



2025 Building Safety & Zoning Report

2025 brought some exciting changes to the City of Watertown. Some highlights include the following:

- 150 new residential living units which include 43 new single-family homes, 12 single-family homes attached, 1 duplex, and 4 new apartment buildings (Lumin Terrace)
- \$66,992 in Park Improvement Fees and \$16,025 in Fees in Lieu of Dedication collected for 2025
- 1 new airplane hangar at Watertown's Airport
- New self-storage buildings
- A remodel and addition for the Johnsonville Plant
- Various commercial remodels for new liquor stores and nail salons
- 26 approved conditional use permits (CUPs) at Plan Commission
- 2 approved rezonings
- 1 approved Comprehensive Plan Amendment
- 6 approvals of Extraterritorial Certified Survey Maps (CSMs)
- 14 approvals of Certified Survey Map (CSM) approvals within the city limits
- Approval of 2 final plats:
 - The Enclave of Hunter Oaks Subdivision (40 single-family lots)
 - Edge Field Subdivision (55 lots with a mixture of single-family and twin-home lots)
- 1 existing home annexed into the city for the Edge Field Subdivision
- 2 formerly tax-exempt homes (Bethesda) sold and on the tax roll.

The documentation included in the 2025 Construction Report will break down the various numbers showing construction areas, construction values for the past 5 years, specifics on residential construction, and the demolition permits issued this year.

If you have any questions or should you like to discuss additional construction/permit information, please contact the Building, Safety & Zoning Department at 920-262-4060. Questions/comments may also be forwarded to nzimmerman@watertownwi.gov.



