



# **WATERTOWN SOUTHWEST SIDE** CONCEPTUAL NEIGHBORHOOD PLAN

**JUNE 28, 2023**

# TABLE OF CONTENTS

Plan Foundation ..... 1

    Existing Housing Crisis..... 1

    Greater Watertown Community Health Foundation..... 2

Plan Goals..... 3

Traditional Neighborhood Design Principles ..... 4

Southwest Side Conceptual Neighborhood Plan ..... 5

    Residential Land Uses ..... 5

    Community Facilities..... 6

    Parks & Open Space ..... 7

    Transportation ..... 7

Site Context Map ..... 8

Site Analysis: Adopted Comprehensive Plan (2019)..... 9

Site Analysis: Study Area Ownership ..... 10

Site Analysis: Environmental Constraints ..... 11

Site Analysis: Human Influences ..... 12

Site Analysis: Developable Area..... 13

Conceptual Plan Map ..... 14

Conceptual Plan Alternative ..... 16

Vision Graphic ..... 18

Zoning Analysis Chart..... 19

Lot Palette Examples..... 20

# PLAN FOUNDATION

---

“...A Model Neighborhood that provides a full continuum of housing to bring people together in one thriving community...”

---

## EXISTING HOUSING CRISIS

Across Wisconsin, communities are experiencing a housing crisis. This manifests itself in terms of both affordability and availability across the full spectrum of housing options. Contributing to these issues are the lack of developers and builders, outdated and needlessly restrictive community ordinances, rising costs of construction, demographic and personal preference shifts, and overall lack of new housing inventory produced since the Great Recession in 2008. Together, this presents a situation where employers are struggling to find new workers or retain existing workers, communities are experiencing stagnant population growth, and there is an overall lack of housing development to meet the needs of a changing and evolving population.

### Key Housing Data:

- 2022 and 2023 Studies by Forward Analytics found that Wisconsin needs 140,000 new housing units by 2033 to keep up with demand, working Wisconsin residents will decline by 130,000 by 2030, and there will be less available workforce housing stock as Baby Boomers remain in their homes for the next 10-20 years.
- 2021 Dodge and Jefferson County Housing Studies found there is high demand for owner- and renter-occupied units, but a significant shortage of supply and increasing home appreciation values and gross rents contributing to a lack of affordability within the existing housing stock.
- 2022 Tracy Cross Residential Market Study for Watertown found that the City of Watertown needs new market rate housing for both renters and owners, there is an overall shortage of supply and adequate demand, and there are multiple forms of underserved housing unit types that could help meet this demand.

The solution: increase diverse housing stock throughout the community. While this isn't accomplished overnight, a strategic and long-range approach can be utilized to begin to reverse these trends, turn over the existing housing stock, attract new residents to the community, and generate housing for all incomes, lifestyles, age ranges, and household types.

*“The housing shortage in Watertown is limiting economic growth and the development of the community. As the CEO of Watertown Regional Medical Center (WRMC) I am involved in recruiting health care professionals to our community. The people we recruit look for housing in Watertown and simply cannot find it.*

*As such, they end up living in nearby communities such as Lake Mills, Johnson Creek, and Oconomowoc. These individuals usually buy homes, have high paying jobs, and have children. In other words, these are people who spur economic growth, contribute to community organizations, and place children in our schools. It is my recommendation that Watertown prioritizes addressing the lack of housing.”*

- Richard Keddington, CEO  
Watertown Regional Medical center

## **GREATER WATERTOWN COMMUNITY HEALTH FOUNDATION**

The Greater Watertown Community Health Foundation is a community-based organization that aims to provide positive, long-lasting, and measurable health improvement across the region. In 2022, seizing an opportunity for catalytic change in the community, the Foundation purchased 95 acres of land in the City of Watertown. Immediately following the purchase, the Foundation embarked on a planning effort in partnership with the City of Watertown to develop a Neighborhood Plan for the entire area.

The Southwest Side Conceptual Neighborhood Plan creates a planning framework to guide the implementation of this key growth area for the City of Watertown. Designed to facilitate a wide range of diverse housing options and vibrant open spaces, this new emerging neighborhood seeks to address the existing housing problem within the City by focusing on creating the full spectrum of housing with particular focus on delivering underserved housing types.

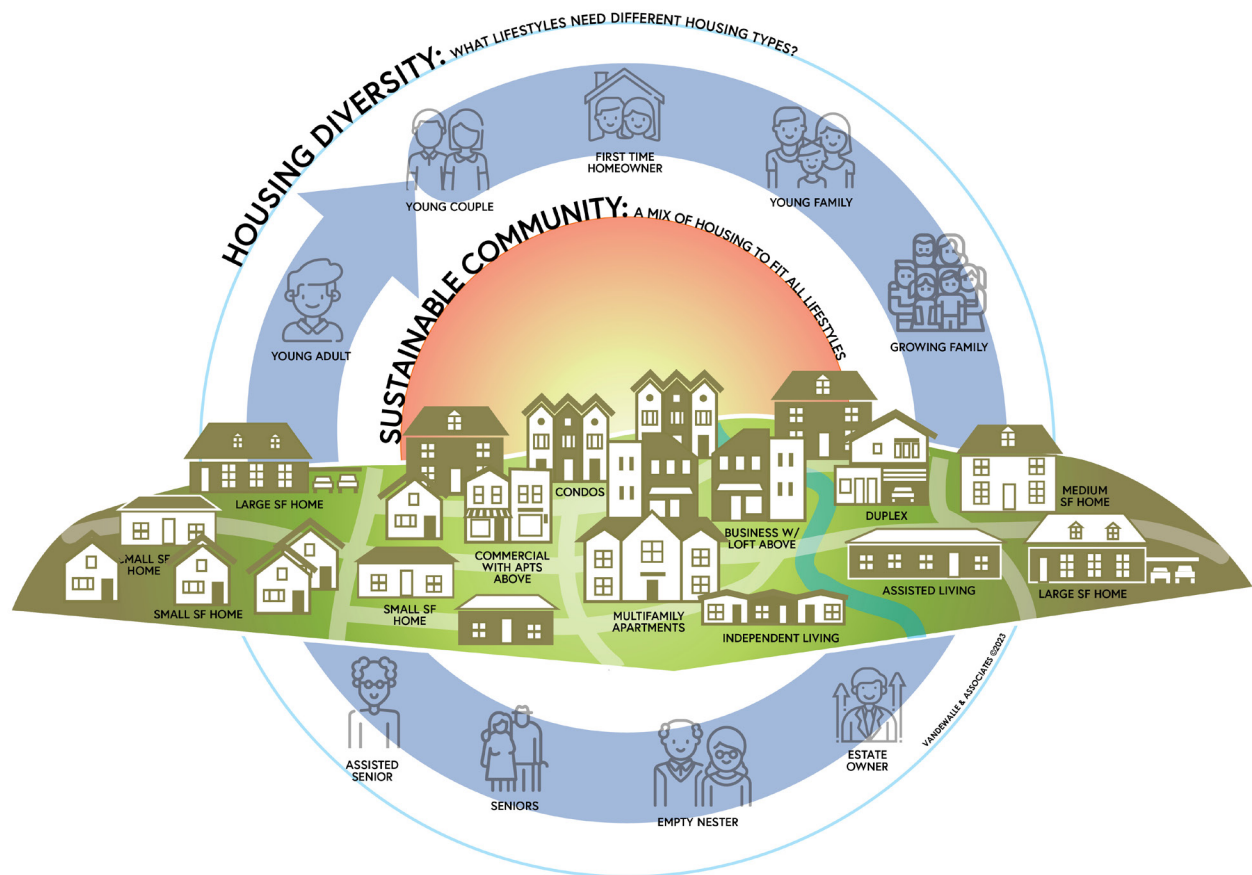
Building upon the Foundation's and City's goals, the Southwest Side Neighborhood Plan includes the integration of diverse housing types, long-term preservation of community character components, a mix of land uses, multi-modal transportation accessibility and options, preservation of environmental systems, and a reduction in the demand for resources and infrastructure.

