

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: June 23rd, 2025
SUBJECT: Review Public Hearing Comments and Recommendation to Council – Text Amendments to Chapter 550 Zoning.

A request by the City of Watertown for text amendments to the City of Watertown Chapter 550-150 - Community Entry Corridor Overlay Zoning.

BACKGROUND DESCRIPTION:

Proposed Amendments #1 - Community Entry Corridor Overlay Zoning

As part of an Overlay Zoning Update Project conducted in collaboration with Vandewalle and Associates, changes were recently adopted for the Community Entry Corridor Overlay Zoning District. Incorrect text was discovered in those recently adopted ordinance changes for the Community Entry Corridor Overlay Zoning District. Vandewalle and Associates has provided the corrected text. This correction needs to be approved via the regular text amendment process per the City Attorney.

PROPOSED TEXT AMENDMENT LANGUAGE:

Amendment #1 - § 550-150

§550-150 Community Entry Corridor Overlay Zoning District (Proposed **Additions** and **Deletions**).

Incorrect text as included in the recently adopted Community Entry Corridor Overlay Zoning District:
~~The following requirements shall be effective upon the date of adoption date of depicting these overlay zoning districts on the Official Zoning Map. Any new development, other than single-family and two-family residential.~~

Proposed text amendment:

The following requirements shall be effective upon the date of depicting these overlay zoning districts on the Official Zoning Map. Any new development, other than single-family and two-family residential, in this overlay district shall be subject to the requirements of this section.

PUBLIC HEARING COMMENT:

Public comments from the June 3rd, 2025 Public Hearing before the Common Council, if any, are attached.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Negative recommendation of the Chapter § 550-150 Amendment to Common Council.
2. Positive recommendation of the Chapter § 550-150 Amendment to Common Council.
3. Positive recommendation of the Chapter § 550-150 Amendment to Common Council, with conditions identified by the Plan Commission.

STAFF RECOMENDATION:

Staff recommends a positive recommendation to the Common Council for the Chapter § 550-150 Amendment.