



November 8, 2024

Project Narrative

Project: Lumin Terrace
Johnson Street
Watertown, WI 53094

Horizon Development Group, Inc. is requesting conditional use permit and site plan review and approval for a new multi-family development, Lumin Terrace, located on the east side of Johnson Street (between Johnson Steet and Hoffman Road) on the northern portion of parcel 291-0815-0814-001, in the City of Watertown. The property is zoned MR-10 and a conditional use permit is required for the proposed development. City Land Use Plan map designation for the property is Riverside Mixed Use and the proposed use is compatible. The existing property is currently wooded with some asphalt paths. The trees and existing asphalt paths will be removed for the proposed development.

The property area is 9.33 acres, and the area of site disturbance is proposed at 8.90 acres. The development will consist of four (4) buildings: 3 buildings will be 12,996 SF and 1 building will be 10,560 SF. All buildings will be 2-stories. Exterior building materials consist of a variety of styles of vinyl siding, composite stone veneer, vinyl windows, asphalt shingles, and aluminum fascia, soffit, gutters, and downspouts. A 20' x 20' outdoor pavilion area with grill and picnic tables is proposed towards the northeastern part of the site. A fenced in dog park area (42' x 60') is also proposed in this area. Two waste enclosures are proposed: one on the northern end and one on the southern end of the development. The waste enclosures will contain a sufficient number of waste bins to conveniently accommodate all trash and waste generated by the proposed use. All improvements located within the development comply with all building setback requirements.

The proposed number of dwelling units is 93, with 92 apartment units for lease and 1 unit utilized as a model unit/leasing office that could be leased as an apartment in the future. The overall development will include 36 one-bedroom units, 32 two-bedroom units, 24 three-bedroom units, and a one-bedroom model unit/leasing office. The leasing office will be staffed by the property manager, Horizon Management Services, Inc., with regular office hours. There will be 92 non-age-restricted households living at Lumin Terrace, with the number of residents being dependent on family household size. Commercial traffic to the property will include mail/parcel deliveries, refuse pickup, and maintenance/vendor services, all with varying frequency. Hours of operation will be consistent with residential uses throughout the City. The development will be comprised of the ratios below. The floor area ratio is 0.24.

Building Floor Area	1.14 AC	49,548 SF	12.2%
Pavement	3.04 AC	132,373 SF	32.6%
Total Impervious	4.18 AC	181,921 SF	44.8%
Landscape Open Space	5.16 AC	224,606 SF	55.2%
Project Site	9.33 AC	406,527 SF	100%

Access to development will be via (2) driveways from the newly constructed Johnson Street, constructed as part of the Rock River Ridge Project. Parking is provided primarily to the east and west of the buildings with a total of 196 parking spaces, including 8 ADA spaces. All required off-street parking and access drives are designed entirely within the boundaries of the group development. Internal sidewalks are provided around each building for pedestrian access and a bike rack is also provided at each building.

Two 8" water service connections are proposed to connect to the newly constructed water main in Johnson Street, constructed as part of the Rock River Ridge Phase 1 Project. A private 8" water loop is proposed to service each of the buildings and proposed site hydrants. Sanitary services from each of the buildings are proposed to connect into an 8" private sanitary interceptor line to connect into the existing sanitary main in the Hoffman Road ROW via a newly proposed sanitary manhole.

Post-construction stormwater management is provided with a wet pond in the southeast portion of the site which will discharge to an infiltration basin on the northeast portion of the site. The infiltration basin will discharge via an 8" pipe which will connect to an existing catch basin beehive structure on the east central portion of the site.

The proposed development shall comply with all requirements of Article XI Performance Standards. The development will not create any potential nuisances related to access, visibility, off-street parking, off-street loading, exterior storage, exterior lighting, vibration, noise, air pollution, odors, electromagnetic radiation, glare and heat, fire and explosion, toxic and noxious materials, waste materials, drainage, exterior construction materials, and hazardous materials.

The proposed development will fit well with the general character of this area. The vacant property will be transformed into a development that is aesthetically pleasing and complementary to other area structures. Building exterior will feature high-quality materials along with coordinated landscaping with resilient plantings enhancing property and neighborhood appeal. Site lighting will be provided in a fashion that provides appropriate foot candles for safety with cut-off fixtures for minimal light trespass and directed inward toward the development. The building and grounds will be well maintained. No hazards or nuisances to nearby neighbors are anticipated as a result of this project.