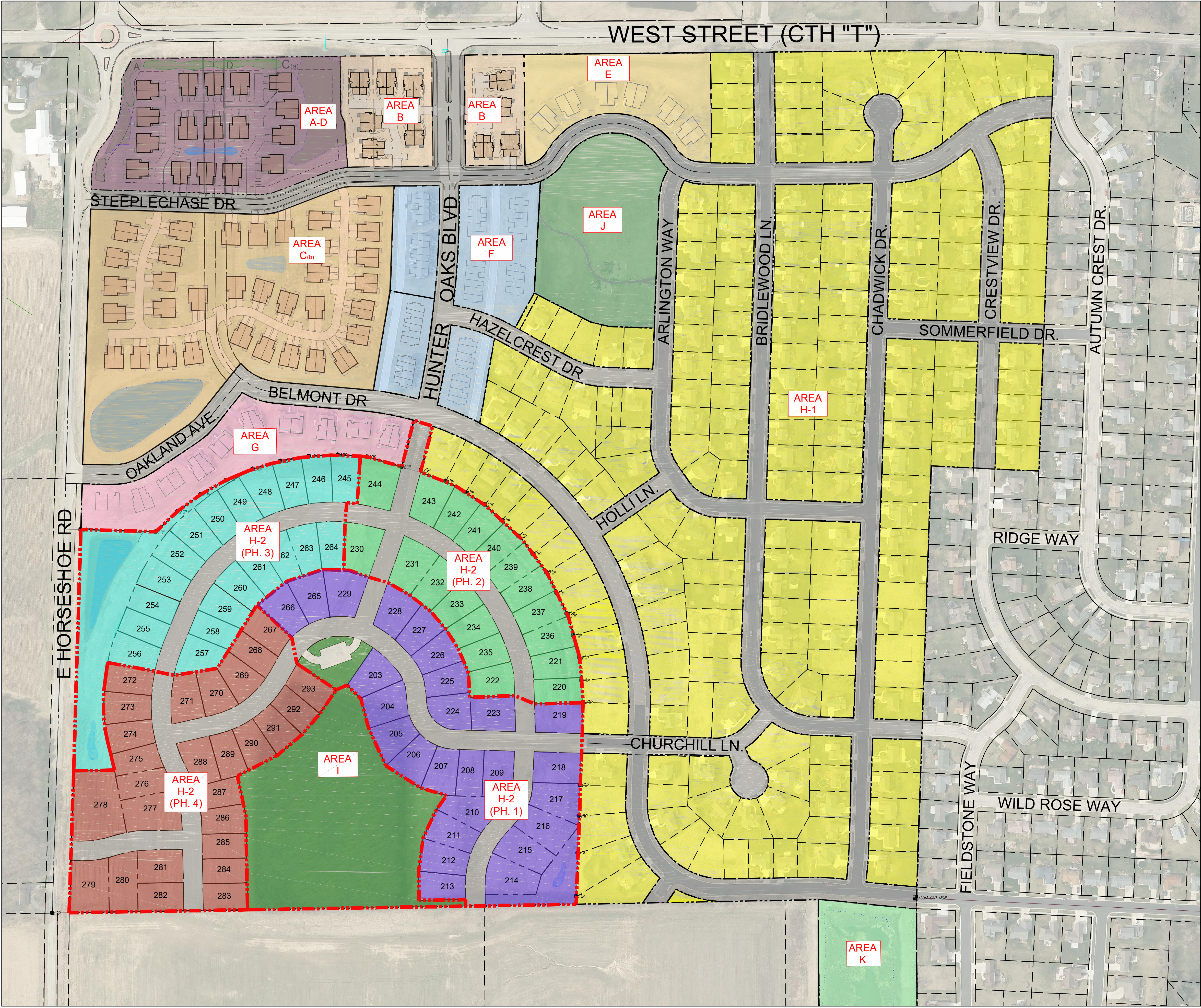
PARKER 1309

INNOVATOR SERIES

SQUARE FOOTAGE:
1ST FLOOR - #####
2ND FLOOR - N/A
OPEN VOLUME - N/A
TOTAL #####
GARAGE AREA - #####
OVERALL WIDTH - #####
OVERALL DEPTH - #####