YEARLY CONSTRUCTION TOTALS - 2025

Type of Bldgs.	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Early Start #100	0	3	0	0	0	0	0	0	0	1	0	0	4
Estimated Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$0.00	0	\$50,000.00
Fees Collected	\$0.00	\$165.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	0	\$265.00
Single Family #101	3	3	5	2	3	6	5	4	2	3	2	5	43
Estimated Cost	\$811,270.00	\$756,890.00	\$1,288,905.00	\$536,000.00	\$806,153.00	\$1,847,884.00	\$1,419,298.00	\$1,236,150.00	\$401,451.00	\$814,854.00	\$490,775.00	\$1,293,167.00	\$11,702,797.00
Fees Collected	\$3,567.50	\$5,822.25	\$9,500.75	\$2,787.60	\$5,253.70	\$14,834.30	\$11,973.20	\$11,551.00	\$2,869.90	\$6,896.60	\$3,941.80	\$13,294.90	\$92,293.50
Single Family Attached #102	4	0	6	0	0	0	0	0	0	0	0	2	0
Estimated Cost	\$774,000.00	\$0.00	\$1,561,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$548,800.00	\$0.00	0	\$2,883,800.00
Fees Collected	\$3,569.00	\$0.00	\$13,670.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,984.40	\$0.00	\$22,224.15
Duplex #103	0	0	0	0	0	0	0	0	0	1	0	0	1
Estimated Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$585,000.00	\$0.00	0	\$585,000.00
Fees Collected	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,268.10	\$0.00	0	\$5,268.10
3-4 Family #104	0	0	0	0	0	0	0	0	0	0	0	0	0
Estimated Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00
Fees Collected	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00
5 + Family #105	0	0	0	4	0	0	0	0	0	0	0	0	4
Estimated Cost	\$0.00	\$0.00	\$0.00	\$9,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$9,400,000.00
Fees Collected	\$0.00	\$0.00	\$0.00	\$30,233.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$30,233.80
Amusement #318	0	0	0	0	0	0	0	0	0	0	0	0	0
Estimated Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00
Fees Collected	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00
Industrial #320	0	0	0	0	0	0	0	0	0	0	0	0	0
Estimated Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00
Fees Collected	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00
Hospitals & Institutional #323	0	0	0	0	0	0	0	0	0	0	0	0	0
Estimated Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00
Fees Collected	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00
Professional Bldgs. #324	0	0	1	0	0	0	0	0	1	0	0	0	2
Estimated Cost	\$0.00	\$0.00	\$18,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$184,893.00	\$0.00	\$0.00	0	\$202,893.00
Fees Collected	\$0.00	\$0.00	\$408.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,201.70	\$0.00	\$0.00	0	\$1,610.50
Stores/Customer Services #327	0	0	0	0	0	0	0	0	0	0	0	0	0
Estimated Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00
Fees Collected	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00
Sheds/Nonres. #328	0	2	6	3	3	7	5	4	1	1	2	0	34
Estimated Cost	\$0.00	\$20,300.00	\$19,940.00	\$13,500.00	\$13,050.00	\$412,000.00	\$142,515.00	\$215,000.00	\$500.00	\$200,000.00	\$43,000.00	\$0.00	\$1,079,805.00
Fees Collected	\$0.00	\$160.00	\$643.67	\$375.00	\$375.00	\$2,232.60	\$1,188.20	\$391.00	\$125.00	\$1,460.60	\$668.40	\$0.00	\$7,619.47
Gazebos/Shelter #329	0	0	0	0	1	1	0	0	0	1	0	0	3
Estimated Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$3,600.00	\$0.00	\$0.00	\$0.00	\$154,340.00	\$0.00	0	\$162,940.00
Fees Collected	\$0.00	\$0.00	\$0.00	\$0.00	\$125.00	\$50.00	\$0.00	\$0.00	\$0.00	\$1,256.90	\$0.00	0	\$1,431.90
Residential Add. & Alts. #434	5	6	3	5	8	14	11	11	8	5	5	2	83
Estimated Cost	\$116,804.00	\$106,000.00	\$29,500.00	\$89,648.00	\$230,000.00	\$238,305.00	\$288,497.00	\$311,450.00	\$129,175.00	\$149,850.00	\$168,911.00	\$112,341.00	\$1,970,481.00
Fees Collected	\$425.75	\$771.75	\$532.50	\$864.30	\$2,387.40	\$2,677.40	\$2,890.30	\$2,005.00	\$874.10	\$827.70	\$1,613.40	\$608.30	\$16,477.90
Nonres. Addns & Alts. #437	2	2	0	3	1	1	3	0	0	1	0	0	13
Estimated Cost	\$35,000.00	\$11,000.00	\$0.00	\$120,000.00	\$40,000.00	\$350,000.00	\$4,579,000.00	\$0.00	\$0.00	\$345,000.00	\$0.00	0	\$5,480,000.00
Fees Collected	\$335.00	\$527.50	\$0.00	\$1,093.50	\$375.00	\$339.95	\$11,151.30	\$0.00	\$0.00	\$1,952.60	\$0.00	0	\$15,774.85
Res. Garages #438	0	0	0	0	1	0	2	2	1	0	0	0	6
Estimated Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$23,000.00	\$0.00	\$49,964.00	\$55,000.00	\$35,000.00	\$0.00	\$0.00	0	\$162,964.00
Fees Collected	\$0.00	\$0.00	\$0.00	\$0.00	\$270.20	\$0.00	\$422.80	\$422.80	\$315.00	\$0.00	\$0.00	0	\$1,430.80
O/S	0	1	1	2	5	6	3	3	1	3	2	2	29
Estimated Cost	\$0.00	\$30,000.00	\$17,000.00	\$915,871.00	\$73,796.00	\$205,127.00	\$152,000.00	\$46,310.00	\$24,402.00	\$425,573.00	\$23,159.00	\$45,256.00	\$1,958,494.00
Fees Collected	\$0.00	\$105.00	\$97.82	\$155.70	\$1,135.10	\$1,217.20	\$337.50	\$320.50	\$191.60	\$222.10	\$100.00	\$32.90	\$4,215.42
TOTAL-EST. COST	\$1,737,074.00	\$924,190.00	\$2,934,345.00	\$11,075,019.00	\$1,190,999.00	\$3,056,916.00	\$6,631,274.00	\$1,863,910.00	\$775,421.00	\$2,724,617.00	\$1,274,645.00	\$1,450,764.00	\$35,639,174.00
TOTAL-FEES	\$7,897.25	\$7,551.50	\$24,854.29	\$35,509.90	\$9,921.40	\$21,351.45	\$27,963.30	\$14,690.30	\$5,577.30	\$17,984.60	\$11,308.00	\$14,236.10	\$198,845.39

TOTAL # OF PERMITS 234

EXTRA NOTES:

In April, the 4 residential units of 5-family or more are Lumin Terrace apartment buildings (permit # 25-069: 21-Unit Apt. Bldg., 25-070: 24-Unit Apt. Bldg., 25-071: 24-Unit Apt. Bldg., & 25-072: 24-Unit Apt. Bldg.)

Permit #25-057, issued on 04/08/2025 for a shed was voided on 06/04/2025 per the owner's request due to the owner no longer wishing to pursue the project. The numbers have been removed from the totals above.

