

EXHIBIT "A"

**GENERAL DEVELOPMENT PLAN**  
**FOR**  
**1018 East Main Street**

### **Current property status:**

Development is defined under Section § 550-15:

#### ***DEVELOPMENT***

*The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any buildings; any use or change in use of any buildings or land; any extension of any use of land; or any clearing, grading or other movement of land, for which permission may be required pursuant to this chapter.*

Under this definition, the proposed development will encompass the following:

1. Conversion and reconstruction.
2. Use change of land
3. Grading of land

Currently 1018 East Main Street is zoned Two-Family Residential (TR-6) and consist of a residential dwelling unit. In the 2019 City of Watertown Comprehensive Plan, 1018 East Main Street is identified as Two-Family. Two-Family allows the following Zoning Districts:

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

The developer also owns 1020 East Main Street, which is zoned Planned Business.

### **General written description of the proposed PUD (§ 550-152G(1)(c)):**

Statement of rationale as to why PUD zoning is proposed (§ 550-152G(1)(c)[7]):

As stated previously, 1018 East Main Street is zoned Two-Family Residential. Two-family residential does not allow the principal land use of Outdoor Display (car dealership) under

Section § 550-25B. The adjacent property of 1020 East Main Street, which is also owned by the developer, is zoned Planned Business. The Planned Business Zoning District does allow Outdoor Display as a principal land use permitted as a conditional use under Section § 550-32B(2)(e). The developer is looking to expand his business at 1020 East Main Street, and incorporate the Outdoor Display land use on 1018 East Main Street.

The future land use of 1018 East Main Street, Two-Family, does not allow for the rezoning to Planned Business. In order to expand the existing business at 1020 East Main Street, a Planned Unit Development would allow 1018 East Main Street to function as a Planned Business Zoning District.

General project themes (§ 550-152G(1)(c)[1]):

Phase 1:

The developer would raze the existing dwelling-unit located at 1018 East Main Street.

Phase 2:

Development of Outdoor Display area and stormwater facility

Access:

The developer intends to move the current access point to the East to accommodate the stormwater facilities. The new entrance will be an extension of 1020 East Main Street's access.

General mix of dwelling unit types and/or land uses (§ 550-152G(1)(c)[2]):

Principal land uses:

1. Outdoor Display

Residential densities and nonresidential intensities (§ 550-152G(1)(c)[3]):

Dwelling units per acre:

1. No dwelling units on 1018 East Main Street.

Floor area ratio:

1. There is not propose structures on 1018 East Main Street.

Impervious surface area:

1. The development will meet or exceed the Planned Business District's minimum landscape surface ratio under Section § 550-32G(1)(b), which is 25%.
  - a. Proposed landscape surface ratio is 36%

General treatment of natural features (§ 550-152G(1)(c)[4]):

1018 East Main Street is residential urban area. There are no natural features located on 1018 East Main Street.

General relationship to nearby properties and public streets (§ 550-152G(1)(c)[5]):

Nearby properties:

1. 1020 East Main Street is zoned Planned Business.
2. 1012 East Main Street & 118 Dewey Avenue are zoned Two-Family Residential (TR-6).

Public Streets:

1. East Main Street
  - a. East Main Street is identified in the 2019 City of Watertown Comprehensive Plan as having an expanded right-of-way width. That width is 120 feet (60 feet from the centerline).

General relationship of the project to the Comprehensive Plan (§ 550-152G(1)(c)[6]):

As previously stated, 1018 East Main Street's future land use is Two-Family. Per the 2019 City of Watertown Comprehensive Plan:

*Two-Family Residential This future land use category is intended for single-family and two-family (e.g. duplexes, townhomes, two-flats) residential development served by City of Watertown sanitary sewer and water systems. Two-Family Residential land use areas are depicted primarily in locations where this type of development existed at this time this Plan was prepared, including the following areas: (1) surrounding the City's historic downtown; (2) on the City's west side between the rail lines; and (3) on the east side of the City west of STH 16. The City's Two-Family Residential (TR-6) zoning district is the most appropriate district to implement this future land use category. Policies and Programs:*

1. *Encourage the construction of narrower streets in new neighborhoods, where practical, and require sidewalks along all streets.*
2. *Plan for interconnected road and open space networks in residential areas and between individual subdivisions.*
3. *Ensure that schools must have sufficient capacity to accommodate new students who will live in the School District.*
4. *Require grading and stormwater management plans for all new development.*

The proposed development at 1018 East Main Street would act as an extension of the future land use of 1020 East Main Street. 1020 East Main Street has a future land use of Neighborhood Mixed Use.

Zoning standards (§ 550-152G(1)(c)[8]):

Zoning standards not met:

1. Allowance of an Outdoor Display land use
2. Allowance of an access way not compliant with Sections § 550-105I & § 550-105J.

3. Allowance of parking not compliant with Sections § 550-107G(5)(a) & § 550-52D(1)(b)

Zoning standards to be met:

1. The Outdoor Display land use will meet the requirements of the Planned Business Zoning District under Section § 550-32G.

Potentially requested exemptions from the requirements of the Two-Family Residential (TR-6) Zoning District (§ 550-152G(1)(c)[9]):

Land Use Exemptions:

1. Allowance of an Outdoor Display land use

Density and intensity exemptions:

1. The Outdoor Display land use will meet the requirements of the Planned Business Zoning District under Section § 550-32G.

Bulk exemptions:

1. The Indoor Maintenance Service land use will meet the requirements of the Planned Business Zoning District under Section § 550-32G.

Landscaping exceptions:

1. Not applicable, will meet the requirements of Chapter 550, Article X: Landscaping & Bufferyard Regulations.

Parking and loading requirements exceptions:

1. Allowance of parking not compliant with Sections § 550-107G(5)(a) & § 550-52D(1)(b)
2. Loading requirements will meet the regulation of Section § 550-108.

**General development plan (§ 550-152G(1)(d)):**

1. See attached site plan
2. Section § 545-33, Dedication & Improvement of Public Parks and Other Public Sites, is not applicable to this development.
3. This development will not subdivide the lot.

**Landscaping plan (§ 550-152G(1)(e)):**

The developer proposes to meet all applicable requirements of Chapter 550, Article X: Landscaping & Bufferyard Regulations.

**Signage plan (§ 550-152G(1)(f)):**

The developer is not proposing any signage currently. Any future signage would need to meet the requirements of Chapter 550, Article XII: Signage & Projections. Future signage

would have to meet the requirements for the Neighborhood Business Zoning District. It should be noted that the signage regulation for Neighborhood Business Zoning District are the same as the current Zoning District, Rural Holding.

**Written justification for the proposed planned unit development (§ 550-152G(1)(g)):**

Under Section § 550-141D(3)(c)

*The proposed amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property..*

The proposed development of 1018 East Main Street is an extension of the current land use occurring at 1020 East Main Street. The stormwater facilities located on the west side of 1018 East Main Street will provide a buffer between 1018 East Main Street and 1012 East Main Street. This development does not change the consistency, intensity, or impacts on the surrounding environs.

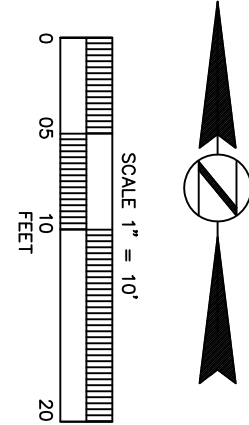
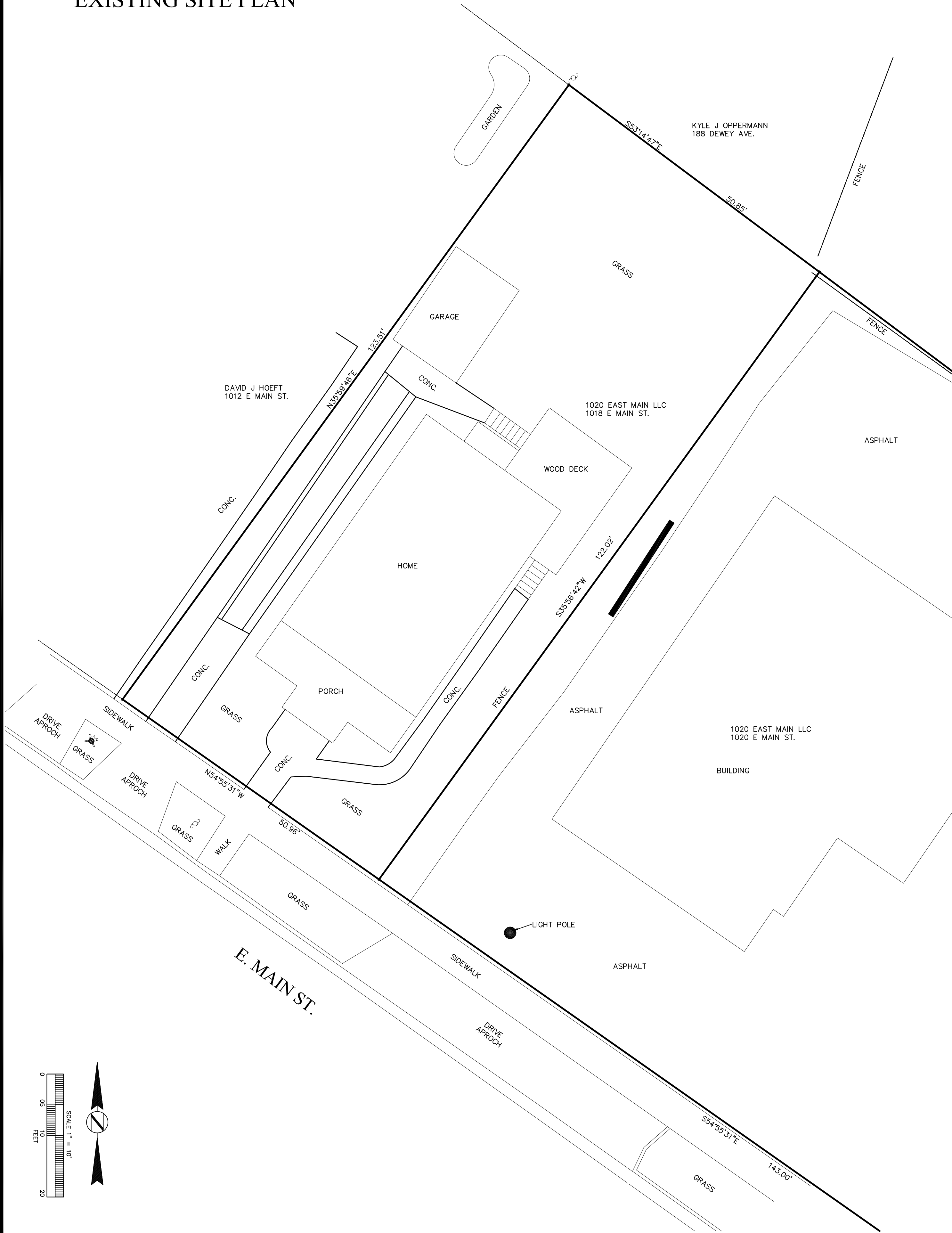
**Financial capability (§ 550-152G(1)(h)):**