The intent of this plan is to provide the framework for the implementation of a new neighborhood in the southwest area of Watertown that bridges the Community and Foundation's shared goals for housing with the physical and geographic realities of the development area. It is anticipated that a neighborhood of this scale and aspiration will take at least a decade or more to build-out and it will take public-private partnerships, funding, and collaboration to do so; however, the implementation of this plan has the ability to be transformative in reversing trends and driving positive change across the community.

# PLAN GOALS

The design and implementation of the Southwest Side Neighborhood are guided by the following key principles, which are interwoven throughout the neighborhood concept:

- Deliver diverse housing types to accommodate a variety of lifestyles, age groups, formats, and price points.
- Integrate public health and community character.
- Build a model for sustainable and positive environmental impacts by providing housing, parks, and community uses within walking distance.
- Blend multi-modal transportation options into design.
- Preserve environmental systems.
- Building upon the Foundation's and City's goals, the Southwest Side Neighborhood Plan includes the integration of diverse housing types, long-term preservation of community character components, a mix of land uses, multi-modal transportation accessibility and options, preservation of environmental systems, and a reduction in the demand for resources/infrastructure through the creation of an efficient mixed density neighborhood.



# TRADITIONAL NEIGHBORHOOD DESIGN PRINCIPLES

Reflecting the goals, vision, and strategies of the City’s Comprehensive Plan, the neighborhood is designed to implement Traditional Neighborhood Design Principles that guide overall neighborhood character, building characteristics, and sub-neighborhood configurations.

<p><b>Integrate a diversity of high-quality housing types to accommodate a variety of lifestyles and age groups.</b></p> <ul style="list-style-type: none"> <li>• Develop housing patterns that offer housing format and price point diversity focused on the full spectrum of housing needs in the community.</li> <li>• Ensure that a variety of housing types are included and arranged in a compact and interconnected form.</li> <li>• Particular attention should be paid to the scale of buildings, walking distances, and the design of other neighborhood features such as streetlights and signage.</li> </ul>
<p><b>Ensure the long-term preservation of community character and high quality of life.</b></p> <ul style="list-style-type: none"> <li>• Design neighborhood to advance the overall character and desirability of the greater community.</li> <li>• Design neighborhoods around community gathering spaces.</li> <li>• Integrate environmental features as common open space for recreation and public gathering.</li> </ul>
<p><b>Provide a variety of Land Uses and Walkability.</b></p> <ul style="list-style-type: none"> <li>• Create attractive, active streetscapes that incorporate site and building design strategies such as decreased setbacks, front porches, balconies, and other architectural features to create a safe, pleasant walking environment.</li> <li>• Integrate neighborhood-scaled destinations within walking distance of residents such as parks and community institutions (YMCA).</li> </ul>
<p><b>Blend multi-modal transportation options into neighborhood design.</b></p> <ul style="list-style-type: none"> <li>• Design neighborhoods to facilitate pedestrian movement within and between neighborhoods. Provide sidewalks along all streets and multi-use trails in the environmental corridors and parks.</li> <li>• Interconnect nearly all streets both within the neighborhood and to existing and future adjoining neighborhoods.</li> <li>• Accommodate on-street parking and promote narrower streets to calm traffic and increase pedestrian safety.</li> </ul>
<p><b>Preserve environmental systems that define, sustain, and connect neighborhoods and communities.</b></p> <ul style="list-style-type: none"> <li>• Integrate environmental features into the neighborhood as common open spaces for active or passive recreation, public gathering spots, or flood protection and stormwater management.</li> <li>• Provide adequate vegetated buffers between development and natural features.</li> <li>• Utilize environmental corridor buffers for neighborhood trail connections.</li> </ul>
<p><b>Reduce demand for resources needed for transportation, public infrastructure, services, and housing.</b></p> <ul style="list-style-type: none"> <li>• Utilize density and mixture of land uses to reduce infrastructure and utility costs.</li> <li>• Explore sustainable best practices such as on-site stormwater management, renewable energy production, and energy-efficient fixtures and building materials.</li> <li>• Integrate stormwater management systems from lot to neighborhood focused on infiltration and filtration systems from roof to release point.</li> </ul>

# SOUTHWEST SIDE CONCEPTUAL NEIGHBORHOOD PLAN

Building on the goals and design principles described above, the following outlines each of the Southwest Side Conceptual Neighborhood Plan's key components. Together these components aim to advance the vision and goals in the eventual build-out of the neighborhood.

## RESIDENTIAL LAND USES

The Southwest Side Conceptual Neighborhood Plan incorporates a range of residential options to provide diversity in housing choice with a focus on underserved housing types. Development formats include single-family, two-family, four-unit, townhome, and multi-family options at different scales, forms, price points, and occupancy status.

### Single Family

Opportunities are provided for different single-family options based on size, scale, and configuration. A full range of formats and price points within single-family homes provides opportunities for first-time home buyers, people looking to move up, luxury buyers, and residents seeking to downsize.

- **Alley-accessed configuration:** This format orients the front door and porch of the home to the street with a minimal front setback to either the public street or park space. Each also would have a rear-loaded garage facing a public or private alley along the rear property line. This configuration provides opportunities for narrower and smaller-size lots that can reduce land costs, offer a new product in the regional marketplace, and increase densities.
- **Conventional configuration:** This format reflects the traditional configuration of single-family homes in Watertown. The front door faces the public street with an attached or detached garage on either side of the structure also facing (with access to) the public street. This configuration would require larger and wider lots than the alley-loaded option, but with well-planned building design and setbacks, this configuration can provide a desirable option for portions of the future neighborhood while broadening the opportunities for diversity of housing formats and price points.



### Two-Family, Four-Unit, Townhome and Multi-Family

In various formats and locations, the Southwest Side Conceptual Neighborhood Plan includes multi-family opportunities that aim to:

- Maintain neighborhood character through high-quality architecture and materials, pedestrian-focused streetscapes, and a variety of scales.
- Integrate twin homes/duplexes, four units, townhomes, and interior hallway in rental or condominiums configurations to offer a variety of housing choices within the neighborhood while transitioning from higher density uses.
- Include a range of price points in both owner-occupied and rental formats.
- Create architectural character and site designs with pedestrian-focused environments with first floor entrances and appropriately scaled residential architecture that reinforces the pedestrian streetscape.