PRELIMINARY

4/22/24



GENERAL DEVELOPMENT PLAN
"Hunter Oaks Neighborhood"
City of Watertown, Wisconsin

Site Data Table (Original)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Unit Count
A	Neighborhood Retail	3.3			
B	Neighborhood Retail	2.8			
C(a)	Multi-Family Homes	3.8	54	14.2	9.0%
C(b)	Multi-Family Homes	6.2	81	13.1	16.7%
D	Branch Fire Station				
E	Single-Family Attached Condos (2-Unit)	3.2	12	3.8	2.0%
F	Single-Family Attached Condos (4 to 6 Unit)	5	50	10	9.0%
G	Single-Family Attached Condos (4 to 8 Unit)	6.4	60	9.4	11.0%
H	Single-Family Attached Condos (2-Unit)	3.7	20	5.4	4.0%
I	Single-Family Lots (75'w to 110'w)	3.8	294	3.9	51.0%
J	Neighborhood Park	8.2	-	-	
K	Neighborhood Park	4.3	-	-	
L	Storm Water Detention	8.9	-	-	
	Street Right of Way	38.9			
Total Project Area		169.7	571		

Site Data Table (Revised)

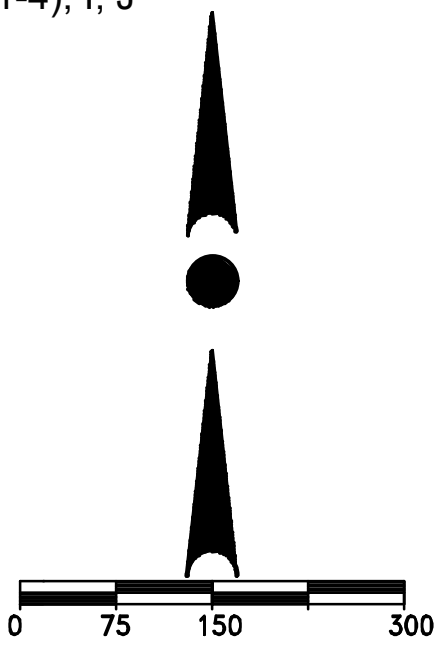
Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Unit Count
A-D	Multi-Family Condos (2-Unit)	6.5	34	5.23	6.8%
B	Single-Family Attached Condos (2-Unit)	3.5	20	5.71	4.0%
C(b)	Multi-Family Homes	13.1	68	5.2	13.7%
E	Single-Family Attached Condos (2-unit)	3.3	12	3.64	2.4%
F	Single-Family Attached Condos (4 to 6 Unit)	5.1	50	9.80	10.1%
G	Single-Family Attached Condos (2-Unit)	3.8	20	5.26	4.0%
H-1	Single-Family Lots	55.3	202	3.60	40.8%
H-2 (P1)	Single-Family Lots	8.5	26	3.06	5.2%
H-2 (P2)	Single-Family Lots	5.3	18	3.39	3.6%
H-2 (P3)	Single-Family Lots	7.8	20	2.56	4.0%
H-2 (P4)	Single-Family Lots	8.1	27	3.33	5.4%
I	Neighborhood Park	7.1	-	-	
J	Neighborhood Park	4.4	-	-	
K	Storm Water Detention	8.9	-	-	
	Street Right of Way	32.5			
Total Project Area		173.2	497		

Overall Gross Density:
• 497 Total Units / 173.2 Total Project Acres = 2.87 DUA
Overall Net Density:
• 497 Total Units / 140.7 = 3.53 DUA
*Net Residential & Neighborhood Park Land Use Acres

*Net Residential & Neighborhood Park Land Use Acres is Equal to Areas A-D, B, C(b), E, F, G, H-1, H-2(P1-4), I, J



4100 North Calhoun Road
Brookfield, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com



Scale: 1" = 150' (22"x34")
Scale: 1" = 300' (11"x17")