Permit #25-091, issued on 05/20/2025 for a shed was voided on 07/02/2025 per the owner's request due to the owner no longer wishing to pursue the project. The numbers have been removed from the totals above.

Permit #25-097, issued on 06/02/2025 for a new kitchen at 309 S. Third Street was voided on 07/22/2025 per the contractor's request. The owner is no longer pursuing that portion of the project. This has been removed from the above table.

In July under #437 Permit #25-141 was issued for 1222 Perry Way for additions and remodel to the Johnsonville Plant. The estimated cost for this project is \$3,814,000.

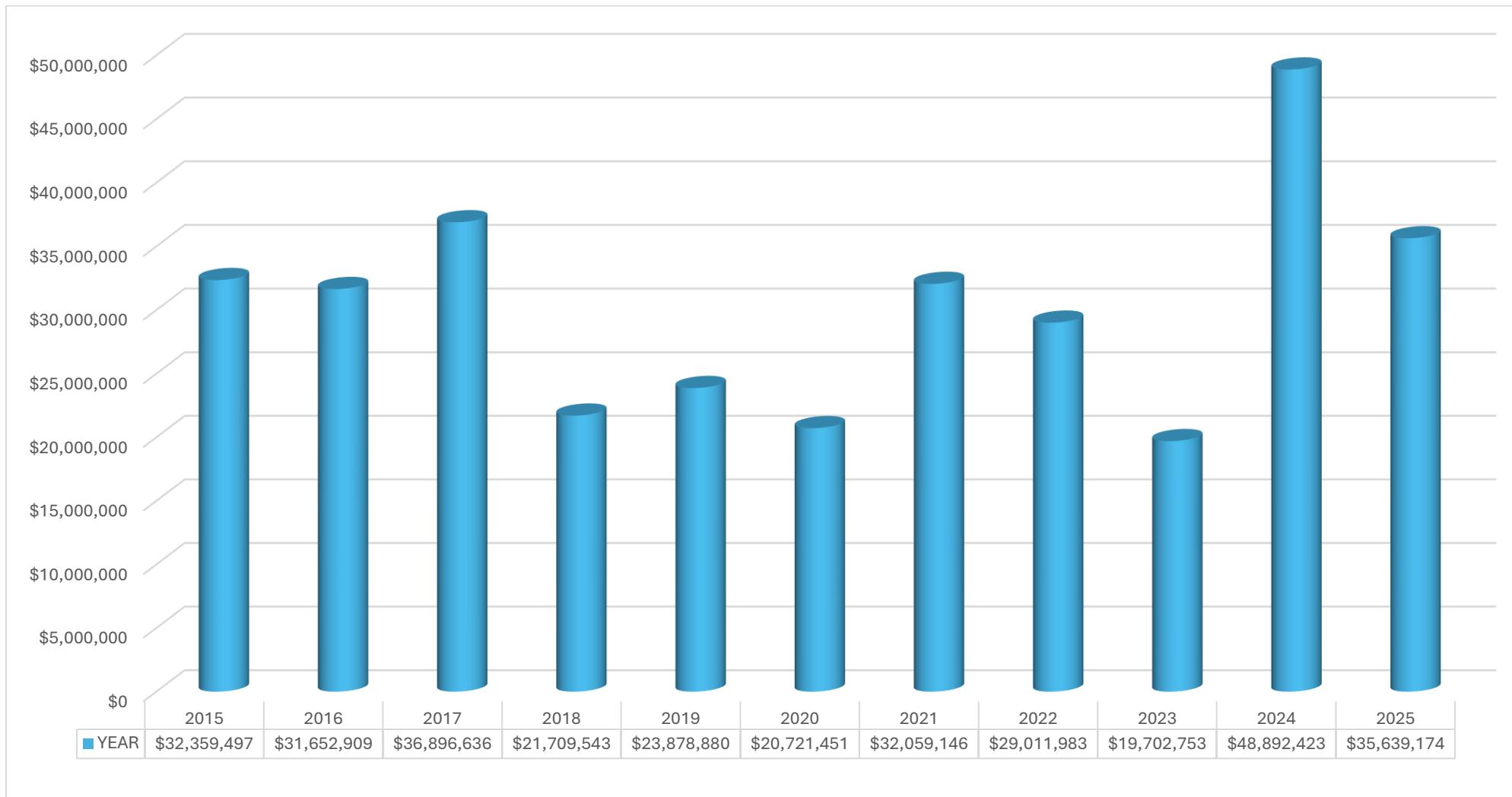
Permit #25-167, issued on 08/07/2025 inadvertently as a duplicate was voided. The numbers have been removed from the totals above.