### Zoning Requirements

The single-family, two-family, and multi-family options could be accomplished through the City's existing zoning ordinance using a Planned Unit Development. The Planned Unit Development offers site specific development regulations that reflect the diversity of housing while creating guidelines and requirements for each development type.

## COMMUNITY FACILITIES

The Collective, a Foundation-led development on the site, will serve as the anchor community institution for the neighborhood. This ongoing development includes the remodeling of the former Bethesda Headquarters building into an early childhood learning center, Express YMCA, coworking space, and the future home to a new YMCA campus. The Collective is also adjacent to an existing Rock River access point and the future City of Watertown Fire Station, at the far northern end of the neighborhood. In combination, these community facilities will be walkable for all residents of the neighborhood and serve a wide range of recreational, service, and community-based needs.



## PARKS & OPEN SPACE

A critical component of the Southwest Side Conceptual Neighborhood Plan is the integration of parks and open spaces and riverfront enhancements. The plan features:

- The buffer and preservation of natural features located on the property that serve to provide connected green space corridors and natural habitats within the neighborhood.
- Developed neighborhood parks within walking distance of all future residents that are connected via sidewalks and a planned off-street trail network.
- Enhance and expand access to the riverfront.

## TRANSPORTATION

The Southwest Side Conceptual Neighborhood Plan is designed to provide multi-modal connectivity both within the development itself and to the rest of the community. This can be accomplished through:

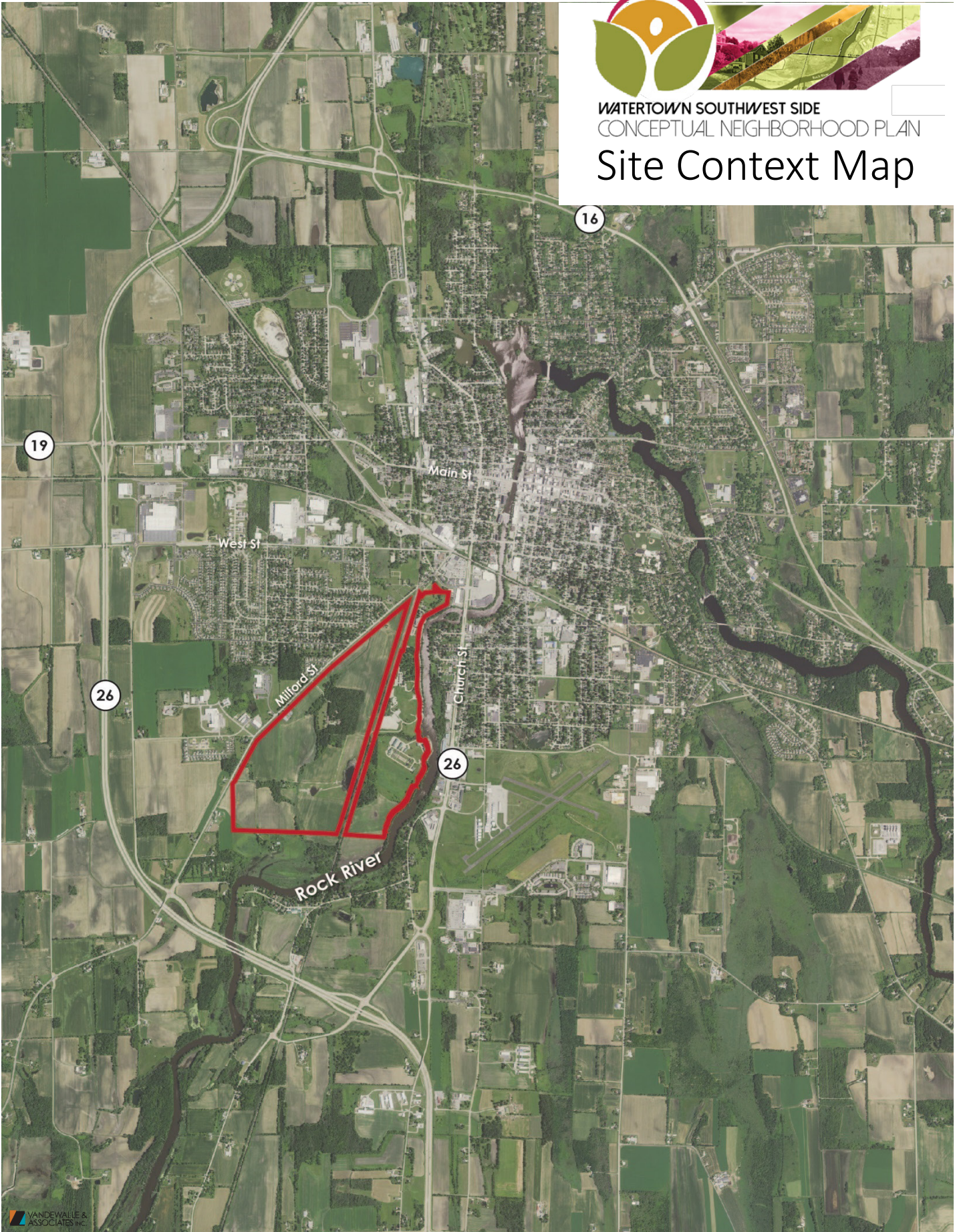
- Diversifying street cross sections that provide local streets for traffic calming and added pedestrian and bicycle safety, in addition to regional street improvements for heavier vehicle traffic volumes, and opportunities for on-street bicycle facilities. Alleys also are identified to directly serve individual blocks and properties where appropriate.
- Configuring the street to reflect a traditional grid pattern. This disperses traffic volumes more evenly throughout the neighborhood and helps create a sense of place, safer intersections, and better overall connectivity. Multiple access points are planned to Milford Road to disperse traffic and accommodate appropriate intersection spacing/design. Together these serve to integrate the new neighborhood within the rest of the existing and future urban fabric.
- Promoting active transportation options throughout. The neighborhood design is intended to provide and promote walking and bicycling options to and from destinations within the development and the greater City-wide network.
- The existing railroad represents a transportation challenge for east-west neighborhood connectivity and while connections would be desirable, the current concept plan develops independent street grids to assure appropriate connectivity around the existing tracks.





WATERTOWN SOUTHWEST SIDE  
CONCEPTUAL NEIGHBORHOOD PLAN

## Site Context Map



VANDEWALLE &  
ASSOCIATES INC.

