

**BUILDING SAFETY & ZONING DIVISION**  
**PLAN COMMISSION STAFF REPORT**

TO: Plan Commission  
DATE: May 12th, 2025  
SUBJECT: Public Hearing Comment Review and a Recommendation to Council – Rezoning

Public Hearing Comment Review and a Recommendation to Council for a rezoning requested by Keith Kindred, agent for Greg Loos - Greemar LLC, on a parcel located at 848 Milford St, Watertown, WI. Parcel PIN(s): 291-0815-0741-061.

**SITE DETAILS:**

Acres: 20.0 acres (parent parcel)  
Current Zoning: Single-Family Residential (SR-4) Zoning District  
Existing Land Use: Vacant  
Future Land Use Designation: Planned Neighborhood

**BACKGROUND & APPLICATION DESCRIPTION:**

The applicant is proposing to change the current zoning designation from the Single-Family Residential (SR-4) Zoning District to the Two-Family Residential (TR-6) Zoning District for 14 Twin Home lots in the proposed Edge Field Subdivision Plat. The 14 proposed lots will be paired up to construct 7 Twin Homes with a shared zero lot line wall. The lot numbers of the lots proposed for rezoning include: 11,12, 17,18, 31, 32, 33, 34, 35, 36, 37,38, 41, & 42.

**STAFF EVALUATION:**

**Land Use and Zoning:**

Nearby Future Land Use designations include Single-Family Residential to the north and east, with Planned Mixed Use to the east across Milford St/CTH A. Parks and Recreational Future Land Use exist to the south and west.

Nearby Zoning includes the Single-Family Residential (SR-4) Zoning District to the north and east, with the Planned Office and Institutional (PO) Zoning District to the east across Milford St/CTH A. The current City limits are located to the south and west.

**Zoning Code**

The zoning code requires the Plan Commission to review rezoning requests and make a recommendation to the Common Council.

*Per Section § 550-141G:*

*G. Review and recommendation by the Plan Commission. The Common Council shall not make an amendment to the Official Zoning Map without allowing for a recommendation from the Plan Commission per the provisions of this subsection.*

- (1) Within 60 days after the public hearing (or within an extension of said period requested in writing by the applicant and granted by the Plan Commission), the Plan Commission shall make a written report to the Common Council stating its findings regarding Subsection D above and its recommendations regarding the application as a whole. Said report shall include a formal finding of facts developed and approved by the Plan Commission concerning the requirements of Subsection D(3)(a) through (c).*
- (2) If the Plan Commission fails to make a report within 60 days after the filing of said complete application [and in the absence of an applicant-approved extension per Subsection G(1) above], then the Common Council may act on the application within 30 days after the expiration of said sixty-day period. Failure to receive said written report from the Plan Commission per Subsection G(1) above shall not invalidate the proceedings or actions of the Common Council.*
- (3) If the Plan Commission recommends approval of an application, it shall state in the minutes or in a subsequently issued written decision its conclusion and any finding of facts supporting its conclusion as to the following: that the potential public benefits of the proposed amendment outweigh any and all potential adverse impacts of the proposed amendment, as identified in Subsection D(3)(a) through (c) above, after taking into consideration the proposal by the applicant.*

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**PUBLIC HEARING COMMENT:**

Public comments from the May 6<sup>th</sup> , 2025 Public Hearing before the Common Council, if any, are attached.

**OPTIONS:**

The following are possible options for the Plan Commission:

1. Negative recommendation of the Rezoning to Common Council.
2. Positive recommendation of Rezoning to Common Council.
3. Positive recommendation of the Rezoning to Common Council, with conditions identified by the Plan Commission:
  - The Edge Field Final Plat is approved by the Common Council.

**STAFF RECOMMENDATION:**

- Staff recommends a positive recommendation of the rezoning to the Common Council with conditions.

**ATTACHMENTS:**

- Application materials.