

AN ORDINANCE

**TO ADOPT THE PLANNED DEVELOPMENT (PD) – GENERAL DEVELOPMENT PLAN (GDP)
UNDER SECTION 550-152 FOR AREA C(b) OF BIELINSKI HUNTER OAKS DEVELOPMENT
(PINs: 291-0815-0642-006, 291-0815-0642-007)**

**Sponsor: Mayor McFarland
From: Plan Commission (Positive Recommendation)**

THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS FOLLOWS:

SECTION 1. The following flexibilities have been identified by the City of Watertown Plan Commission in regard to the amended Bielinski Hunter Oaks Planned Development – General Development Plan:

* * *

This amended GDP includes the following:

**Area C(b): Specific to Parcel No. 291-0815-0642-006 & 291-0815-0642-007
Amended to Single Family Small Lots (average lot size of 6,817 sq.ft.).**

- 1. Declares the GDP will serve as the Precise Implementation Plan (PIP) for Area C(b).**
- 2. Sets the minimum street frontage at 45ft.**
- 3. Sets the minimum lot width at 45ft.**
- 4. Sets the front yard setback at 24ft.**
- 5. Reduces the number of lots from 53 to 44.**
- 6. All other terms of the approved GDP on June 20, 2023 and approved amendment on August 20, 2024 stay the same.**

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SECTION 2. There were no conditions identified by the City of Watertown Plan Commission & Site Plan Review Committee regarding the amended Bielinski Hunter Oaks Planned Development – General Development Plan.

SECTION 3. The Common Council of the City of Watertown approves the Bielinski Hunter Oaks General Development Plan, inclusive of full and continuous compliance with the submittal documents, the list of flexibilities and conditions provided in the submittal, and with any conditions identified by City Staff and the Plan Commission

SECTION 4. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed

SECTION 5. This ordinance shall take effect and be in force the day after its passage and publication.

<i>DATE:</i>	<i>Jan. 21, 2025</i>		<i>Feb. 4, 2025</i>	
<i>READING:</i>	<i>1ST</i>		<i>2ND</i>	
	<i>YES</i>	<i>NO</i>	<i>YES</i>	<i>NO</i>
DAVIS				
LAMPE				
VACANT				
BARTZ				
BLANKE				
SMITH				
SCHMID				
WETZEL				
MOLDENHAUER				
MAYOR MCFARLAND				
<i>TOTAL</i>				

ADOPTED _____ February 4, 2025 _____

CITY CLERK

APPROVED _____ February 4, 2025 _____

MAYOR