# Adopted Comp Plan (2019)

## Future Land Use Urban Area

## Map 6b

### City of Watertown Comprehensive Plan

#### Land Use Categories

	Agricultural		Rights-of-Way
	Single-Family Residential - Unsewered		Neighborhood Mixed Use
	Single-Family Residential - Sewered		Planned Mixed Use*
	Two-Family Residential		Central Mixed Use
	Multi-Family Residential		Riverside Mixed Use***
	Planned Neighborhood**		Mixed Industrial
	Institutional		Parks & Recreation
	Airport		Environmental Corridor
			Surface Water

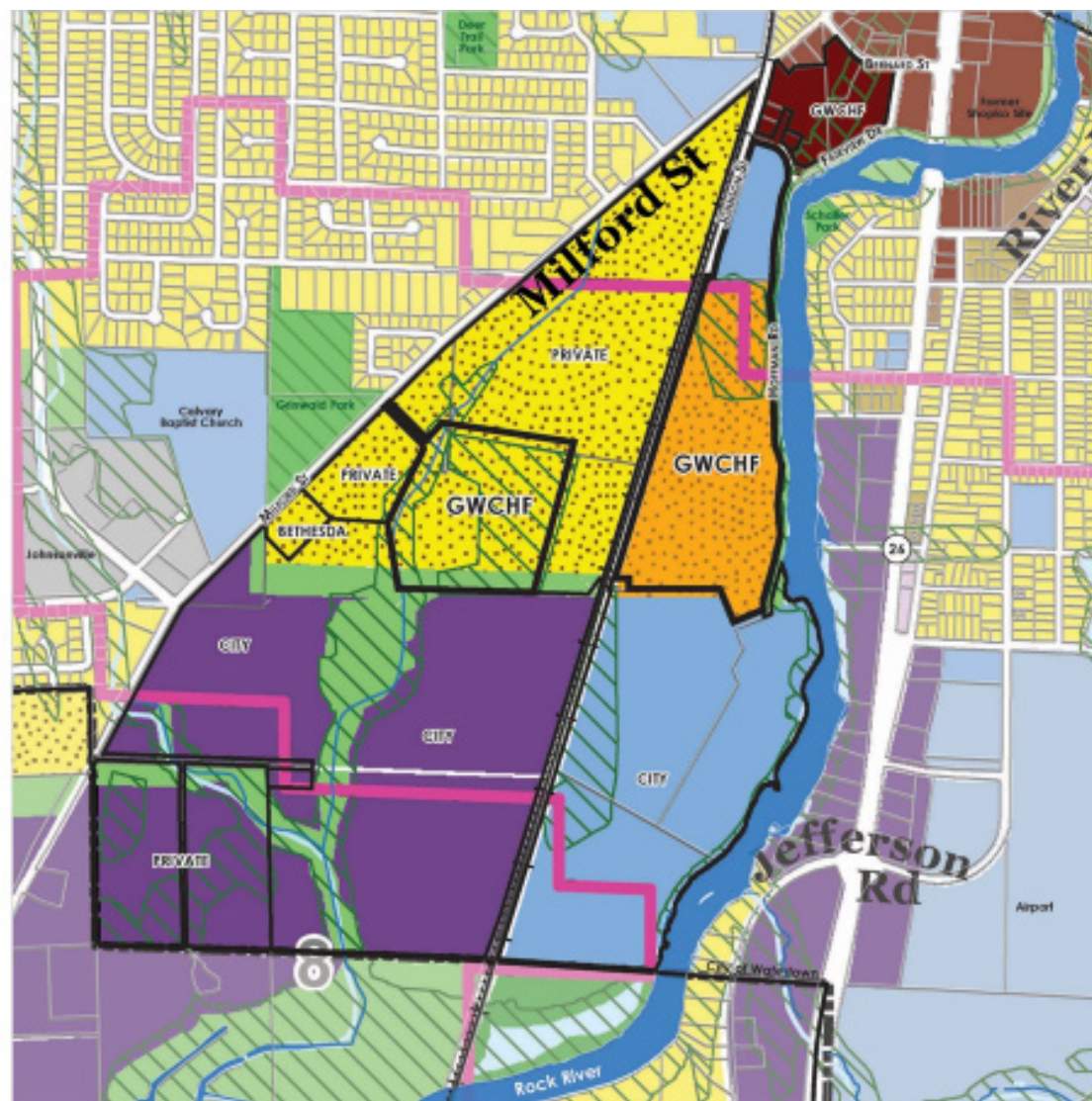
\*\*\*Planned Neighborhoods" should include a mix of the following:

1. Single-Family - Sewered (predominant land use)
2. Two-family Residential
3. Multi-Family Residential
4. Institutional
5. Neighborhood Mixed Use
6. Parks & Recreation




\*\*\*Each "Riverside Mixed Use Area" may include mix of:

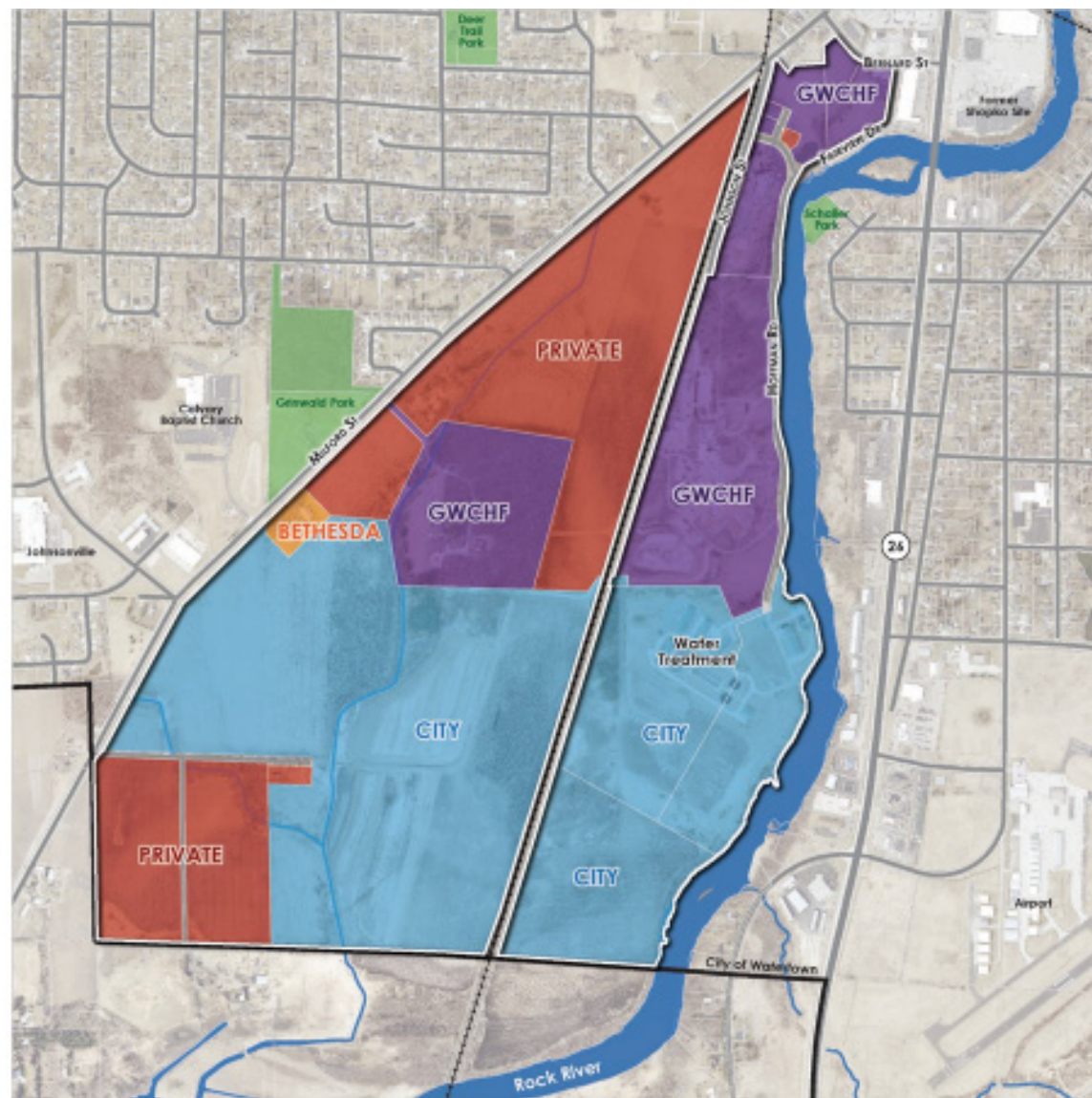
1. Office
2. Single-Family - Sewered
3. Two-Family Residential
4. Multi-Family Residential
5. Commercial Services/Retail
6. Institutional
7. Parks & Recreation



