



PLAN COMMISSION MEETING AGENDA

MONDAY, SEPTEMBER 12, 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): 1 877 309 2073 Access Code: 822-067-141 or <https://meet.goto.com/822067141>

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 August 22, 2022

B. Review and take action: Plan Commission minutes dated August 22, 2022

3. BUSINESS

A. Review and take action: County Highway E – Preliminary Certified Survey Map (CSM) in the extraterritorial jurisdiction

B. Review and take action: 1417 Neenah Street – Preliminary Certified Survey Map (CSM)

C. Review and take action: Parcel #040-0914-2412-004 Adjacent to the west end of W7793 Wood Road – Township Preliminary Certified Survey Map (CSM)

D. Initial review and set public hearing date: A Portion of 2002 Airport Road – Rezone from MULTI to General Business (GB).

E. Initial review and set public hearing date: 820 East Main Street – Planned Unit Development: General Development Plan

F. Initial review and set public hearing date: Amend Section § 550-131.1A(8) – Electronic Message Center Setbacks

G. Initial review and set public hearing date: 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

PLAN COMMISSION
August 22, 2022

Section 2, Item B.

The Plan Commission met on the above date 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, and James Romlein (Recording Secretary).

Others Present: Alex Allon, Dan Bartz

Citizens Present: Eric Grunewald, Al Grunewald, Scott Grunewald, McKenna Grunewald, Jim Strong

1. CALL TO ORDER

With the completion of parliamentary matters Mayor McFarland opened the meeting at 4:33.

2. APPROVAL OF MINUTES

Motion to approve Krueger, Second Holloway
Unanimous by voice vote

3. BUSINESS

- A. Review public hearing comments from August 16, 2022 Common Council and take action: 1611 E. Main Street rezone from SR-4, Single-Family Residential to PO, Planned Office and Institutional**

Mayor McFarland opened the item noting that there were no comments at the public hearing.

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

Background:

During a recent Zoning Board of Appeals meeting, it was noticed that 1611 East Main Street was zoned Single-Family Residential. The current land use is Indoor Institutional (Church & School). The future land use, as indicated on the 2019 Comprehensive Plan, for 1611 East Main Street is Institutional.

Relevant Information:

The Zoning Administrator is proposing to rezone from Single-Family Residential (SR- 4) to Planned Office & Institutional (PO).

- a. Rezone complies with the 2019 Comprehensive Plan's future land use map for 1611 East Main Street.

This would fall under the initiation by the Plan Commission under Section § 550-141B:

Initiation of request for amendment to Official Zoning Map. Proceedings for amendment of the Official Zoning Map may be initiated by any one of the following three methods:

*An application of the owner(s) of the subject property, lease holders, or contract purchasers;
A recommendation of the Plan Commission; or
By action of the Common Council.*

Why is this being addressed now, under Section § 550-141D(3)(b)[2]:

[2] A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.) Note: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.

There is currently an unintended conflict with the current allowed land use, and the Single-Family Residential (SR-4) Zoning Districts

- a. Signage requirements for the SR-4 Zoning District are more stringent than PO Zoning District.

No public comment at the August 16, 2022 Common Council meeting.

Recommendation:

Positive recommendation of the 1611 East Main Street Rezoning Ordinance.

The proposed ordinance is shown below:

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 property, City of Watertown, Jefferson County, Wisconsin is hereby altered and changed from a Single-Family Residential (SR-4) District classification to a Planned Office & Institutional (PO) Zoning District classification as follows:

A part of Out Lot Fifty-six (56) in the Ninth (formerly Eleventh and originally Second) Ward of the City of Watertown, bounded and described as follows: Commencing at the northeast corner of Hillcrest Addition; thence South 86° 37 'East along the southerly line of Main Street, 786 feet to the westerly right of way line of State Highway 16; thence South 52° 51 'East along said right of way line, 120.70 feet; thence southeasterly along said right of way line on a curve to the left, said curve having a radius of 5815 feet, to a point which is South 22° 17 ' East, 786.20 feet; thence North 88° 12 'West along the line between Out Lot Fifty-six (56) and Block Two (2), Mulberger & Werlich's Addition, 954.68 feet; thence North 23° 50 'West along said dividing line, 115.50 feet to the southerly line of Hillcrest Addition; thence North 66° 10 'East along said southerly line, 53.42 feet to the southeast corner of Hillcrest Addition; thence North 12° 55 'West along the easterly line of Hillcrest Addition, 375.01 feet; thence North 23° 50 'West along said easterly line, 354.22 feet to the point of beginning, containing 15.73 acres. (1611 East Main Street, PIN: 291-0815-0314-001)

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.

Mayor McFarland called for comments or a motion:

Motion to approve by Romlein, Second by Konz

Unanimous by voice vote

**B. Review public hearing comments from August 16, 2022 Common Council and take action:
1018 Main Street Planned Unit Development – General Development Plan**

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

Relevant Information:

1. The Ordinance & General Development Plan are shown below:
2. No public comment at the August 16, 2022 Common Council meeting.

Background:

1020 E. Main LLC (James Strong, registered agent) is looking to develop 1018 East Main Street into a parking lot for the principal land use of Outdoor Display. 1018 East Main Street is zoned Two-Family Residential (TR-6), and is identified in the 2019 Comprehensive Plan as having a future land use of Two-Family Residential. Outdoor Display is not an allowable use within the TR-6 Zoning District.

**ORDINANCE TO
ADOPT THE PLANNED UNIT DEVELOPMENT – GENERAL DEVELOPMENT PLAN (GDP) UNDER SECTION
550-152 FOR 1018 EAST MAIN STREET (PIN: 291-0815-0411-201)**

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

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

- SECTION 1. The following flexibilities have been identified by the City of Watertown Plan Commission in the attached (Exhibit “A”) Planned Unit Development – General Development Plan for 1018 East Main Street.
- SECTION 2. The following conditions have been identified by the City of Watertown Plan Commission & Site Plan Review Committee in the attached (Exhibit “A”) the Planned Unit Development – General Development Plan for 1018 East Main Street.
- SECTION 3. The Common Council of the City of Watertown approves the 1018 East Main Street Planned Unit Development’s General Development Plan, inclusive of full and continuous compliance with the submittal documents, the list of flexibilities and conditions provided in Exhibit “A”, and with any conditions identified by City Staff and the Plan Commission.
- SECTION 4. This ordinance shall take effect and be in force the day after its passage and publication.

Recommendation:
Positive recommendation of the 1018 East Main Street PUD: GDP Ordinance.

Mayor McFarland called for comments or a motion.

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

C. Review public hearing comments from August 16, 2022 Common Council and take action: Amend Chapter 550, Zoning Code through removal and addition of language to Section § 550-52I(1)(a) - Outdoor Commercial Entertainment Setbacks

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

- Background:**
Many indoor commercial entertainment businesses are moving towards offering outdoor commercial entertainment as part of their business model. The City has run into setback issues for businesses trying to expand their business outdoors.
- Relevant Information:**
- Currently Section § 550-52I(1)(a) states:

(a) Activity areas shall not be located closer than 300 feet to a residentially zoned property.
[1] Within the Central Business (CB) Zoning District, activity areas shall not be located closer than 50 feet to a residentially zoned property.
 - How other communities regulate Outdoor Commercial Entertainment setbacks:

- Cross Plains:
- Section § 84.58(h):
 - o Activity areas shall not be located closer than 100 feet to a residentially zoned property.
- Sun Prairie:
- Section § 17.16.100(l):
 - o Activity areas shall not be located closer than three hundred (300) feet to a residentially zoned property.
- Fort Atkinson:
- Section § 15.03.10(9):
 - o Customer entrances shall be located a minimum of 50 feet from residentially-zoned property.
 - o Activity areas shall not be located closer than 50 feet to a residentially-zoned property.
- Jefferson:
- Section § 300-3.10l:
 - o Customer entrances shall be located a minimum of 50 feet from residentially-zoned property.
 - o Activity areas shall not be located closer than 50 feet to a residentially-zoned property.
- Oconomowoc:
- Section § 17.108(6)
 - o No defined setbacks

3. No public comment at the August 16, 2022 Common Council meeting.

The proposed Ordinance is shown below:

**ORDINANCE TO
AMEND CHAPTER 550: ZONING CODE, THROUGH THE REMOVAL AND ADDITION OF LANGUAGE TO SECTION
§ 550-52l(1)(a), OUTDOOR COMMERCIAL ENTERTAINMENT SETBACK**

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

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

SECTION 1. Amend Section § 550-52l(1)(a) through removal and addition of language:

- * * *
- (a) *Activity areas shall not be located closer than ~~300~~ 75 feet to a residentially zoned property.*
- [1] *Within the Central Business (CB) Zoning District, activity areas shall not be located closer than 50 feet to a residentially zoned property.*
- * * *

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.

