



PLAN COMMISSION MEETING AGENDA

MONDAY, OCTOBER 10, 2022 AT 4:30 PM

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

By Phone or GoToMeeting: Members of the media and the public may attend by calling (Toll Free): 1 866 899 4679 Access Code: 347-283-213 or <https://meet.goto.com/347283213>

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

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A. Review and take action: Site Plan Review minutes dated September 26, 2022

B. Review and take action: Plan Commission minutes dated September 26, 2022

3. BUSINESS

A. Pre-application and concept plan review: 672 Johnson Street – Planned Unit Development: Concept Plan

B. Review public hearing comments from October 4, 2022 Common Council and take action: 820 E. Main Street Planned Unit Development-General Development Plan

C. Review public hearing comments from October 4, 2022 Common Council and take action: 2002 Airport Road request to rezone the western portion from "Multi" to General Business

D. Review public hearing comments from October 4, 2022 Common Council and take action: Amend Section § 550-131.1A(8) – Electronic Message Center Setbacks

E. Review public hearing comments from October 4, 2022 Common Council and take action: Amend Section § 550-56C – Accessory Land Use, Detached Residential Garage, Carport, Utility Shed, Play Structure, or Lawn Ornament

4. ADJOURNMENT

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at mdunneisen@CityofWatertown.org, 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
September 26, 2022

Section 2, Item A.

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers of City Hall as well as via GotoMeeting. The following members were present: Jacob Maas, Doug Zwieg, Maureen McBroom, Emily McFarland, Ben Olsen, Anthony Rauterberg, John Duvernell, and Mike Zitelman. Also in attendance were Nikki Zimmerman, Tony Meyers of Maas Bros. Construction Co., Brian Kehrli of MSA Professional Services, Inc., and Sonja Kruesel of Vandewalle & Associates, Inc.

1. Call to Order

The meeting was called to order by Chairperson Jacob Maas.

2. Review and approve Site Plan Review Committee Minutes Dated August 22, 2022

Motion was made by Doug Zwieg and seconded by Mike Zitelman to approve the August 22, 2022 Site Plan Review minutes as submitted. Unanimously approved.

3. Review and approve Site Plan Review Committee Minutes Dated September 12, 2022

Motion was made by Doug Zwieg and seconded by Mike Zitelman to approve the September 12, 2022 Site Plan Review minutes as submitted. Unanimously approved.

4. Review and take action: 537 Milford Street – Erect a garage greater than 15 feet in height and 1,000 square feet in area

Jacob Maas explained the proposed project. Driveway access will be addressed at the September 26, 2022 Plan Commission meeting. The applicant is looking to build a new garage structure greater than 15 feet in height and 1,000 square feet in area.

The following was presented by city staff:

Building: A building permit application and site plan will have to be submitted.

Stormwater: If at any time 3,000 square feet or more of land is disturbed an erosion control/stormwater runoff permit will be required.

Motion was made by Maureen McBroom and seconded by Doug Zwieg to approve this item as submitted.

Unanimously approved.

5. Review and take action: 672 Johnson Street – exterior and interior renovation

Brian Kehrli of MSA Professional Services, Inc. and Tony Meyers of Maas Bros. Construction Co. were present to explain the project. The former Bethesda property will be converted to be used as an express YMCA, daycare, health club, and Able Light offices on the lower level. There will be 10,000 square feet of playground area added as well as replacement of the sidewalk and planters that have deteriorated over the years.

The following was presented by city staff:

Building: State approved plans will have to be submitted along with the building application form.

Stormwater: Currently working with the applicant on approval of the erosion control/stormwater runoff permit. The applicant is planning on utilizing the current stormwater facility but will be making improvements. An updated erosion control sheet shall be submitted.

Zoning: This property is currently zoned PO, Planned Office & Institutional which requires a conditional use permit for the daycare and YMCA. After some discussion, it was determined it may be in the best interest of the applicant to obtain a PUD, Planned Unit Development, for this site.

Motion was made by Doug Zwieg and seconded by Maureen McBroom to approve this item with the following conditions:

- A. Stormwater submittals for erosion control and post construction
- B. Discussion on Planned Unit Development

Unanimously approved.

6. Adjournment

Motion was made by Anthony Rauterberg and seconded by Mike Zitelman to adjourn. Unanimously approved.

Respectfully submitted,

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

PLAN COMMISSION MINUTES

September 26, 2022

4:30 p.m.

Section 2, Item B.

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

The following members were present: Mayor Emily McFarland (Chair), Jaynellen Holloway (Director of Public Works/City Engineer), Jacob Maas (Zoning Administrator), Nick Krueger, Brian Konz, James Romlein (Recording Secretary), and Ms. Alyse Talaga

Others Present: Tammy Chwala, Duane Duddeck, Kevin Schmidt, Terry, Shelley Kassube, Tim Kassube, Emily Aschenbrener, Paul Aschenbrener, Zachary Schmidt

1. CALL TO ORDER

Mayor Emily McFarland called the meeting to order.

2. APPROVAL OF MINUTES

A. Review and take action: Site Plan Review minutes dated September 12, 2022

Mayor McFarland called for a motion

Motion by Konz to approve, Second by Holloway

Unanimous by voice vote

B. Review and take action: Plan Commission minutes dated September 12, 2022

Mayor McFarland called for a motion

Motion by Krueger to approve, Second by Konz

Unanimous by voice vote

3. BUSINESS

A. Conduct public hearing: 300 Air Park Drive - Conditional Use Permit (CUP) request for Group Development under Section 550-68A (3)

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator Jacob Maas as pertinent to this action:

Wilkey Blades II, LLC (Richard Wilkey, registered agent & owner) is proposing to develop a 1,792 square feet lean-to structure for scrap metal storage at 300 Air Park Drive. 300 Air Park Drive is zoned Heavy Industrial (HI).

Relevant Information:

a. This development falls under Group Development per Section § 550-68A(1):

(1) Two or more structures containing principal land uses on the same lot.

b. Per Section § 550-69B:

A. Permitted by right: not applicable.

B. Conditional use regulations. Any land use that is permitted as a permitted by right land use or as a conditional land use within the applicable zoning district(s) is permitted to locate within a group development. The detailed land use regulations of this section that pertain to individual land uses shall also apply to individual land uses within a group development, as will all other applicable provisions of this chapter. Therefore, land uses permitted by right in the zoning district shall be permitted by right within an approved group development (unless otherwise restricted by the conditions of approval imposed during the conditional use approval for the group development as a whole), and land uses permitted as a conditional use in the zoning district shall be permitted within the group development only with conditional use approval for the specific use. In all cases, the following conditional use conditions shall be applied to the group development as a whole and to individual uses within the group development:

*(1) All required off-street parking spaces and access drives shall be located entirely within the boundaries of the group development. **Meets Standard***

- (2) The development shall contain a sufficient number of waste bins to accommodate all trash and waste generated by the land uses in a convenient manner. **Meets Standard**
- (3) No group development shall take access to a local residential street. **Meets Standard**
- (4) All development located within a group development shall be located so as to comply with the intent of this chapter regarding setbacks of structures and buildings from lot lines. As such, individual principal and accessory structures and buildings located within group developments shall be situated within building envelopes that serve to demonstrate complete compliance with said intent. Said building envelopes shall be depicted on the site plan required for review of group developments. The use of this approach to designing group developments will also ensure the facilitation of subdividing group developments in the future (if such action is so desired). **Meets Standard**
- (5) The following standards shall apply to all group developments:
- (a) 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. **Needs to be waived**
 - (b) 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. **Meets Standard**
 - (c) 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. **Meets Standard**
 - (d) Standard corporate trademark building designs, materials, architectural elements and colors all shall be acceptable, as determined by the City, only as subtly integrated into the more generic design of the building as a whole. Color schemes of all architectural elements shall be muted, neutral, nonreflective and nonuse- or nontenant-specific. **Meets Standard**
 - (e) 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. **Meets Standard**
 - (f) Loading areas shall be completely screened from surrounding roads and residential, office and commercial properties. Said screening may be through internal loading areas, screening wall that will match the building exterior in materials and design, fully opaque landscaping at time of planting, or combinations of the above. Gates and fencing may be used for security purposes but not for screening and shall be of high aesthetic quality. **Meets Standard**
 - (g) Vehicle access from public streets shall be designed to accommodate peak traffic volumes without disrupting traffic on public streets from inadequate throat length, access drive width or design or inadequate driveway location. The impact of traffic generated by the proposed development shall be demonstrated by a traffic impact analysis performed by the applicant's traffic engineer so as to not adversely impact off-site public roads, intersections and interchanges during the traffic peak associated with a full parking lot. Where the project shall adversely impact off-site traffic, the City may deny the application, may require a size reduction in the proposed development, or may require off-site improvements. **Meets Standard**

- (h) *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. N/A*
- (i) *A minimum of one cart-return area of 200 square feet shall be provided for every parking area pod. There shall be no exterior cart-return or cart-storage areas located within 25 feet of the building in areas located between the building and a public street. N/A*
- (j) *The applicant shall demonstrate full compliance with City standards for stormwater, utilities, erosion control and public safety. Meets Standard*
- (k) *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. Needs to be waived*
- (l) *A conceptual plan for exterior signage shall be provided at time of detailed site plan or GDP that provides for coordinated and complementary exterior sign location, configurations and colors throughout the planned development. All freestanding signage within the development shall complement the on-building signage. Freestanding sign materials and design shall complement the building exterior and may not exceed the maximum height requirement of this chapter and the Building Code. N/A*
- (m) *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. Needs to be waived.*
- (n) *Where such developments are proposed to provide a new location for a business already located within the community, a required condition of approval for the new development shall be a prohibition on conditions of sale, lease or use of the previously occupied building or site which provide limits beyond the range of applicable local, state or federal regulations. If such limits are required, the applicant may seek City approval to demolish the previously occupied structure and prepare the site for some future development. N/A*
- (o) *The applicant shall provide adequate evidence that the proposed development and uses cannot be adequately sited within or on existing developed properties or buildings within the community. Meets Standard*
- (p) *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.*

Decision:

Under 2017 Wisconsin Act 67:

62.23 (7) (de) Conditional use permits.

1. In this paragraph:

- a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.

b. "Substantial evidence" means facts and information, other than merely personal speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

i. a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

i. Upon receipt of a conditional use permit application, and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.

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

5. If a city denies a person's conditional use permit application, the person may appeal the decision to the

Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
	Yes	No	Yes	No	Yes	No
Review § 550-69B						

circuit court under the procedures contained in par. (e) 10

If Plan Commission answers "no" to the last of the questions, above, the CU permit must be denied. Otherwise, proceed to the condition of approval

Recommendation:

Approve the Conditional Use Permit with conditions identified by the Plan Commission.

a. **Waive Sections § 550-69B(5)(a), 550-69B(5)(k), 550-69B(5)(m)**

Mayor McFarland called for discussion, hearing none opened the associated action item

B. Review and take action: 300 Air Park Drive - Conditional Use Permit (CUP) request for Group Development under Section 550-68A (3)

Mayor McFarland called for discussion, hearing none requested a motion to approve as recommended.

**Motion to approve as recommended by Romlein, Second by Holloway
Unanimous by voice vote.**

C. Conduct public hearing: 537 Milford Street - Conditional Use Permit (CUP) request for an accessory structure exceeding 1,000 square feet under Section 550-ICI(10)(b)[1]

The following information has been identified by the City of Watertown Zoning & Floodplain Administration as pertinent to this action:

Timothy J. & Shelley M. Kassube (property owners) are looking to develop an accessory structure that exceeds 1,000 square feet. 537 Milford Street is zoned Multi-Family Residential (MR-8). The property has a principal land use of Single-Family Residential.

Relevant Information:

- i. Under Section § 550-56C(1)(b):
 - (b) *A conditional use permit is required for:*
 - [1] *A combination of accessory structures exceeding a total of 1,000 square feet; or*
 - [2] *More than two accessory structures.*
- ii. Maximum accessory building coverage under Section § 550-26F(1)(e):
 - (e) *Maximum accessory building coverage: 10%.*
- iii. 537 Milford Street is 24,394 square feet.
 1. Accessory building coverage cannot exceed 2,439 square feet.
- iv. Proposed access for the proposed structure would violate Section § 410-23B(1)(a):
 - (a) *To trespass intentionally on the land or buildings of another and intentionally and without regard for the rights of the owner or lawful occupant to use or occupy such premises without authority to do so from the owner or lawful occupant thereof.*
- v. 537 Milford Street would be allowed a second access point as it meets the requirement of Section § 550-105C(2):
 - (2) *In no instance shall any lot be permitted more than one access point on any one street if its frontage on said street is less than 100 linear feet (as measured along the right-of-way line).*
- vi. Access Drives shall be paved under Section § 550-105M:
 - M. *Paving of access. All access approach areas located within a street right-of-way shall be paved to the satisfaction of the Director of Public Works with a hard, all-weather surface and shall be maintained so as to prevent the transport of gravel, dirt or other eroded material from the subject property into the right-of-way.*
- vii. Driveway shall be paved under Section § 550-107F(1):
 - (1) *Surfacing and marking. All off-street parking and traffic circulation areas (including all residential driveways, except those within the RH District) shall be paved with a hard, all-weather surface to the satisfaction of the Director of Public Works. Said surfaces intended for six or more parking stalls shall be marked in a manner which clearly indicates required parking spaces.*

Recommendation:

- i. **Approve the Conditional Use Permit with conditions identified by the Plan Commission.**
 1. **Total accessory building coverage cannot exceed 1,000 square feet**
 2. **No access onto neighboring private property**
 3. **Access drive shall be paved**
 4. **Driveway shall be paved**

Mayor McFarland called for discussion, hearing none opened the associated action item

D. Review and take action: 537 Milford Street - Conditional Use Permit (CUP) request for an accessory structure exceeding 1,000 square feet under Section 550-ICI(10(b))[1]

Mayor McFarland called for discussion, hearing none requested a motion to approve as recommended.

**Motion to approve as recommended by Konz, Second by Talaga
Unanimous by voice vote.**

E. Conduct a public hearing: 537 Milford Street - Conditional Use Permit (CUP) request for an accessory structure exceeding the maximum height of an accessory structure under Section 550-26F(2)(I) & 550-83C

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator Jacob Maas as pertinent to this action:

Timothy J. & Shelley M. Kassube (property owners) are looking to develop an accessory structure that exceeds 18 feet in height. 537 Milford Street is zoned Multi-Family Residential (MR-8). The property has a principal land use of Single-Family Residential.

Relevant Information:

- a. Under Section § 550-26F(2)(i):
 - (i) *Maximum height of accessory structure: 18 feet.*
- b. Maximum height exceptions are allowed under Section § 550-83C:
 - C. *Any building or structure not otherwise accounted for by Subsection B above may exceed said maximum height regulations with the granting of a conditional use permit which specifically states the maximum permitted height of the proposed building or structure.*
- c. As a reminder building height for accessory structures are defined under Section § 550-15:

BUILDING HEIGHT

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

Recommendation:

- a. **Approve the Conditional Use Permit with conditions identified by the Plan Commission.**
 - i. **Applicant must specifically state the maximum height of the proposed accessory structure.**

Mayor McFarland called for discussion, hearing none opened the associated action item

F. Review and take action: 537 Milford Street - Conditional Use Permit (CUP) request for an accessory structure exceeding the maximum height of an accessory structure under Section 550-26F(2)(I) & 550

Mayor McFarland called for discussion, hearing none requested a motion to approve as recommended.

**Motion to approve as recommended by Kona, Second by Holloway
Unanimous by voice vote.**

G. Conduct public hearing: 311 College Avenue - Conditional Use Permit (CUP) request for an access driveway that exceeds 25 feet at the right-of-way line and an apron flair that exceeds 30 feet under Section 550-105J

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator Jacob Maas as pertinent to this action:

Zachary Schmidt (property owner) is looking to expand the access drive at 311 College Avenue. Zachary Schmidt is proposing an access drive of 35 feet at the right-of-way property line and an apron flair of 40 feet.

Relevant Information:

i. Width of access drives are regulated under Section § 550-105J:

J. *Width of driveways. All access drives shall have a minimum width of 10 feet for one- and two-family dwellings and 18 feet for all other land uses. All curb openings for access drives shall have a maximum width of 25 feet for a one- or two-car garage or 30 feet for a three-car garage for all residential uses and 35 feet for all nonresidential uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of five additional feet.*

(1) *Conditional use permit required.*

(a) *All residential curb openings for access drives that exceed the maximum width, as measured at the right-of-way line, will require the granting of a conditional use permit which specifically states the maximum permitted width of the proposed driveway at the right-of-way line.*

(b) *All nonresidential curb openings for access drives that exceed the maximum width, as measured at the right-of-way line, will require the granting of a conditional use permit which specifically states the maximum permitted width of the proposed driveway at the right-of-way line.*

ii. Access Drives shall be paved under Section § 550-105M:

M. *Paving of access. All access approach areas located within a street right-of-way shall be paved to the satisfaction of the Director of Public Works with a hard, all-weather surface and shall be maintained so as to prevent the transport of gravel, dirt or other eroded material from the subject property into the right-of-way.*

iii. Driveway shall be paved under Section § 550-107F(1):

i. *Surfacing and marking. All off-street parking and traffic circulation areas (including all residential driveways, except those within the RH District) shall be paved with a hard, all-weather surface to the satisfaction of the Director of Public Works. Said surfaces intended for six or more parking stalls shall be marked in a manner which clearly indicates required parking spaces.*

Recommendation:

- i. **Approve the Conditional Use Permit with conditions identified by the Plan Commission.**
 1. **Access drive shall be 35 feet at the right-of-way property line and an apron flair of 40 feet.**
 2. **Access drive shall be paved.**
 3. **Driveway shall be paved.**

Mayor McFarland called for discussion, hearing none opened the associated action item

H. Review and take action: 311 College Avenue - Conditional Use Permit (CUP) request for an access driveway that exceeds 25 feet at the right-of-way line and an apron flair that exceeds 30 feet under Section 550-105J

Mayor McFarland called for discussion, hearing none requested a motion to approve as recommended.