Not applicable, the developer is not developing any public improvements with this development. Nor is the developer expanding any private utility improvements that would require easements.



20 Y

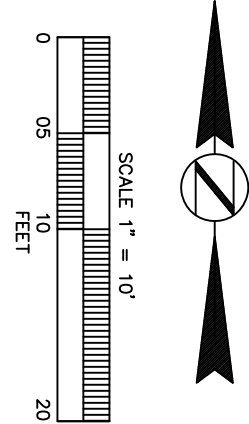
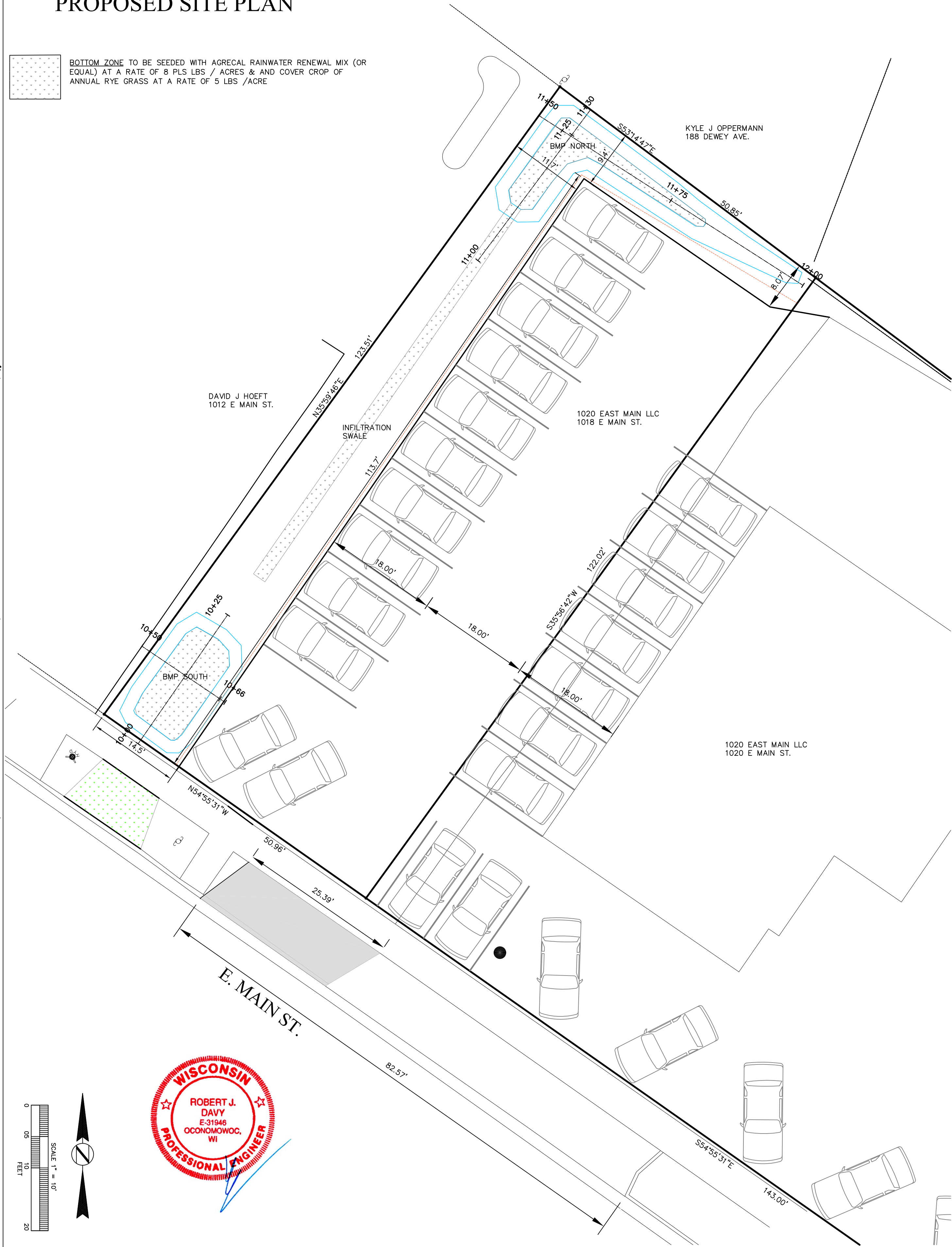
EXISTING SITE PLAN



PROPOSED SITE PLAN



BOTTOM\_ZONE TO BE SEEDED WITH AGRECAL RAINWATER RENEWAL MIX (OR EQUAL) AT A RATE OF 8 PLS LBS / ACRES & AND COVER CROP OF ANNUAL RYE GRASS AT A RATE OF 5 LBS / ACRE



**Lake Country Engineering, Inc.**  
Consulting Engineers - Surveyors  
970 S. Silver Lake Street, Suite 105, Oconomowoc, WI 53066  
Phone (262) 569-9331 Fax (262) 569-9316

**SITE PLAN**  
1020 EAST MAIN LLC. / JIM STRONG  
1018 E. MAIN ST. TAX KEY # 291-0815-0411-201  
NE 1/4 S04, T8N, R15E, CO WATERTOWN, JEFFERSON CO.

