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TO: Plan Commission  
 DATE: July 22, 2024  
 SUBJECT: Hunter Oaks PUD – Recommendation to Council

Recommendation to Council for an amended Planned Unit Development (PUD) General Development Plan (GDP) requested by John Donovan, agent for Bielinski Homes Inc., Hunter Oaks Subdivision, West Street, Watertown, WI. Parcel PIN(s): 291-0815-0642-006, 291-0815-0642-007

#### SITE DETAILS:

Acres: 6.16 & 6.21 Acres  
 Current Zoning: Two-Family Residential (TR-6) with a PUD Overlay  
 Existing Land Use: Undeveloped  
 Future Land Use Designation(s): Multi-Family Residential

#### BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking a Recommendation to Council by the Plan Commission for an amended Planned Unit Development (PUD) General Development Plan (GDP). The amended proposal looks to revise Area C(b) from the approved General Development Plan of June 20<sup>th</sup>, 2023. The amended proposal consists of changing the use of this area to 'Single Family Small Lots' with reduced lots sizes and public ROW of widths. A total of 53 lots are being proposed in three phases.

#### STAFF EVALUATION:

##### Land Use and Zoning:

The proposed PUD General Development Plan is requesting flexibilities to Zoning Standards as allowed under Section § 550-152B of the Zoning Code. For the proposed 'Single Family Small Lots' (Area C(b)), the applicant seeks to reduce the Minimum Lot Area requirements for a Single-Family Home from 8,000 sq ft to 4,601 sq ft per dwelling unit and to reduce the Street Yard Building Setbacks (front and corner) to 20ft. All public road ROW are requested to be 60 ft wide. The applicant is also requesting the vacation of a portion of Belmont Drive within Area C(b).

The Stormwater Detention Pond in Area K will be reconstructed by the applicant in 2024 and the Area H-2 (Phase 1) single-family lots and park dedication will be pushed back to 2026. All other terms of the June 20<sup>th</sup>, 2023 GDP remain the same.

##### *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*

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*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.*

*Per Sections § 550-152G(2), the GDP step shall be identical to that for Zoning Map amendments:*

- (2) The process and fees for review and approval of the GDP shall be identical to that for Zoning Map amendments per this chapter and (if land is to be divided) to that for preliminary and final plats of subdivision per the City Code.*

#### **PUBLIC HEARING COMMENTS:**

Public comments from the July 16<sup>th</sup>, 2024 Public Hearing before the Common Council, if any, are attached.

#### **PLAN COMMISSION OPTIONS:**

The following are possible options for the Plan Commission:

1. Negative recommendation of the General Development Plan (GDP) to Common Council.
2. Positive recommendation of General Development Plan (GDP) to Common Council.
3. Positive recommendation of the General Development Plan (GDP) to Common Council, with conditions identified by the Plan Commission.

#### **ATTACHMENTS:**

- Application materials.