Recommendation:
Positive recommendation on the Ordinance to amend Section § 550-52l(1)(a).

Mayor McFarland summarized the hearing and asked or comments:

Krueger and Holloway expressed support for the amendment.

Mayor McFarland noted the excellent research that was performed on the question by contacting the neighboring communities listed and requested a motion.

**Motion by Holloway to approve, Second by Konz
Unanimous by voice vote.**

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

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:

1. See attached Plan

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 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. Per Sections § 550-152F(3) & § 550-152F(4), the Concept Review step is non-binding:

(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 non binding 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.

Mayor McFarland reminded the Commission that this was an informal discussion, noted that the applicant was accompanied by a complement of interested parties, and invited members of the group to address the Commission.

At the opening of the meeting Mr. Eric Grunewald (owner) presented each member of the Commission with the document shown below and shared the principal items of interest to the Commission.





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. On average, our normal key cost saves the average customer about two thirds of what they would pay at a dealership for the same service and product.

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.



Mayor McFarland thanked the members of the Grunewald contingent and expressed her support for the use of the historic building in a continuation of its long-standing historic service to the community.

The mayor also advised that the Historic District has very specific requirements and recommended that the project be coordinated with Melissa Lampe.

These sentiments were also supported by the members of the Commission.

4.. ADJOURNMENT

Motion to Adjourn by Holloway, Second by Kohn
Unanimous approval by Voice Vote

Meeting closed at 4.54 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.

County Trunk Highway E – Extraterritorial CSM

Background:

Edward P. & Tina M. Sundstedt are looking to create a 3.04-acre Lot from combining 2 parcels; parcel 1 being 1.30-acres and parcel 2 being 1.74-acres. This parcel is located within the Town of Watertown.

Relevant Information:

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

1. C.T.H. E has the proper right-of-way width of 60 feet from centerline.
2. Lot 1 is located within the Airport Approach Protection Zone at an elevation of 945 feet above mean sea level for all building, structures and object of natural growth, whether or not such buildings, structures and object of natural growth are in existence. Surveyor has been notified that the note needs to be modified.

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. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM without conditions.
3. Approve the preliminary extraterritorial CSM with conditions as identified by the City of Watertown Plan Commission:
 - a. CSM shall have the following amended NOTE: Lot 1 has an Airport Approach Protection Zone elevation limit of 945 feet above mean sea level for all building, structures and object of natural growth, whether or not such buildings, structures and object of natural growth are in existence.

JEFFERSON COUNTY
PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A Consolidation of Lot 2 & 3, CSM No. 5831, part of the SW 1/4 of the SW 1/4 of Section 11 and a part of the NW 1/4 of the NW 1/4 of Section 14, all in T8N, R15E, Town of Watertown, Jefferson County, Wisconsin
Parcel No. 032-0815-1133-005 & 032-0815-1133-006

Owner: EDWARD P SUNDSTEDT
TINA M SUNDSTEDT
Address: 730 STRAWBRIDGE DR
ROCKTON IL 61072
Phone: 815-872-5982

Surveyor: KW SURVEYING INC
Address: P.O. BOX 32
SULLIVAN, WI 53178
Phone: 262-593-5800

Date Submitted: _____
Revised: _____

- ☐ Rezoning
☐ Allowed Division within Existing Zone
☒ Survey of Existing Parcel

Note to Be Placed on Final CSM

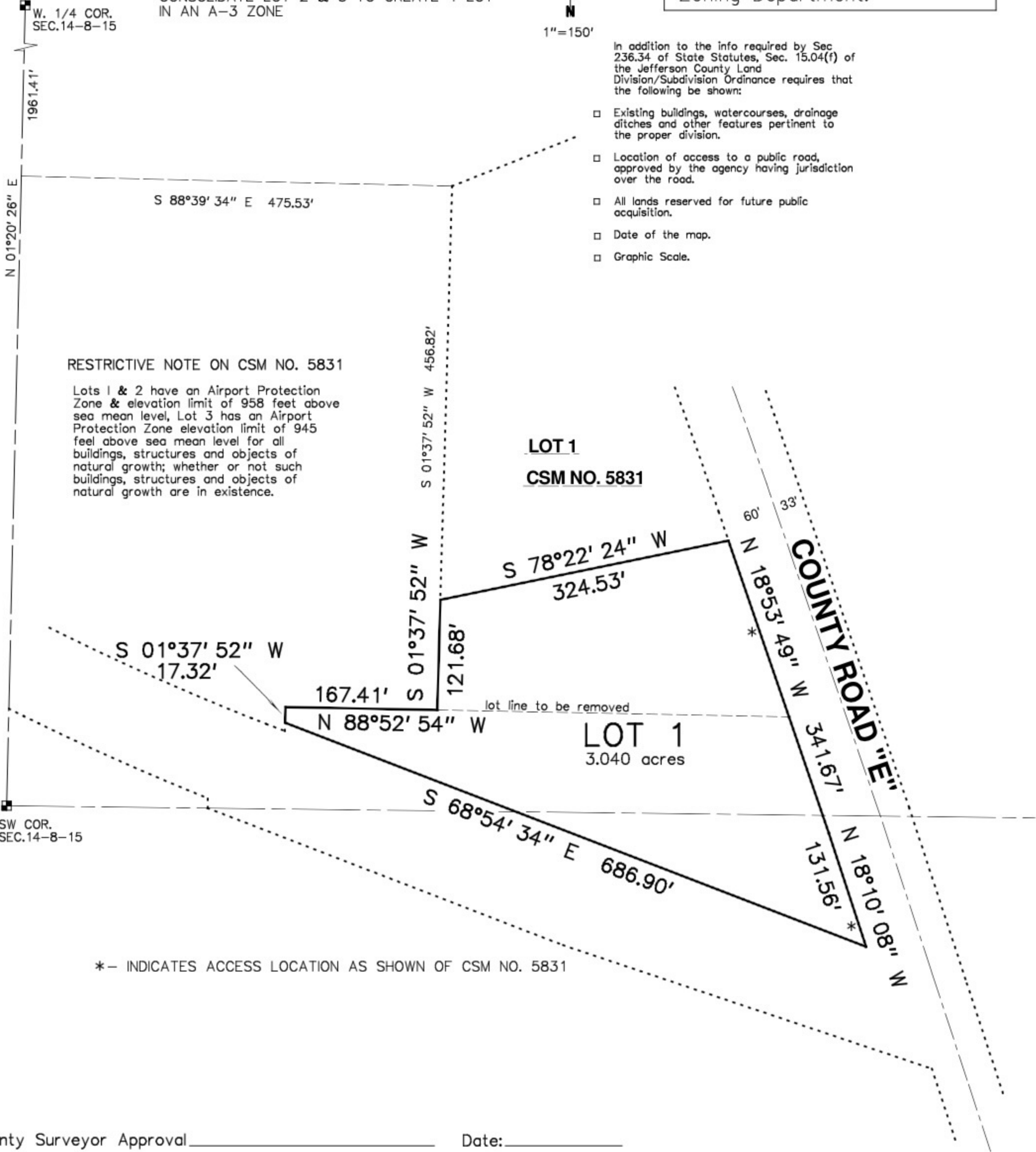
Petition # _____ Zoning _____
Check for subsequent zoning changes with Jefferson County Zoning Department.

Intent and Description of Parcel to be Divided:
CONSOLIDATE LOT 2 & 3 TO CREATE 1 LOT
IN AN A-3 ZONE



In addition to the info required by Sec 236.34 of State Statutes, Sec. 15.04(f) of the Jefferson County Land Division/Subdivision Ordinance requires that the following be shown:

- ☐ Existing buildings, watercourses, drainage ditches and other features pertinent to the proper division.
☐ Location of access to a public road, approved by the agency having jurisdiction over the road.
☐ All lands reserved for future public acquisition.
☐ Date of the map.
☐ Graphic Scale.