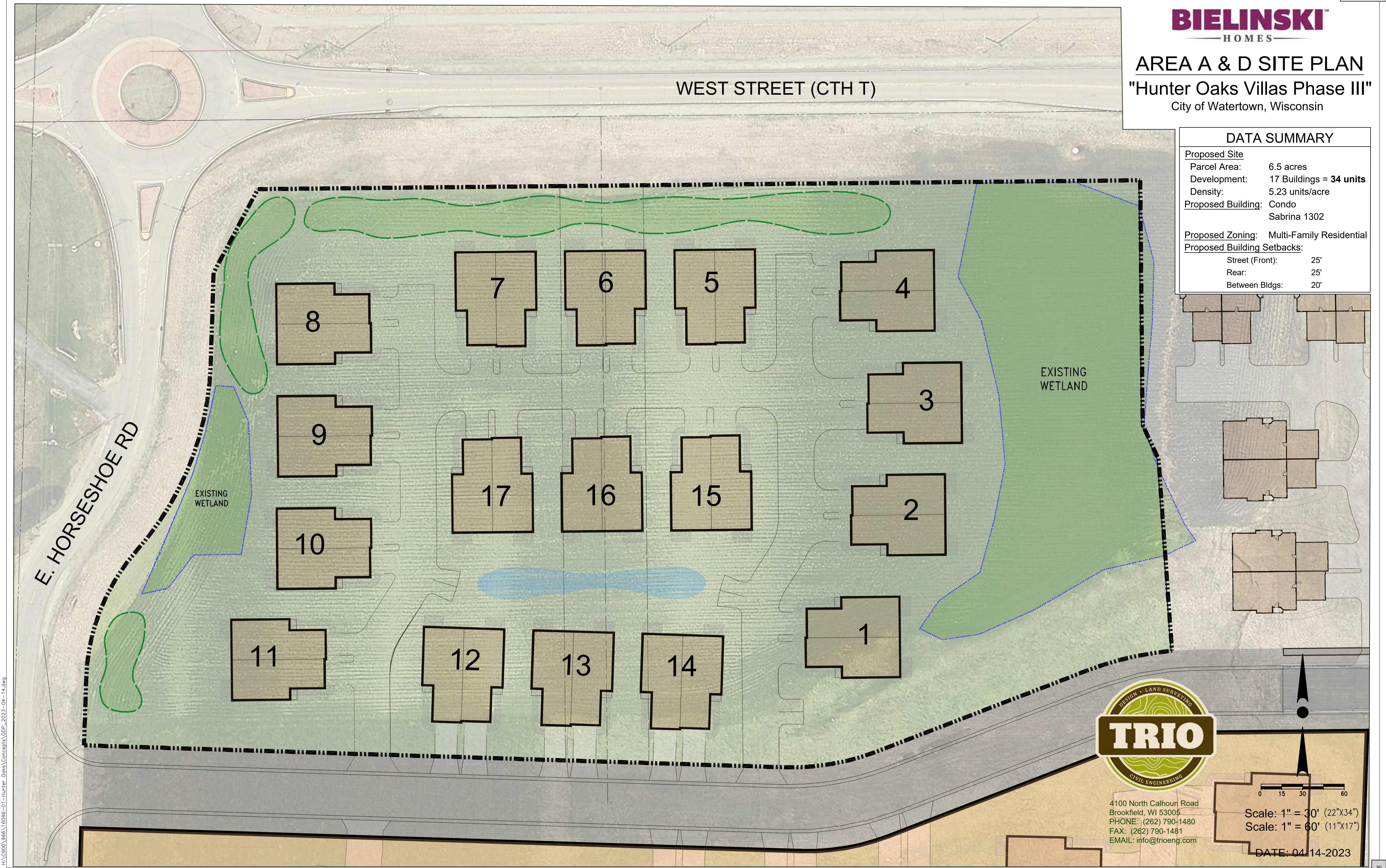
DATE: 04-14-2023



AREA A & D SITE PLAN
"Hunter Oaks Villas Phase III"
City of Watertown, Wisconsin

DATA SUMMARY

<u>Proposed Site</u>	
Parcel Area:	6.5 acres
Development:	17 Buildings = 34 units
Density:	5.23 units/acre
<u>Proposed Building:</u> Condo	
Sabrina 1302	
<u>Proposed Zoning:</u> Multi-Family Residential	
<u>Proposed Building Setbacks:</u>	
Street (Front):	25'
Rear:	25'
Between Bldgs:	20'



