



## BUILDING SAFETY & ZONING DIVISION PLAN COMMISSION STAFF REPORT

TO: Plan Commission  
DATE: May 12th, 2025  
SUBJECT: Initial Review and Schedule a Public Hearing – 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 to the Community Entry Corridor Overlay Zoning District were recently adopted. 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.](#)

### PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

- Set the public hearing date for June 3<sup>rd</sup>, 2025.
- Postpone public hearing to a later date or indefinitely.

### STAFF RECOMENDATION:

- Staff recommends setting the Common Council public hearing date for this item for June 3<sup>rd</sup>, 2025.