

NOTICE OF PUBLIC HEARING

Pursuant of Section § 62.23(7) of the Wisconsin State Statutes and Sections § 550-141, § 550-152G(2), & § 550-152H(6) of the City of Watertown Municipal Code, a notice is hereby given by the Common Council of the City of Watertown, Wisconsin, that a public hearing will be held on the 16th day of July, 2024 in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin at 7:00 P.M., or shortly thereafter, to consider the request of Bielinski Development, Inc. (applicant and owner) to amend certain areas of a Planned Unit Development – General Development Plan (GDP) as described below:

Area C(b)

Lot 1 of Certified Survey Map No. 3941, being a part of the Northwest ¼ of the Southeast ¼ of Section 6, T8N, R15E, in the City of Watertown, County of Jefferson, State of Wisconsin, recorded in the Office of the Register of Deeds for Jefferson County on April 11, 2000 in Volume 19 of Certified Survey Maps at Pages 60 to 62 inclusive, as Document No. 1035218. (Parcel No. 291-0815-0642-006)

Lot 1 of Certified Survey Map No. 3939, being a part of the Northwest ¼ of the Southeast ¼ of Section 6, T8N, R15E, in the City of Watertown, County of Jefferson, State of Wisconsin, recorded in the Office of the Register of Deeds for Jefferson County on April 11, 2000 in Volume 19 of Certified Survey Maps at Pages 54 to 56 inclusive, as Document No. 1035218. (Parcel No. 291-0815-0642-007)

Areas H and I

That part of Lot 1 of Certified Survey Map No. 3822, being a part of the Northeast ¼ and Southeast ¼ of the Southeast ¼ of Section 6, T8N, R15E, City of Watertown, Jefferson County, Wisconsin, and recorded in the Office of the Register of Deeds for Jefferson County, Wisconsin on May 18, 1999, in Volume 18 of Certified Survey Maps at Pages 102 to 105 inclusive, as Document No. 1018437, and lands being a part of the Southeast ¼ of Section 6, T8N, R15E, in the City of Watertown, Jefferson County, State of Wisconsin, bounded and described as follows:

Beginning at the Northeast corner of Lot 142 of Hunter Oaks Phase VI; thence North 89°22'45" West, along the North line of said Lot 142, a distance of 321.40 feet; thence North 06°10'08" West, a distance of 136.77 feet; thence North 16°56'32" West, a distance of 132.25 feet; thence North 27°32'36" West, a distance of 148.14 feet; thence North 37°44'22" West, a distance of 121.56 feet; thence North 48°21'48" West, a distance of 159.42 feet; thence North 58°30'54" West, a distance of 109.08 feet; thence North 66°55'31" West, a distance of 113.49 feet; thence 138.55 feet along the Easterly right-of-way of Hunter Oaks Boulevard and the arc of a curve to the left, whose radius is 3,030.00 feet and whose chord bears North 13°14'57" East, a distance of 138.55 feet; thence 143.95 feet along the Southerly right-of-way of Belmont Drive and the arc of a curve to the right, whose radius is 896.80 feet and whose chord bears South 67°28'11" East, a distance of 143.80 feet; thence North 08°39'44" East, along the right-of-way of Belmont Drive and Easterly line of Lot 3 of Certified Survey Map No. 3940, a distance of 205.52 feet; thence South 62°59'28" East, along the Southerly line of Hunter Oaks Phase VII, a distance of 260.58 feet, thence South 41°55'46" East, along the Southerly line of said Hunter Oaks Phase VII, a distance of 156.35 feet; thence South 44°09'44" East, along the Westerly line of Hunter Oaks Phase V, a distance of 59.67 feet; thence South 36°09'53" East, along the Westerly line of Hunter Oaks Phase V, a distance of 147.46 feet; thence South 40°44'51" East, along the Westerly line of Hunter Oaks Phase V, a distance of 111.50 feet; thence South 54°16'16" East, along the Westerly line of Hunter Oaks Phase V, a distance of 89.43 feet; thence South 05°37'38" East, along the Westerly line of Hunter Oaks Phase IV and VI, along the Westerly line of Hunter Oaks Phase IV, a distance of 301.80 feet; thence South 00°37'15" West, along the Westerly line of Hunter Oaks Phase VI, a distance of 150.22 feet to the point of beginning. (Parcel Nos. 291-0815-0643-001 and 291-0815-0644-022)

Area K

Lot 1 of Certified Survey Map No. 2499 (Parcel Nos. 291-0815-0711-002)

All persons wishing to be heard are invited to be present. Written comments may be submitted to City Clerk Megan Dunneisen, 106 Jones Street, Watertown, WI 53094.