1417 Neenah Street – Preliminary CSM

Background:

Christopher J. Hemiller is looking to create a 0.463-acre lot from combining 2 parcels; parcel 1 (1415 Neenah Street) being 0.231-acres and parcel 2 (1417 Neenah Street) being 0.232-acres. 1415 Neenah Street and 1417 Neenah Street are both zoned TR-6, Two-Family Residential.

Relevant Information:

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

1. Neenah Street has the proper right-of-way width of 33 feet from centerline.
2. The Airport Approach Protection Zone is properly noted on the CSM

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:

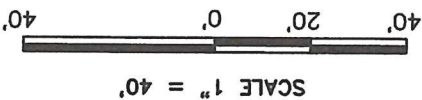
1. Deny the preliminary CSM.
2. Approve the preliminary CSM without conditions.
3. Approve the preliminary CSM with conditions as identified by the City of Watertown Plan Commission:

THIS INSTRUMENT WAS DRAFTED BY: FRANKLIN J. LEHMAN PLS-2211

FRANKLIN J. LEHMAN
PLS-2211
DATE
AUGUST 10, 2022

BEING THE COMBINING OF LOTS 14 AND 15, BLOCK 9
OF PRICHARD'S 1ST ADDITION, A RECORDED PLAT IN
THE CITY OF WATERTOWN, JEFFERSON COUNTY,
WISCONSIN AND BEING PART OF THE NE 1/4 OF THE
NW 1/4 OF SECTION 15, TOWNSHIP 8 NORTH, RANGE
15 EAST.

BEARINGS HEREON RELATE TO THE NORTH LINE OF THE
NW 1/4 OF SECTION 9-8-15. ASSUME BEARING S89°12'24"E
PER WISCONSIN STATE PLANE COORDINATES



- FOUND 1.25" DIA IRON PIPE
- FOUND 0.75" DIA IRON ROD
- ⊕ FOUND ALUMINUM CAPPED IRON PIPE
- + SET PK NAIL FROM COUNTY THE SHEET

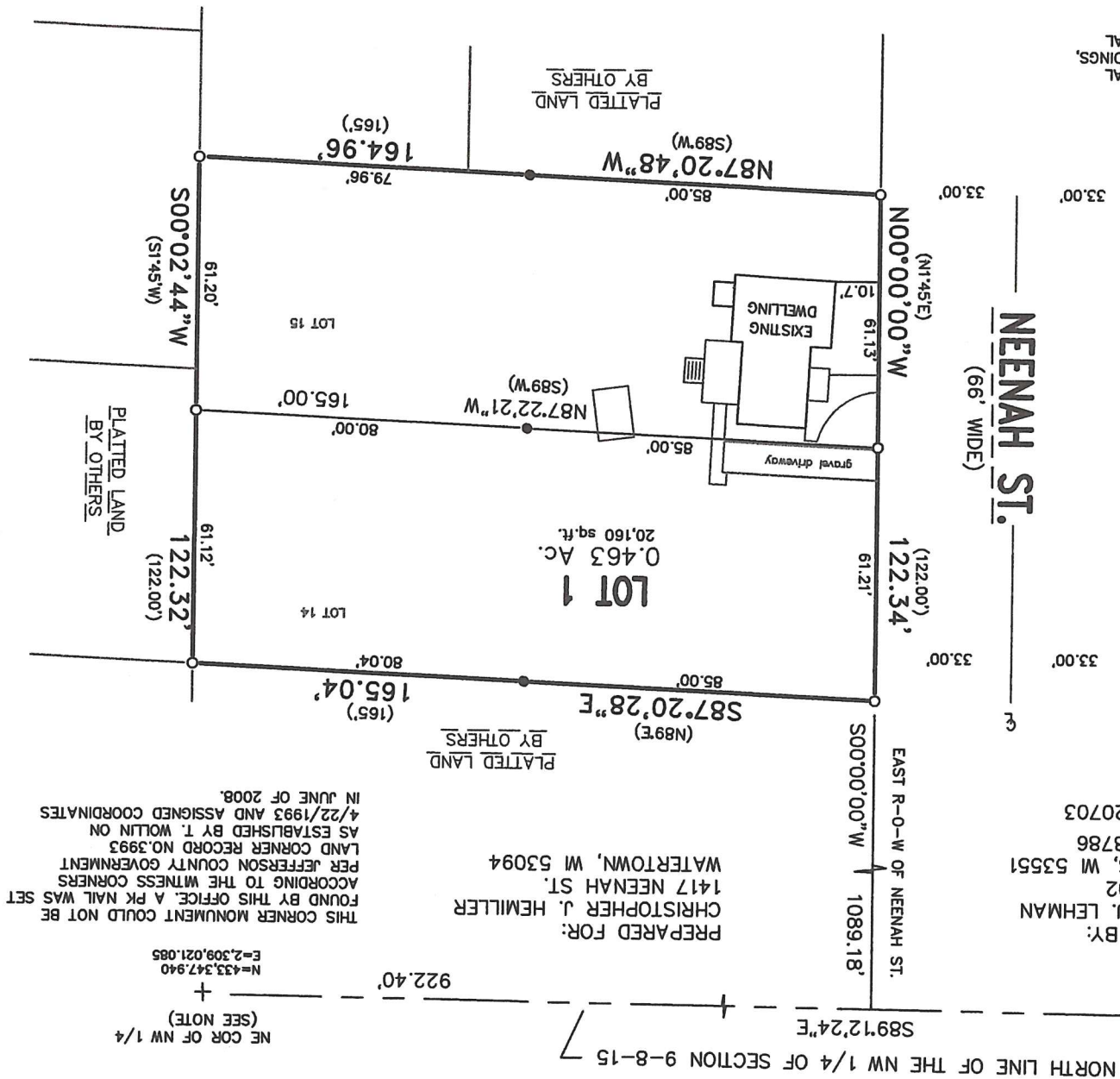
LEGEND

NW COR NW 1/4
SECTION 9-8-15
N=433,394.982
E=2,306,345.706

PREPARED BY:
FRANKLIN J. LEHMAN
PO BOX 202
LAKE MILLS, WI 53551
262-767-8786
JOB NO. 220703

NEENAH ST.
(66' WIDE)

LOT 1 HAS AN AIRPORT APPROACH
ZONE ELEVATION OF 968 FEET ABOVE
MEAN SEA LEVEL FOR ALL BUILDINGS.
STRUCTURES, AND OBJECTS OF NATURAL
GROWTH, WHETHER OR NOT SUCH BUILDINGS,
STRUCTURES, AND OBJECTS OF NATURAL
GROWTH ARE IN EXISTENCE.



PREPARED FOR:
CHRISTOPHER J. HEMILLER
1417 NEENAH ST.
WATERTOWN, WI 53094

THIS CORNER MONUMENT COULD NOT BE
FOUND BY THIS OFFICE. A PK NAIL WAS SET
ACCORDING TO THE WITNESS CORNERS
PER JEFFERSON COUNTY GOVERNMENT
LAND CORNER RECORD NO. 3993
AS ESTABLISHED BY T. WOLIN ON
4/22/1993 AND ASSIGNED COORDINATES
IN JUNE OF 2008.

NE COR OF NW 1/4
(SEE NOTE)
N=433,347.940
E=2,309,021.085

CERTIFIED SURVEY MAP NO. _____

BEING THE COMBINING OF LOTS 14 AND 15, BLOCK 9 OF PRICHARD'S 1ST ADDITION, A RECORDED PLAT IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN AND BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 15 EAST.