**Motion to approve as recommended by Romlein, Second by McFarland
Unanimous by voice vote.**

I. Conduct a public hearing: 833 West Street - Conditional Use Permit (CUP) request for an accessory structure with an exception to the exterior construction material standards under Section 550-121c & 550-121F

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator Jacob Maas as pertinent to this action:

i. Under Section § 550-121C:

C. Standards for all residential, office, commercial districts, and the PI Zoning District.

- i. Except for exposed foundations not to exceed three feet in height from the adjacent grade, all non-single-family development located within the RH, CR-10ac, ER-1, SR-4, TR-6, MR-8, MR-10, SNR, NO, PO, NB, PB, GB, CB and PI Districts shall employ only high-quality decorative exterior construction materials on the visible exterior of the following portions of all structures and buildings:
 - (a) Any portion of the building or structure visible from adjacent residentially zoned property;
 - (b) Any portion of the building or structure located within 50 feet of a public right-of-way; or
 - (c) Any other portion of the building or structure visible from a public street and/or situated at an angle of 60° or less from a line which is parallel to the nearest right-of-way (for uncurved rights-of-way) or from a line which is parallel to a chord connecting the right-of-way boundary on the inside side of the curve at points located at, or opposite from, the two outer boundaries of the subject property along the right-of-way line (for curved rights-of-way).
- ii. The following exterior construction materials shall not be considered "high quality decorative": nondecorative concrete block or cinder block, nondecorative concrete foundation walls or panels, corrugated walls or panels, nondecorative plywood, asphaltic siding, or other nondecorative surfaces as determined by the Plan Commission.

ii. There is an exception under Section § 550-121F:

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

Recommendation:i. **Approve the Conditional Use Permit without conditions**

Mayor McFarland called for discussion, hearing none opened the associated action item

J. Review and take action: 833 West Street - Conditional Use Permit (CUP) request for an accessory structure with an exception to the exterior construction material standards under Section 550-121c & 550-121F

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator Jacob Maas as pertinent to this action:

Paul M. Aschenbrener (property owner) is looking to develop an accessory structure with corrugated metal siding. 833 West Street is zoned Single-Family Residential (SR-4).

Mayor McFarland called for discussion, hearing none requested a motion to approve as recommended.

**Motion to approve as recommended by Romlein, Second by McFarland
Unanimous by voice vote.**

K. Conduct a public hearing: 833 West Street - Conditional Use Permit (CUP) request for an accessory structure with an exception to the maximum height of an accessory structure under Section 550-26F(2)(I) & 550-83C

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator Jacob Maas as pertinent to this action:

Paul M. Aschenbrener (property owner) is looking to develop an accessory structure that exceeds 15 feet in height. 833 West Street is zoned Single-Family Residential (SR-4).

Relevant Information:

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:

1. Under Section § 550-24F(2)(i):
 - (i) *Maximum height of accessory structure: 15 feet.*
2. Maximum height exceptions are allowed under Section § 550-83C:
 - C. *Any building or structure not otherwise accounted for by Subsection B above may exceed said maximum height regulations with the granting of a conditional use permit which specifically states the maximum permitted height of the proposed building or structure.*
3. As a reminder building height for accessory structures are defined under Section § 550-15:

BUILDING HEIGHT

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

Recommendation

1. **Approve the Conditional Use Permit with conditions identified by the Plan Commission.**
 - a. **Applicant is proposing 18 feet, the Zoning Administrator is asking for 21 feet to account for variance in property elevations.**

Mayor McFarland called for discussion, hearing none opened the associated action item

L. Review and take action: 833 West Street - Conditional Use Permit (CUP) request for an accessory structure with an exception the maximum height of a accessory structure under Section 550-25F(2)(1) & 550-83C

Mayor McFarland called for discussion, hearing none requested a motion to approve as recommended.

**Motion to approve as recommended by Holloway, Second by Krueger
Unanimous by voice vote**

M. Review and take action: 833 West Street - Conditional Use Permit (CUP) request for an accessory structure with an exception the maximum 1,000 square feet of a accessory structure under Section 550-26F(2)(l) & 550-83C

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator Jacob Maas as pertinent to this action:

Paul M. Aschenbrener (property owner) is looking to develop an accessory structure that exceeds 1,000 square feet. 833 West Street is zoned Single-Family Residential (SR-4).

- i. Under Section § 550-56C(1)(b):
 - (b) *A conditional use permit is required for:*
 - [1] *A combination of accessory structures exceeding a total of 1,000 square feet; or*
 - [2] *More than two accessory structures.*
- ii. Maximum accessory building coverage under Section § 550-24F(1)(e):
 - (e) *Maximum accessory building coverage: 10%.*

- iii. 833 West Street is 45,651 square feet.
 - 1. Accessory building coverage cannot exceed 4,565 square feet.

Recommendation:

- a. Approve the Conditional Use Permit with conditions identified by the Plan Commission.
 - i. Total accessory building coverage cannot exceed 1,000 square feet.

Mayor McFarland called for discussion, hearing none opened the associated action item

N. Review and take action: 833 West Street - Conditional Use Permit (CUP) request for an accessory structure with an exception to the maximum 1,000 square feet of a accessory structure under Section 550-26F(2)(l) & 550-83C

Mayor McFarland called for discussion, hearing none requested a motion to approve as recommended.

Motion to approve as recommended by Konz, Second by Holloway

Unanimous by voice vote

O. Adjournment

With no remaining items on the agenda, Mayor McFarland requested a motion to adjourn

Motion to Adjourn by Romlein, Second by Talaga

Unanimous approval by Voice Vote

Meeting closed at 5:02 p.m.

Respectfully Submitted,
James W. Romlein Sr. PE
Recording Secretary

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

672 Johnson Street – Planned Unit Development: Pre-Application & Concept Review

Background:

672 Johnson Street is zoned Planned Office & Institutional, and is identified in the 2019 Comprehensive Plan as having a future land use of Institutional.

Relevant Information:

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:

1. The Planned Unit Development: Pre-Application process is outlined in Section § 550-152E:

E. PUD Process Step 1: Preapplication conference.

- (1) The applicant shall contact the Zoning Administrator to place an informal discussion 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) At the Plan Commission meeting, the applicant shall engage in an informal 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.*
- (4) 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.*

2. The Planned Unit Development: Concept Plan process is outlined in Section § 550-152F:

F. PUD Process Step 2: Concept plan.

- (1) 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) 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) 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.*

3. Outdoor Commercial Entertainment is not an allowed principal land use for Planned Office & Institutional.

Brief Business Overview:

Historical Use of 672 Johnson St was the corporate office center of Ablelight (formally Bethesda).

August 2022 – Greater Watertown Community Health Foundation purchased the full ~90 acres campus, which included the 55,000 Square Foot corporate center. With a focus on serving the community, the planned use of the building will be repurposed for 3 different business functions.

- Ground floor – approximate 20,000 square feet will host a number of users: YMCA express center (8500 SF), Gross motor room for childcare (1600 SF), small foot print for office space (2,000 SF), Commercial Kitchen for the PreK provider (Head Start) (700 SF), remaining space – an assemble conference room which can host up to 50 people and Common Area for tenants of the building to use.
- 1st Floor – Full floor will be dedicated to licensed childcare with a total capacity to up to 220 children, of which 126 slots will be new supply to the community.
- 2nd Floor – This will remain office space, designed as a co-working space to house both non-profit support partners of the foundation as well as for profit businesses looking for an innovated space to office out of.

Hours of operation:

- Normal operating hours 5am-9pm for main entrances of the building
 - After hour access with security access for those who work in the building.
- YMCA Express will be a 24-hour model – After normal business hours, they will have a secured door on the east side of the building for members to enter and exist. After hours, YMCA member will only be able to access the YMCA Express space.
- Childcare normal operation will likely be 7am – 7pm. There will be a dedicated, secure, entrance created for this service specifically.

Number of Employee's:

- Ground Floor – less than 15
- 1st Floor – approximately 35 when full capacity is reached
- 2nd floor – Estimated at 60

Possible Nuisances:

- 9-month renovation project for planned reuse
- After Certificate of Occupancy – this facility is expected to be used frequently, which could pose a risk of nuisance behavior. To mitigate, the foundation is investing heavily in camera security systems to have full, time stamped, coverage of the building (exterior and interior), parking lots and play grounds being developed.
- In 3-4 years, there is potential to move the full YMCA to this facility, integrating and attaching a new facility to the existing facility. A capital campaign is underway to fundraise for this opportunity. Attached is a initial schematic master plan of what that could look like. Interior and Exterior design are still in beginning stages

BENCHMARK TABLE				
NAME	NORTHING	EASTING	DESCRIPTION	ELEVATION
BM1	623862.7350	874446.1820	BURY TAG BOLT	827.1400
CP1	623697.5040	874445.0090	CUT X	823.5400
CP3	624195.6260	874716.1900	CUT X	807.4700
CP5	624055.2800	874633.2920	SPIKE	818.0900

LEGEND

ADA CURB/CURB CUT

REJECT CURB

MATCH EXISTING TOC ELEV.
MATCH EOP ELEV.