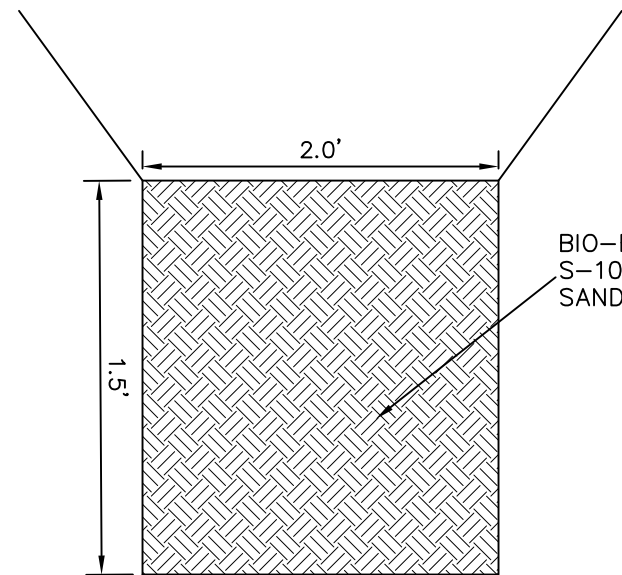
PROJ. #  
22-3458  
SHEET #  
1 OF 2

SCALE: 1" = 10'  
DRAFTED BY: RJD  
CHECKED BY: R.DAVY  
DATE: JUNE 24, 2022

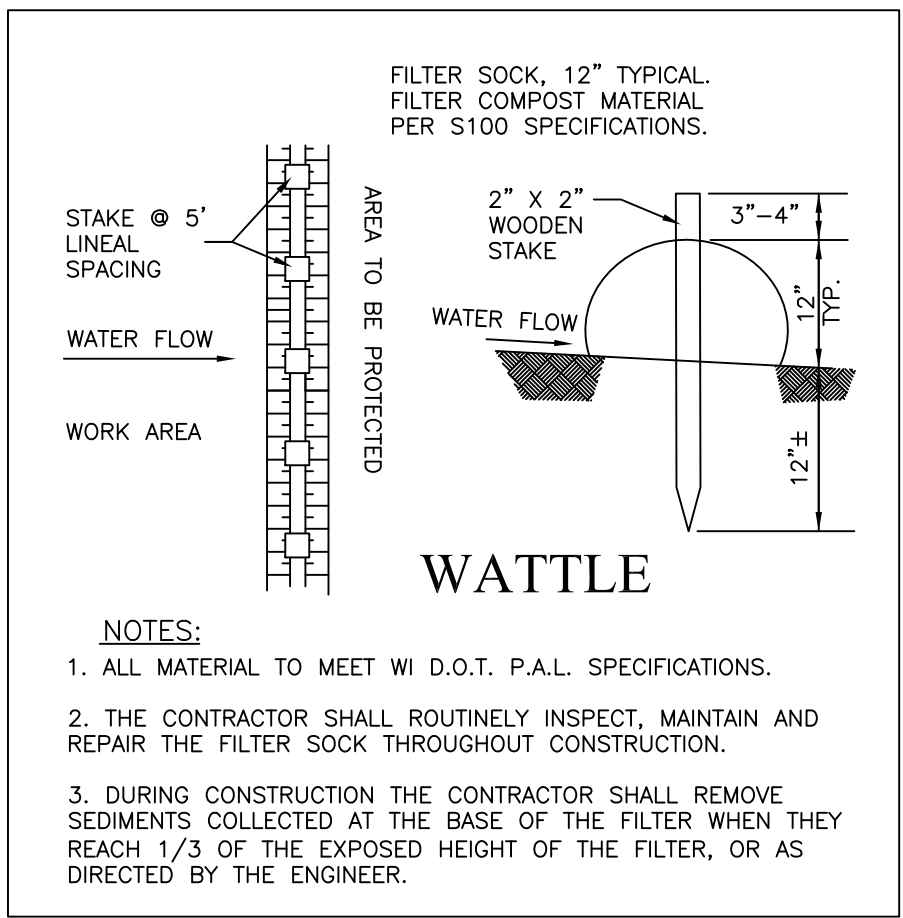
REVISION DATE

REMARKS



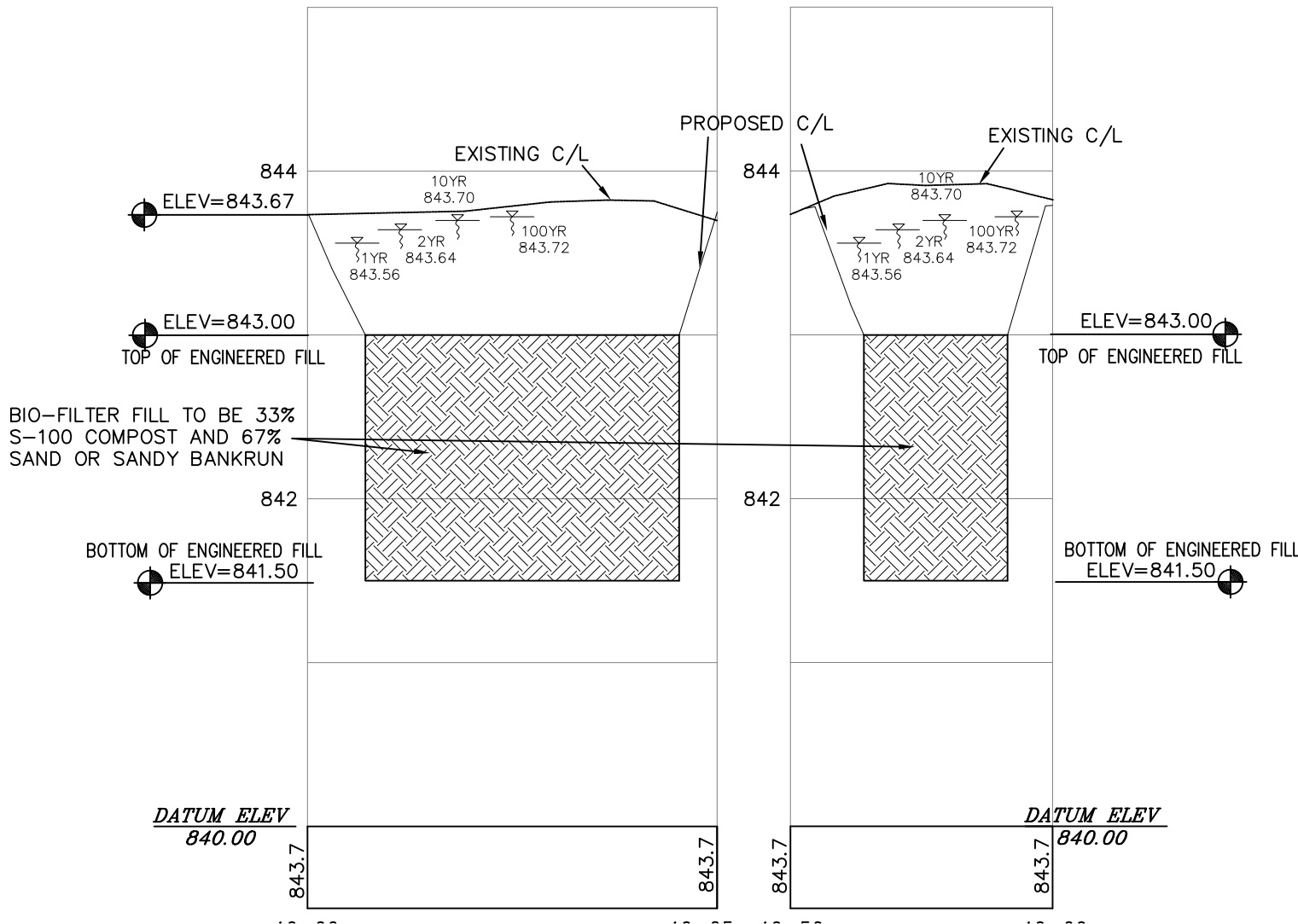
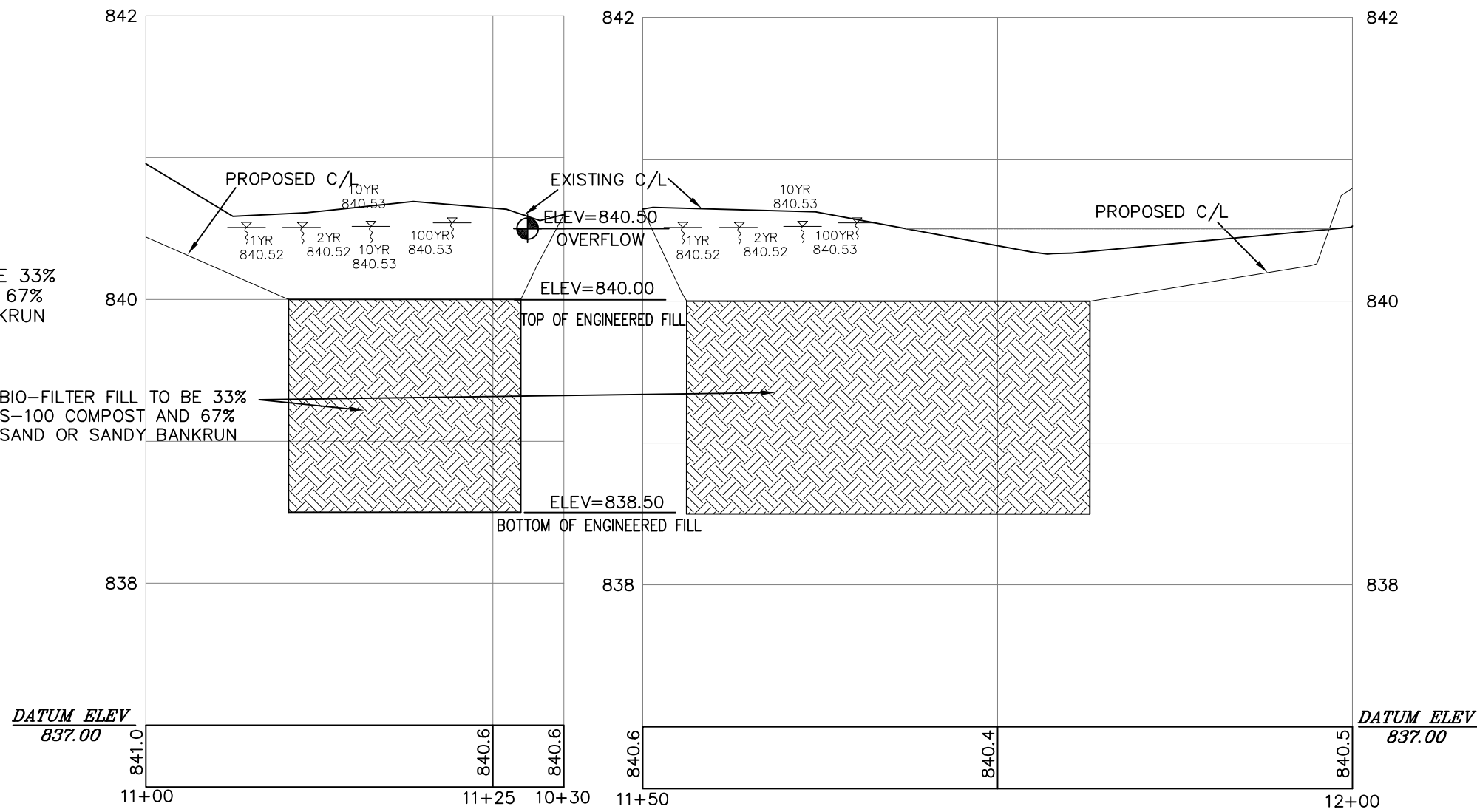


INFILTRATION  
SWALE XS  
(NTS)



NOTES:

1. ALL MATERIAL TO MEET WI D.O.T. P.A.L. SPECIFICATIONS.
2. THE CONTRACTOR SHALL ROUTINELY INSPECT, MAINTAIN AND REPAIR THE FILTER SOCK THROUGHOUT CONSTRUCTION.
3. DURING CONSTRUCTION THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTER WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTER, OR AS DIRECTED BY THE ENGINEER.



CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE WISCONSIN DNR'S STORM WATER CONSTRUCTION AND POST-CONSTRUCTION TECHNICAL STANDARDS.

ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE MONITORED DAILY FOR STABILITY AND OPERATION AND REPORTED AT LEAST ONCE PER WEEK AND FOLLOWING EVERY 0.5" RAINFALL.

ALL INLET PROTECTION TO CONFORM TO EITHER WDOT PAL LIST OR WDNR T.S. 1060

DUST CONTROL TO FOLLOW WDNR T.S. 1068

ALL RESTORATION TO BE IN ACCORDANCE WITH WDNR'S CONSERVATION PRACTICE STD 1059.

RESTORATION AREAS TO BE TOP SOILED (6" MIN), (IF GRADED), SEEDED, FERTILIZED, AND MULCHED UNLESS OTHERWISE NOTED. ON SLOPES 4:1 OR STEEPER CLASS I TYPE B (WISDOT PAL) EROSION MAT REQUIRED.

IF THE SITE OR PORTIONS OF THE SITE ARE TO REMAIN INACTIVE FOR GREATER THAN 14 DAYS TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING OR MULCHING SHALL BE TAKEN WITHIN 7 DAYS FROM THE SITE BEING LEFT INACTIVE.

SEED TYPE TO BE TURF TYPE. RATE TO BE APPLIED PER MANUFACTURERS RECOMMENDATIONS. (UNLESS NOTED ON THE PLANS)

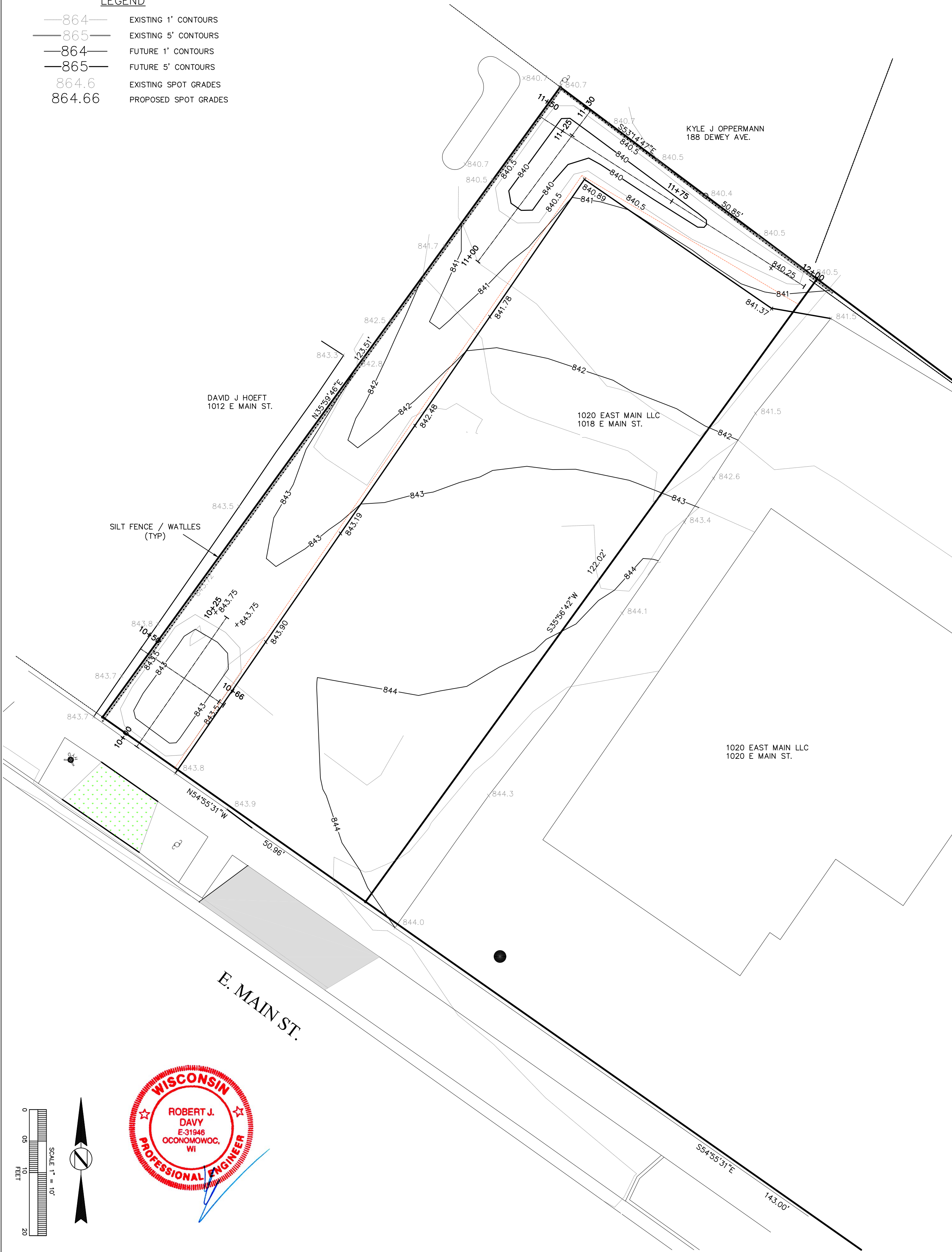
CONTRACTOR TO FOLLOW STANDARD PROCEDURES FOR SPILL PREVENTION AND RESPONSE

ALL UTILITIES TO BE INSTALLED PER THE STANDARD SPECIFICATIONS FOR SEWER AND WATER IN WISCONSIN LATEST ADDITION AND ADDENDUM'S

GRADING AND PAVING PER STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION LATEST EDITION

LEGEND

- 864 EXISTING 1' CONTOURS
- 865 EXISTING 5' CONTOURS
- 864 FUTURE 1' CONTOURS
- 865 FUTURE 5' CONTOURS
- 864.6 EXISTING SPOT GRADES
- 864.66 PROPOSED SPOT GRADES



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Consulting Engineers - Surveyors  
970 S. Silver Lake Street, Suite 105, Oconomowoc, WI 53066  
Phone (262) 569-9331 Fax (262) 569-9316

**GRADING & EROSION CONTROL PLAN**  
1020 EAST MAIN LLC. / JIM STRONG  
1018 E. MAIN ST. TAX KEY # 291-0815-0411-201  
NE 1/4 S04, T8N, R15E, CO WATERTOWN, JEFFERSON CO.

PROJ. #  
**22-3458**  
SHEET #  
**2 OF 2**

REVISION	DATE	REMARKS

SCALE: 1" = 10'  
DRAFTED BY: RJD  
CHECKED BY: R.DAVY  
DATE: JUNE 24, 2022



# LAKE COUNTRY ENGINEERING, INC.

Rob Davy, P.E. Mark Powers, R.L.S.

## PARKING LOT EXTENTION 1018 E. Main St. Storm Water Management Report City of Watertown, Jefferson Co., WI

June 24, 2022

Project No. 22-3458

The development of this property will be to add a 42' x 114' parking lot to a 6,250 SF lot adjacent to the Strong Automotive building.

The objectives of this report are to show that by adding this parking lot with 2 modified Bio-filter BMP, and an infiltration swale, the City's storm water requirement for redevelopment will be met:

- That the Tss will be reduced by over 60% & TP will be reduced by over 30% on an average annual basis.
- An infiltration exemption will be needed due to poor soils.

The parameters used to evaluate this area are

- The soils are hydrologic group C (ThB).
- Cn for C type soils 71 for grass, and 98 for impervious,
- Rainfall events for the different 24-hr storm events are 1-yr 2.42", 2-yr 2.73", 10-yr 3.85", and 100-yr 6.18" of rain
- Storm distributions are MSE 3
- Hydrology Calculate using Hydraflow TR-55 modeling
- Tss modeling using WinSLAMM v 10.4.1 (Madison 1981, 03/12 – 12/02)
- Tc = 6 min ( the lowest value the program will allow)
- Infiltration rate = 1in/hr per actual infiltration test performed in grass and topsoil

This property has 2- watersheds sheet flowing off the site. A southerly flowing out to E. Main Street, and a northerly flowing across the Oppermann property and into Dewey Ave. The existing house and garage will be raised and the parking lot will be built in their place.

The southerly drainage area's storm water will flow westerly and through a modified rain garden (due to poor soils) before it is released over the side walk and into E. Main Street.

The flows for this drainage area are as follows

Storm event	1-year	2-year	10-year	100- year
Existing flow to E. Main St.	0.03 CFS.	0.04 CFS.	0.06 CFS.	0.12 CFS.
Pr. flow generated	0.09 CFS	0.11 CFS	0.16 CFS	0.28 CFS
Pr. Detained flow to E. Main St.	0.00CFS	0.00 CFS	0.10 CFS	0.28 CFS

By routing the south area through the bio-filter, this site reduces the Tss released. The site generates 17.61 lbs of Tss on an average annual basis and only releases 0.3075 lbs of Tss on an average annual basis, so 17.58 lbs of Tss are removed on an average annual basis or 98.3%

By routing the south area through the bio-filter, the site also reduces the total phosphorus released. The site generates 0.03455 lbs of total phosphorus on an average annual basis and only releases 0.0007 lbs of total phosphorus on an average annual basis, so 0.03381 lbs of total phosphorus are removed on an average annual basis or 97.9%

The northerly drainage area's storm water will flow westerly to an infiltration swale and into a modified rain garden (due to poor soils) before it is released into the yard to the north and into Dewey Ave.