CITY OF WATERTOWN
Brian Zirbes
Zoning & Floodplain Administrator

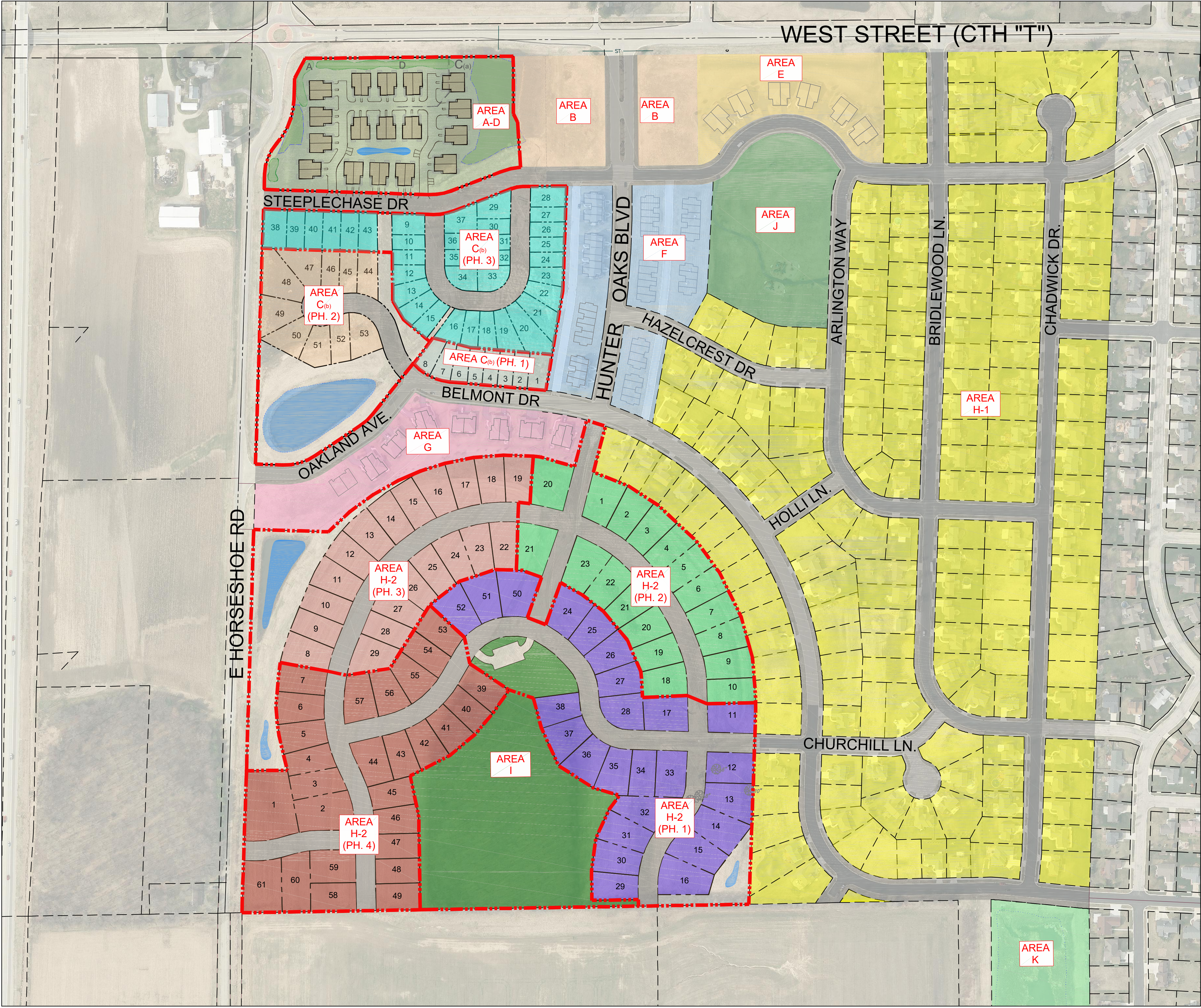
BZ/nmz

PUBLISH:

July 2, 2024
and
July 9, 2024

(BLOCK AD)

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GENERAL DEVELOPMENT PLAN
(AMENDMENT)

"Hunter Oaks Neighborhood"
City of Watertown, Wisconsin

Site Data Table (Original)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Unit Count
A	Neighborhood Retail	3.3			
B	Neighborhood Retail	2.8			
C(a)	Multi-Family Homes	3.8	54	14.2	9.0%
C(b)	Multi-Family Homes	6.2	81	13.1	16.7%
D	Branch Fire Station				
E	Single-Family Attached Condos (2-Unit)	3.3	12	3.8	2.0%
F	Single-Family Attached Condos (4 to 6 Unit)	5	50	10	9.0%
G	Single-Family Attached Condos (4 to 8 Unit)	6.4	60	9.4	11.0%
H	Single-Family Attached Condos (2-Unit)	3.7	20	5.4	4.0%
I	Single-Family Lots (75'w to 110'w)	3.8	294	3.9	51.0%
J	Neighborhood Park	8.2	-	-	
K	Neighborhood Park	4.3	-	-	
L	Storm Water Detention	8.9	-	-	
	Street Right of Way	38.9			
Total Project Area		169.7	571		

Site Data Table (Amended)

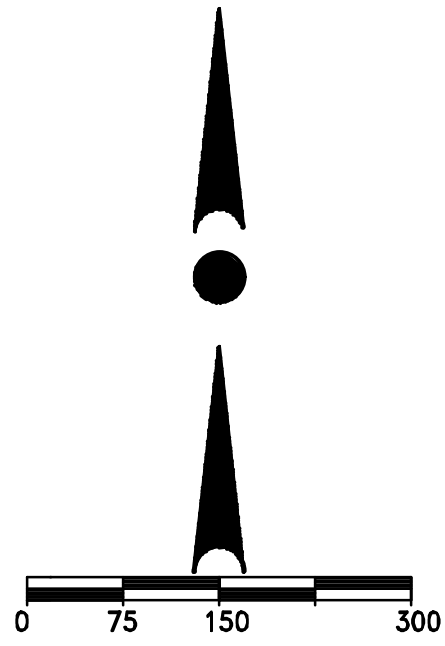
Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Unit Count
A-D	Multi-Family Condos (2-Unit)	6.5	34	5.23	3.98%
B	Single-Family Attached Condos (2-Unit)	3.5	20	5.71	0.14%
C(b)(PH1)	Single-Family Lots	1.0	8	8.0	0.61%
C(b)(PH2)	Single-Family Lots	5.1	10	2.0	3.12%
C(b)(PH3)	Single-Family Lots	5.2	35	6.7	3.18%
E	Single-Family Attached Condos (2-unit)	3.3	12	3.64	2.02%
F	Single-Family Attached Condos (4 to 6 Unit)	5.1	50	9.80	3.12%
G	Single-Family Attached Condos (2-Unit)	3.8	20	5.26	2.33%
H-1	Single-Family Lots	48.1	174	3.60	29.44%
H-2 (PH1)	Single-Family Lots	8.1	25	3.09	4.96%
H-2 (PH2)	Single-Family Lots	5.3	18	3.40	3.24%
H-2 (PH3)	Single-Family Lots	7.8	20	2.56	4.77%
H-2 (PH4)	Single-Family Lots	8.1	27	3.33	4.96%
I	Neighborhood Park	7.5	-	-	4.59%
J	Neighborhood Park	4.4	-	-	0.69%
K	Storm Water Detention	8.9	-	-	5.45%
	Street Right of Way	31.7			19.40%
Total Project Area		163.4	453		

Overall Gross Density:
• 453 Total Units / 163.4 Total Project Acres = 2.77 DUA
Overall Net Density:
• 453 Total Units / 122.8 = 3.69 DUA
*Net Residential & Neighborhood Park Land Use Acres

*Net Residential & Neighborhood Park Land Use Acres is
Equal to Areas A-D, B, C(b), E, F, G, H, I, J



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Scale: 1" = 150' (22"x34")
Scale: 1" = 300' (11"x17")

DATE: 5-17-2024