

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: July 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 Dylan Ersel, agent for Dylan Ersel LLC., on a parcel located at 213 S First Street, Watertown, WI. Parcel PIN(s): 291-0815-0421-161.

SITE DETAILS:

Acres: 0.07 acres
Current Zoning: Multi-Family Residential-8 (MR-8) Zoning District
Existing Land Use: Multi-Family Residential
Future Land Use Designation: Central Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to change the zoning designation from the Multi-Family Residential-8 (MR-8) Zoning District to the Central Business (CB) Zoning District to facilitate the combining of this parcel and two other adjacent parcels into single lot via a CSM. The Future Land Use designation in the Comprehensive Plan for this parcel is Central Mixed Use, with the Central Business (CB) Zoning District being the appropriate zoning district for this Future Land Use designation. The applicant plans to raze the residential structure on this lot and utilize this area for parking for the adjacent business. A preliminary CSM to combine the lots is also pending before the Plan Commission.

STAFF EVALUATION:

Land Use and Zoning:

Nearby Future Land Use designations include Central Mixed Use to the north, south, east, and west.

Nearby Zoning includes Central Business Zoning to the west, north, and east with Two-Family Residential Zoning to the south.

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*



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PUBLIC HEARING COMMENT:

Public comments from the July 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:

STAFF RECOMMENDATION:

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

ATTACHMENTS:

- Application materials.