# Study Area

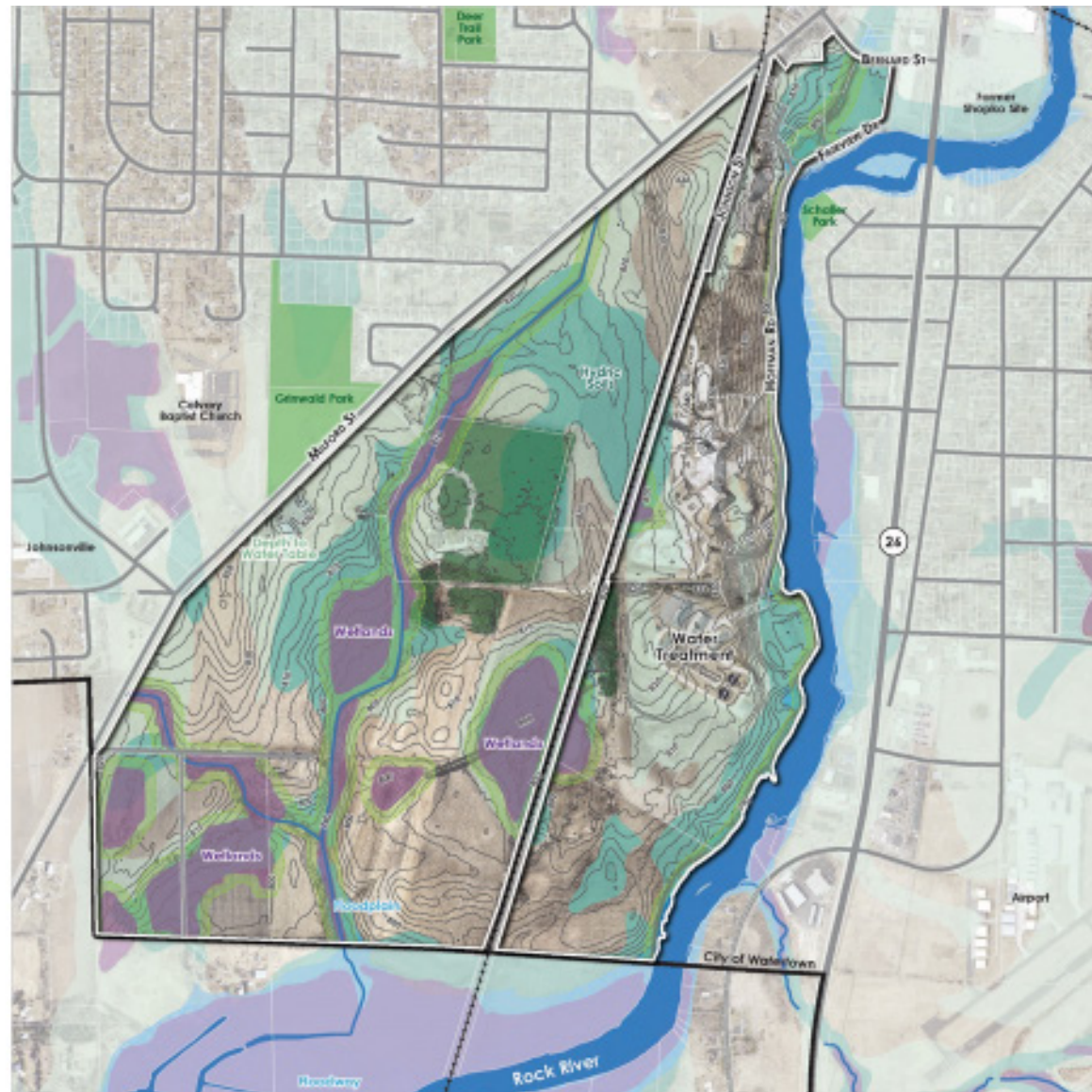
## STUDY AREA OWNERSHIP

-  Study Area
-  GWCHF Ownership
-  City of Watertown Ownership
-  Private Land Owners
-  Bethesda Ownership
-  Municipal Boundary
-  Streets
-  Railroad
-  Parcels
-  Existing Parks
-  Open Water



## Site Analysis: ENVIRONMENTAL CONSTRAINTS

-  Open Water (River, Streams, Ponds)
-  Wetlands (DNR, Wastewater Plan & Site Visit)
-  75' Shoreline & Wetland Buffer
-  Floodplain (FEMA 100 year)
-  Floodway (FEMA)
-  2' Contours (Jefferson County)
-  Hydric Soils (Jefferson County)
-  Wooded Area (Tree Quality TBD)
-  Depth to Water Table <6" (Jeff. County)
-  Municipal Boundary
-  Streets
-  Railroad
-  Parcels
-  Existing Parks