MATCH EXISTING ELEVATION

EOP SPOT ELEVATION

BACK OF WALK ELEVATION

REFERENCE ELEVATION

EDGE OF PAVEMENT

TOP OF CURB

DIRECTION OF FLOW

HIGH POINT

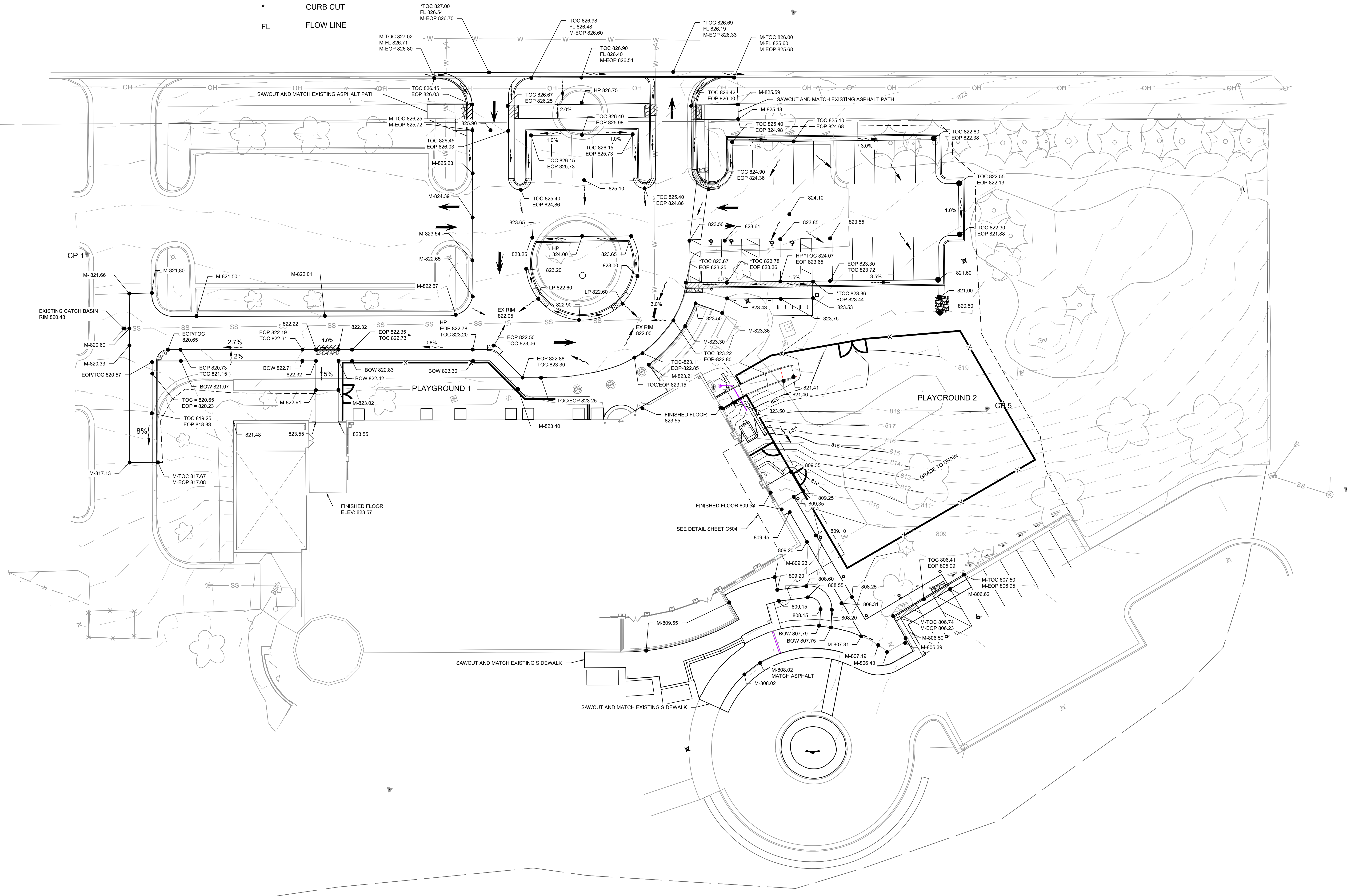
LOW POINT

CURB CUT

FLOW LINE



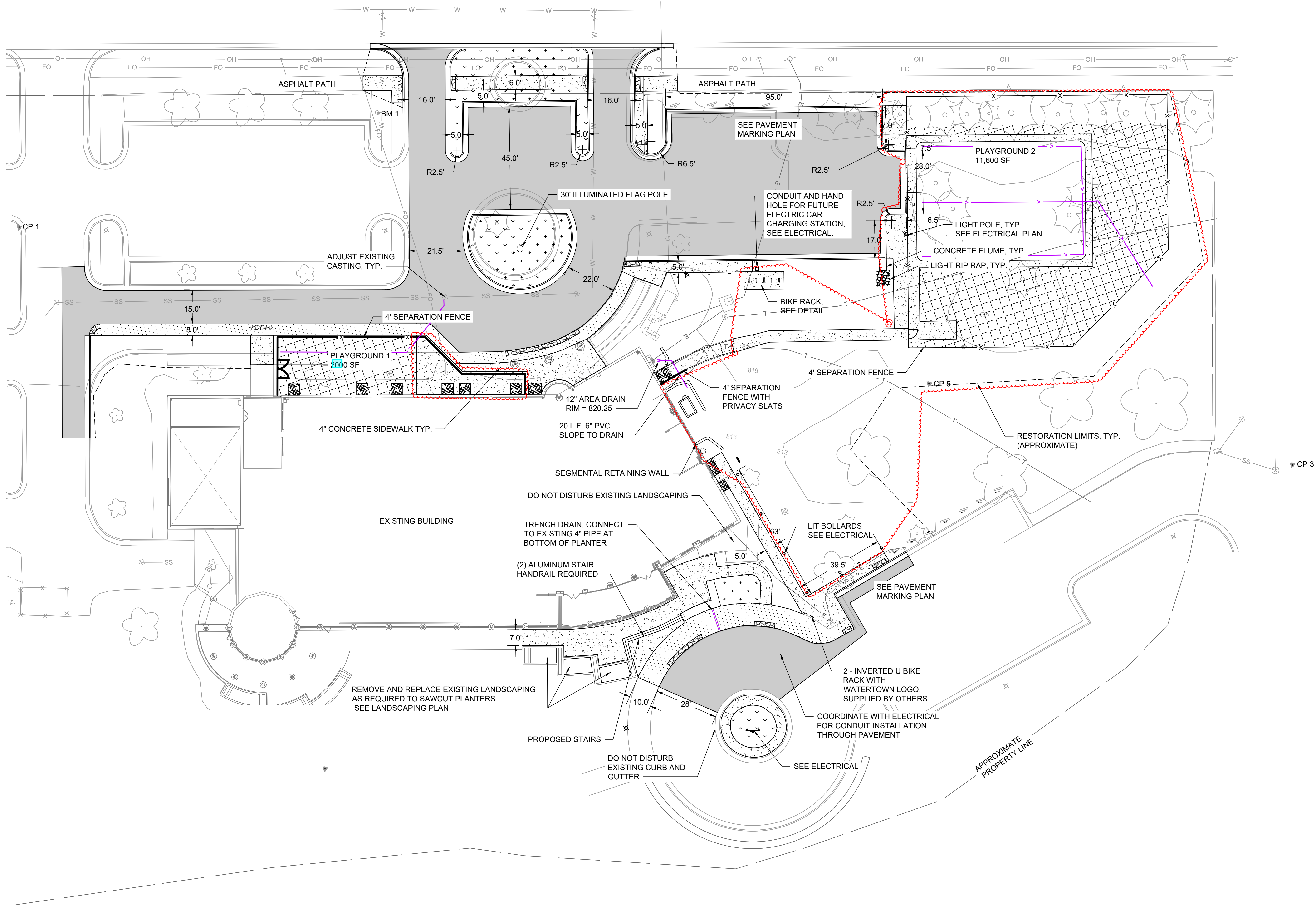
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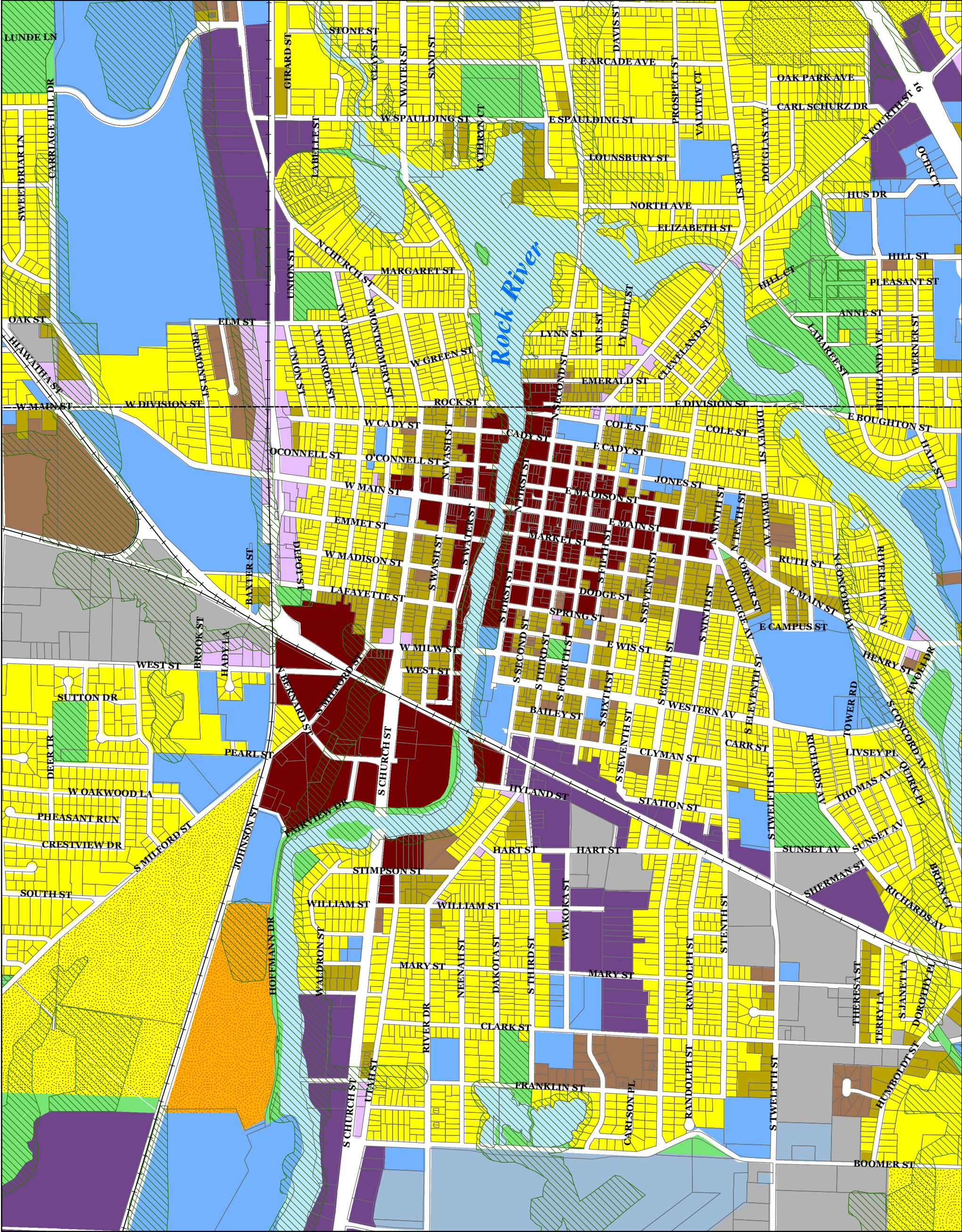


BENCHMARK TABLE				
NAME	NORTHING	EASTING	DESCRIPTION	ELEVATION
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CP1	623697.5040	874445.0090	CUT X	823.5400
CP3	624195.6260	874716.1900	CUT X	907.4700
CP5	624055.2800	874633.2920	SPIKE	818.0900

LEGEND

- 3.5-INCH ASPHALT PAVEMENT
- 4-INCH CONCRETE SIDEWALK
- INTEGRAL CURB AND WALK
- PLAYGROUND AREA
TYPICAL TURF RESTORATION
- DETECTABLE WARNING FIELD
- CONCRETE STOOP SEE
ARCHITECTURAL/STRUCTURAL
- TURF RESTORATION UNLESS NOTED
IN LANDSCAPING PLAN





Future Land Use Downtown Area

Map 6a

City of Watertown Comprehensive Plan

Land Use Categories

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

Rights-of-Way

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

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

- 1. Office
- 2. Multi-Family Residential
- 3. Mixed Industrial
- 4. Commercial Services/Retail
- 5. Institutional
- 6. Parks & Recreation

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

- 1. Single-Family - Sewered (predominant land use)
- 2. Two-family Residential
- 3. Multi-Family Residential
- 4. Institutional
- 5. Neighborhood Mixed Use
- 6. Parks & Recreation

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

- 1. Office
- 2. Single-Family - Sewered
- 3. Two-Family Residential
- 4. Multi-Family Residential
- 5. Commercial Services/Retail
- 6. Institutional
- 7. Parks & Recreation

City of Watertown

County Boundary

Town Boundary

Parcel

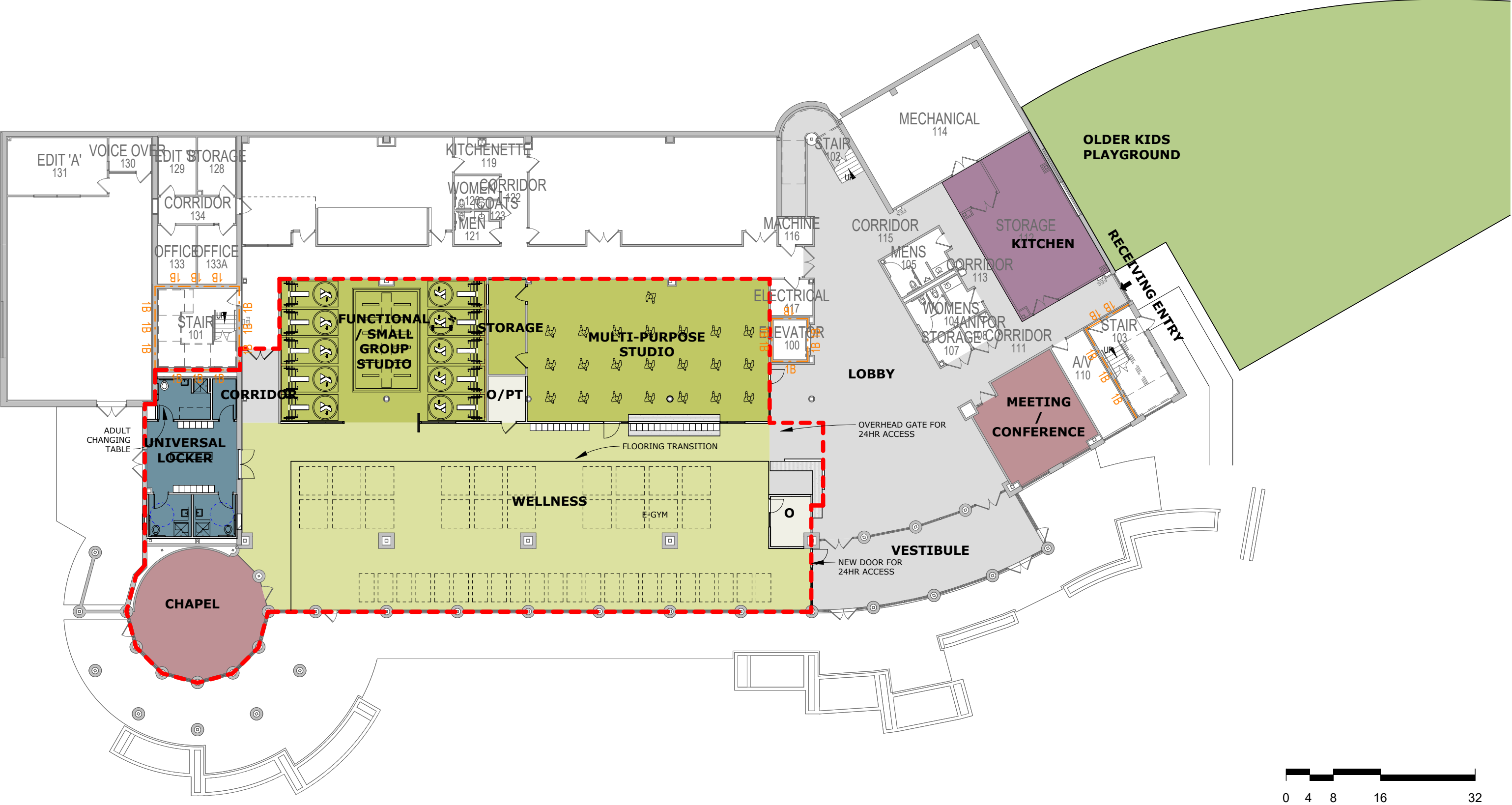
Railroad

0 500 1,000 2,000 Feet

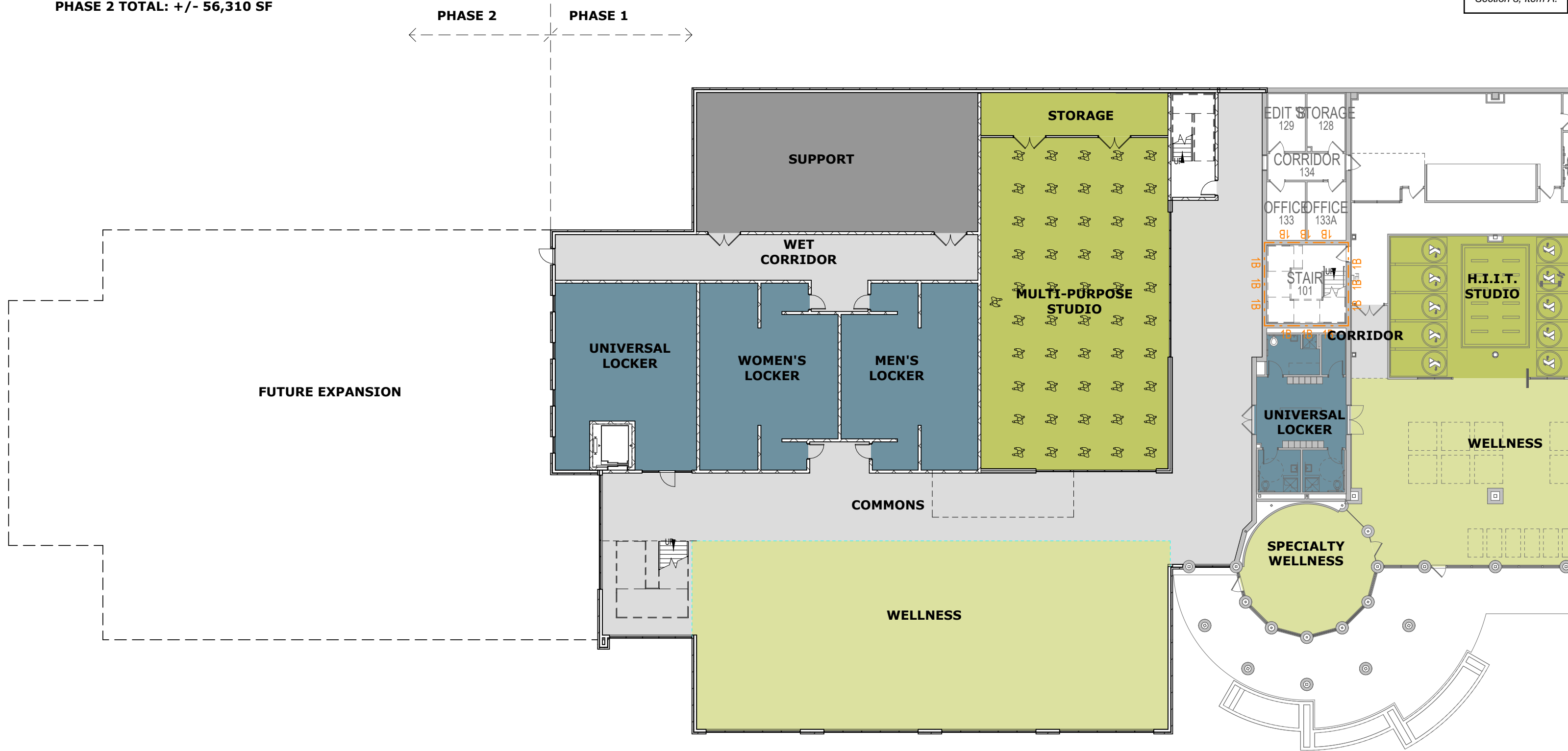
N
W E
S

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

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change



PHASE 2 TOTAL: +/- 56,310 SF

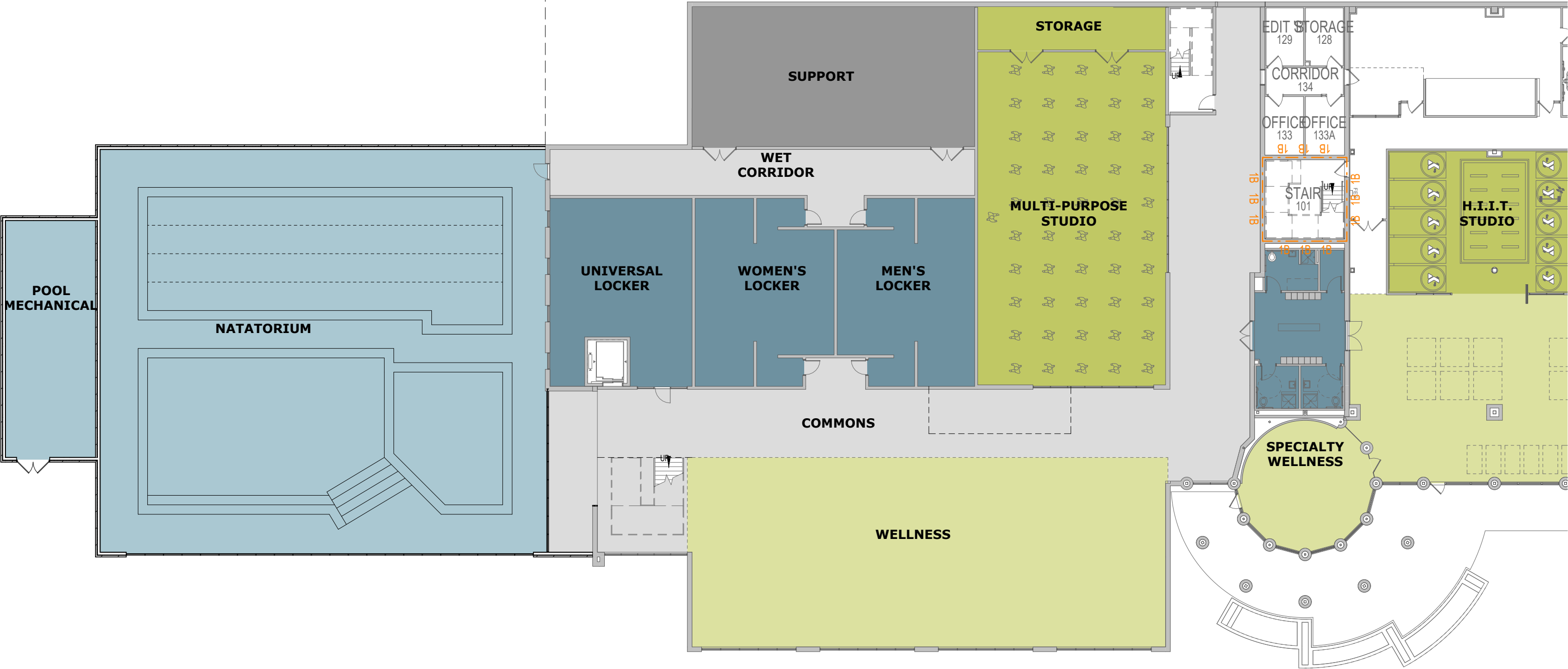


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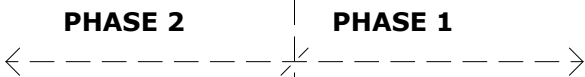
PHASE 2

PHASE 1

Section 3, Item A.