4100 North Calhoun Road
Brookfield, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

Scale: 1" = 30' (22"x34")
Scale: 1" = 60' (11"x17")
DATE: 04/14/2023



AREA B SITE PLAN
"Hunter Oaks Villas Phase II"
City of Watertown, Wisconsin

DATA SUMMARY

Proposed Site	
Parcel Area:	3.5 acres
Development:	10 Buildings = 20 units
Density:	5.71 units/acre
Proposed Building:	
Phase 1:	Condo (Existing)
Phase 2:	Condo
	Adalyn 1300
Proposed Zoning:	Multi-Family Residential
Proposed Building Setbacks:	

EXISTING
WETLAND

PHASE II

PHASE I
(EXISTING)

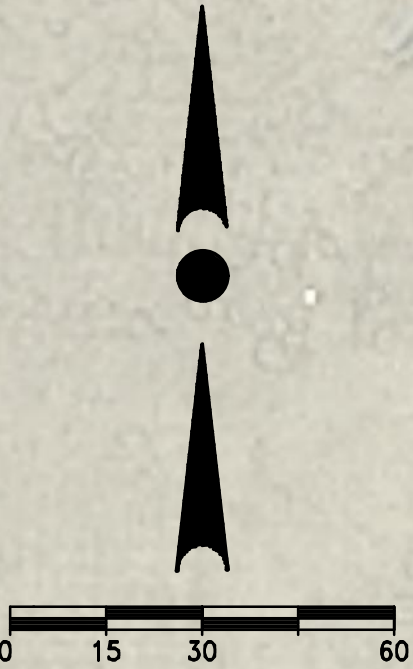
HUNTER OAKS BLVD

STEEPLECHASE

DRIVE



4100 North Calhoun Road
Brookfield, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com



Scale: 1" = 30' (22"x34")
Scale: 1" = 60' (11"x17")

DATE: 04-14-2023

AREA C(b) SITE PLAN

"Hunter Oaks Cottages"

City of Watertown, Wisconsin

SITE PLAN 3



DATA SUMMARY

Proposed Site	
Parcel Area:	13.13 acres
Development:	68 Units
Density:	5.18 units/acre
Proposed Building: Condo	
Sabrina 1302	
Proposed Zoning: Multi-Family Residential	
Proposed Building Setbacks:	
Street (Front):	25'
Rear:	25'
Between Bldgs:	20'



4100 North Calhoun Road
Brookfield, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com



0 20 40 80

Scale: 1" = 50' (22"x34")

Scale: 1" = 100'(11"x17")

