

Rezoning Justification Statement

****Proposed Zoning Amendment to MR-10 Multi-Family Residential****

Property Address: 1310 Memorial Drive, Watertown, Wisconsin

Applicant: 4th Dimension Real Estate Developers LLC

****Purpose of the Rezoning Request****

This application requests the rezoning of approximately 2.5 acres located at 1310 Memorial Drive to the MR-10 Multi-Family Residential district to allow for the development of a 24-unit multifamily residential community. The proposed development consists of three two-story buildings containing eight units each, along with associated parking, landscaping, and shared amenities.

The intent of this rezoning request is to allow the property to be developed in a manner that aligns with the City of Watertown's long-term growth objectives, provides additional housing opportunities, and contributes positively to the local economy.

****Consistency with the Comprehensive Plan****

The proposed rezoning supports the goals outlined in the City of Watertown's Comprehensive Plan, particularly those related to expanding housing availability, encouraging responsible land use, and supporting population growth.

Watertown continues to experience steady growth in employment opportunities, local business development, and regional connectivity. As the community grows, the demand for diverse housing options—including multifamily residences—continues to increase.

Rezoning this parcel to MR-10 will allow the land to be utilized efficiently while meeting the housing needs of the community.

The proposed density of approximately 24 units across the site remains within the intended development parameters of the MR-10 district and represents an appropriate transition between commercial corridors and surrounding residential areas.

****Support for Economic Development****

The proposed multifamily development will contribute to the economic vitality of the City of Watertown in several ways:

- ****Workforce Housing Availability**** – Multifamily housing provides attainable housing options for local employees working in retail, healthcare, manufacturing, education, and other sectors within the region. Expanding housing supply helps ensure that workers can live within the community they serve.
- ****Support for Local Businesses**** – Additional residents living within proximity to commercial areas and transportation corridors increase local consumer activity, supporting nearby businesses and services.
- ****Expansion of the Local Tax Base**** – Development of the property will significantly increase the taxable value of the land compared to its current use, contributing additional property tax revenue to the city and supporting municipal services and infrastructure.
- ****Construction and Development Activity**** – The project will generate construction jobs and related economic activity during the development phase while also contributing to long-term economic stability through permanent housing supply.

****Efficient Use of Existing Infrastructure****

The property is located along an established transportation corridor with access to existing roadways, utilities, and municipal services. Developing this parcel for multifamily housing represents an efficient use of existing infrastructure and reduces the need for expansion into undeveloped areas outside the city.

By concentrating housing near established transportation routes and services, the development supports sustainable growth patterns and reduces pressure on outlying rural land.

****Housing Demand and Community Benefit****

Like many growing communities throughout Wisconsin, Watertown faces increasing demand for housing options that accommodate a range of household types, including young professionals, working families, and downsizing residents seeking maintenance-free living arrangements.

The proposed development would help diversify the city's housing stock by providing modern multifamily units that are accessible to a broader segment of residents. Increasing housing supply also helps stabilize rental markets and supports long-term population growth.

****Responsible Site Design****

The proposed concept plan incorporates three two-story residential buildings arranged around shared parking and open space areas. The development includes pedestrian walkways, landscaped areas, and a central parking configuration designed to provide safe circulation for residents and visitors.

The project has been designed to remain consistent with the density limits of the MR-10 district while maintaining adequate setbacks, parking capacity, and open space.

****Conclusion****

Rezoning this property to the MR-10 Multi-Family Residential district represents an appropriate and beneficial use of the land. The proposed development aligns with the City of Watertown's growth objectives, supports economic development, expands housing opportunities, and makes efficient use of existing infrastructure.

For these reasons, approval of the requested rezoning would provide meaningful benefits to the community while supporting the city's long-term vision for responsible growth and development.

Respectfully submitted,

4th Dimension Real Estate Developers LLC

Applicant