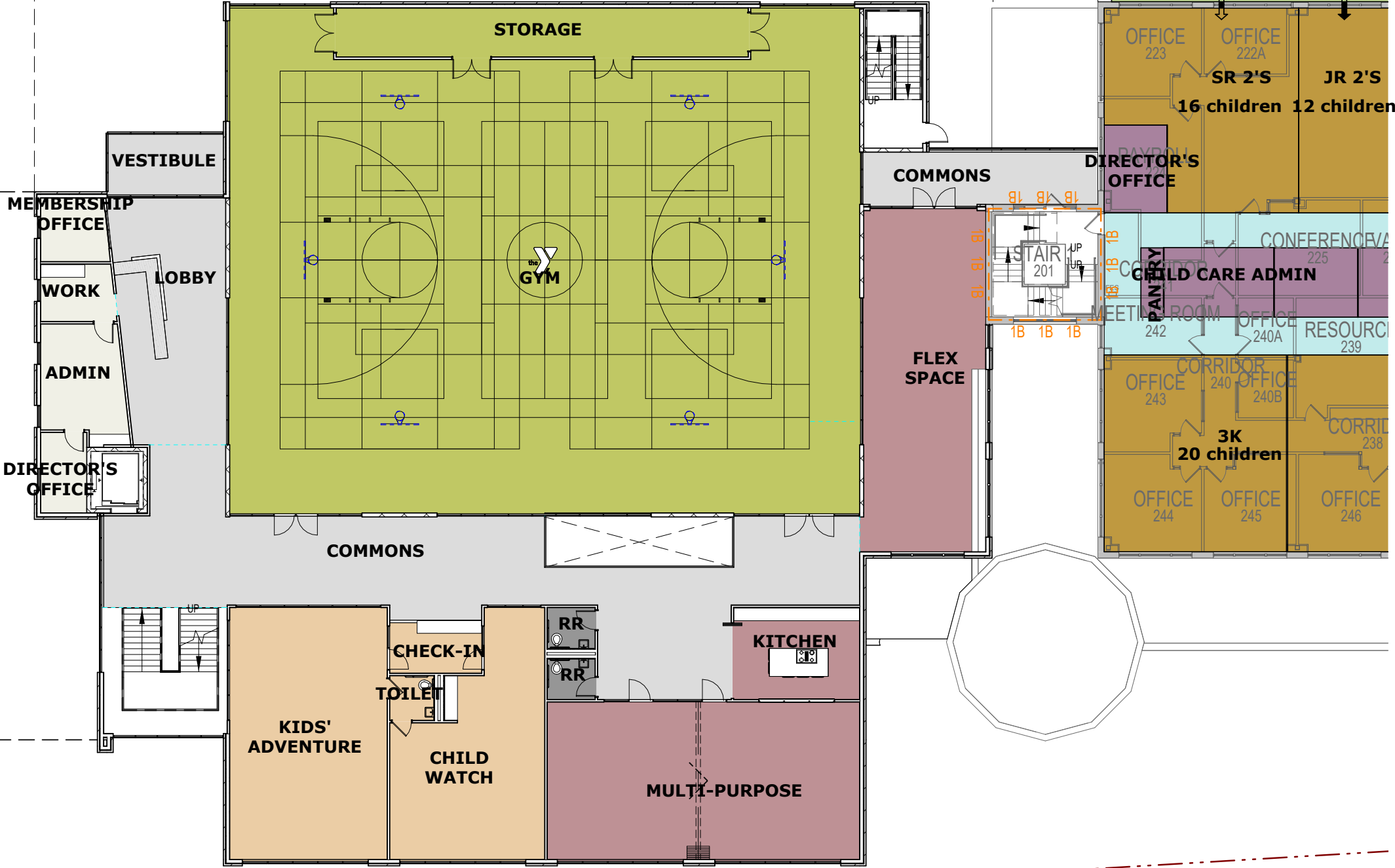


PHASE 2 TOTAL: +/- 56,310 SF

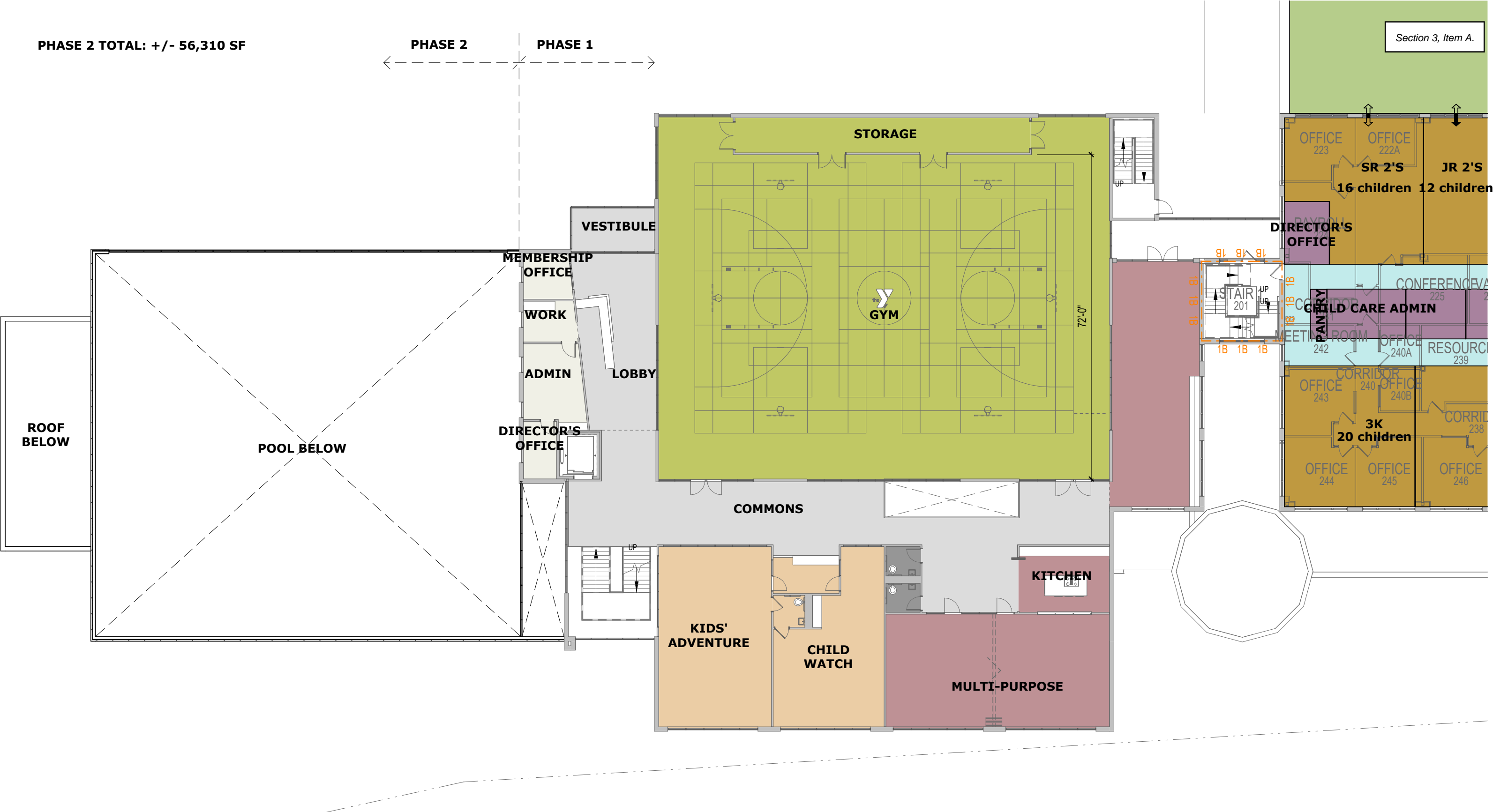
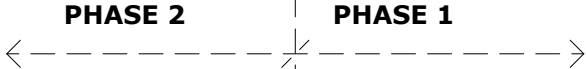


Section 3, Item A.