DATE: 04-14-2023

AREA H & I SITE PLAN

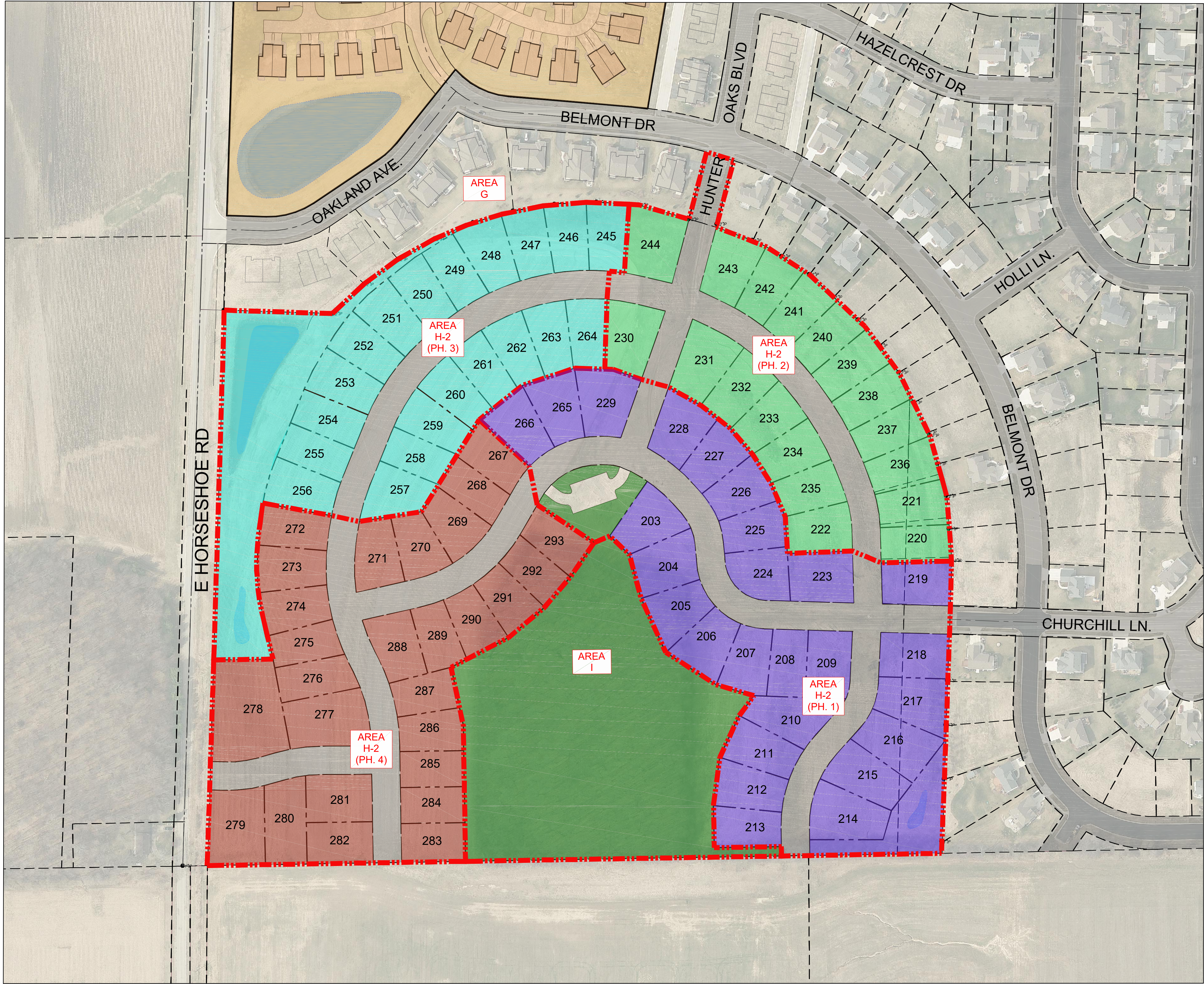
"Hunter Oaks" Neighborhood

City of Watertown, Wisconsin

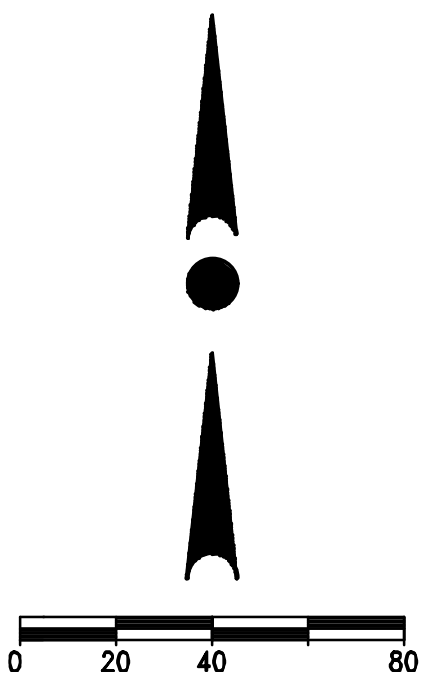


DATA SUMMARY

Proposed Site	
Area H-2:	
Phase 1	26 Single Family Lots Area = 8.5 Acres
Phase 2	18 Single Family Lots Area = 5.3 Acres
Phase 3	20 Single Family Lots Area = 7.8 Acres
Phase 4	27 Single Family Lots Area = 8.1 Acres
Total Lots: 91 Single Family Lots Total Area: 29.7 Acres Density: 3.06 units/acre	
Area I:	Neighborhood Park Net Area = 7.1 acres
Proposed Single Family Lot Requirements:	
Min. Lot Area: 8,000 s.f.	
Min. Lot Width: 75'	
Setbacks:	Street (Front): 25'
	Rear: 25'
	Side: 8'
Total Street Length: 5,580.0 ft.	