Permit #25-230, issued on 12/01/2025, was voided. The numbers have been removed from the totals above.



CONSTRUCTION DOLLAR VALUE 2015-2025

Information provided by the Building Safety & Zoning Dept.





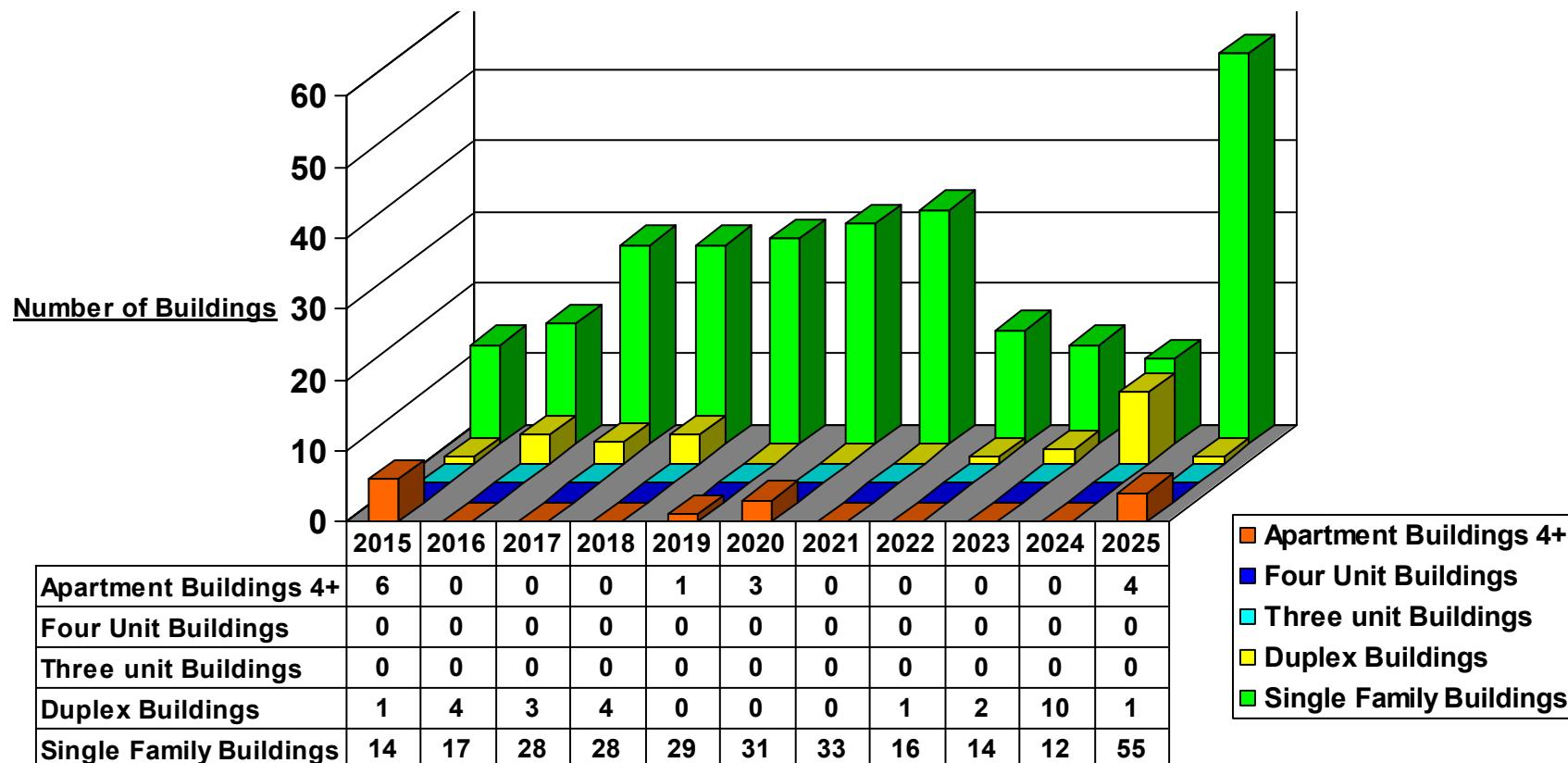
2025 LARGE PROJECTS (IN EXCESS OF \$1 MILLION)

