

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: February 9th, 2026
SUBJECT: Public Hearing and a Recommendation to Council for a rezoning to a Planned Development (PD) Overlay Zoning District – General Development Plan (GDP) & Precise Implementation Plan (PIP).

A Public Hearing and a Recommendation to Council for a PD Overlay Zoning District – GDP/PIP requested by the Greater Watertown Community Health Foundation (GWCHF) on a parcel located on Gateway Drive, Watertown, WI. Parcel PIN(s): 291-0815-1631-003.

SITE DETAILS:

Acres: 1.17 acres
Current Zoning: Multi-Family Residential 8 (MR-8)
Existing Land Use: Vacant
Future Land Use Designation: Planned Neighborhood

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking a Recommendation to Common Council by the Plan Commission for a rezoning to a Planned Development (PD) Overlay Zoning District – General Development Plan (GDP) & Precise Implementation Plan (PIP). The proposed development looks to create a seven-lot subdivision plat on this parcel utilizing smaller lot sizes and greater density. The seven lots will access Gateway Drive with no additional ROW being dedicated. No parkland will be dedicated by the plat. The applicant will pay a 'fee in lieu of dedication' to meet the parkland dedication requirements.

A rezoning to Single Family Residential (SR-4) Zoning and a subdivision plat approval related to this development proposal are also pending.

STAFF EVALUATION:

Land Use and Zoning:

The proposed PD Overlay Zoning District - General Development Plan (GDP) & Precise Implementation Plan (PIP) utilizes flexibilities to Zoning Standards as proposed in the GDP/PIP and allowed under Section § 550-152B of the Zoning Code. The proposed flexibilities include an allowance for a Minimum Lot Area of 7,000 SF, a Minimum Lot Width of 54 feet, and a Maximum Gross Density (MGD) of 7.00 dwelling units per acre within the Single-Family (SR-4) Zoning District. All other zoning standards for the Single-Family (SR-4) Zoning District would remain unchanged.

Flexibilities allowed by a Planned Unit Development under Section § 550-152B:

B. Provision of flexible development standards for planned developments.

- (1) Permitted location. Planned developments shall be permitted with the approval of a Planned Development Overlay Zoning District specific to the approved planned development.*
- (2) Flexible development standards. The following exemptions to the development standards of the underlying zoning district may be provided with the approval of a planned development:*
 - (a) Land use requirements. All land uses listed as "residential," "institutional" or "commercial" may be permitted within a planned development. Industrial land uses may only be allowed in Planned Developments that use an underlying zoning district which specifically list industrial uses as permitted or conditional uses.*
 - (b) Density and intensity requirements. All requirements listed for residential density and nonresidential intensity may be waived within a planned development.*
 - (c) Bulk requirements. All residential and nonresidential bulk requirements may be waived within a planned development.*
 - (d) Landscaping requirements. All landscaping requirements may be waived within a planned development.*
 - (e) Parking and loading requirements. All requirements for off-street parking, traffic circulation, and offstreet loading may be waived within a planned development.*
 - (f) Waterway Overlay District requirements. All Waterway Overlay District requirements may be waived within a planned development.*

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(3) Requirements to depict all aspects of development. Only development which is explicitly depicted on the required site plan approved by the Common Council as part of the approved planned development shall be permitted, even if such development (including all aspects of land use, density and intensity, bulk, landscaping, and parking and loading) is otherwise listed as permitted. Requested exemptions from these standards shall be made explicit by the applicant in the application and shall be recommended by the Plan Commission and approved explicitly by the Common Council. If not so requested and approved, such exemptions shall not be permitted.

PUBLIC HEARING COMMENTS:

A Public Hearing for the proposed PD Overlay Zoning GDP/PIP was held by the Plan Commission on February 9th, 2026 [per §550-152G(6)]. The Plan Commission may consider any comments from that hearing prior to issuing a recommendation to Common Council.

SITE PLAN REVIEW COMMITTEE COMMENTS:

Site Plan Review Committee Comments from January 12th, 2026 regarding review of the plat associated with PD Overlay Zoning GDP/PIP, if any, are included in the Plan Commission Packet. The Plan Commission may consider any comments or conditions from the committee.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Negative recommendation of the PD Overlay Zoning – GDP/PIP to Common Council.
2. Positive recommendation of PD Overlay Zoning – GDP/PIP.
3. Positive recommendation of the PD Overlay Zoning – GDP/PIP, with conditions identified by the Plan Commission:

STAFF RECOMMENDATION:

- Staff recommends a positive recommendation of the PD Overlay Zoning GDP/PIP to the Common Council.

ATTACHMENTS:

- Application materials.