SURVEYOR'S CERTIFICATE

I, FRANKLIN J. LEHMAN, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF CHRISTOPHER J. HEMILLER, OWNER OF SAID PROPERTY, HAVE SURVEYED, DIVIDED, AND MAPPED A PART OF PRITCHARD'S 1ST ADDITION A RECORDED PLAT IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 15 EAST; THENCE SOUTH 89°12'24" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 1752.86 FEET TO THE EAST LINE OF NEENAH STREET; THENCE SOUTH 00°00'00" WEST ALONG SAID EAST LINE, 1211.52 FEET TO A FOUND IRON PIPE AND THE POINT OF BEGINNING OF A PARCEL OF LAND HEREINAFTER DESCRIBED: THENCE SOUTH 87°20'28" EAST, 165.04 FEET (recorded as N89°E,165.00) TO A FOUND IRON PIPE; THENCE SOUTH 00°02'44" WEST, 122.32 FEET (recorded as S01°45'W, 122.00' feet) TO A FOUND IRON PIPE; THENCE NORTH 87°20'48" WEST, 164.96 FEET (recorded as S89°W, 165 feet) TO A FOUND IRON PIPE ON THE EAST RIGHT OF WAY LINE OF NEENAH ST.; THENCE NORTH 00°00'00" WEST ALONG SAID RIGHT OF WAY, 122.34 FEET (recorded as N01°45'E, 122 feet) TO A FOUND IRON PIPE AND THE PLACE OF BEGINNING.

CONTAINING 0.463 ACRES OF LAND MORE OR LESS (20,160 sq.ft.)

THAT THE MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PROPERTY.

THAT I FULLY COMPLIED WITH THE PROVISIONS OF s236.34 OF THE WISCONSIN STATUTES AND THE CITY OF WATERTOWN IN SURVEYING AND MAPPING THE SAME.

OWNER'S CERTIFICATE:

I CHRISTOPHER J. HEMILLER, HEREBY CERTIFY THAT I CAUSED THIS PROPERTY TO BE SURVEYED, DIVIDED, AND MAPPED, AS SHOWN ON THIS CSM.

CHRISTOPHER J. HEMILLER

DATED THIS _____ DAY OF _____, 2022.

**CITY OF WATERTOWN
PLANNING COMMISSION**

THE CITY OF WATERTOWN PLANNING COMMISSION
HEREBY APPROVES THIS CERTIFIED SURVEY MAP
AS SHOWN.

DATED THIS _____ DAY OF _____, 2022.

EMILY McFARLAND CHAIRPERSON

THIS INSTRUMENT WAS DRAFTED BY: FRANKLIN J. LEHMAN PLS-2211

PIN: 040-0914-2412-004 (Town of Shields) – Extraterritorial CSM

Background:

The Neale R. Jones Survivor's Trust is looking to split a 0.47-acre parcel from a 3.548 parent parcel. This 0.47-acre parcel will be attached to W7793 County Trunk Highway (C.T.H.) Q. This parcel is located in the Town of Shields.

Relevant Information:

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

1. C.T.H. Q is identified in the 2019 City of Watertown Comprehensive Plan as having an expanded right-of-way. C.T.H. Q is identified as having a right-of-way width of 120 feet (60 feet from centerline).
 - a. C.T.H. Q shall have a right-of-way dedication of 120 feet (60 feet from the centerline) on the proposed CSM
2. The proposed CSM is not located within the Airport Approach Protection Zone.
3. The proposed CSM shall identify the ditch as an unnamed navigable stream (WBIC 5033667), per the Wisconsin DNR Surface Water Viewer.
4. The CSM shall identify the Wisconsin Wetland Inventory's mapped wetlands.

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. Deny the preliminary CSM.
2. Approve the preliminary CSM without conditions.
3. Approve the preliminary CSM with conditions as identified by the City of Watertown Plan Commission:
 - a. C.T.H. Q shall have a right-of-way dedication of 120 feet (60 feet from the centerline) on the proposed CSM.
 - b. The proposed CSM shall identify the ditch as an unnamed navigable stream (WIBC 5033667).
 - c. The CSM shall identify the Wisconsin Wetland Inventories mapped wetland boundaries.

SKETCH MAP

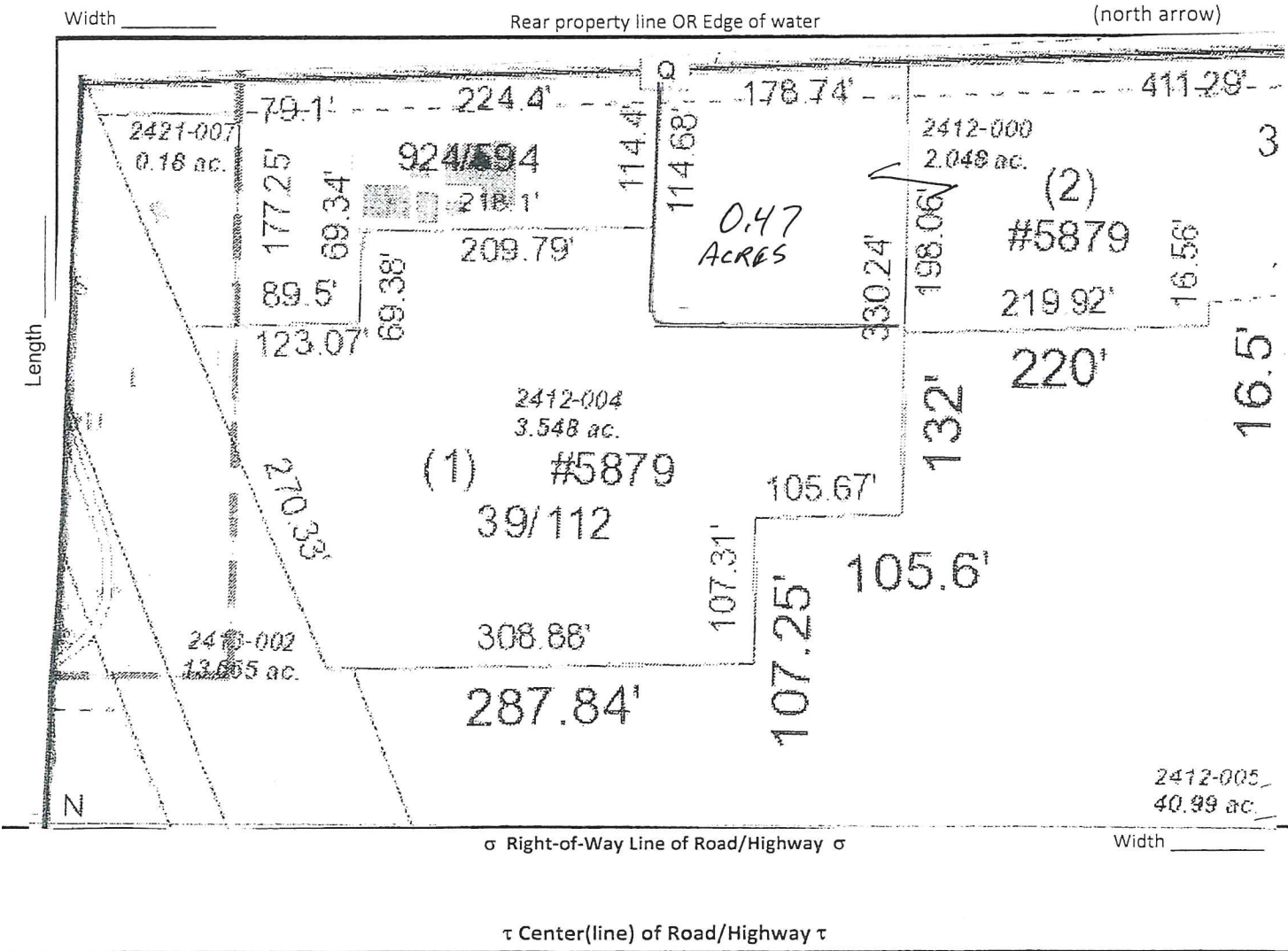
015023

INSTRUCTIONS

Sketch the proposed land division in the space provided below or attach a sketch map or aerial photo of the proposed land division to the application. The sketch map or aerial photo shall be at a scale of 1" = 200' or other appropriate scale. This sketch map or aerial photo shall include the following information:

- 1. North arrow, date and scale;
- 2. Reference to a section corner or existing lot line;
- 3. The dimensions of the existing parcel;
- 4. The location and dimensions of the proposed lot(s);
- 5. The location of the existing and proposed lot lines;
- 6. The location and dimensions of any existing or proposed easements;
- 7. The location of any existing buildings, water wells, septic systems, water courses, drainage ditches and other features pertinent to proper division;
- 8. The location and name of existing roads, easements of record, public access to navigable waters and dedicated areas;
- 9. The location of existing and proposed driveways;
- 10. Any other additional information pertinent to this land division;

(An aerial photo of your site may be available through the Dodge County Planning, Development and Parks Department. Please contact our office for additional information (920) 386-3700)



From: Neale R Jones

T0: Dodge County Land Resources and Parks Department

Commentary regarding Minor Land División

My son Aaron and his wife, Jill Jones own Parcel # 040-0914-2412-000.
Address W7793 County Q Watertown 53098

My Parcel Jones Survivors Trust, Neale R is # 040-0914-2412-004

If you can get a visual, you should see the drainage ditch which comes from the S side of County Q and goes around Aaron's property and part of my property and curves back N under Q. This the portion of my property. I would like to attach to Aaron and Jill's property.