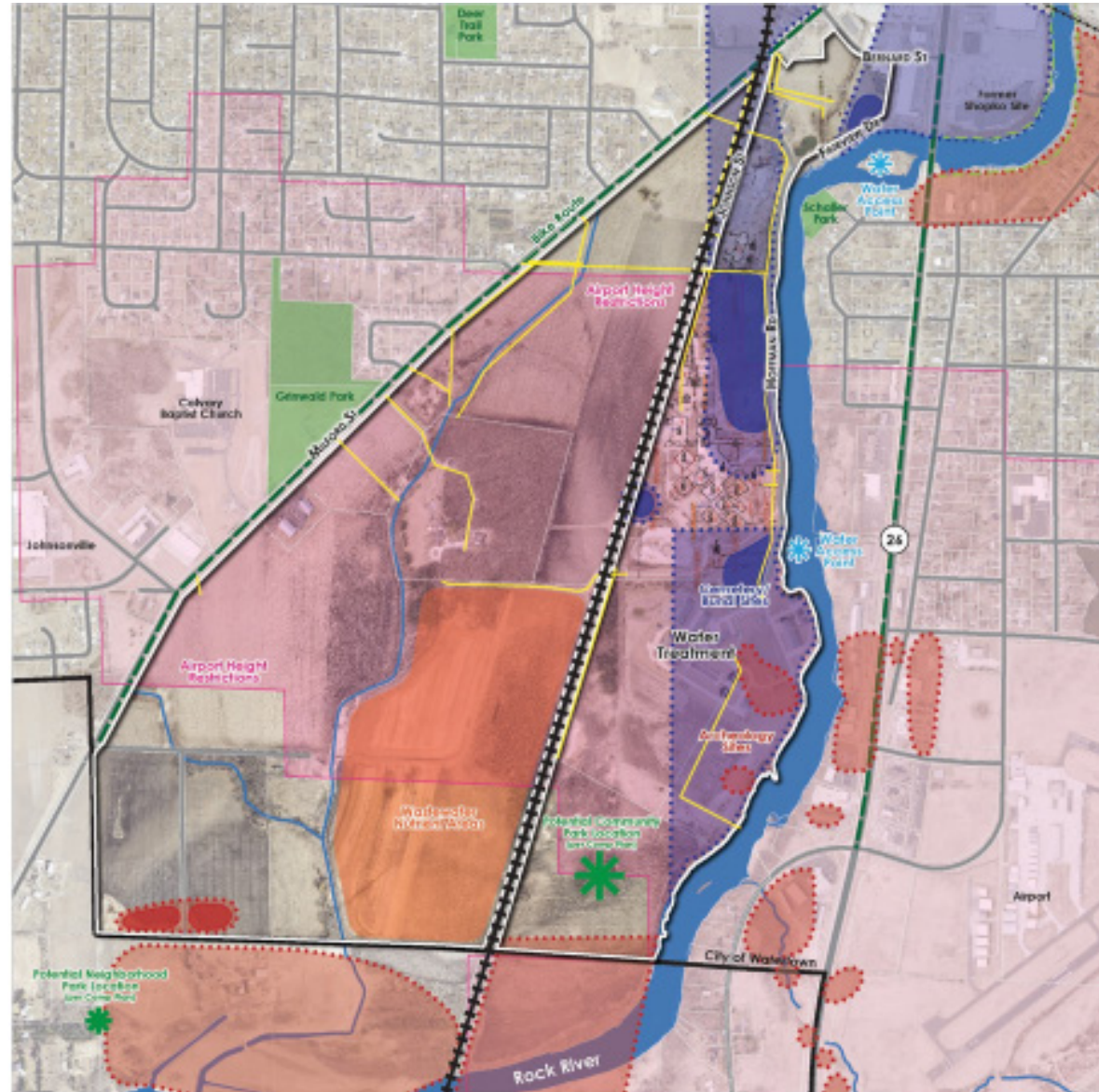
## Site Analysis: HUMAN INFLUENCES

### Constraints

-  Easements & Stormwater Lines (City)
-  Wastewater Nutrient Areas
-  Previously Identified Cemetery/  
Burial Sites (Source: Airport Study)
-  Previously Identified Archeology  
Sites (Source: Airport Study)
-  Potential Archeology Areas without  
Previously known Construction
-  Airport Height Restrictions

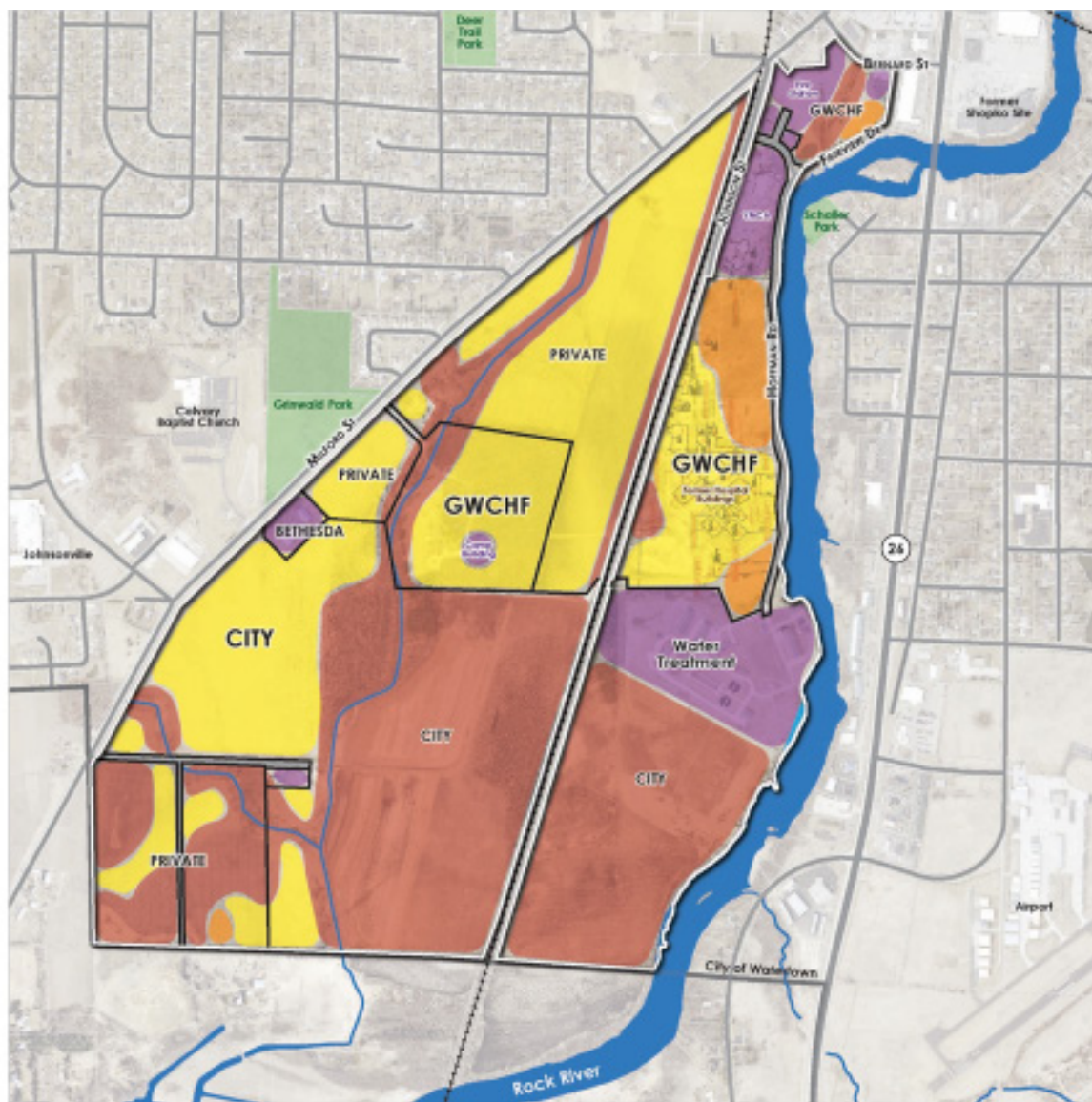
### Previous Planning: Potential Future

-  Parks (City Comprehensive Plan)
-  Water Access Points (City Comp Plan)
-  Bike Routes (City & County)
-  Riverwalk (City Comprehensive Plan)
-  Municipal Boundary
-  Streets
-  Railroad