The flows for this drainage area are as follows

Storm event	1-year	2-year	10-year	100- year
Existing flow to north.	0.20 CFS.	0.26 CFS.	0.48 CFS.	0.99 CFS.
Pr. flow generated	0.35 CFS	0.42 CFS	0.64 CFS	1.11 CFS
Pr. Detained flow to north	0.35CFS	0.42 CFS	0.64 CFS	1.11 CFS

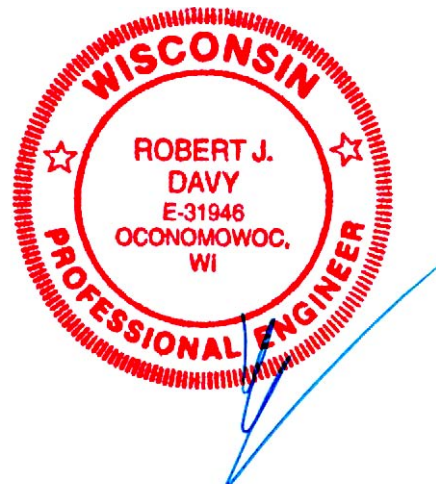
By routing the north area through the infiltration swale and the bio-filter, this site reduces the Tss released. The site generates 72.37 lbs of Tss on an average annual basis and only releases 15.13 lbs of Tss on an average annual basis, so 57.24 lbs of Tss are removed on an average annual basis or 79.1%

By routing the north area through the infiltration swale and the bio-filter, the site also reduces the total phosphorus released. The site generates 0.1384 lbs of total phosphorus on an average annual basis and only releases 0.03242 lbs of total phosphorus on an average annual basis, so 0.1060 lbs of total phosphorus are removed on an average annual basis or 76.6%

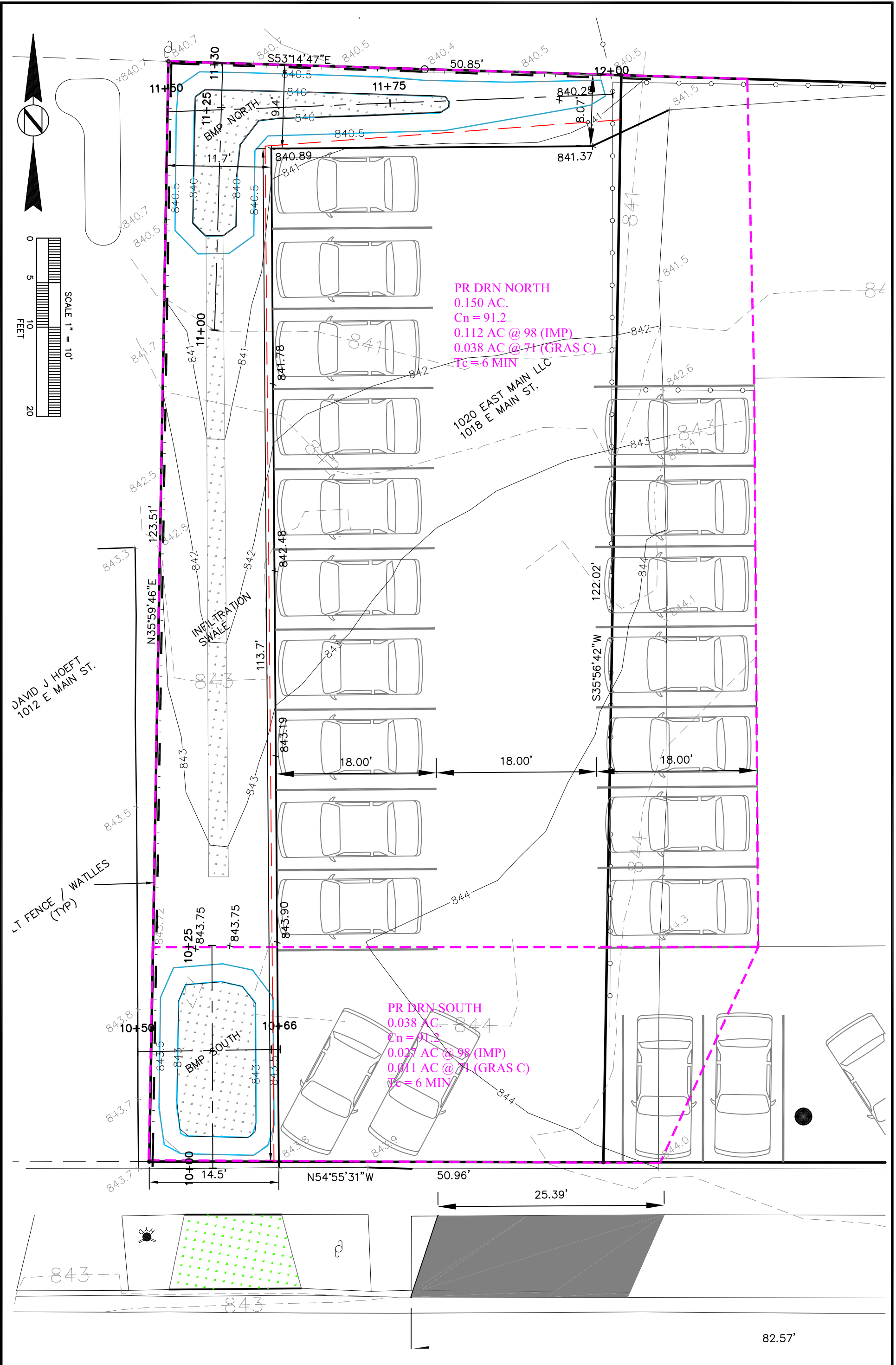
Due to the poor soils, not allowing for proper infiltration, and meeting the design criteria from the WDNR TS for Bio-retention 1004 for engineer fill minimum engineer fill depth. The storm water BMP's have been modified to the MEP for the site.

This report shows that the proposed development meets the main concerns of the City by routing the storm water through two bio-filter bmp's the Tss and Tp standars will meet the City's requirement for redevelopment.

Robert J Davy, P.E.