FUTURE EXPANSION

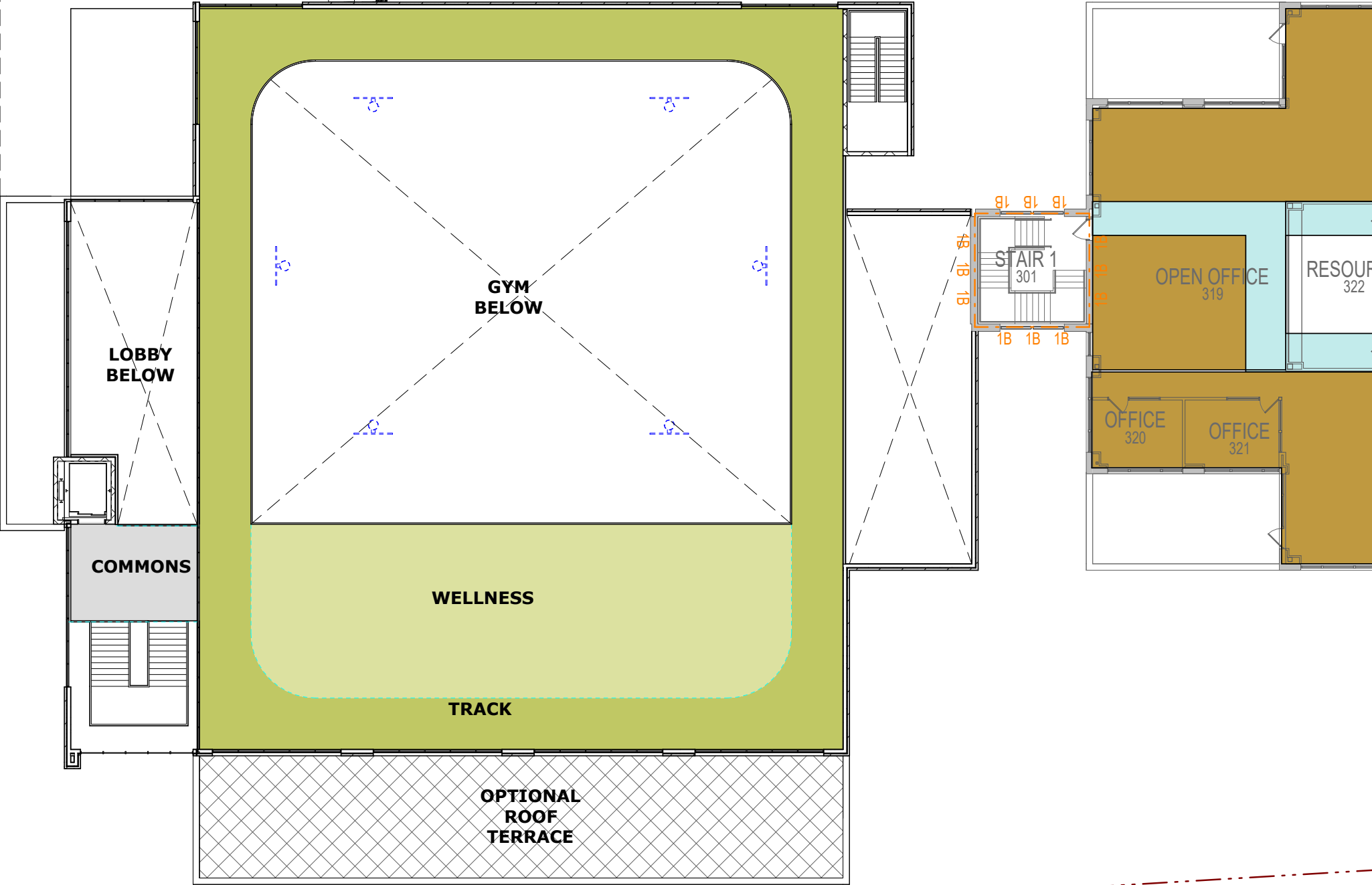


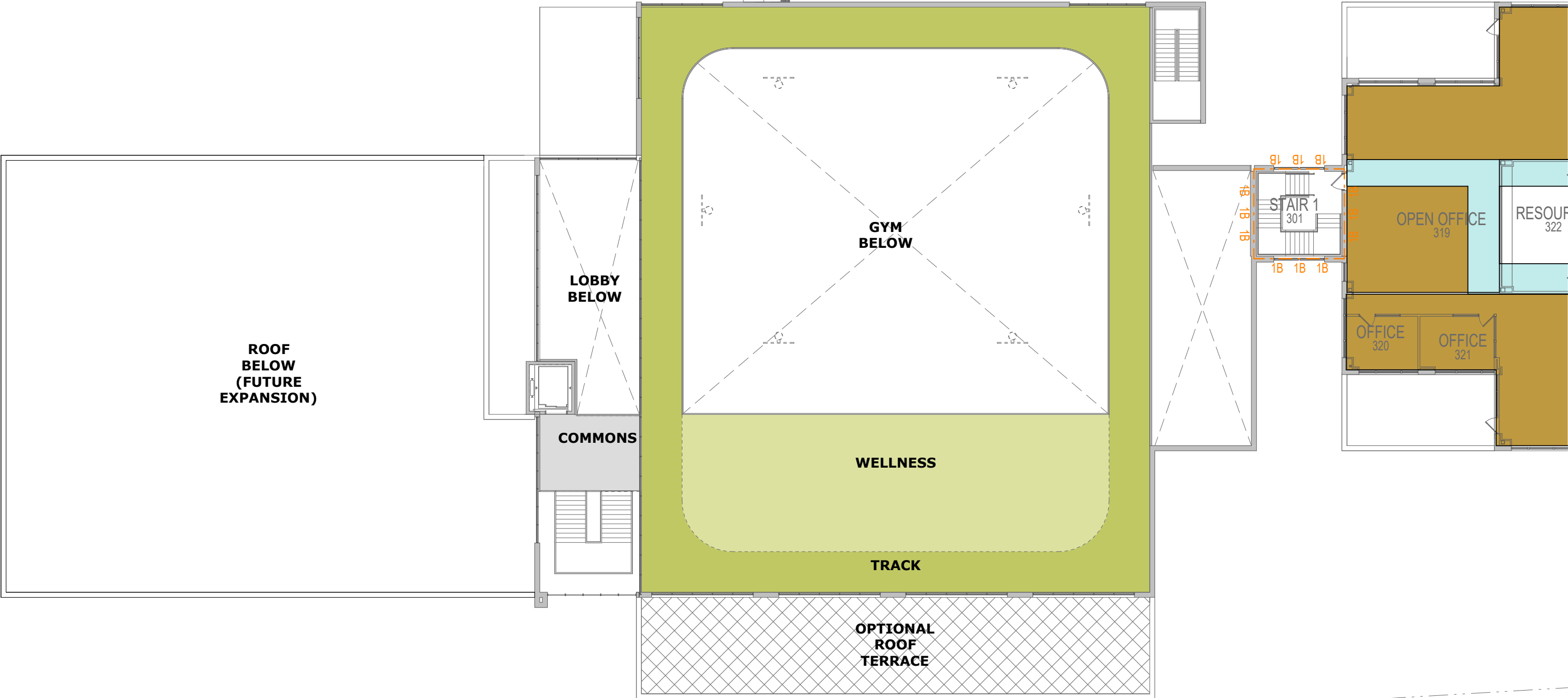
PHASE 2 TOTAL: +/- 56,310 SF



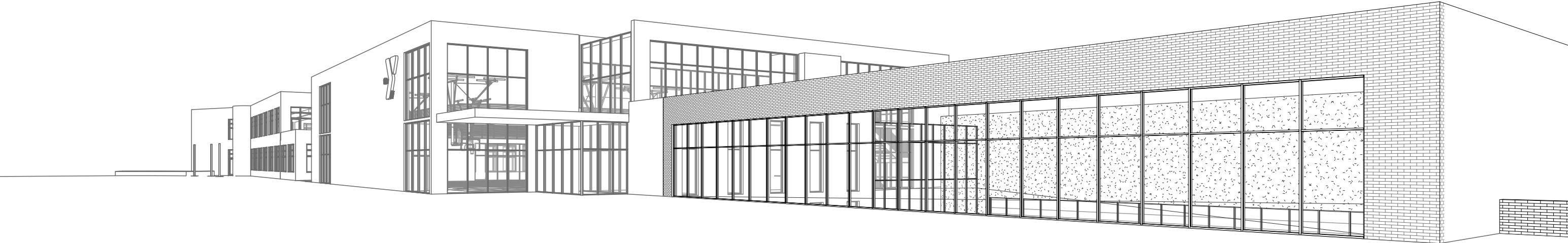
PHASE 2 TOTAL: +/- 56,310 SF

PHASE 2 PHASE 1

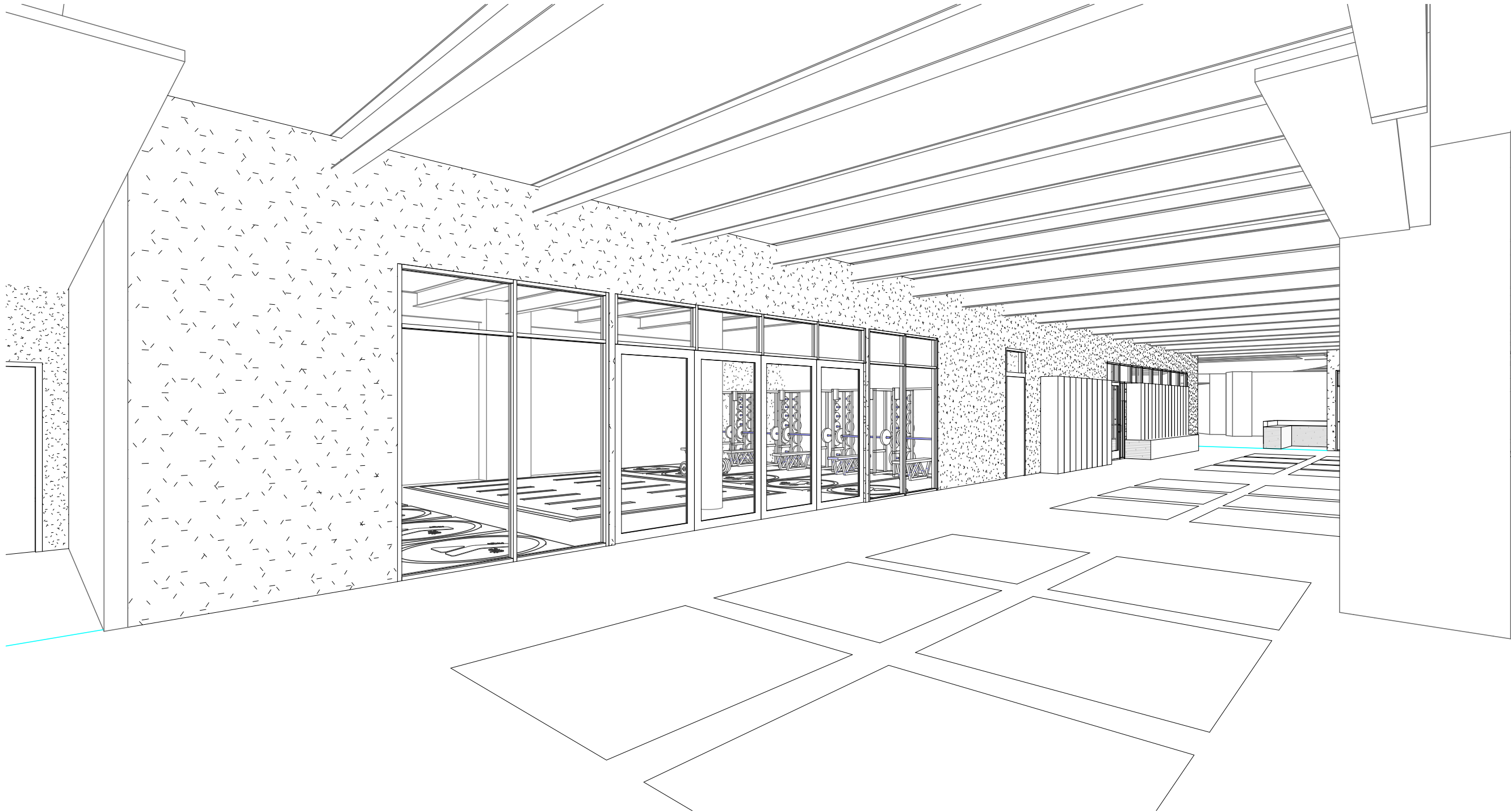


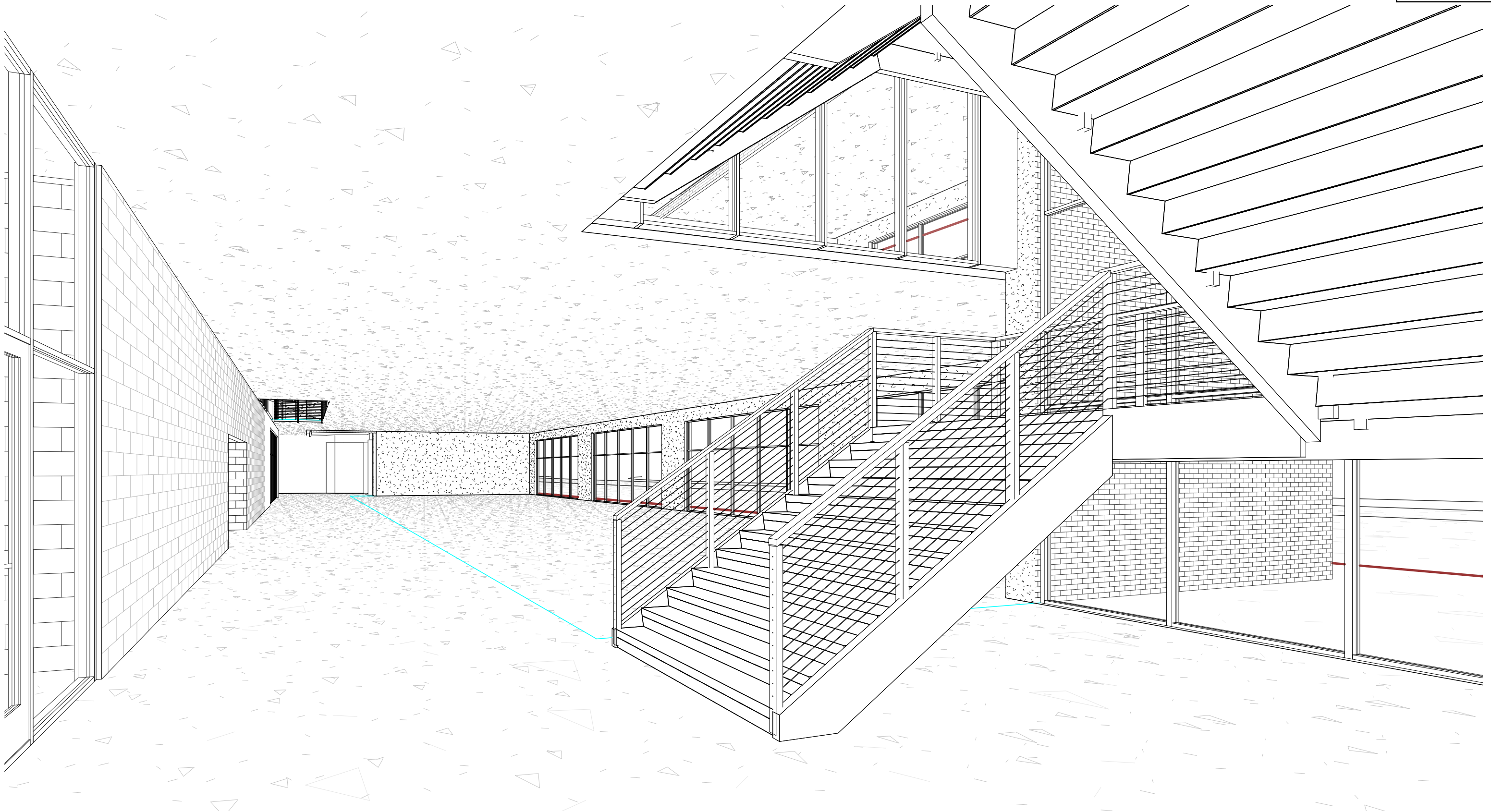


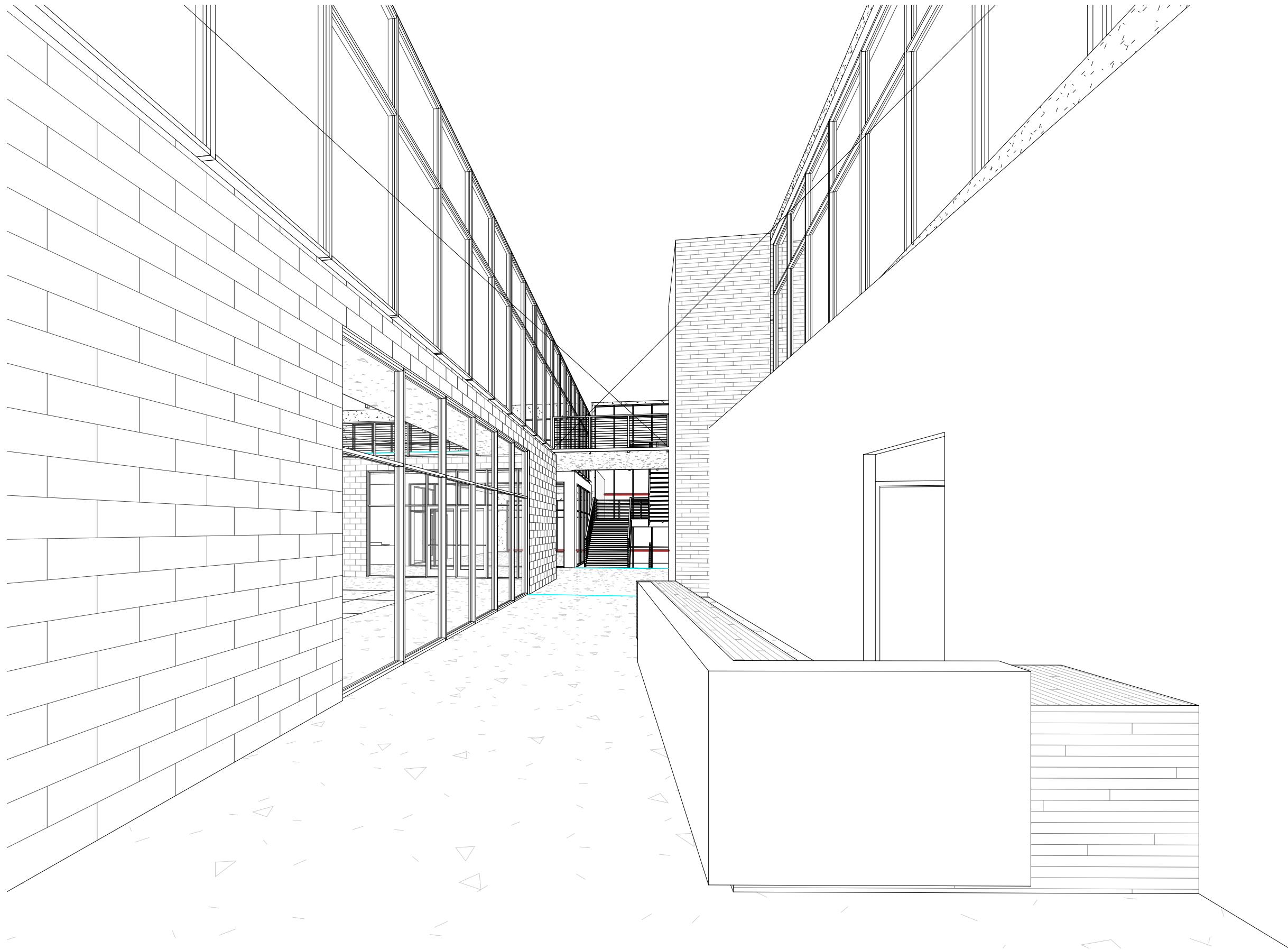




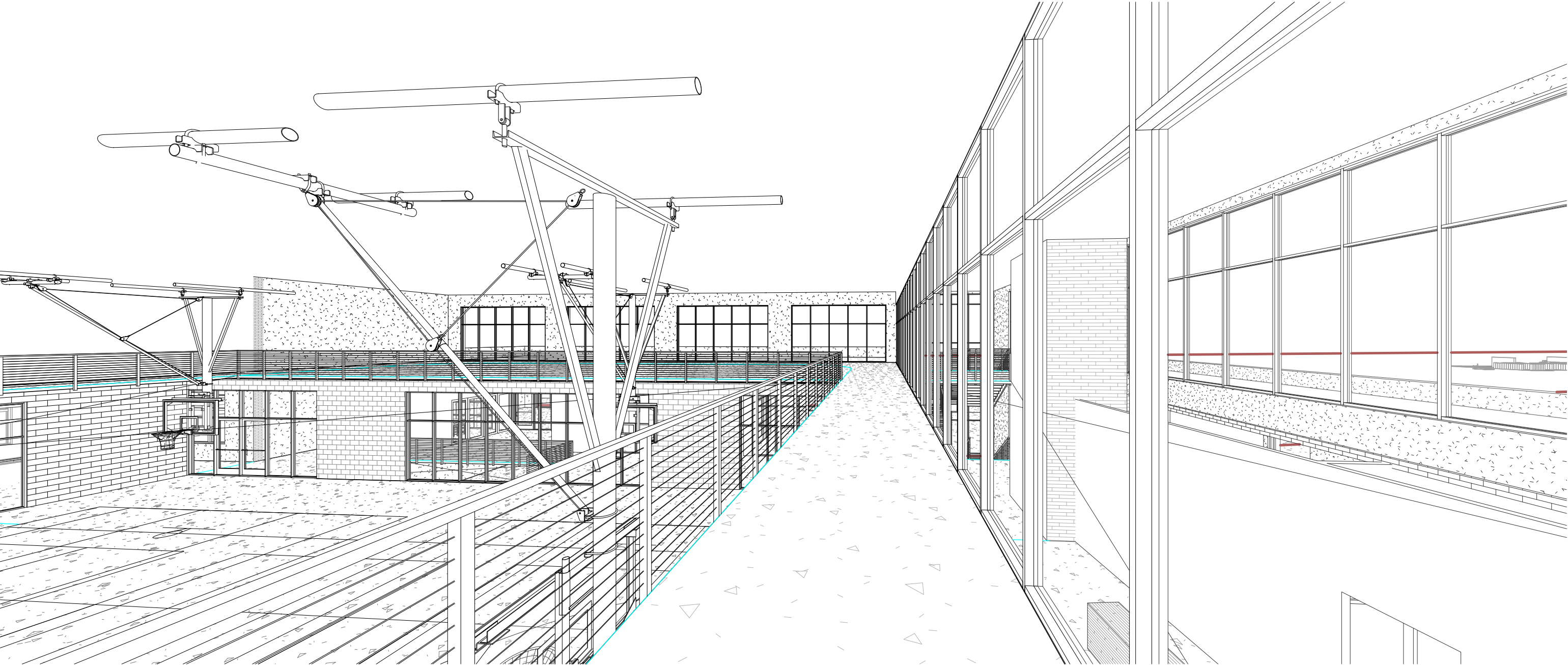


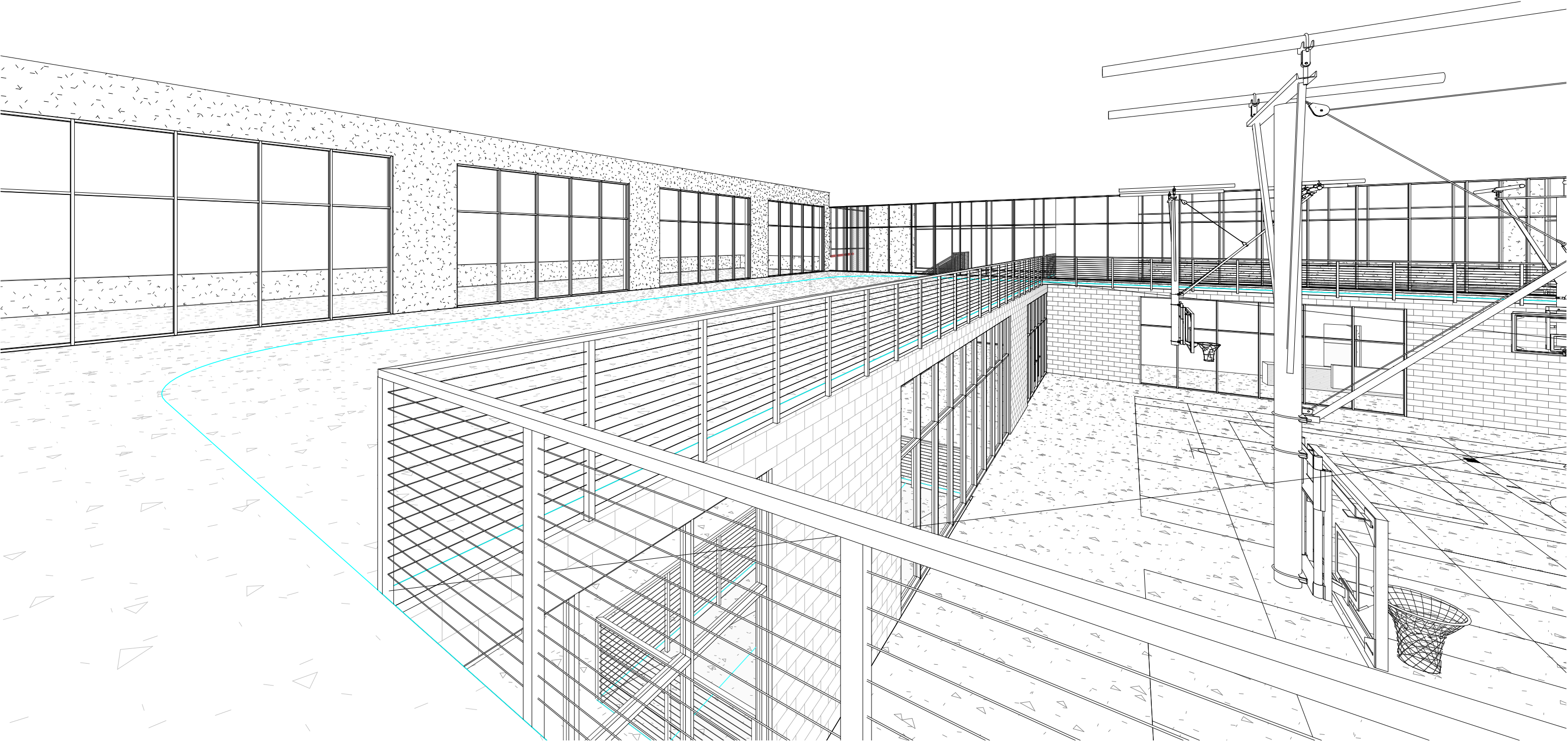












820 East Main Street – Planned Unit Development: Concept Plan Review

Background:

820 East Main Street is zoned Central Business (CB) and is identified in the 2019 Comprehensive Plan as having a future land use of Central Mixed Use. The property owner is looking to operate a Vehicle Repair & Maintenance land use. Vehicle Repair & Maintenance land use is not an allowable principal land use within the Central Business District.