4100 North Calhoun Road
Brookfield, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com



Scale: 1" = 100' (22"x34")

Scale: 1" = 200' (11"x17")

DATE: 04-14-2023

BIELINSKI
HOMES

GENERAL DEVELOPMENT PLAN
(AMENDMENT)

"Hunter Oaks Neighborhood"

City of Watertown, Wisconsin

Site Data Table (Original)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Unit Count
A	Neighborhood Retail	3.3			
B	Neighborhood Retail	2.8			
C(a)	Multi-Family Homes	3.8	54	14.2	9.0%
C(b)	Multi-Family Homes	6.2	81	13.1	16.7%
D	Branch Fire Station				
E	Single-Family Attached Condos (2-Unit)	3.3	12	3.8	2.0%
F	Single-Family Attached Condos (4 to 6 Unit)	5	50	10	9.0%
G	Single-Family Attached Condos (4 to 8 Unit)	6.4	60	9.4	11.0%
H	Single-Family Attached Condos (2-Unit)	3.7	20	5.4	4.0%
I	Single-Family Lots (75'w to 110'w)	3.8	294	3.9	51.0%
J	Neighborhood Park	8.2	-	-	
K	Neighborhood Park	4.3	-	-	
L	Storm Water Detention	8.9	-	-	
	Street Right of Way	38.9			
Total Project Area		169.7	571		

Site Data Table (Amended)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Unit Count
A-D	Multi-Family Condos (2-Unit)	6.5	34	5.23	3.98%
B	Single-Family Attached Condos (2-Unit)	3.5	20	5.71	0.14%
C(b)(PH1)	Single-Family Lots	1.0	8	8.0	0.61%
C(b)(PH2)	Single-Family Lots	5.1	10	2.0	3.12%
C(b)(PH3)	Single-Family Lots	5.2	35	6.7	3.18%
E	Single-Family Attached Condos (2-unit)	3.3	12	3.64	2.02%
F	Single-Family Attached Condos (4 to 6 Unit)	5.1	50	9.80	3.12%
G	Single-Family Attached Condos (2-Unit)	3.8	20	5.26	2.33%
H-1	Single-Family Lots	48.1	174	3.60	29.44%
H-2 (PH1)	Single-Family Lots	8.1	25	3.09	4.96%
H-2 (PH2)	Single-Family Lots	5.3	18	3.40	3.24%
H-2 (PH3)	Single-Family Lots	7.8	20	2.56	4.77%
H-2 (PH4)	Single-Family Lots	8.1	27	3.33	4.96%
I	Neighborhood Park	7.5	-	-	4.59%
J	Neighborhood Park	4.4	-	-	0.69%
K	Storm Water Detention	8.9	-	-	5.45%
	Street Right of Way	31.7			19.40%
Total Project Area		163.4	453		

Overall Gross Density:

- 453 Total Units / 163.4 Total Project Acres = 2.77 DUA

Overall Net Density:

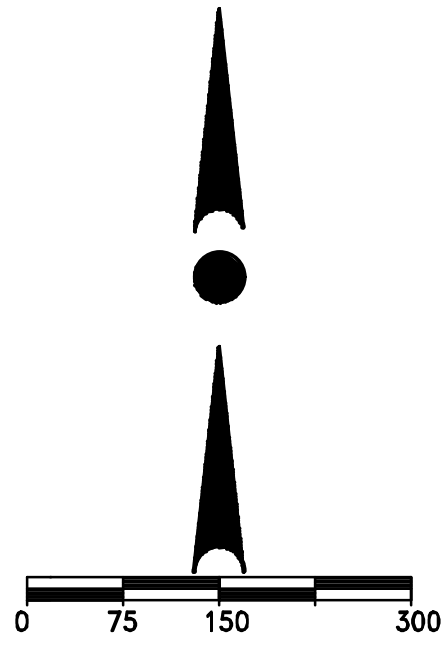
- 453 Total Units / 122.8 = 3.69 DUA

*Net Residential & Neighborhood Park Land Use Acres

*Net Residential & Neighborhood Park Land Use Acres is Equal to Areas A-D, B, C(b), E, F, G, H, I, J



4100 North Calhoun Road
Brookfield, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com



Scale: 1" = 150' (22"x34")
Scale: 1" = 300' (11"x17")

DATE: 5-17-2024