I would like to have the statement (These lots shall not be further subdivided) removed from the current CERTIFIED SURVEY MAP No. 5879. Aaron and Jill will support this in order to have it added to their property.

The remainder of my 004 parcel would probably be sold to Steve Yohn and be added to his parcel ending in 2412-005

Section 3, Item C.



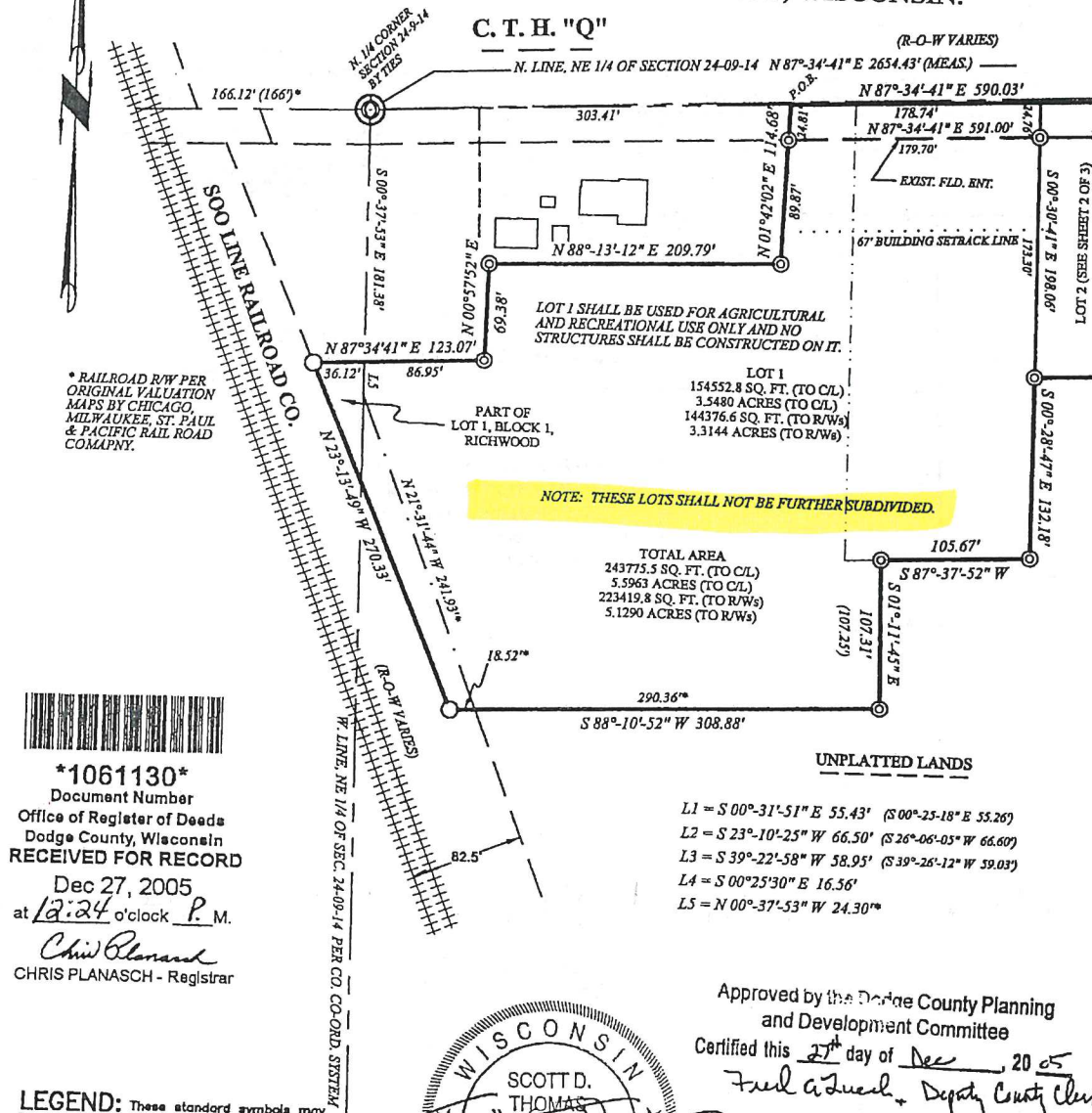
General		WI Historical Society	Floodplain / Wetland	County Zoning	
	Urbanized Roads	 Historic Structures	 FEMA Floodplain/Storage/Dam Shadow	 Planned Unit Development	 General Commercial
	Soils	 Archaeological Sites	 DNR Wetland Areas/Points	 Hartford Extraterritorial	 Extensive Commercial
	Airport Ordinance 3-Mile Buffer	 Survey Areas		 General Agricultural	 Light Industrial
	Sewer Service Areas		<u>Shoreland Zoning</u>	 Prime Agricultural	 Industrial
	Highly Developed Shoreline	<u>Non-Metallic Mining</u>	 Shoreland Zoning Buffer	 One Family Residential	 Waterbody
	Elevation Contours	 Active Mining Area	 Lakes/Ponds/Sloughs	 Two Family Residential	 ROW/City/Village
		 Approved Mining Area	 Rivers/Streams/Creeks	 Multi-Family Residential	
		 Mine Property Boundaries			

BADGER
BLUEPRINT
COMPANY, INC.
(262) 542-8200

FORM BBC-101

CERTIFIED SURVEY MAP No. 5879

BEING PART OF LOT 1, BLOCK 1 OF PLAT OF RICHWOOD AND BEING A PART OF THE NW 1/4 OF THE NORTHEAST QUARTER AND THE NE 1/4 OF THE NORTHWEST QUARTER OF SECTION 24, TOWN 9 NORTH, RANGE 14 EAST, TOWN OF SHIELDS, DODGE COUNTY, WISCONSIN.



HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS

202 West Street Johnson Creek, WI 53038 (920) 699-3305

This Instrument prepared for: Neale R. & Ruth E. Jones and Aaron D. & Jill L. Jones

SHEET 1 OF 3

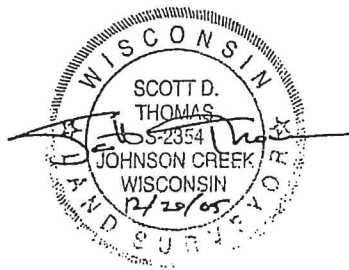
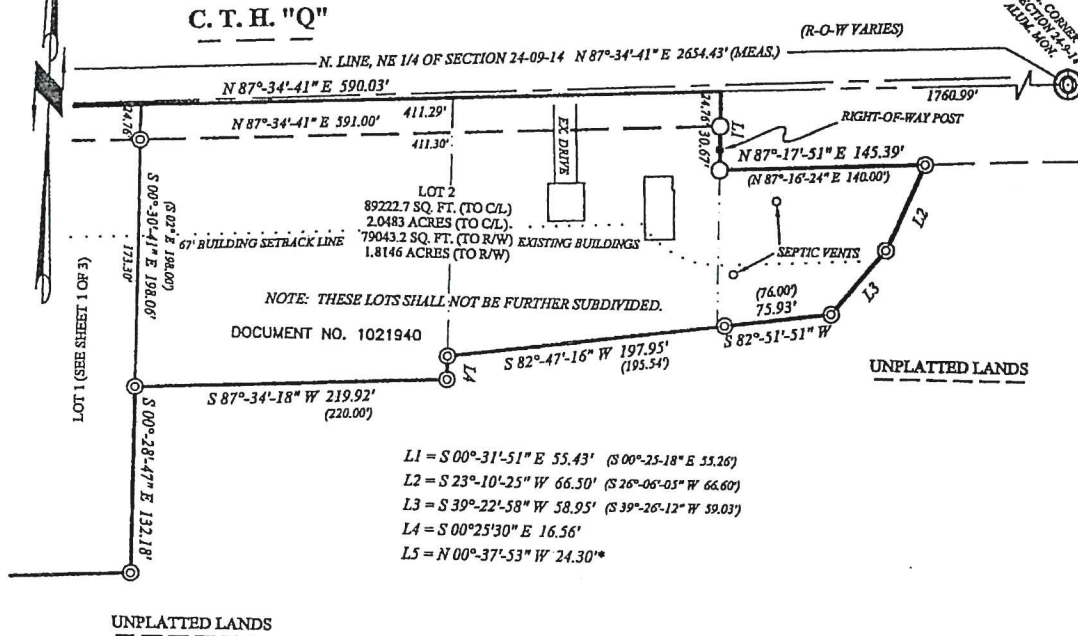
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BADGER
BLUEPRINT
COMPANY, INC.
(262) 542-8200