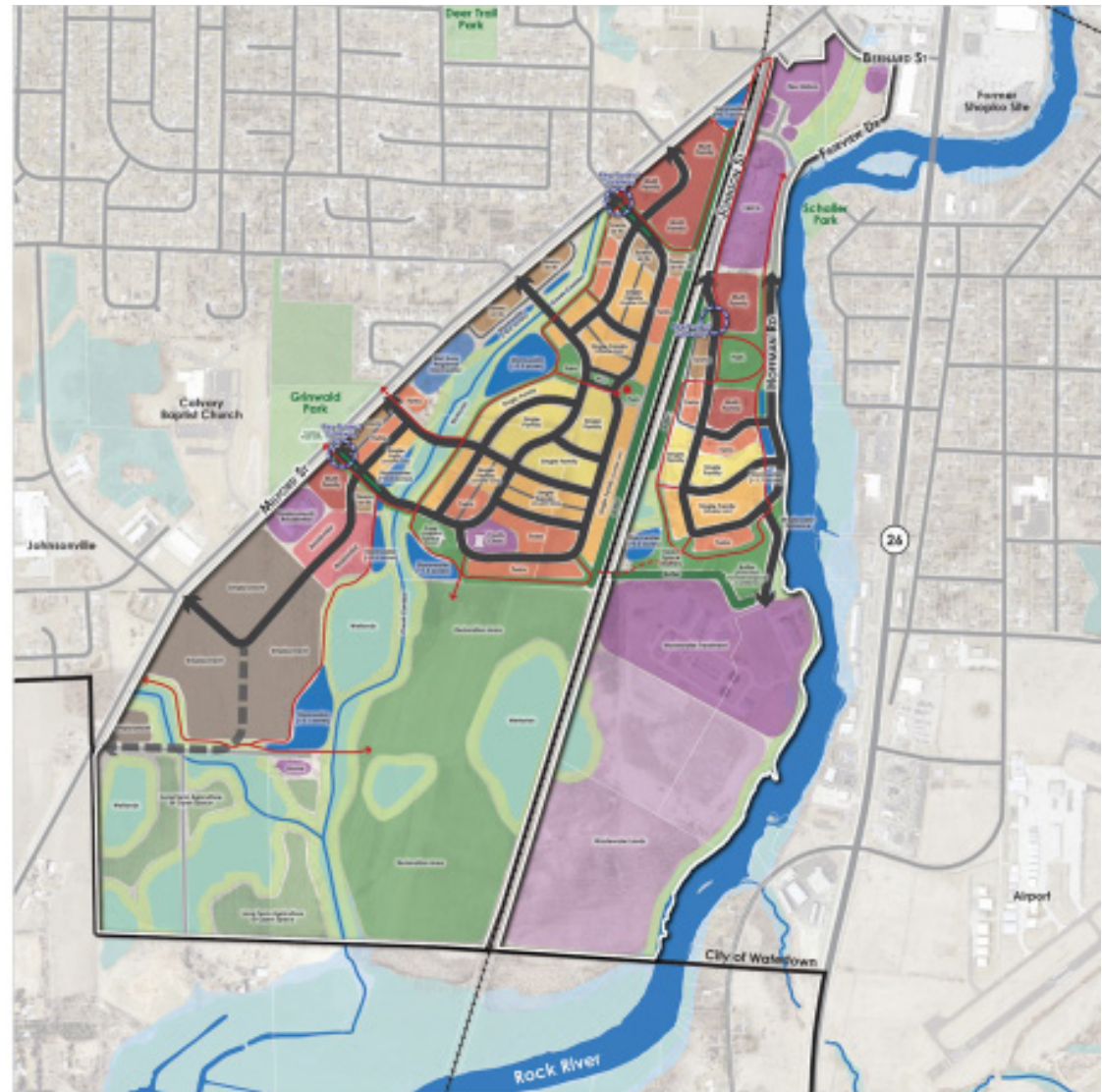
## Opportunity Analysis: “DEVELOPABLE” AREAS

- Areas Likely Developable
- Areas Potentially Developable, but with Highest Likelihood of Archaeological Conflicts
- Areas Undevelopable
- Areas with Existing or Planned Development



# Draft Conceptual Neighborhood Plan

-  Existing Uses
-  Environmental Constraints
-  Environmental Buffers
-  Stormwater
-  Circulation (Street Rights of Way)
-  Potential Alley or Private Drive
-  Open Space
-  Trail Network
-  City Parcel Employment (~36 acres)
-  City Parcel Residential (~6 acres)
- Potential Housing**
-  Single Family (4 du/ac, ~65 units)
-  Mixed Residential (6-8 du/ac, ~335 units)
-  Single Family (Smaller Lots)
-  Twinhomes (Duplex)
-  Townhomes or 4 Units
-  Multi Family (20 du/ac, ~300 units)



Existing Uses

Environmental Constraints

Environmental Buffers

Stormwater

Circulation (Street Rights of Way)

Potential Alley or Private Drive

Open Space

Trail Network

City Parcel Employment (~36 acres)

City Parcel Residential (~6 acres)

**Potential Housing**

Single Family (4 du/ac, ~65 units)

Mixed Residential (6-8 du/ac, ~335 units)

Single Family (Smaller Lots)

Twinhomes (Duplex)