Information provided by the Building, Safety & Zoning Department



TYPES OF RESIDENTIAL CONSTRUCTION 2015-2025

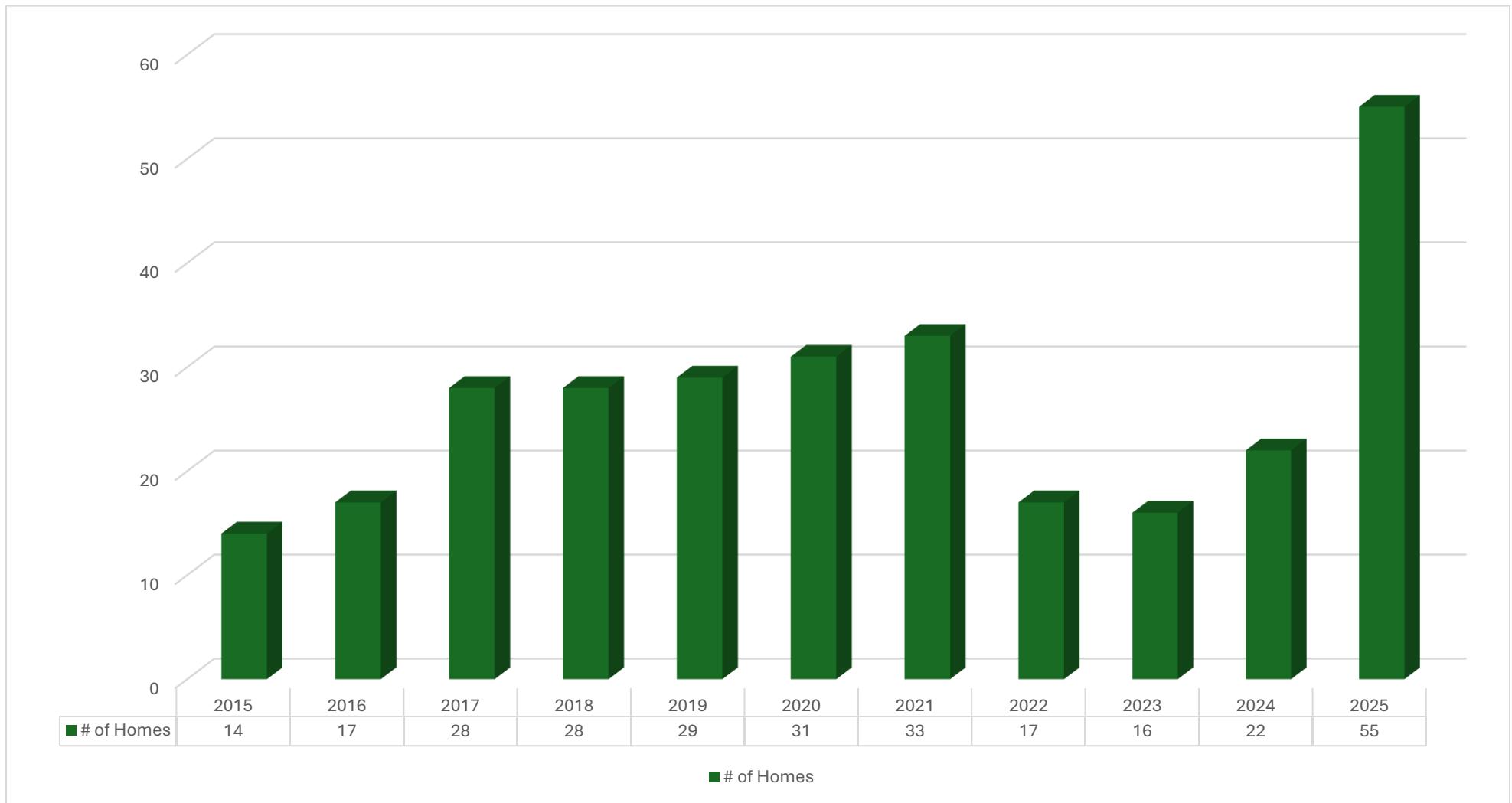
Information provided by the Building Safety & Zoning Dept.