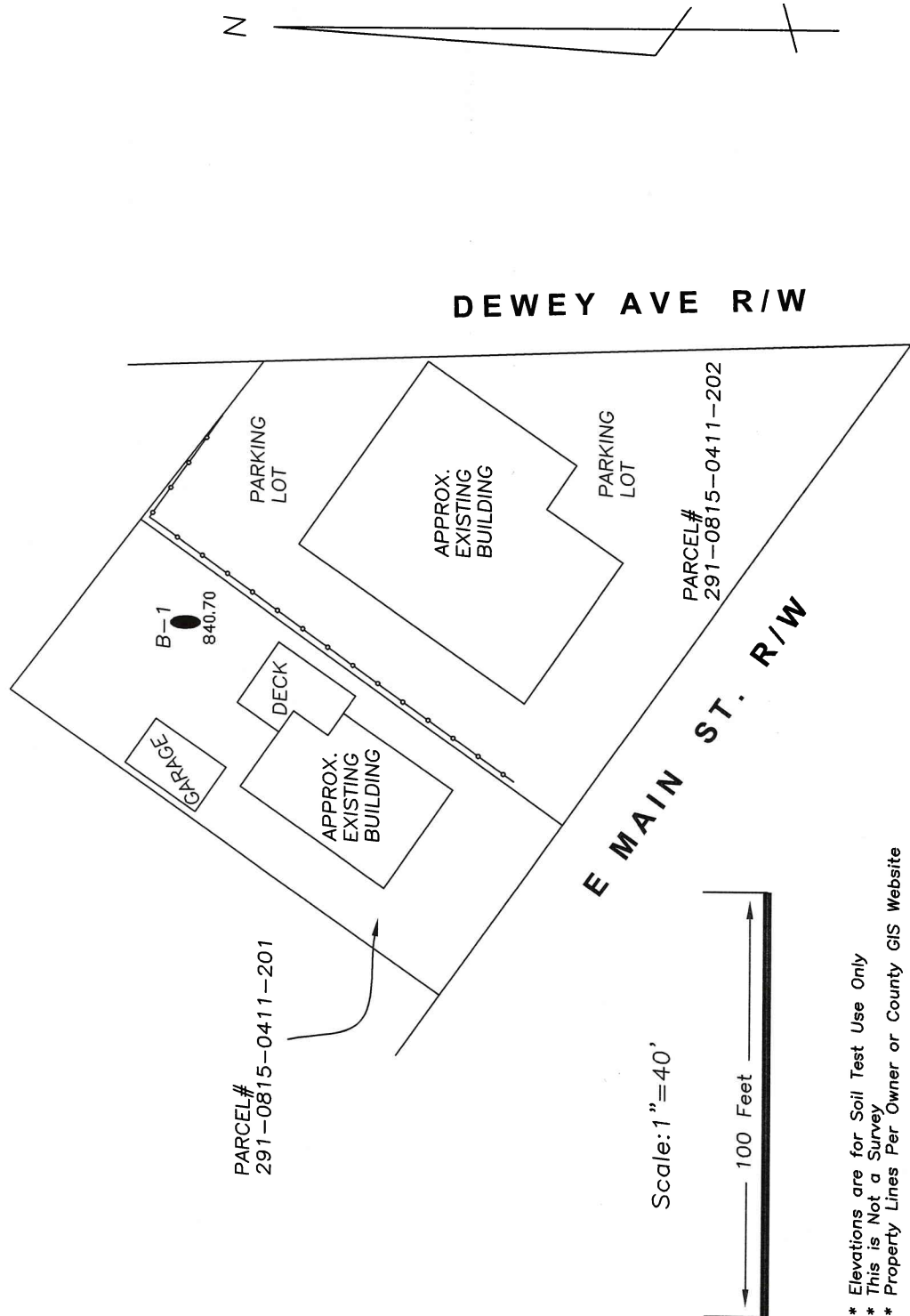


SHEET #	21-3449	PROJ. #	EXISTING DRAINAGE MAP 1020 EAST MAIN STREET LLC / JIM STRONG 1018 E. MAIN ST. TK# 291-0815-0411-201 NE 1/4 S04, T8N. R15E. CITY OF WATERTOWN	<i>L</i> <u>AKE</u> <i>C</i> <u>OUNTRY</u> <i>E</i> <u>NGINEERING, INC.</u> <i>Consulting Engineers - Surveyors</i> 970 S. Silver Lake Street, Suite 105, Oconomowoc, WI 53066 Phone (262) 569-9331 Fax (262) 569-9316	SCALE: 1"= 10'		REVISION DATE	REMARKS
					DRAFTED BY: RJD/VY			
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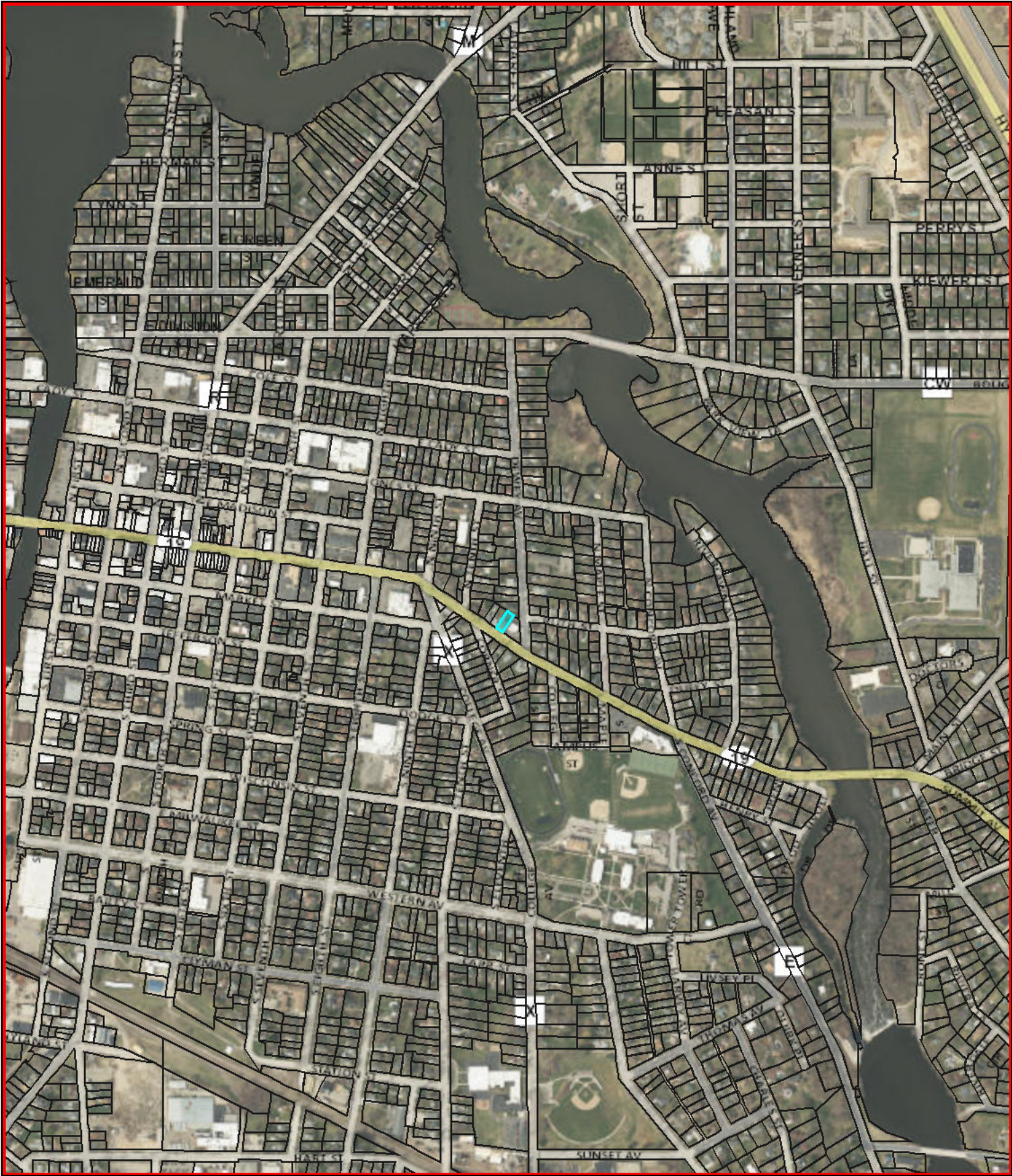
# 1020 EAST MAIN LLC

PAGE 3 OF 3



\* Elevations are for Soil Test Use Only  
 \* This is Not a Survey  
 \* Property Lines Per Owner or County GIS Website





Parcels



Override 1

Parcels



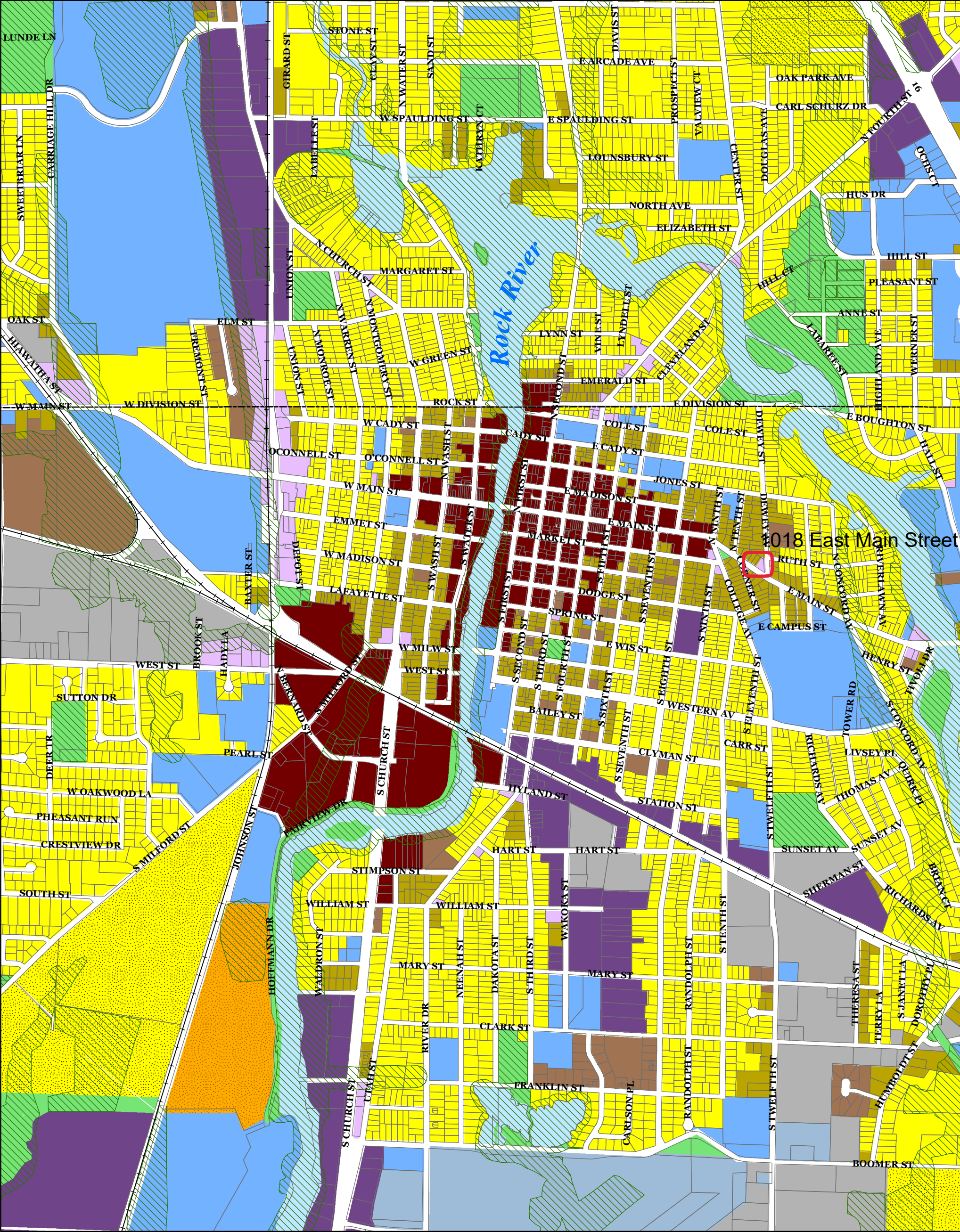
City of Watertown Geographic Information System

Scale: 1 inch = 800 feet  
SCALE BAR = 1"

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Author: Private User

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# 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:

- Office
- Multi-Family Residential
- Mixed Industrial
- Commercial Services/Retail
- Institutional
- Parks & Recreation

\*\*\*"Planned Neighborhoods" should include a mix of the following:

- Single-Family - Sewered (predominant land use)
- Two-family Residential
- Multi-Family Residential
- Institutional
- Neighborhood Mixed Use
- Parks & Recreation

\*\*\*Each "Riverside Mixed Use Area" may include mix of:

- Office
- Single-Family - Sewered
- Two-Family Residential
- Multi-Family Residential
- Commercial Services/Retail
- Institutional
- Parks & Recreation