Relevant Information:

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:

1. See attached letter & WD Times article

2. Per Section § 550-34B:

B. List of allowable principal land uses.

(1) Principal land uses permitted by right:

- (a) Cultivation.*
- (b) Selective cutting.*
- (c) Passive outdoor public recreation.*
- (d) Active outdoor public recreation.*
- (e) Public services and utilities.*
- (f) Office.*
- (g) Personal or professional services.*
- (h) Indoor sales or service.*
- (i) Indoor maintenance service.*
- (j) Off-site parking lot.*

(2) Principal land uses permitted as conditional use

- (a) Clear-cutting.*
- (b) Indoor institutional.*
- (c) Outdoor institutional.*
- (d) Institutional residential.*
- (e) In-vehicle sales or service.*
- (f) Indoor commercial entertainment.*
- (g) Outdoor commercial entertainment.*
- (h) Commercial indoor lodging.*
- (i) Bed-and-breakfast establishments.*
- (j) Group day-care center (nine or more children).*
- (k) Central business apartments (greater than 12 dwelling units).*

3. Flexibilities allowed by a Planned Unit Development under Section § 550-152B:

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.*
 - (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 Overlay District requirements. All Drainageway 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.*

4. See attached Ordinance & Exhibit "A"

Options:

These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. Postpone the recommendation of the proposed ordinance to a later date.
2. Negative recommendation of the proposed ordinance to the Common Council.
3. Positive recommendation of the proposed ordinance to the Common Council.
4. Positive recommendation of the proposed ordinance to the Common Council with conditions or amendments identified by the Plan Commission.

**ORDINANCE TO
ADOPT THE PLANNED UNIT DEVELOPMENT – GENERAL
DEVELOPMENT PLAN (GDP) UNDER SECTION 550-152 FOR 820 EAST
MAIN STREET (PIN: 291-0815-0411-174)**

**SPONSOR: MAYOR MCFARLAND, CHAIR
FROM: PLAN COMMISSION**

WHEREAS, The following flexibilities have been identified by the City of Watertown Plan Commission in regard to the Planned Unit Development – General Development Plan for 820 East Main Street:

1. Section § 550-34B: The allowance of Vehicle Repair & Maintenance land use, defined and regulated under Section § 550-52Q
2. Allowance of 2 principal land uses under Chapter 550, Article VI: Group Development:
 - a. Vehicle Repair & Maintenance
 - b. Indoor Sales or Service

WHEREAS, The following conditions have been identified by the City of Watertown Plan Commission & Site Plan Review Committee regarding the Planned Unit Development – General Development Plan for 820 East Main Street:

1. Storage of abandoned vehicles is prohibited pursuant to Section § 550-52Q(1)(a).
2. No Junkyard or Salvage Yard land uses, as defined and regulated under Section § 550-53D, shall occur.

THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS FOLLOWS:

SECTION 1. The Common Council of the City of Watertown approves the 820 East Main Street General Development Plan, inclusive of full and continuous compliance with the submittal documents (Exhibit “A”), the list of flexibilities and conditions contained within this ordinance, and with any conditions identified by City Staff and the Plan Commission

SECTION 2. The following described property, City of Watertown, Jefferson County, Wisconsin is hereby altered and changed from a Central Business (CB) District classification to a Planned Unit Development (PUD) Zoning District classification as follows:

Commencing at a point in the East line of Lot 2 in Heber Smith’s Second Addition to the City of Watertown, Jefferson County, Wisconsin, which said point is 36 feet North from the South East corner of said Lot 2, thence running West parallel with the South line of said Lot, 50 feet, thence South parallel with the East line of Lot 2 and of Lot 1, in said Addition, 118 feet to the Southerly line of said Lot 1 which is the Northerly line of Main Street; thence Easterly along said Northerly line of Main Street as now laid out to the East line of said Lot 1 which is the West line of 9th Street as now laid out; thence Northerly and

North along the said East line of said Lot 1 which is the West line of 9th Street to the place of beginning. (820 East Main Street, PIN: 291-0815-0411-174)

SECTION 3. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 4. This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	October 18, 2022		November 1, 2022	
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
RUETTEN				
BARTZ				
LICHT				
SMITH				
SCHMID				
WETZEL				
ROMLEIN				
MAYOR MCFARLAND				
TOTAL				

ADOPTED November 1, 2022

CITY CLERK/TREASURER

APPROVED November 1, 2022

MAYOR

EXHIBIT "A"



Proposed Business Plan Summary

On 07/03/2022, Elite Lock & Key, (formerly: Elite Auto and Bike Repair) committed to a one-year commercial business lease with the property owners of 820 E. Main St. in the city of Watertown. This lease will begin on 09/01/2022 at which time Elite Lock & Key will provide the following services:

- Automotive key and remote sales
- Automotive key and remote cutting and programming
- CCTV sales and installation
- Automotive security sales
- Residential lock and security device sales
- Mobile lockout services

Our business hours will be Monday through Friday, 8am to 5:30pm. If business demands, possibly Saturday's, 9am to 2pm. All after hour lockout calls will be routed to personal mobile phones and dispatched directly from employee home to service location off site.

The primary reason for relocation from our current location at 1304 W. Main St. is due to a complete unwillingness from the property owner and other business located at the property to make parking accessible, improve and update the exterior of the building, repave or blacktop the parking lot and to perform basic landscaping and lawn care. The majority of our current customers will not drive to the small parking area I'm allowed currently. This has cost our business valuable customers. We have been told by numerous customers and resident around town that a centralized, clean location would benefit both our business and the city. There are currently no other automotive key or remote suppliers in town or any surrounding city, other than high-cost dealerships

We are requesting the zoning change to allow automotive and moped repair, as well as small engine repair. We hope to continue growing the key and

security side of the business, with the option available to us to offer auto and moped repair if called for.

Prior to our move in date of 09/01/22, we have a commitment from the property owner to reseal the entire parking lot. We will also be painting at a minimum, the front face of the building. Our goal is to use the same color scheme and restore the look of the building to original. Those colors consist of white for the building exterior walls and dark blue for the trim on the exterior, covering the faded blue trim. We have already removed the old "Hales Corner" sign that is mounted to the front of the property at 820 E. Main St. and restored it back to the Mobil Pegasus light up sign that was originally installed. We intend on having a very clean and clutter free building, inside and out. Our end goal is to keep but refine the historic filling station look and eventually purchase the property if and when it becomes available for purchase.

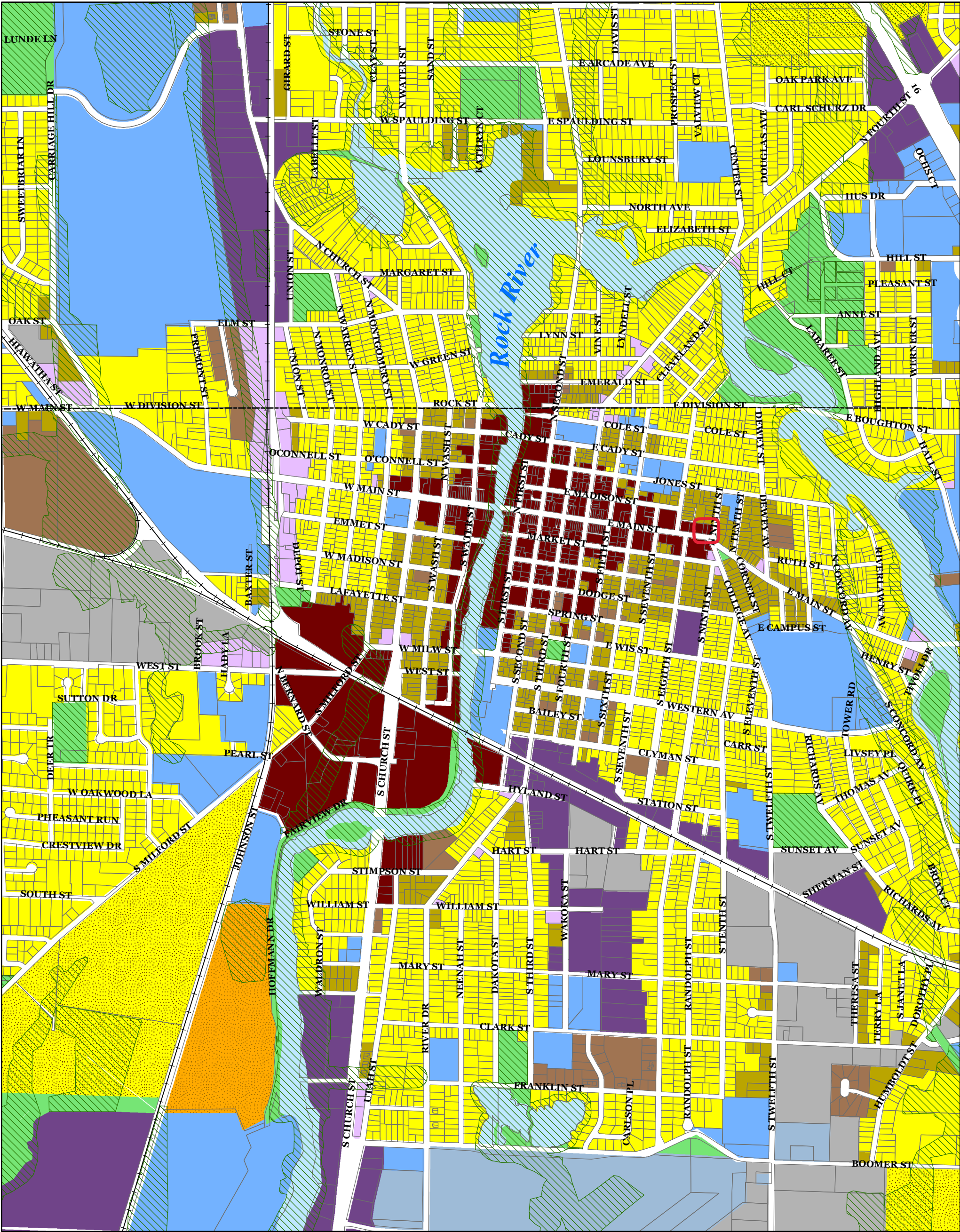
Parking at 820 E. Main St. will be limited to, 4 designated customer parking spaces, located in the front parking lot. We will not be using any of the on-street parking spaces located directly in front of 820 E. Main St. Employee vehicles will be parked in the rear parking lot during business hours and limited to 2 vehicles at any time. At no time will any customer vehicles remain parked outside in the front parking lot for a consecutive time period of 7 days. There will be absolutely no unlicensed or disabled vehicles parked in either parking lot for a period extending 7 days.

There will be no air tools or loud equipment of any kind being used after business hours. There will be no exterior waste oil or fluid containers. There is one dumpster located at the property currently that will be kept at the location during the period of the lease and in the rear parking lot. There will be no car parts, tires or garbage kept outside for longer than 7 days.

Signage at 820 E. Main St. will consist of the existing light up Mobil sign, dark blue lettering mounted above the overhead doors, "Elite Auto & Key". The letters are in an Arial font and 14" per letter. In addition, we will have a vinyl sign made for the front exterior window with an advertisement for "Key Services" of some sort.

The normal day to day operations will be managed by Eric Grunewald. Scott Grunewald will be assisting with the business part time to begin, with the intention of becoming involved full time within the next two years. Al Grunewald will also be assisting with business decisions, accounting and other miscellaneous jobs. The Grunewald family has owned and operated several successful businesses in Watertown since 1975, with the purchase of the David Golper Company, followed by Sunrise Farms, Sunrise Agri-Service, Sunrise Pool & Spa, A&D Inventory Liquidators, A&D Discount Auto Mart and finally Elite Auto and Bike Repair. Collectively, the Grunewald family has nearly 90 years of

experience owning and operating businesses in Watertown. We are committed to Watertown and providing honest and reliable service to our community.



Future Land Use Downtown Area

Map
6a

City of Watertown Comprehensive Plan

Land Use Categories

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

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

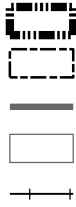
*Each "Planned Mixed Use Area" may include mix of:
1. Office
2. Multi-Family Residential
3. Mixed Industrial
4. Commerical Services/Retail
5. Institutional
6. Parks & Recreation



***"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. Commerical Services/Retail
6. Institutional
7. Parks & Recreation



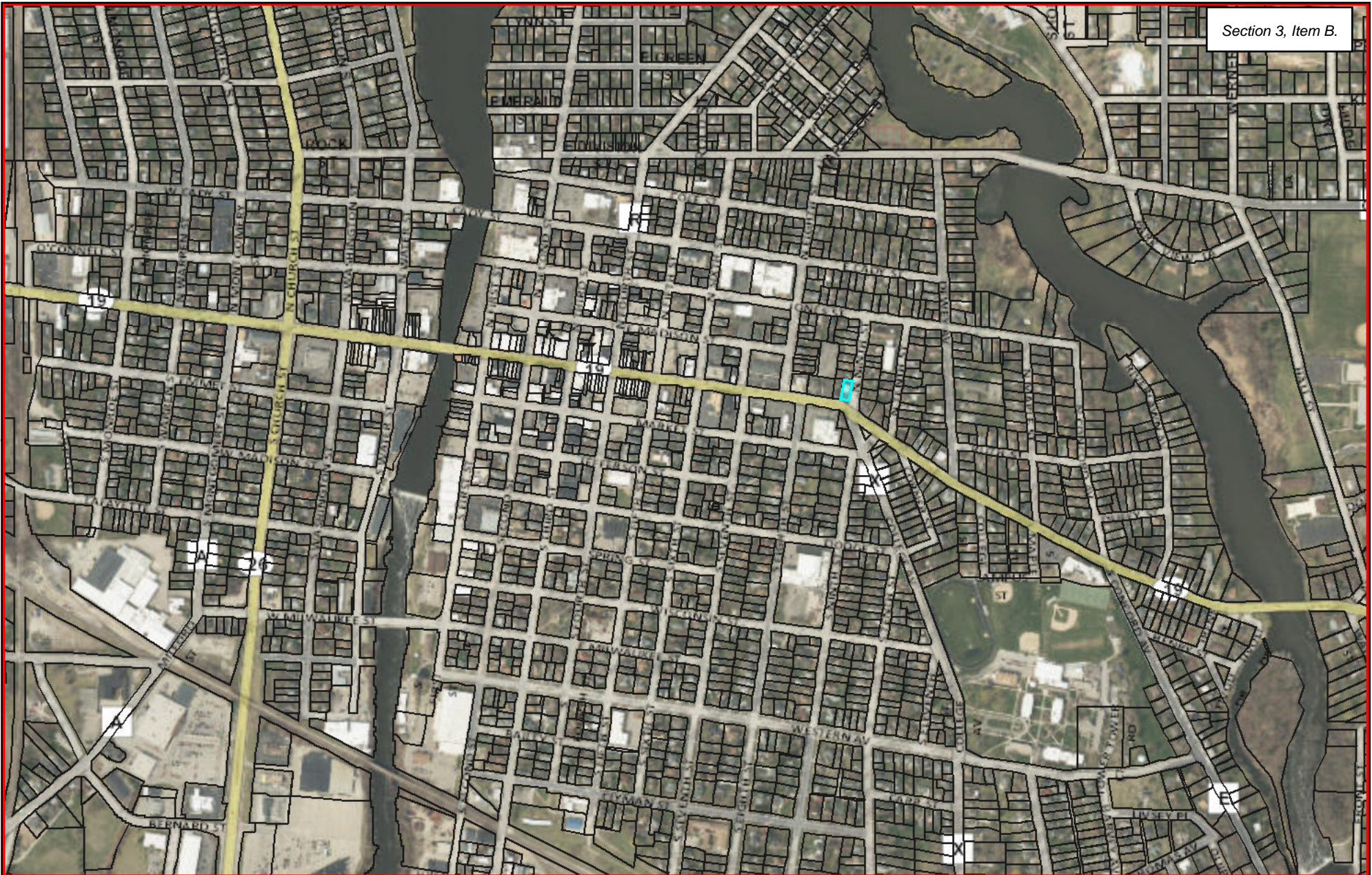
City of Watertown
County Boundary
Town Boundary
Parcel
Railroad



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



VANDEWALLE &
ASSOCIATES INC.
Shaping places, shaping change



Parcels



Override 1

Parcels



City of Watertown Geographic Information System

Scale: 1 inch = 800 feet

SCALE BAR = 1"

