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TO: Plan Commission
 DATE: January 13th, 2025
 SUBJECT: Hunter Oaks PUD Amendment – 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: Single-Family Residential (SR-4) 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 General Development Plan approved in August of 2024.

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.

The amended proposal consists of the following:

- Declares the GDP will serve as the Precise Implementation Plan (PIP) for Area C(b).
- Sets the minimum street frontage at 45ft.
- Sets the minimum lot width at 45ft.
- Sets the front yard setback at 24ft.
- Reduces the number of lots from 53 to 44.

The applicant also requested that the vacation of a portion of Belmont Drive within Area C(b) no longer proceed. Denial of the vacation was requested and granted at the December 3rd Common Council meeting.

All other terms of the August 20th, 2024 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:*

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Opportunity Runs Through It

- (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.*

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:

See public comments from the January 7th, 2025 Public Hearing before the Common Council, if any.

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.