SINGLE FAMILY HOMES CONSTRUCTED 2015-2025

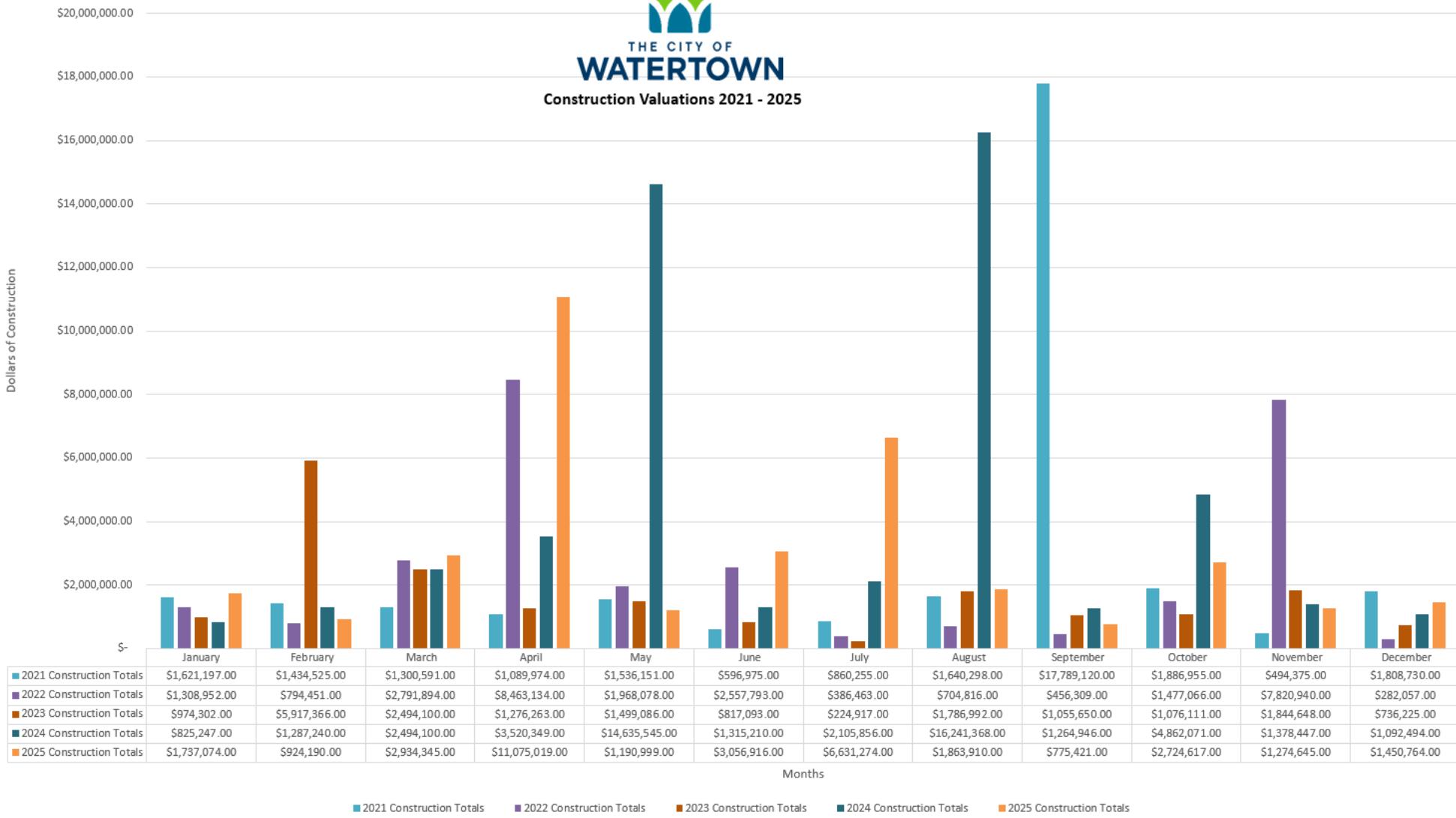
Information provided by the Building Safety & Zoning Dept.





THE CITY OF
WATERTOWN
Construction Valuations 2021 - 2025

Dollars of Construction





2025 Demolition Permit Report

Permit #	Permit Date	Site Address	Parcel #	Contractor	Owner	Permit Type	Fee
25-005	10/24/2025	213 S. First Street	291-0815-0421-161	Andy's Excavations, LLC	Dylan Ersel, LLC	Demolition	175.00
25-004	9/11/2025	806 S. Ninth St	291-0815-0441-05	Richards Excavating	Garret Loehrer	Demolition	175.00
25-003	6/27/2025	110 S. Church Street	291-0815-0422-140	Koplin Excavating	St. Bernards Congregation	Demolition	175.00
25-002	6/23/2025	710 S. Fourth St	291-0815-0413-136	United Electric	Groth Investments LLC	Demolition	175.00
25-001	4/3/2025	1007 Sand Street	291-0915-3321-036	Koplin Excavating	Timothy Lucey	Demolition	175.00

Total Records: 5

1/2/2026