FORM BBC-101

CERTIFIED SURVEY MAP No. 5879

BEING PART OF LOT 1, BLOCK 1 OF PLAT OF RICHWOOD AND BEING A PART OF THE NW 1/4 OF THE NORTHEAST QUARTER AND THE NE 1/4 OF THE NORTHWEST QUARTER OF SECTION 24, TOWN 9 NORTH, RANGE 14 EAST, TOWN OF SHIELDS, DODGE COUNTY, WISCONSIN.



LEGEND: These standard symbols may be found in the drawing.

- U.S.P.S. Monument (w/desc.)
- 18"x2" Outside Diameter Iron Pipe (Set) Weighing at least 3.85 lbs./lineal foot
- 18"x1" Outside Diameter Iron Pipe (Set) Weighing at least 1.13 lbs./lineal foot
- 1" Inside Dia. Iron Pipe (Found)
- "Recorded As" Information
- Former Property Line

BEARINGS ARE REFERENCED TO THE DODGE CO. CO-ORDINATE SYSTEM.



Approved by the Dodge County Planning and Development Committee

Certified this 27th day of Dec, 2005
Fred A. Smith, Deputy County Clerk

HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS

202 West Street Johnson Creek, WI 53038 (920) 699-3305

This Instrument prepared for: Neale R. & Ruth E. Jones and Aaron D. & Jill L. Jones

SHEET 2 OF 3

v.39 #113

BADGER
BLUEPRINT
COMPANY, INC.
(262) 542-8200

FORM BBC-101

CERTIFIED SURVEY MAP No. 5879

BEING PART OF LOT 1, BLOCK 1 OF PLAT OF RICHWOOD AND BEING A PART
OF THE NW 1/4 OF THE NORTHEAST QUARTER AND THE NE 1/4 OF THE
NORTHWEST QUARTER OF SECTION 24, TOWN 9 NORTH, RANGE 14
EAST, TOWN OF SHIELDS, DODGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE AND LEGAL DESCRIPTION:

I, SCOTT D. THOMAS, WISCONSIN REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH CHAPTER 236.34 OF WISCONSIN STATUTES AND THE SUBDIVISION PROVISIONS OF THE DODGE COUNTY LAND USE CODE AND UNDER THE DIRECTION OF NEALE AND RUTH JONES, OWNERS, AND AARON AND JILL JONES, OWNERS, I HAVE SURVEYED, DIVIDED AND MAPPED ALL THAT PART OF LOT 1, BLOCK 1 OF THE PLAT OF RICHWOOD AND PART OF THE NW 1/4 QUARTER OF THE NORTHEAST QUARTER AND THE NE 1/4 OF THE NORTHWEST QUARTER OF SECTION 24, TOWN 9 NORTH, RANGE 14 EAST, TOWN OF SHIELDS, DODGE COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24; THENCE NORTH 87°-34'-41" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 303.41 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED; THENCE CONTINUING NORTH 87°-34'-41" EAST, ALONG SAID NORTH LINE, 590.03 FEET; THENCE SOUTH 00°-31'-51" EAST, 55.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY TRUNK HIGHWAY "Q"; THENCE NORTH 87°-17'-51" EAST, ALONG SAID RIGHT-OF-WAY, 145.39 FEET; THENCE SOUTH 23°-10'-25" WEST, 66.50 FEET; THENCE SOUTH 39°-22'-58" WEST, 58.95 FEET; THENCE SOUTH 82°-51'-51" WEST, 75.93 FEET; THENCE SOUTH 82°-47'-16" WEST, 197.95 FEET; THENCE SOUTH 00°-25'-30" EAST, 16.56 FEET; THENCE SOUTH 87°-34'-18" WEST, 219.92 FEET; THENCE SOUTH 00°-28'-47" EAST, 132.18 FEET; THENCE SOUTH 87°-37'-52" WEST, 105.67 FEET; THENCE SOUTH 01°-11'-45" EAST, 107.31 FEET; THENCE SOUTH 88°-10'-52" WEST, 308.88 FEET; THENCE NORTH 23°-13'-49" WEST, 270.33 FEET; THENCE NORTH 87°-34'-41" EAST, 123.07 FEET; THENCE NORTH 00°-57'-52" EAST, 69.38 FEET; THENCE NORTH 88°-13'-12" EAST, 209.79 FEET; THENCE NORTH 01°-42'-02" EAST, 114.68 FEET TO THE POINT OF BEGINNING. SAID PARCEL SUBJECT TO ANY AND ALL EASEMENTS AND/OR AGREEMENTS, RECORDED AND UNRECORDED.

SAID PARCEL CONTAINING 243,775.5 SQUARE FEET, OR 5.5963 ACRES, OF LAND GROSS AND 223,419.8 SQUARE FEET, OR 5.1290 ACRES, OF LAND NET TO THE RIGHTS-OF-WAY OF COUNTY TRUNK HIGHWAY "Q" AND THE SOO LINE RAILROAD.

Scott D. Thomas
SCOTT D. THOMAS - WI REG. NO. 2354
DATED THIS 20th DAY OF December 2005.



INDIVIDUAL OWNER'S CERTIFICATE:

AS OWNERS WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: DODGE COUNTY PLANNING AND DEVELOPMENT COMMITTEE.

Neale R. Jones
NEALE R. JONES - OWNER

Ruth E. Jones
RUTH E. JONES - OWNER

INDIVIDUAL OWNER'S CERTIFICATE:

AS OWNERS WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: DODGE COUNTY PLANNING AND DEVELOPMENT COMMITTEE.

Aaron D. Jones
AARON D. JONES - OWNER

Jill L. Jones
JILL L. JONES - OWNER

COUNTY PLANNING APPROVAL:

APPROVED BY THE DODGE COUNTY PLANNING AND DEVELOPMENT COMMITTEE THIS 27th DAY OF Dec, 2005.

Fred A. Zuehl Deputy County Clerk

HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS

202 West Street Johnson Creek, WI 53038 (920) 699-3305

This Instrument prepared for: Neale R. & Ruth E. Jones and Aaron D. & Jill L. Jones

SHEET 3 OF 3

v. 390114

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
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:

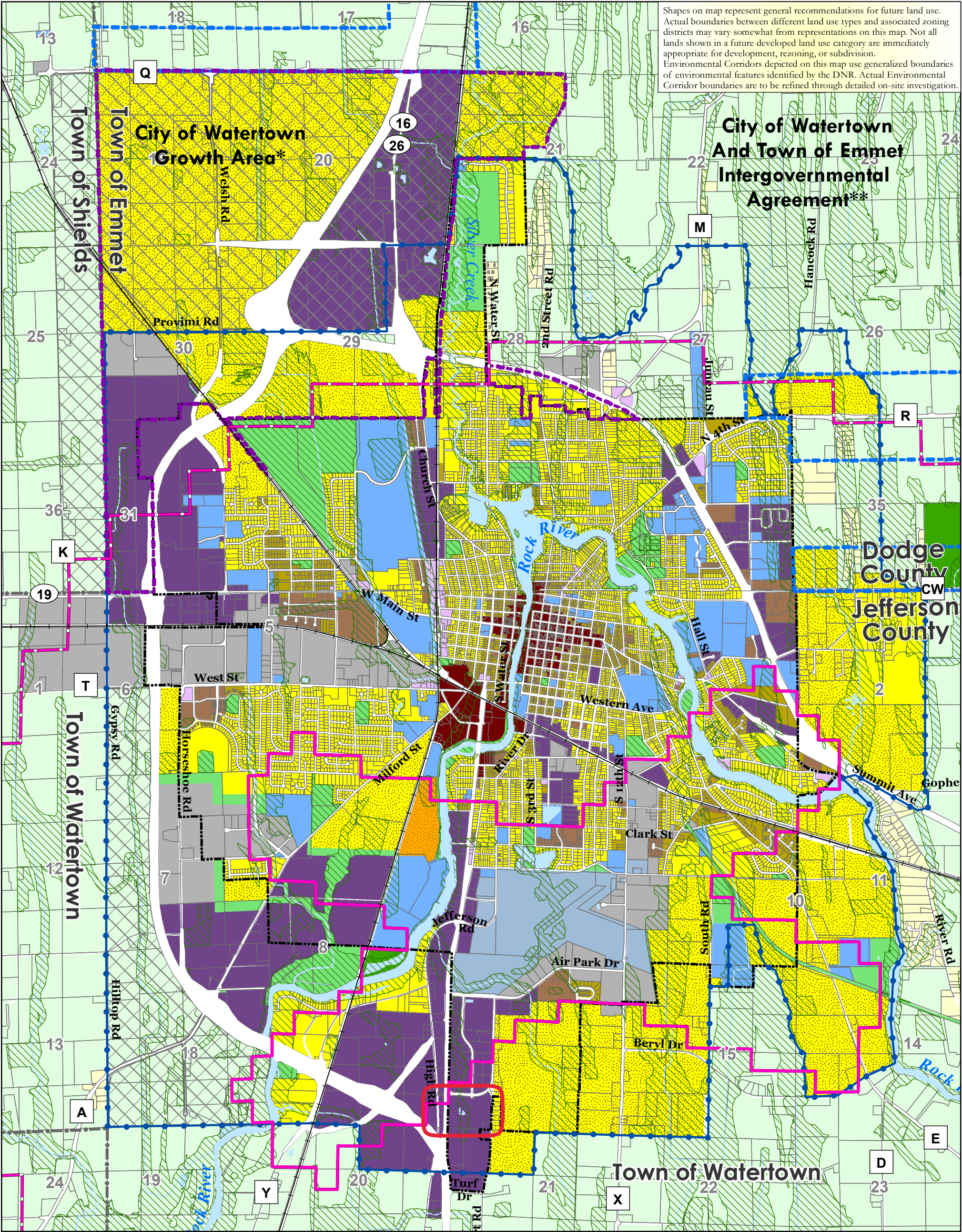
1. Grant development approvals only after submittal; public review; and approval of site, landscaping, building, signage, lighting, stormwater, erosion control, and utility plans.
2. Place parking lots behind buildings and screen from public view all service areas, loading areas, mechanical equipment, 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. Set public hearing to October 4, 2022

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 public hearing to a later date
2. Set public hearing date to October 4, 2022



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

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



0 0.25 0.5 1 Miles

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 Plan

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. Set public hearing date for October 4, 2022

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 public hearing to a later date
2. Set public hearing to October 4, 2022



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.

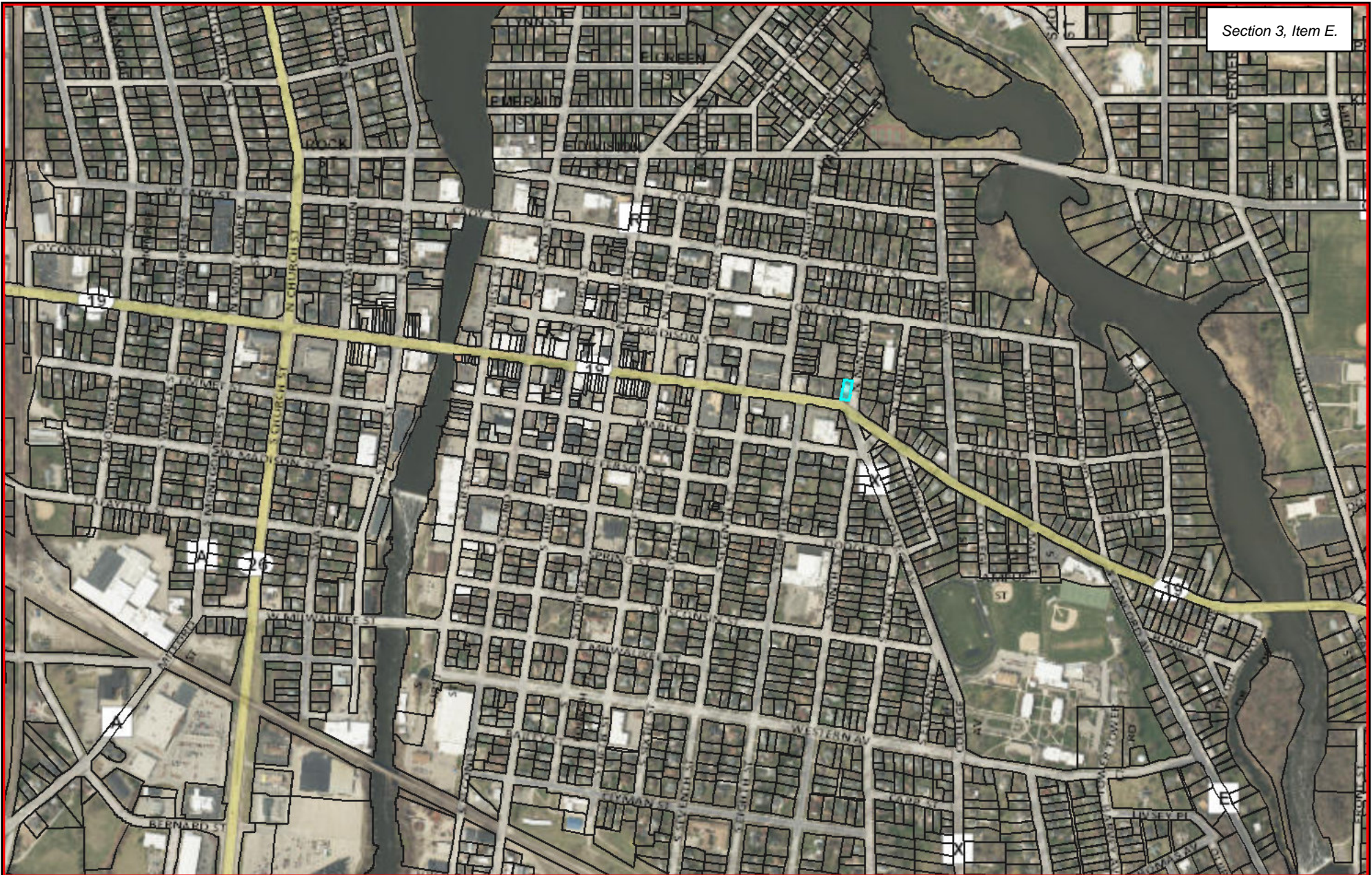
Parking at 820 E. Main St. will be limited to, 4 designated customer parking spaces, located in the front parking lot. We will not be using any of the on-street parking spaces located directly in front of 820 E. Main St. Employee vehicles will be parked in the rear parking lot during business hours and 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.