City of Watertown  
County Boundary  
Town Boundary  
Parcel  
Railroad

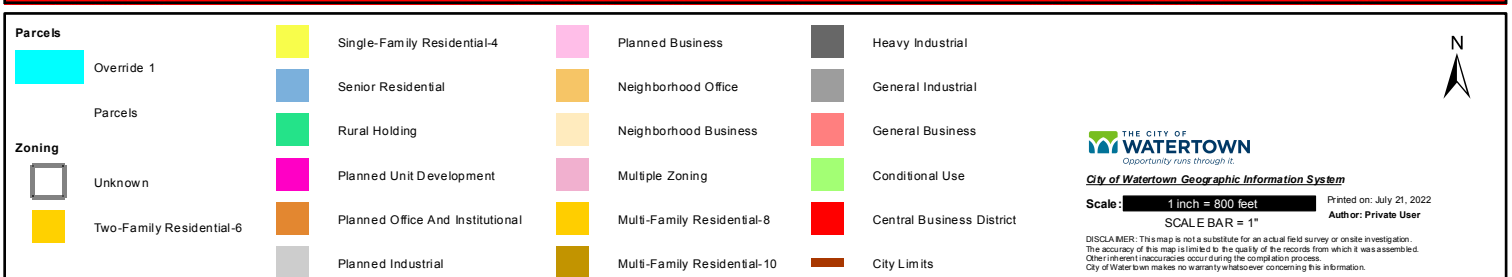
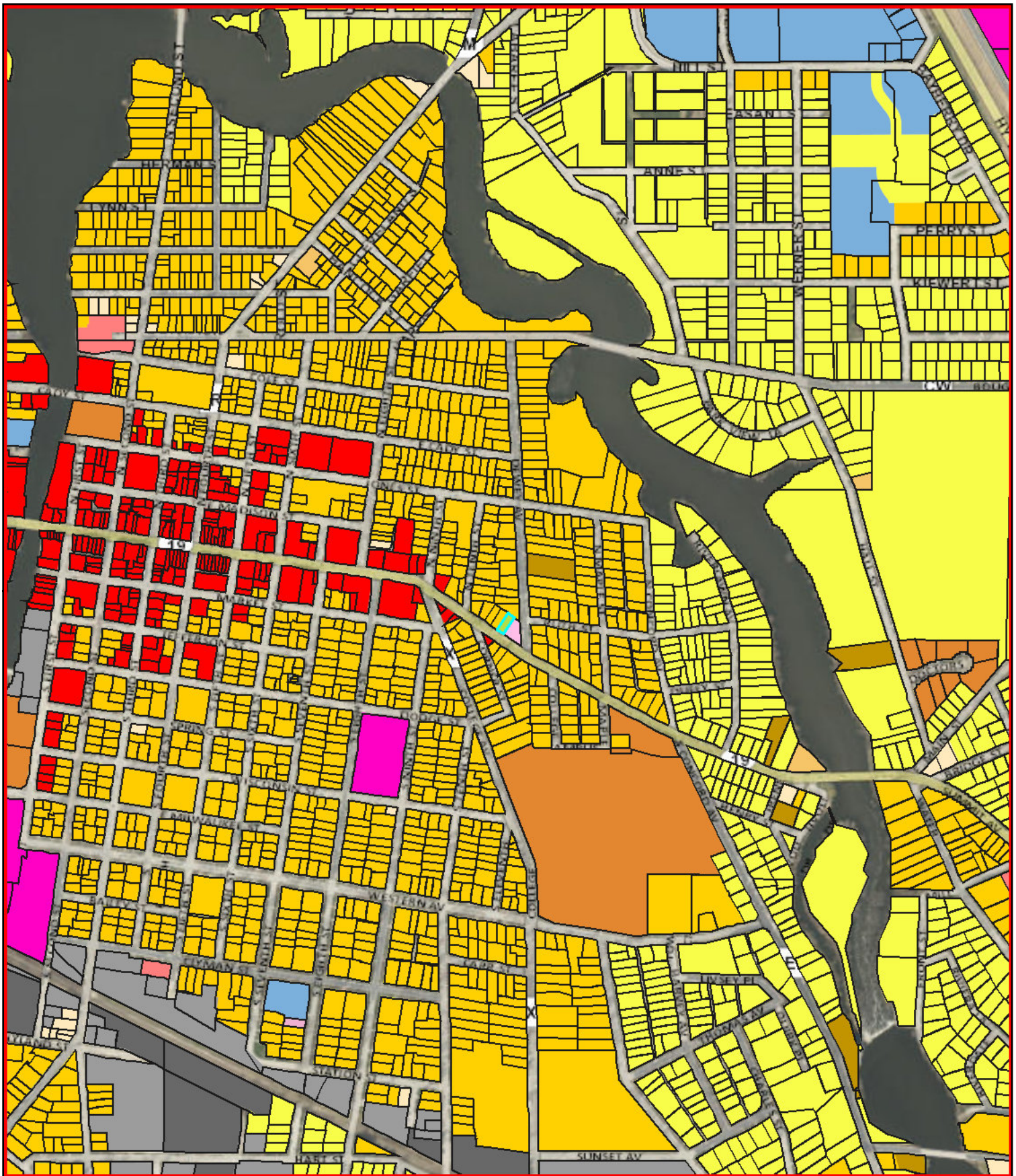


Source: WisDNR, FEMA, City of Watertown, Dodge Co. LIO & Jefferson Co. LIO, V&A

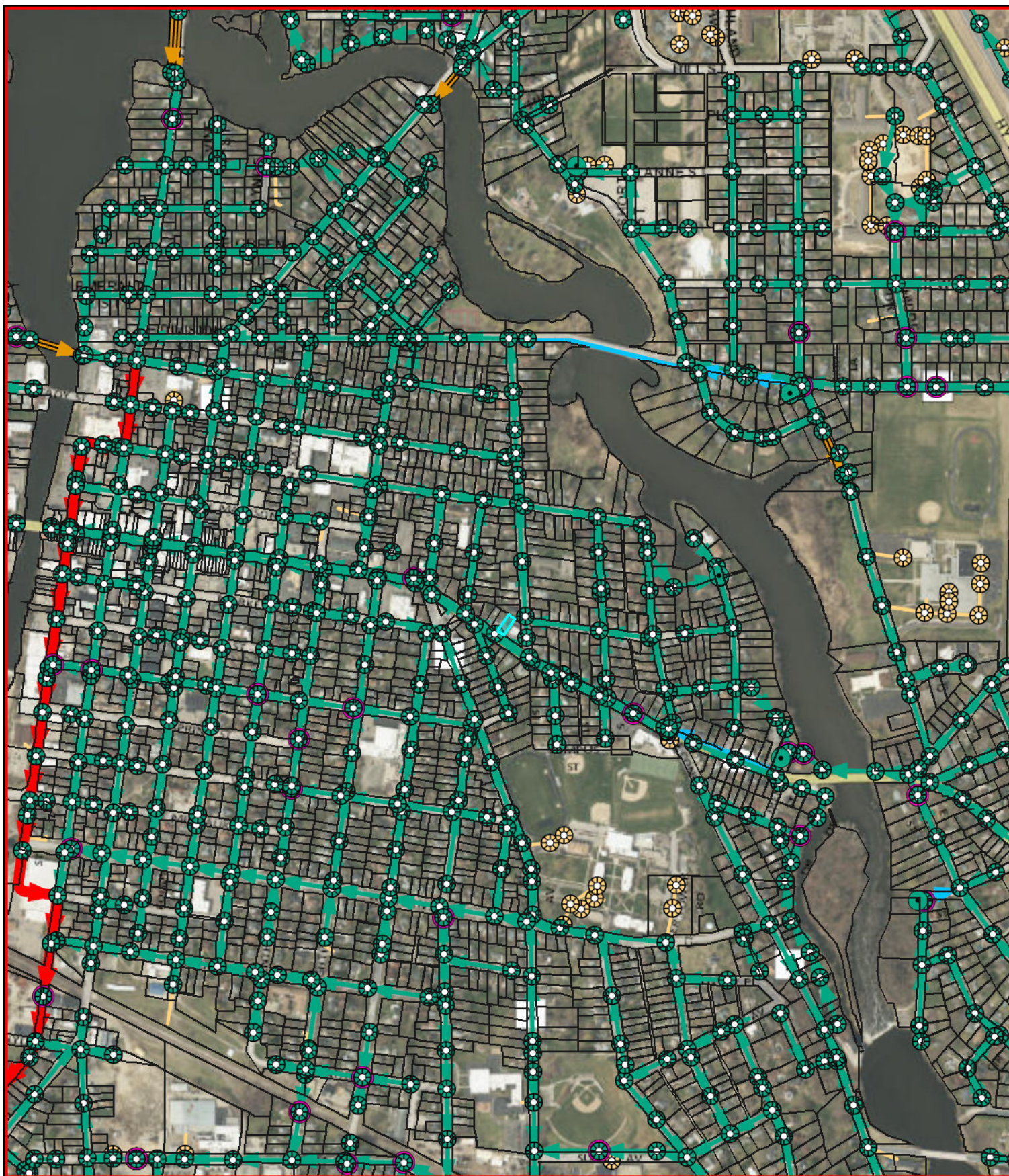


VANDEWALLE & ASSOCIATES INC.  
Shaping places, shaping change









<b>Parcels</b>	Sanitary Manholes	<b>Sanitary Main</b>	Interceptor	City Limits
Override 1	Flow Meter	Sanitary Sewer	Private Manholes	
Parcels	Work Orders	Force Main	Private Main	
Sanitary Lift Stations		Siphon		

