

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: April 28th, 2025
SUBJECT: Public Hearing Comment Review and a Recommendation to Council – Rezoning

Public Hearing Comment Review and a Recommendation to Council for a rezoning requested by Northtown Partners LLC, agent for Cady Emerald LLC., on parcels located at 100 and 104 East Division Street, Watertown, WI. Parcel PIN(s): 291-0815-0412-029 & 291-0915-3343-053.

SITE DETAILS:

Acres: 0.52 & 1.10 acres
Current Zoning: General Business (GB) Zoning District
Existing Land Use: Vacant
Future Land Use Designation: Central Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to change the zoning designation from the General Business (GB) Zoning District to Central Business (CB) Zoning District for the development of a multi-family apartment complex. A rezoning to a Planned Development (PD) Overlay Zoning District to allow for flexibilities within the Central Business (CB) Zoning District for the apartment complex proposal is also pending. These parcels were previously the site of the Johnsonville Sausage Plant that was destroyed by a fire. The two parcels involved with this development proposal are located in two different counties, as such the proposed building will be built as two separate buildings with a shared zero lot line wall separation at the county line. A CSM related to this development proposal is also pending. The discontinuance of a portion of Cole Street is also proposed for this development.

STAFF EVALUATION:

Land Use and Zoning:

Nearby Future Land Use designations include Central Mixed Use to the north and south. Two-Family and Multi-Family Future Land Uses exist to the east. The Rock River is located to the west.

Nearby Zoning includes Central Business and Two-Family Residential Zoning to the south. Neighborhood Business Zoning and Two-Family Residential Zoning are located to the north and east. The Rock River is located to the west.

Zoning Code

The zoning code requires the Plan Commission to review rezoning requests and make a recommendation to the Common Council.

Per Section § 550-141G:

G. Review and recommendation by the Plan Commission. The Common Council shall not make an amendment to the Official Zoning Map without allowing for a recommendation from the Plan Commission per the provisions of this subsection.

- (1) Within 60 days after the public hearing (or within an extension of said period requested in writing by the applicant and granted by the Plan Commission), the Plan Commission shall make a written report to the Common Council stating its findings regarding Subsection D above and its recommendations regarding the application as a whole. Said report shall include a formal finding of facts developed and approved by the Plan Commission concerning the requirements of Subsection D(3)(a) through (c).*
- (2) If the Plan Commission fails to make a report within 60 days after the filing of said complete application [and in the absence of an applicant-approved extension per Subsection G(1) above], then the Common Council may act on the application within 30 days after the expiration of said sixty-day period. Failure to receive said written report from the Plan Commission per Subsection G(1) above shall not invalidate the proceedings or actions of the Common Council.*
- (3) If the Plan Commission recommends approval of an application, it shall state in the minutes or in a subsequently issued written decision its conclusion and any finding of facts supporting its conclusion as to the following: that the potential public benefits of the proposed amendment outweigh any and all potential adverse impacts of the proposed amendment, as identified in Subsection D(3)(a) through (c) above, after taking into consideration the proposal by the applicant*



BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

PUBLIC HEARING COMMENT:

Public comments from the April 15th, 2025 Public Hearing before the Common Council, if any, are attached.

OPTIONS:

The following are possible options for the Plan Commission:

1. Negative recommendation of the Rezoning to Common Council.
2. Positive recommendation of Rezoning to Common Council.
3. Positive recommendation of the Rezoning to Common Council, with conditions identified by the Plan Commission:
 - The pending rezoning of these parcels to a Planned Development Overlay (PD) Zoning GDP/PIP is approved by the Common Council.
 - The pending vacation of a portion of Cole St is approved by the Common Council.
 - The pending CSM associated with these parcels is approved by the Plan Commission.

STAFF RECOMMENDATION:

- Staff recommends a positive recommendation of the rezoning to the Common Council with conditions.

ATTACHMENTS:

- Application materials.