Parcels



Override 1

Parcels



City of Watertown Geographic Information System

Scale: 1 inch = 800 feet

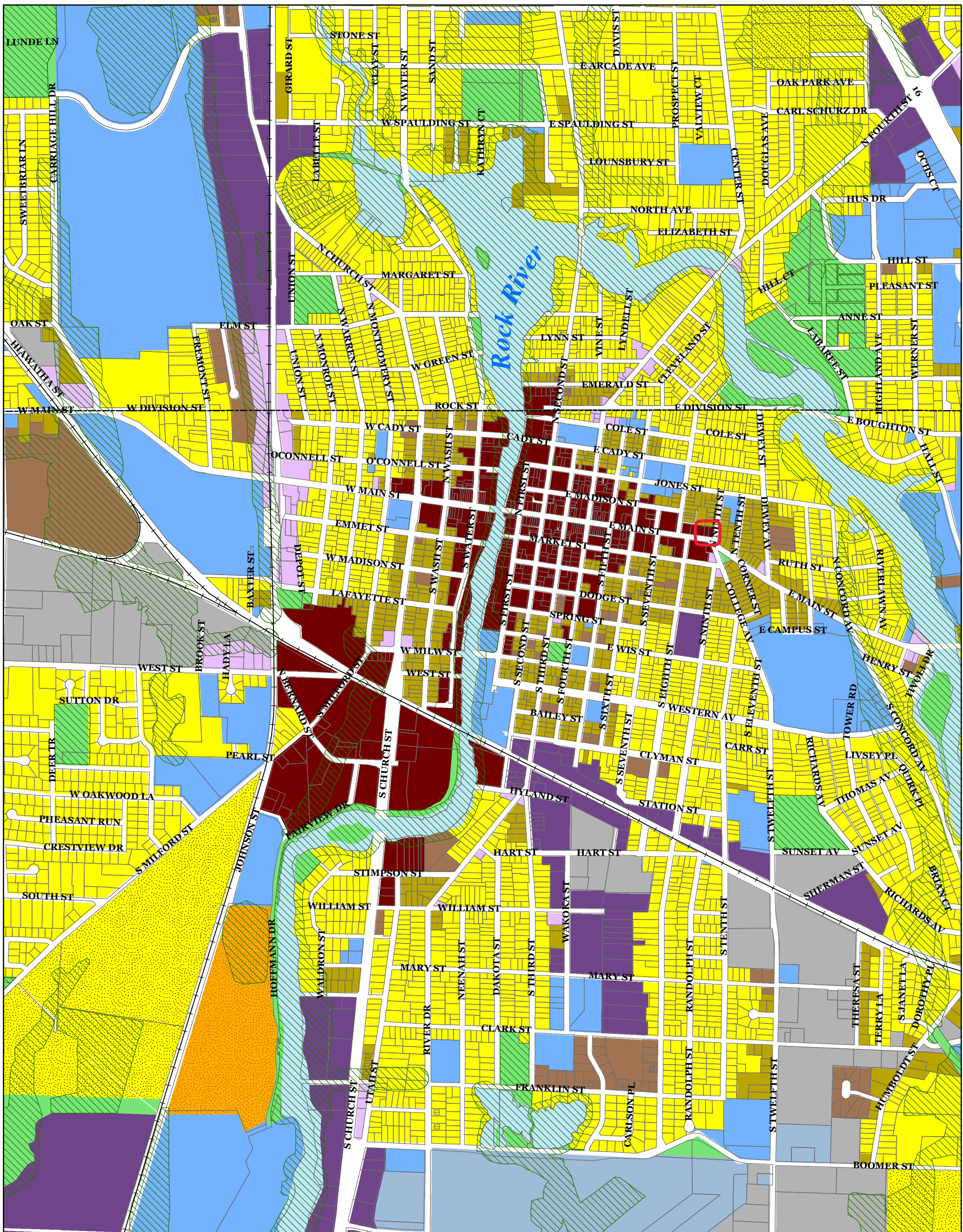
Printed on: September 1, 2023

SCALE BAR = 1"

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.








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



of 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




Category	Land Use Type	Relative Proportion (approximate)
1	Single-Family - Sewered (predominant land use)	35%
2	Two-family Residential	20%
3	Multi-Family Residential	15%
4	Institutional	10%
5	Neighborhood Mixed Use	10%
6	Parks & Recreation	5%



***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

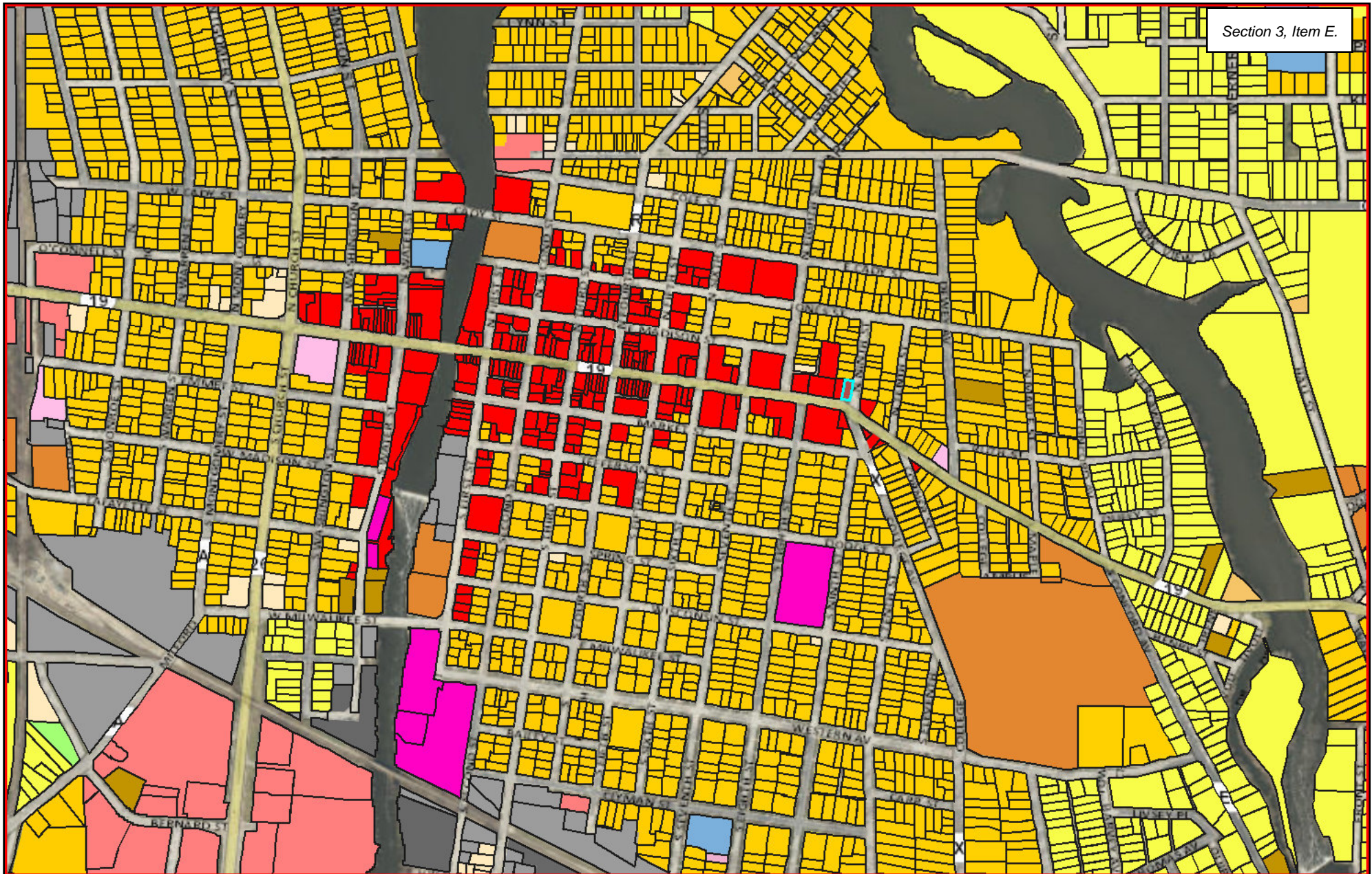


Source: WisDNR, FEMA,
City of Watertown,
Dodge Co. LIO &
Jefferson Co. LIO, V&A



820 East Main Street - Zoning

Section 3, Item E.



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
Sustainability 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.

34

Initial Review - 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. Proposed 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.

(a) Exception. Backlit or internally lit signs existing prior to the adoption of the Sign Code on December 12, 2021 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.

3. Set public hearing date to October 4, 2022

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 public hearing to a later date
2. Set public hearing date to October 4, 2022

Initial Review - 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 a 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. Proposed language for Section § 550-56C:

- 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.~~

3. Set public hearing date to October 4, 2022

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 public hearing to a later date
2. Set public hearing date to October 4, 2022