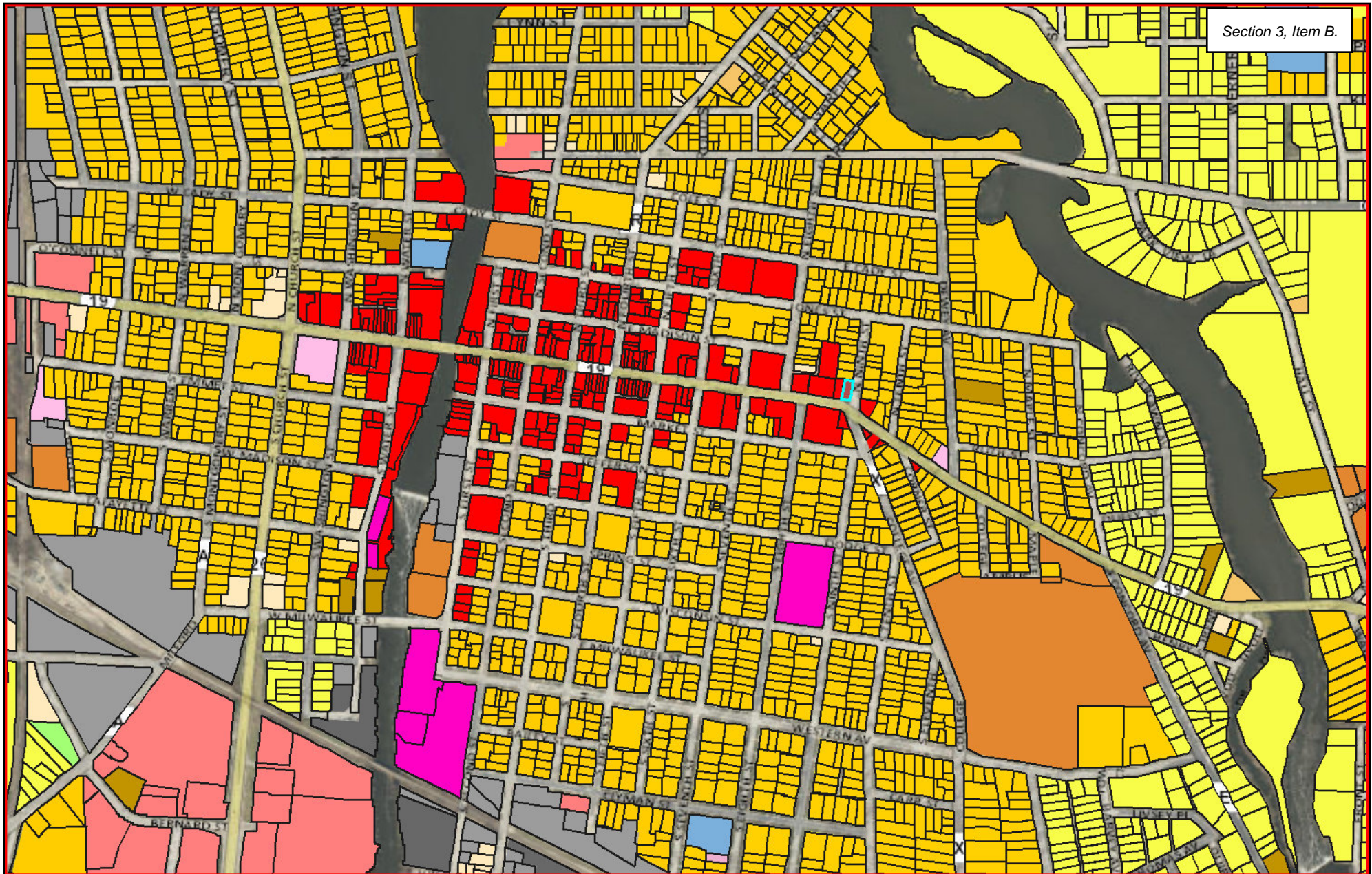
Printed on: September 1, 2011

Author: Private Use

DISCLAIMER: This map is not a substitute for an actual field survey or on-site 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.

820 East Main Street - Zoning

Section 3, Item B.



Parcels

Override 1

Parcels

Zoning

Unknown

Two-Family Residential-6

Single-Family Residential-4

Senior Residential

Rural Holding

Planned Unit Development

Planned Office And Institutional

Planned Industrial

Planned Business

Neighborhood Office

Neighborhood Business

Multiple Zoning

Multi-Family Residential-8

Multi-Family Residential-10

Heavy Industrial

General Industrial

General Business

Conditional Use

Central Business District

City Limits



THE CITY OF
WATERTOWN

Geography runs through it.

City of Watertown Geographic Information System

Scale: 1 inch = 800 feet

SCALE BAR = 1"

Printed on: September 1, 2011

Author: Private Use

DISCLAIMER: This map is not a substitute for an actual field survey or on-site 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.

45

Main Office
920-262-4060

Jacob Maas
920-262-4041

Doug Zwieg
920-262-4062

Nikki Zimmerman
920-262-4045

June 30, 2022

Jason C Martinko
Sunisa Y. Melton
812 South 7th Street
Watertown, WI 53094

Dear Jason C. Martinko & Sunisa Y. Melton

This letter is to provide notice that the Vehicle Repair & Maintenance land use that occurred at 820 East Main Street (PIN: 291-0815-0411-174), for which Jason C. Martinko & Sunisa Y. Melton are the property owners, has been discontinued for a period exceeding 365 days. Per the Wisconsin Department of Financial Institutions, Ironsides Estate Settlement, LLC for which Jason Martinko is the registered agent, has been operating since May of 2019 out of 820 East Main Street as an Indoor Sales or Service land use.

820 East Main Street is zoned Central Business (CB). The Central Business Zoning District allows the following principal land uses under Section § 550-34B:

B. List of allowable principal land uses (per Article III).

(1) Principal land uses permitted by right (per § 550-45A):

- (a) Cultivation.*
- (b) Selective cutting.*
- (c) Passive outdoor public recreation.*
- (d) Active outdoor public recreation.*
- (e) Public services and utilities.*
- (f) Office.*
- (g) Personal or professional services.*
- (h) Indoor sales or service.*
- (i) Indoor maintenance service.*
- (j) Off-site parking lot.*

(2) Principal land uses permitted as conditional use (per § 550-45B):

- (a) Clear-cutting.*
- (b) Indoor institutional.*
- (c) Outdoor institutional.*
- (d) Institutional residential.*
- (e) In-vehicle sales or service.*
- (f) Indoor commercial entertainment.*
- (g) Outdoor commercial entertainment.*
- (h) Commercial indoor lodging.*
- (i) Bed-and-breakfast establishments.*
- (j) Group day-care center (nine or more children).[1]*
- (k) Central business apartments (greater than 12 dwelling units).*

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

Opportunity Runs Through It

Vehicle Repair & Maintenance is not listed as a principal land use by right or as a conforming use.
Per Section § 550-45E:

Section 3, Item B.

Land uses not listed in a specific zoning district are not permitted in such zoning district, except as legal nonconforming uses (per Article V).

The prior use of 820 East Main Street as a Vehicle Repair & Maintenance was permitted under Section § 550-61:

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 § 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 § 550-141) to an appropriate zoning district to be granted legal conforming use status.

However, under Section § 550-63:

When any nonconforming use of any structure or land is discontinued for a period of 12 months or is changed into a conforming use, any future use of said structure or land shall be in complete conformity with the provisions of this chapter.

Wisconsin State Statutes further states per Section § 62.23(7)(h):

*(h) Nonconforming uses. The continued lawful use of a building, premises, structure, or fixture existing at the time of the adoption or amendment of a zoning ordinance may not be prohibited although the use does not conform with the provisions of the ordinance. The nonconforming use may not be extended. The total structural repairs or alterations in such a nonconforming building, premises, structure, or fixture shall not during its life exceed 50 percent of the assessed value of the building, premises, structure, or fixture unless permanently changed to a conforming use. **If the nonconforming use is discontinued for a period of 12 months, any future use of the building, premises, structure, or fixture shall conform to the ordinance.***

In summary, due to discontinuance of the Vehicle Repair & Maintenance land use for greater than 365 days at 820 East Main Street, the Vehicle Repair & Maintenance land use is not permitted at 820 East Main Street.

If you have any further questions, feel free to contact the Zoning Administrator at (920) 262-4041.

Sincerely,



Jacob A. Maas, CFM
City of Watertown Zoning & Floodplain Administrator

Cc: Jaynellen Holloway, City of Watertown Director of Public Works/City Engineer
Doug Zwieg, City of Watertown Building Inspector

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

Opportunity Runs Through It

https://www.wdtimes.com/news/local/family-breathes-new-life-into-landmark-gas-station/article_27f41146-0f72-51ce-940f-76fbde0fe518.html

TOP STORY

Family breathes new life into landmark gas station

By Steve Sharp steves@wdtimes.com

Sep 29, 2021



Ironsides Estate Settlement, at the former Hales Corner Mobil station on East Main Street, is now owned and operated by Steve Sharp, Steve Martinko and Serena Melton. It is open on Saturdays from 11 a.m. to 5 p.m. and by appointment.

Steve Sharp

A vacant former Mobil service station, dating to 1970, sat on the east end of Watertown just waiting for the perfect business owners to happen by and inject it with new life.

They did.

Exit hard-working, popular, retiring auto mechanic and former station owner Jeff Hale in the spring of 2019; enter antiques and collectibles entrepreneurs Jason Martinko, his fiancé Nisa Melton and her daughter, Serena Melton, who purchased the station that same year.

With the timely combination, you had a match made in architectural preservation — and vintage sales — heaven.

“We’ve been living in Watertown for nine years now and our estate-selling was based out of our home,” Jason said as he and his future family worked inside their new store, Ironsides Estate Settlement, one recent, sunny fall afternoon. “When we saw that Jeff Hale was in the process of selling his station, we thought this would be the perfect spot and the station would be the perfect vintage ‘look’ that we have been looking for. I mean, dealing with antiques and vintage stuff, what could be better than selling out of a vintage Mobil station?”

Nisa, 46, and Serena, 26, hail from North Carolina. Jason, 47, has lived all over the United States, from New York to Montana and Mississippi to, now, the Badger State.

After purchasing the once-bustling station at 820 E. Main St., the three have been working to update the facility, and move items for sale in from their home and basement.

They love their new digs.

“There’s a good feel to the building and the area,” said Jason, who has been d vintage items for the past nine years. “It’s a great location on East Main Street and everyone knows where it is. The building has been a staple in Watertown for decades.”

The new owners did all the remodeling.

“From paint and a new ceiling, to the hardwood floor in the office, and taking the two small bathrooms and making them into one small bathroom, (we did it),” Jason said.

He emphasized that Ironsides is an “estate settlement” business and does not conduct estate sales.

“We don’t handle estate sales, because they entail a ton of work and loads of people going through a customer’s home,” he said. “We think that it’s a better customer/family benefit for us to clear everything out and remove it from the premises. We occasionally handle a clean-out for a family or customer. We think this provides a more private and sensitive option for a family that is dealing with a loved one’s estate.”

Jason said he and his Ironsides partners enjoy working on liquidating estates, in part, because they get to meet many different types of interesting people.

“There are all sorts of characters involved in the antiques and vintage trade,” he said. “There’s so much history and you’ll never stop learning.”

The Ironsides trio takes personal interest in the items they choose to sell.

“We don’t handle consignments or run an antique mall,” Jason said. “Everything in the store is something we thought was interesting, funny, historical, educational, useful or enjoyable to view.”

The transition of the old Mobil facility from a well-used, classic service station to an antiques and collectibles shop had Watertown Mayor Emily McFarland pleased this week.

“I haven’t had the opportunity to meet the new business owners yet,” McFarland said, “but, it’s always exciting to see businesses get creative with their space. We welcome Ironsides to the Main Street business community and are here to support them in whatever way we can.”

Ironsides is open Saturdays from 11 a.m. to 5 p.m. and by appointment.

“If people can’t make it in on a Saturday, or just want the place to themselves,” Jason said, “we will, generally, be happy to make that happen.”

Steve Sharp

2002 Airport Road – Rezone from MULTI to General Business (GB)

Background:

Jacob Rosbeck (purchaser) and Thomas Funk (property owner) are looking to rezone the western 15.10-acres of 2002 Airport Road. 2002 Airport Road is a 28.50-acre parcel that is currently zoned “Multi-Use.” Jacob Rosbeck is proposing to rezone the western 15.10-acres of 2002 Airport Road to General Business (GB). Once rezoned, the rezoned portion of 2002 Airport Road will be split via a Certified Survey Map. Jacob Rosbeck is looking to develop a Personal Storage Facility on the 15.10-acre portion of 2002 Airport Road.

Relevant Information:

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:

1. See attached Future Land Use Map and proposed CSM
2. 2002 Airport Road is identified in the 2019 City of Watertown Comprehensive Plan as having a future land use of Planned Mixed Use. Planned Mixed Use is allowed to be rezoned to the following:

Figure 7.7 Future Land Use and Existing Zoning Districts Translation

Future Land Use Category	Associated Zoning District
Agriculture	Outside of the City Limits
Single-Family-Exurban	Countryside Residential-10, Exurban Residential-1, Outside of the City Limits
Single-Family-Urban	Single-Family Residential-4
Two-Family	Two-Family Residential-6
Multi-Family	Multi-Family Residential-8, Multi-Family Residential-10, and Senior Residential
Planned Neighborhood	All Residential Districts, Neighborhood Office, and Neighborhood Businesses
Neighborhood Mixed-Use	Neighborhood Office, Neighborhood Business, and all Residential Districts
Planned Mixed-Use	All Office, Commercial, Institutional, and Multi-Family Residential Districts, plus the Planned Industrial and Planned Development Districts
Riverside Mixed-Use	All Office, Commercial, Institutional, and Residential Districts, plus the Planned Development District
Central Mixed-Use	Central Business
Mixed Industrial	Planned Industrial, General Industrial, and Heavy Industrial
Institutional	All Districts
Airport	Planned Industrial
Parks and Recreation	All Districts
Environmental Corridor	All Districts

3. Planned mixed use is defined in the 2019 City of Watertown Comprehensive Plan as follows:

Planned Mixed Use. This future land use category is intended to facilitate a carefully controlled mix of commercial and residential uses on public sewer, public water, and other urban services and infrastructure. Planned Mixed Use areas are intended as vibrant urban places that should function as community gathering spots. This category advises a carefully designed blend of Multi-Family Residential, Office, Business, Industrial, and Institutional land uses. This may include high-quality indoor professional office uses, health care facilities, indoor retail, commercial services, community facilities, controlled

outdoor display, and light industrial uses. Planned Mixed Use areas have been designated in several different areas throughout the City's Future Land Use maps, most along major commercial corridors and near highway interchanges.

In particular, the STH 26 Bypass interchange at STH 19 on the far west side of the City is an example of an area where a desired mix of future uses centers around additional commercial activity, similar to development trends along South Church Street. This area has been prioritized for future commercial development because of its visibility from the STH 26 Bypass, the number of visitors using the interchange to attend the various tournaments and events at Brandt-Quirk Park, and the fact that it is a community entryway with direct access to downtown and the core of the City.

The best option for future zoning of the lands mapped under the Planned Mixed-Use future land use category is often a Planned Development (PD) zoning district. This district allows the desired mix in uses and provides flexibility in layout, in exchange for superior design. The zoning is tied to City approval of a specific plan for the project. Alternatively, a mix of the City's MR-8, MR-10, PB, PI, and PO zoning districts may also be appropriate for areas within this future land use category.