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

City of Watertown Geographic Information System

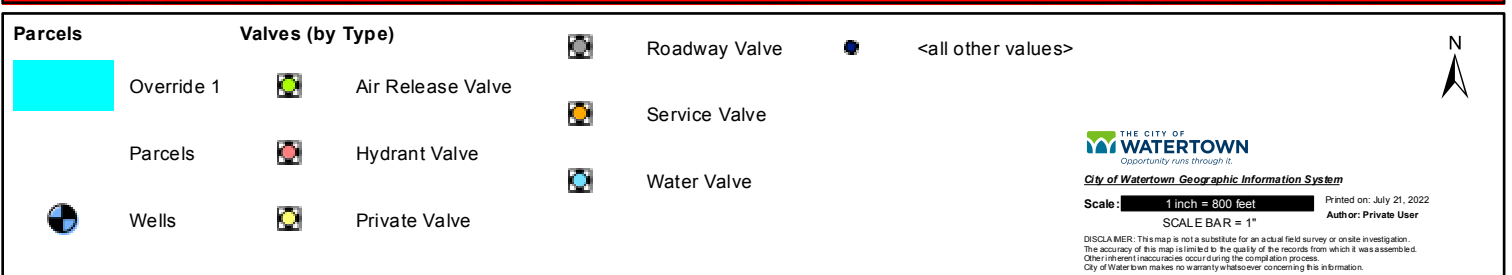
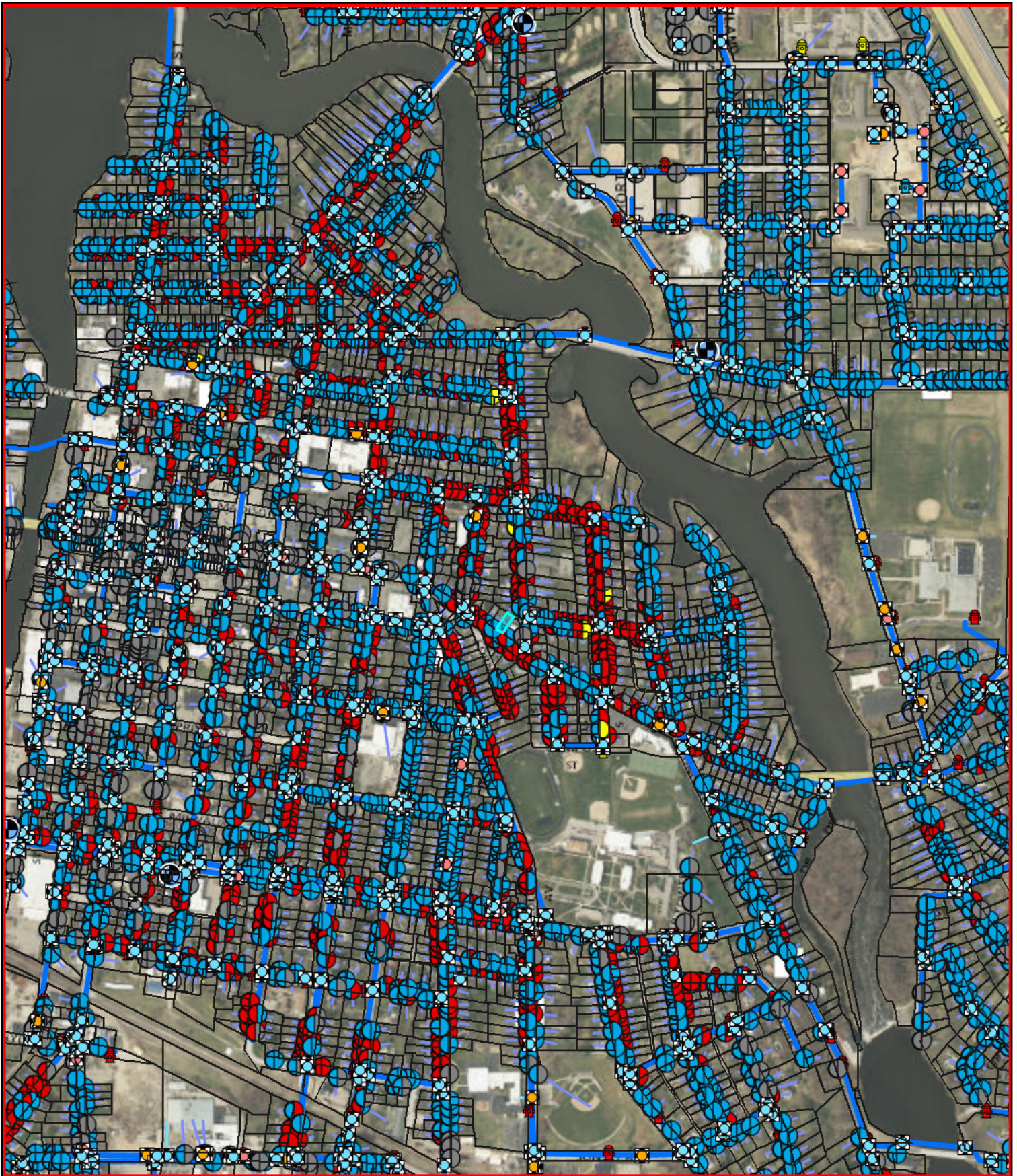
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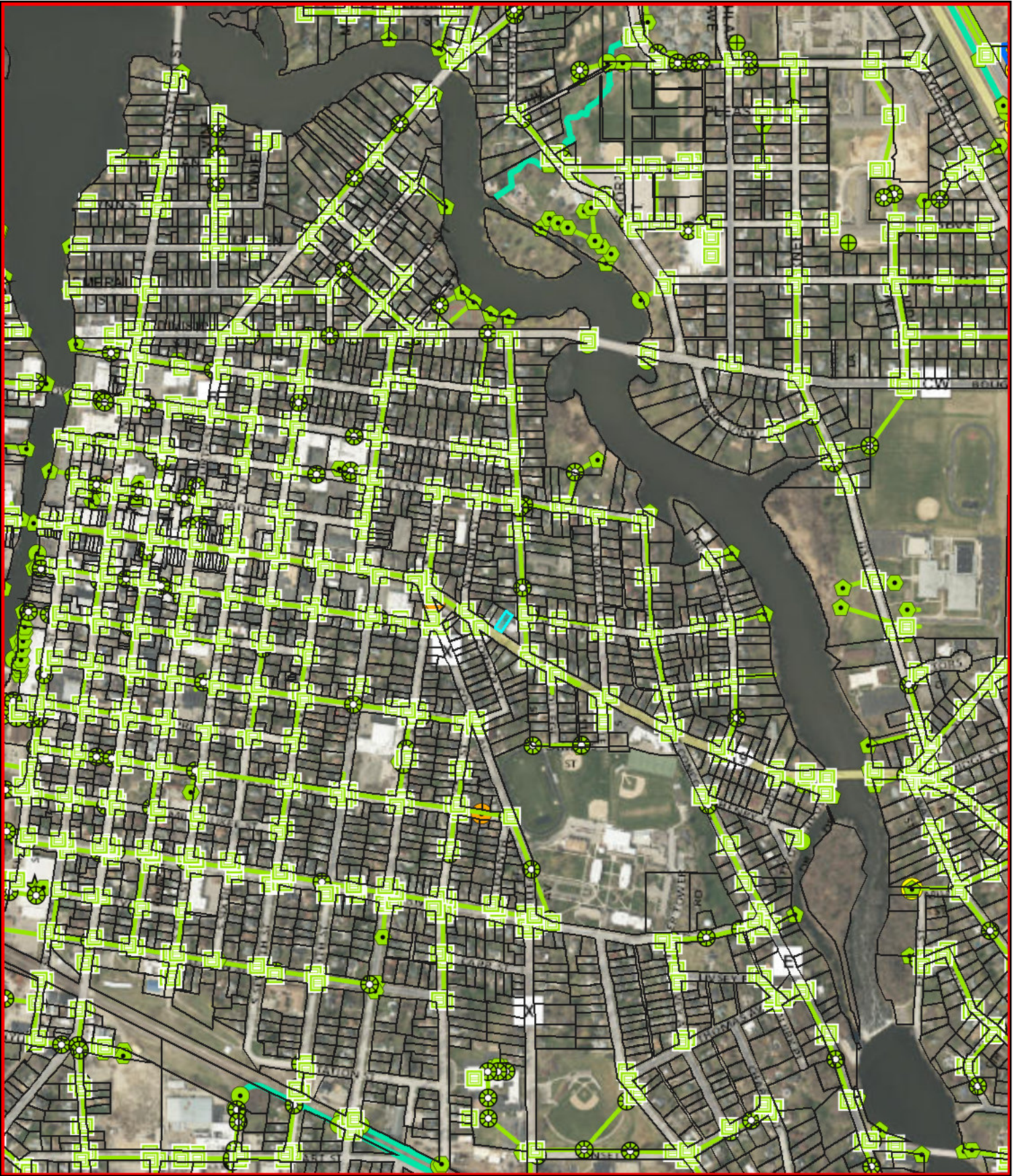
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<b>Parcels</b> Override 1 Parcels Catch Basin Stormwater Manhole Inlet	<b>Outfall</b> EOP GSOFF OF OUTLET POF	Standpipe Sump Drain Culvert Detention Basin Stormwater Ditch	Stormwater Ponds Stormwater Line Construction Sites SWPPP Municipal Facilities
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**THE CITY OF WATERTOWN**  
Opportunity runs through it.

**City of Watertown Geographic Information System**

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