

**ORDINANCE TO
AMEND THE ADOPTED PLANNED DEVELOPMENT (PD) OVERLAY DISTRICT –
PRECISE IMPLEMENTATION PLAN (PIP) FOR THE OXBOW AT 100 E. DIVISION
STREET (PIN: 291-0815-0412-029) AND 104 E. DIVISION STREET (PIN: 291-0915-
3343-053)**

**SPONSOR: MAYOR STOCKS
FROM: PLAN COMMISSION WITH POSITIVE RECOMMENDATION**

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

SECTION 1. That Chapter 550, Zoning., Attachment 1 – Appendix A, Zoning Map Amendments., of the Code of the City of Watertown is hereby amended as follows:

The following flexibilities have been recommended by the City of Watertown Plan Commission and approved by the City of Watertown Common Council in the amended Oxbow Planned Development (PD) Overlay District – General Development Plan (GDP) to be utilized in the amended Planned Development (PD) Overlay District – Precise Implementation Plan (PIP):

Flexibilities

1. Multifamily Residential Land Use in the Central Business Zoning District – §550-49A(7).
2. First Floor Residential in the Central Business Zoning District - 18 units on the first floor above lower parking level - §550-56A.
3. Two (2) Multifamily Apartment Buildings of 12 units or more on 2 separate lots with a zero-lot line wall - one (1) 18-unit building & one (1) 57-unit building (75 units total) - §550-49A(7).
4. Landscaping Surface Ratio per Site Plan. (33% LSR) – §550-27F(1)(c).
5. Minimum Lot Area 74,465 S.F. (46,311 S.F. & 28,154 S.F.) – §550-27F(2)(a).
6. No buffer yard requirements – §550-27F(2)(e).
7. 110 total parking stalls - 63 Underground & 47 Surface. – §550-27F(2)(j).
8. Direct access to a residential local or collector street, the lower parking level will have direct access to Cole Street. The surface parking lot will have direct access to Cole Street and Division Street. Vehicle traffic from both lots will utilize N Second Street. - §550-34A
9. Minimum off street driveway widths of 24' - §550-107F(9).
10. Minimum parking module widths of 42' single loaded & 63' double loaded - §550-107F(9).
11. Dwelling Units per Acre 43.91 - §550-27F(2)(a).
12. Floor area ratio of 0.33 - §550-34G(1)(c).
13. Maximum building height not to exceed 63'-0" - §550-34G(2)(g).
14. Minimum Waterway Overlay Zoning District setback of 58' - §550-42A(1).
15. Zero Lot Line Access Points - Internal access points between 2 (two) zero lot line buildings (hallways on resident levels and within the parking level) - §550-34G(2)(c)[2].
16. Exceed the Exterior Lighting Standards for the southern lot line of Lot 2 - not exceed 0.50 footcandle above ambient lighting conditions on a cloudless night at the southern ROW line of Cole St - §550-110D(2)(a).
17. Additional signage per Site Plan - §550-132A.

The following conditions were identified by the City of Watertown Plan Commission and Site Plan Review Committee and approved by the City of Watertown Common Council in the amended Oxbow Planned Development (PD) Overlay District – General Development Plan (GDP) to be implemented within the amended Oxbow Planned Development (PD) Overlay District – Precise Implementation Plan (PIP):

1. Complete and obtain approval of the Development Agreement.
2. Record the approved CSM in both Dodge and Jefferson Counties.
3. Record the Riverwalk Easement in both Dodge and Jefferson Counties.
4. Obtain assigned addresses for each apartment unit.
5. Submit and obtain approval of a Fire Protection permit.
6. Include the installation of a Knox Box on the building plans.
7. Submit a letter from the State of Wisconsin approving the separation wall between the two structures.
8. Obtain approval of an erosion control and stormwater permit.
9. Include State and Federal ADA accessibility requirements on the building plans.
10. Include a design element in the hallway that clearly indicates the separation between the two buildings.

SECTION 2. That the requirements of Chapter 550-152, Planned Development Procedures, have been abided by for the amended Oxbow Planned Development (PD) Overlay District – Precise Implementation Plan (PIP).

SECTION 3. The Common Council of the City of Watertown approves the amended Oxbow Planned Development (PD) Overlay District – Precise Implementation Plan (PIP), 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. This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	Sept. 1, 2026		Sept. 15, 2026	
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
BERG				
NITECKI				
BLANKE				
SMITH				
ARNETT				
HAASE				
MOLDENHAUER				
MAYOR STOCKS				
TOTAL				

ADOPTED September 15, 2026

CITY CLERK

APPROVED September 15, 2026

MAYOR