Policies and Programs:

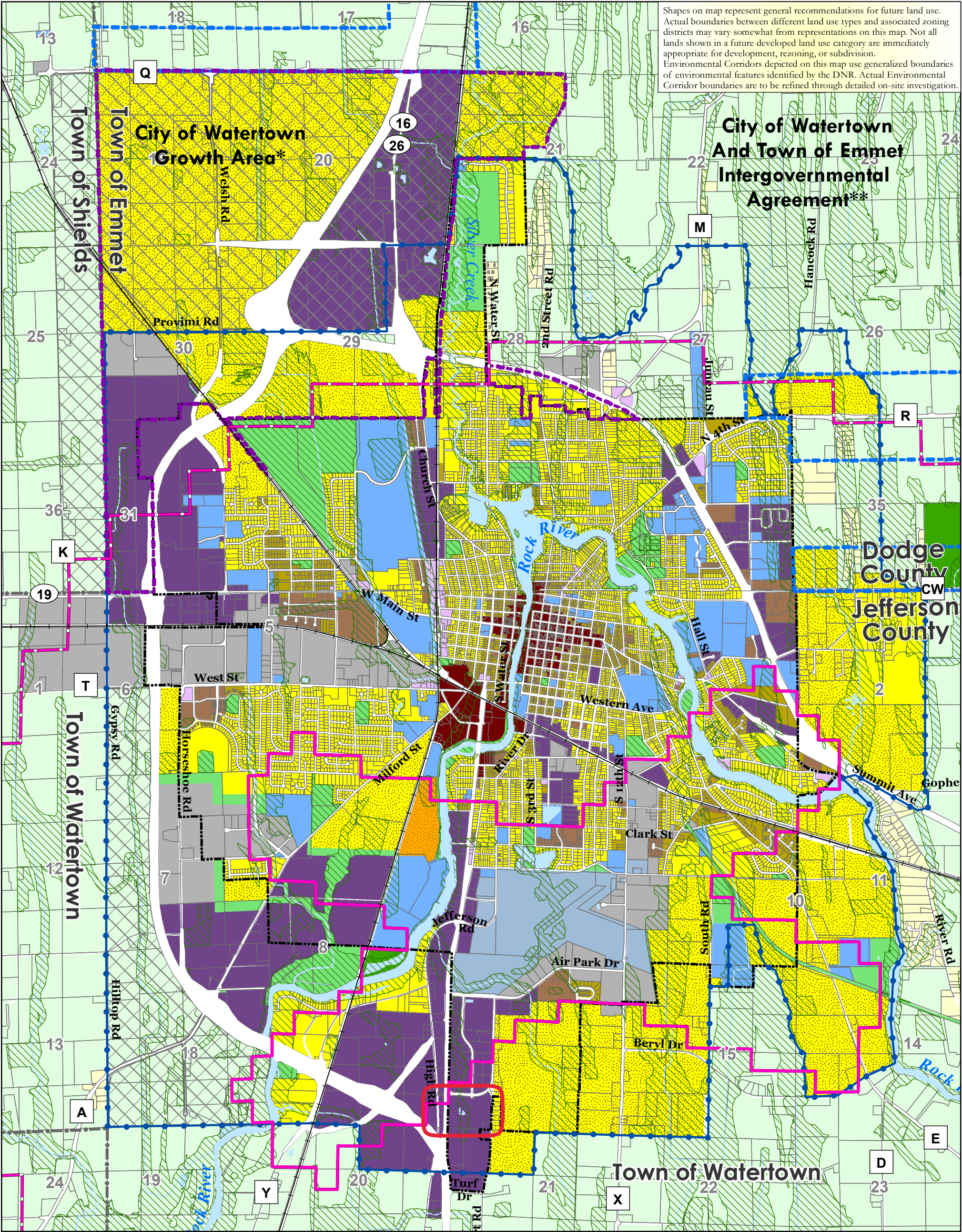
1. Grant development approvals only after submittal; public review; and approval of site, landscaping, building, signage, lighting, stormwater, erosion control, and utility plans.
2. Place parking lots behind buildings and screen from public view all service areas, loading areas, mechanical equipment, and trash receptacle storage areas from less intensive land uses to the greatest degree possible.
3. Develop conceptual plans for Planned Mixed Use areas as a starting point for individual redevelopment plans.
4. Promote shared driveway access and shared parking spaces whenever possible.
5. Design street and driveway access to minimize traffic congestion by limiting the number of and ensuring adequate spacing between access points.
6. Provide clear and safe pedestrian walkways and bicycle routes that are separated from vehicular traffic areas.
7. Require Stormwater Best Management Practices and low impact development strategies to minimize any adverse impacts to the watershed.
8. Generally, adhere to the design guidelines listed below when reviewing proposals for Planned Mixed Use:
 - Promote multi-story buildings, generally with more active uses on first floor and multi-family residential uses above the ground floor.
 - Design buildings and sites oriented toward pedestrians not automobiles.
 - Locate parking on streets, to the rear of buildings, and/or in parking structures.
 - Orient building entrances to street with minimal front setbacks. • Incorporate amenities such as benches, fountains, and canopy shade trees into commercial projects whenever possible.
 - Encourage the use of canopies, awnings, trellises, roof overhangs, recessed entryways, and arcades to add visual interest to building facades.
 - Support the use of multi-planed, pitched roofs to avoid the monotony of larger-scale buildings.
 - Promote the use of high-quality landscaping treatment of bufferyards, street frontages, paved areas, and building foundations, and require parking lots to be heavily landscaped.
 - Require high quality signage that is not excessive in height or total square footage.

4. See attached ordinance

Options:

These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. Postpone the recommendation of the proposed ordinance to a later date.
2. Negative recommendation of the proposed ordinance to the Common Council.
3. Positive recommendation of the proposed ordinance to the Common Council.
4. Positive recommendation of the proposed ordinance to the Common Council with conditions or amendments identified by the Plan Commission.



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

City of Watertown And Town of Emmet Intergovernmental Agreement**

Dodge
County
Jefferson
County

Future Land Use Urban Area

Map 6b

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

City of Watertown Comprehensive Plan

Land Use Categories

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

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

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



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



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



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

Airport Height Limitations

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

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

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change



0 0.25 0.5 1 Miles

**ORDINANCE TO
AMEND CHAPTER 550, OFFICIAL ZONING MAP OF THE CITY OF
WATERTOWN**

**SPONSOR: MAYOR MCFARLAND, CHAIR
FROM: PLAN COMMISSION**

THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS
FOLLOWS:

SECTION 1. The following described western portion of 2002 Airport Road, City of Watertown, Jefferson County, Wisconsin is hereby altered and changed from a “Multi” District classification to a General Business (GB) Zoning District classification as follows:

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 16, Township 8 North, Range 15 East, in the City of Watertown, County of Jefferson, State of Wisconsin, described as follows:

Commencing at the Southwest corner of the Southwest $\frac{1}{4}$ of said Section 16, said corner also being the point of beginning of this description; thence North $01^{\circ}26'45''$ East, 991.81 feet, along the West line of said Southwest $\frac{1}{4}$ to the South line of Gateway Drive; thence South $87^{\circ}07'02''$ East, 631.85 feet, along said South line; thence along the arc of a curve bearing to the right 46.25 feet, with a radius of 30.00 feet, and a chord bearing and distance of South $42^{\circ}57'21''$ East, 41.80 feet; thence South $01^{\circ}11'54''$ West, 963.25 feet, to the South line of said Southwest $\frac{1}{4}$; thence North $87^{\circ}04'40''$ West, 665.27 feet, along the South line of said Southwest $\frac{1}{4}$ to the point of beginning. Containing 657,450 square feet, 15.093 acres, more or less. (2002 Airport Road, PIN: 291-0815-1633-001)

SECTION 2. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	October 18, 2022		November 1, 2022	
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
RUETTEN				
BARTZ				
LICHT				
SMITH				
SCHMID				
WETZEL				
ROMLEIN				
MAYOR MCFARLAND				
TOTAL				

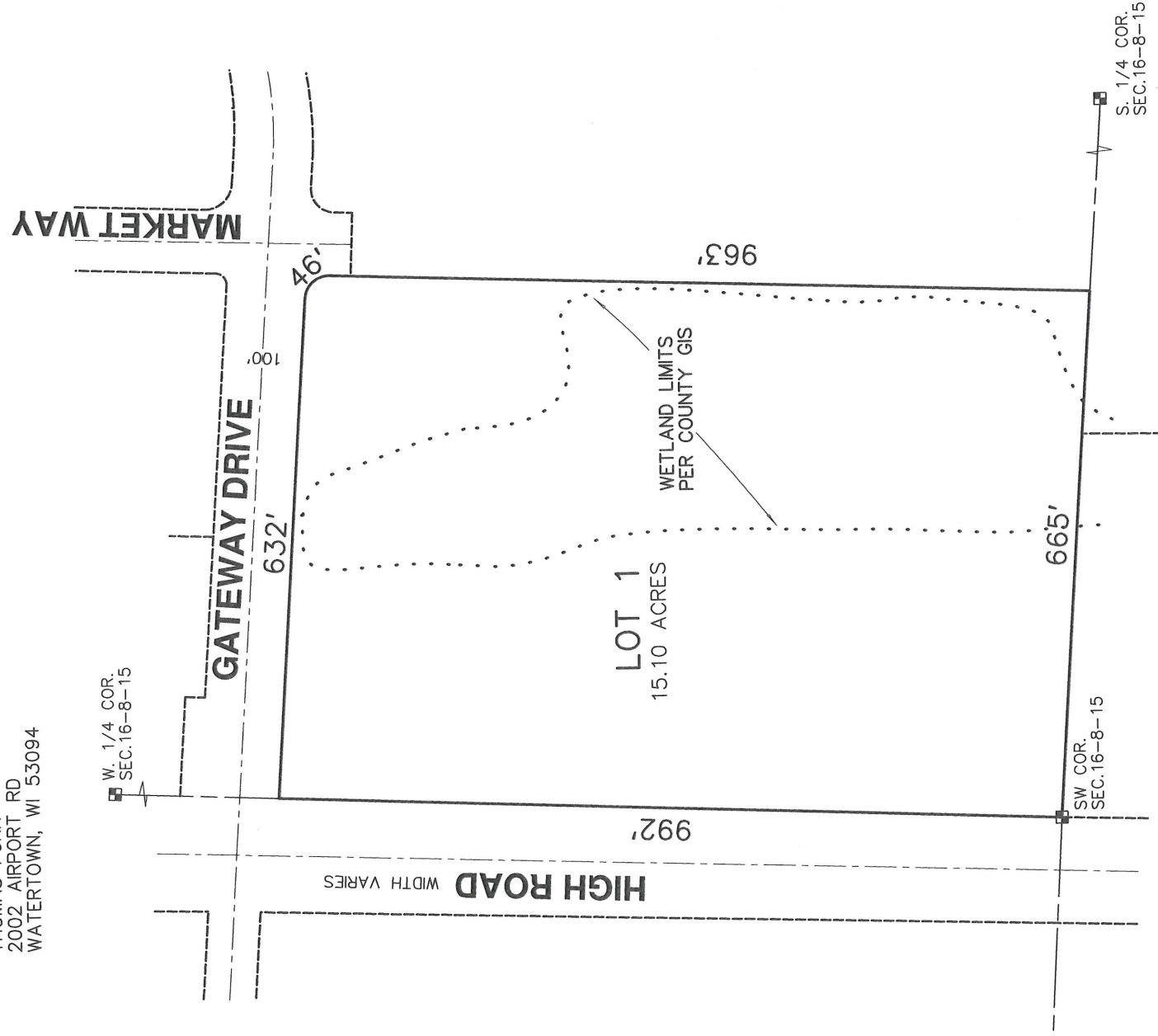
ADOPTED November 1, 2022_____
CITY CLERK/TREASURERAPPROVED November 1, 2022_____
MAYOR

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16
TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN,
JEFFERSON COUNTY, WISCONSIN.



OWNER
THOMAS FUNK
2002 AIRPORT RD
WATERTOWN, WI 53094



KW SURVEYING, INC.
725 PALMYRA STREET
P.O. BOX 32
SULLIVAN, WI. 53178
(262)-593-5800

3/24/21

JOB NO.2149

Amend Section § 550-131.1A(8) – Electronic Message Center Setbacks

Background:

Currently there are several pre-existing backlit and/or internally illuminated signs that are found throughout the City of Watertown. These signs often abut residentially zoned properties and are associated with Institutional Land Uses, especially changeable copy signs. These signs and the proposed allowance to Electronic Message Centers must meet the exterior lighting performance standard.

Relevant Information:

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:

1. Current Section § 550-131.1A(8) language:

(8) In addition to the setback requirements of this chapter, no electronic message sign shall be located within 100 feet of any parcel within a residential zoning district.

2. See attached ordinance

Options:

These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. Postpone the recommendation of the proposed ordinance to a later date.
2. Negative recommendation of the proposed ordinance to the Common Council.
3. Positive recommendation of the proposed ordinance to the Common Council.
4. Positive recommendation of the proposed ordinance to the Common Council with conditions or amendments identified by the Plan Commission.

**ORDINANCE TO
AMEND CHAPTER 550: ZONING CODE, THROUGH THE ADDITION
OF LANGUAGE TO SECTION § 550-131.1A(8), ELECTRONIC MESSAGE
CENTER SETBACKS**

**SPONSOR: MAYOR McFARLAND, CHAIR
FROM: PLAN COMMISSION**

THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS
FOLLOWS:

SECTION 1. Amend Section § 550-131.1A(8) through removal and addition of language:

* * *

- 8) *In addition to the setback requirements of this chapter, no electronic message sign shall be located within 100 feet of any parcel within a residential zoning district.*

(a) *Exception. Backlit or internally luminated signs may be replaced with an electronic message center that meets standards of Section § 550-131.1A.*

[1] The electronic message center's square footage shall not exceed an additional 10 percent of the original backlit or internally illuminated sign's square footage.

[2] This exception shall not apply to signs in historic and special districts under Section § 550-132B.

* * *

SECTION 2. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	10/18/2022		11/01/2022	
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
RUETTEN				
BARTZ				
LICHT				
SMITH				
SCHMID				
WETZEL				
ROMLEIN				
MAYOR MCFARLAND				
TOTAL				

ADOPTED November 01, 2022

CITY CLERK

APPROVED November 01, 2022

MAYOR

Amend Section § 550-56C – Accessory Land Use, Detached Residential Garage, Carport, Utility Shed, Play Structure, or Lawn Ornament

Background:

Plan Commission has seen an increase in Conditional Use Permits for residential accessory structures. These Conditional Use Permits are granted as the developer meets the “substantial evidence” requirement of Wis. Stat. § 62.23(7)(de)1.b. In essence the City of Watertown is charging \$500 for a permit that acts solely as an financial encumbrance to the developer.

Relevant Information:

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:

1. Current language of Section § 550-56C:

- C. *Detached residential garage, carport, utility shed, play structure, or lawn ornament.*
Description: A private residential garage, carport or utility shed is a structure which primarily accommodates the sheltered parking of a passenger vehicle and/or the storage of residential maintenance equipment of the subject property. Walks, drives, paved terraces and purely decorative garden accessories such as ponds, fountains, statuary, sundials, flagpoles, etc., shall be permitted in setback areas but not closer than three feet to an abutting property line other than a street line. For the purposes of this section, children's play structures, including playhouses or elevated play structures and climbing gyms, shall be considered accessory structures and shall comply with the requirements of this section whether such play structures are placed on a foundation or not. Swing sets, slides and sandboxes are not considered children's play structures for purposes of this section. A building permit is not required for construction of a play structure. Play structures shall not be used for storage or be constructed out of materials that would constitute a nuisance. It may be located on the same lot as a residential unit or units or on a separate lot in conjunction with a residential land use. See § 550-85 for requirements applicable to legal nonconforming garages. Garages, carports and utility sheds in excess of 1,000 square feet of gross floor area, or which exceed 30% coverage of the rear yard area, or which exceed the lot coverage of the principal structure, are not permitted in residential districts except as conditional uses in the RH and ER-1 Districts. (Also, see the first paragraph of this section.)
- (1) *Regulations.*
- (a) *One attached or detached garage and two accessory structures shall be permitted by right.*
 - (b) *A conditional use permit is required for:*
 - [1] *A combination of accessory structures exceeding a total of 1,000 square feet; or*
 - [2] *More than two accessory structures.*

2. See attached ordinance.

Options:

These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. Postpone the recommendation of the proposed ordinance to a later date.
2. Negative recommendation of the proposed ordinance to the Common Council.
3. Positive recommendation of the proposed ordinance to the Common Council.
4. Positive recommendation of the proposed ordinance to the Common Council with conditions or amendments identified by the Plan Commission.

**ORDINANCE TO
AMEND CHAPTER 550: ZONING CODE, THROUGH THE ADDITION &
REMOVAL OF LANGUAGE TO SECTION § 550-56C, ACCESSORY
LAND USE, DETACHED RESIDENTIAL GARAGE, CARPORT, UTILITY
SHED, PLAY STRUCTURE, OR LAWN ORNAMENT**

**SPONSOR: MAYOR MCFARLAND, CHAIR
FROM: PLAN COMMISSION**

THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS
FOLLOWS:

SECTION 1. Amend Section § 550-56C through removal and addition of language:

* * *

- C. ~~Detached residential garage, carport, utility shed, play structure, or lawn ornament~~
Residential Accessory Structure. Description: A private residential detached garage,
carport or utility shed is a structure which primarily accommodates the sheltered
parking of a passenger vehicle and/or the storage of residential maintenance
equipment of the subject property. Walks, drives, paved terraces and purely decorative
garden accessories such as ponds, fountains, statuary, sundials, flagpoles, etc., shall
be permitted in setback areas but not closer than three feet to an abutting property line
other than a street line. For the purposes of this section, children's play structures,
including playhouses or elevated play structures and climbing gyms, shall be
considered accessory structures and shall comply with the requirements of this section
whether such play structures are placed on a foundation or not. Swing sets, slides and
sandboxes are not considered children's play structures for purposes of this section. A
building permit is not required for construction of a play structure. Play structures shall
not be used for storage or be constructed out of materials that would constitute a
nuisance. ~~It~~ Detached residential garage, carport, utility shed, or play structure may
be located on the same lot as a residential unit or units or on a separate lot in
conjunction with a residential land use. See § 550-85 for requirements applicable to
legal nonconforming garages. ~~Garages, carports and utility sheds in excess of 1,000
square feet of gross floor area, or which exceed 30% coverage of the rear yard area,
or which exceed the lot coverage of the principal structure, are not permitted in
residential districts except as conditional uses in the RH and ER-1 Districts. (Also, see
the first paragraph of this section.)~~

(1) Regulations.

- (a) ~~One attached or detached garage and two accessory structures shall be permitted by
right~~ The sum of building coverage for all detached residential garages, carports, utility
sheds, or play structures on a parcel shall not exceed the maximum accessory building
coverage of the Zoning District.

[1] Detached accessory dwelling units under Section § 550-56AA(7) and chicken coop
and runs under Section § 550-56X(1)(e) shall also count towards the sum of the
maximum accessory building coverage of the Zoning District.

- ~~(b) A conditional use permit is required for:
[1] A combination of accessory structures exceeding a total of 1,000 square feet; or
[2] More than two accessory structures.~~

* * *

SECTION 2. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	10/18/2022		11/01/2022	
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
RUETTEN				
BARTZ				
LICHT				
SMITH				
SCHMID				
WETZEL				
ROMLEIN				
MAYOR MCFARLAND				
TOTAL				

ADOPTED November 01, 2022

CITY CLERK

APPROVED November 01, 2022

MAYOR