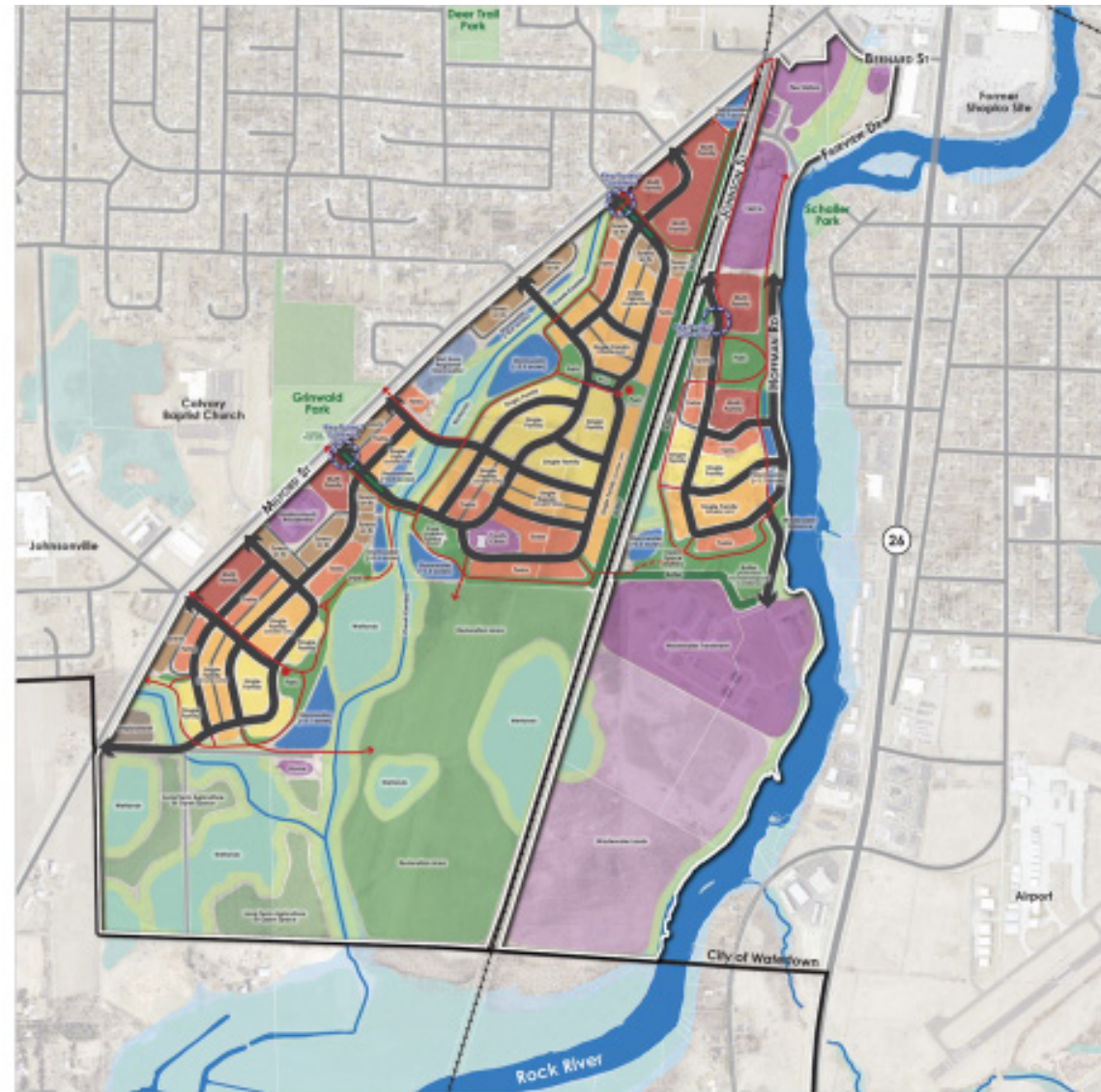
Townhomes or 4 Units

Multi Family (20 du/ac, ~300 units)



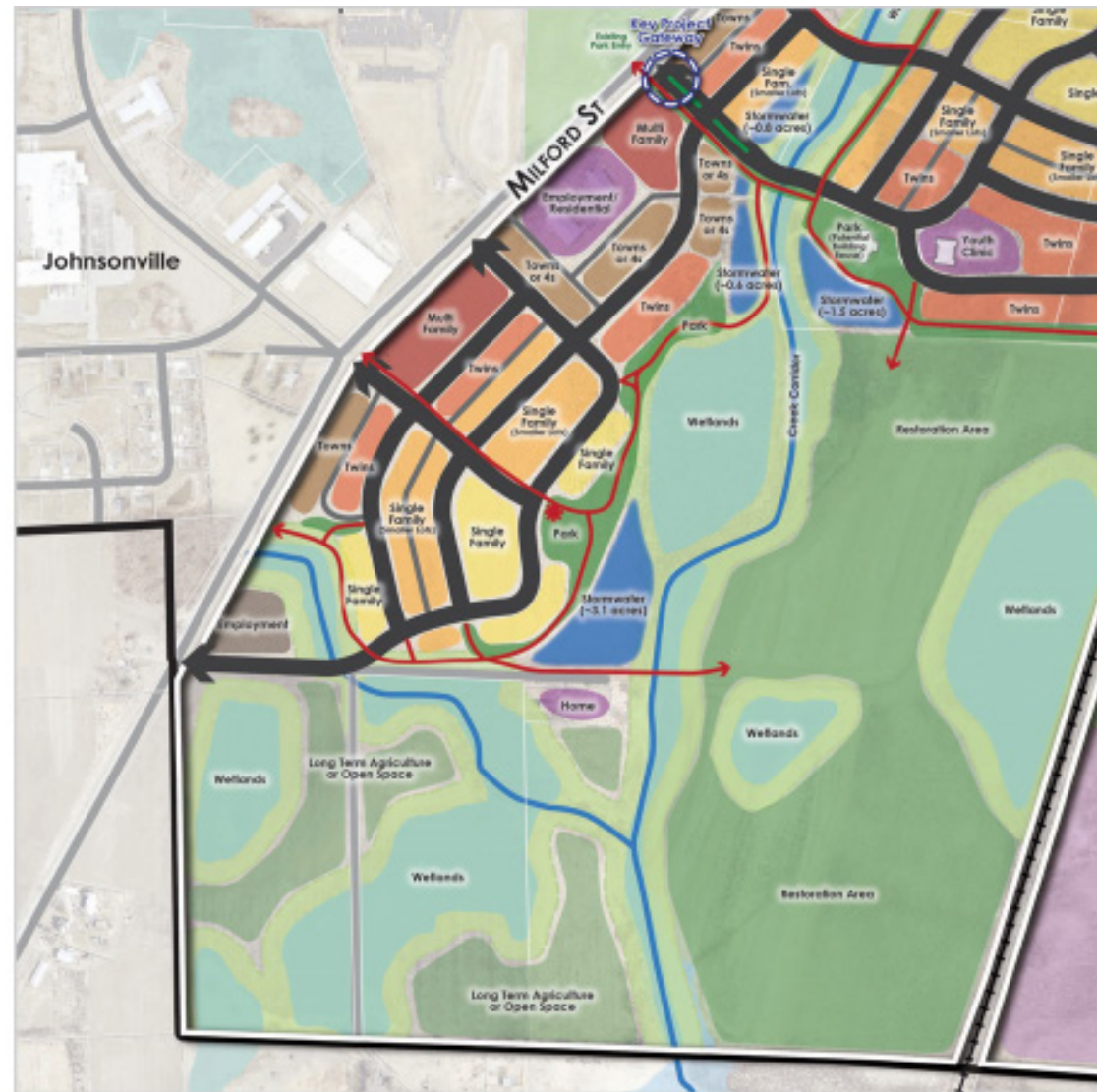
# Draft Conceptual Neighborhood Plan City Land Alternative

-  Existing Uses
  -  Environmental Constraints
  -  Environmental Buffers
  -  Stormwater
  -  Circulation (Street Rights of Way)
  -  Potential Alley or Private Drive
  -  Open Space
  -  Trail Network
  -  City Parcel Employment (~1.5 acres)
- Potential Housing**
-  Single Family (4 du/ac, ~90 units)
  -  Mixed Residential (6-8 du/ac, ~470 units)
  -  Single Family (Smaller Lots)
  -  Twinhomes (Duplex)
  -  Townhomes or 4 Units
  -  Multi Family (20 du/ac, ~360 units)



# Draft Conceptual Neighborhood Plan City Land Alternative (Zoom)

-  Existing Uses
  -  Environmental Constraints
  -  Environmental Buffers
  -  Stormwater
  -  Circulation (Street Rights of Way)
  -  Potential Alley or Private Drive
  -  Open Space
  -  Trail Network
  -  City Parcel Employment (~1.5 acres)
- Potential Housing**
-  Single Family (4 du/ac, ~90 units)
  -  Mixed Residential (6-8 du/ac, ~470 units)
  -  Single Family (Smaller Lots)
  -  Twinhomes (Duplex)
  -  Townhomes or 4 Units
  -  Multi Family (20 du/ac, ~360 units)



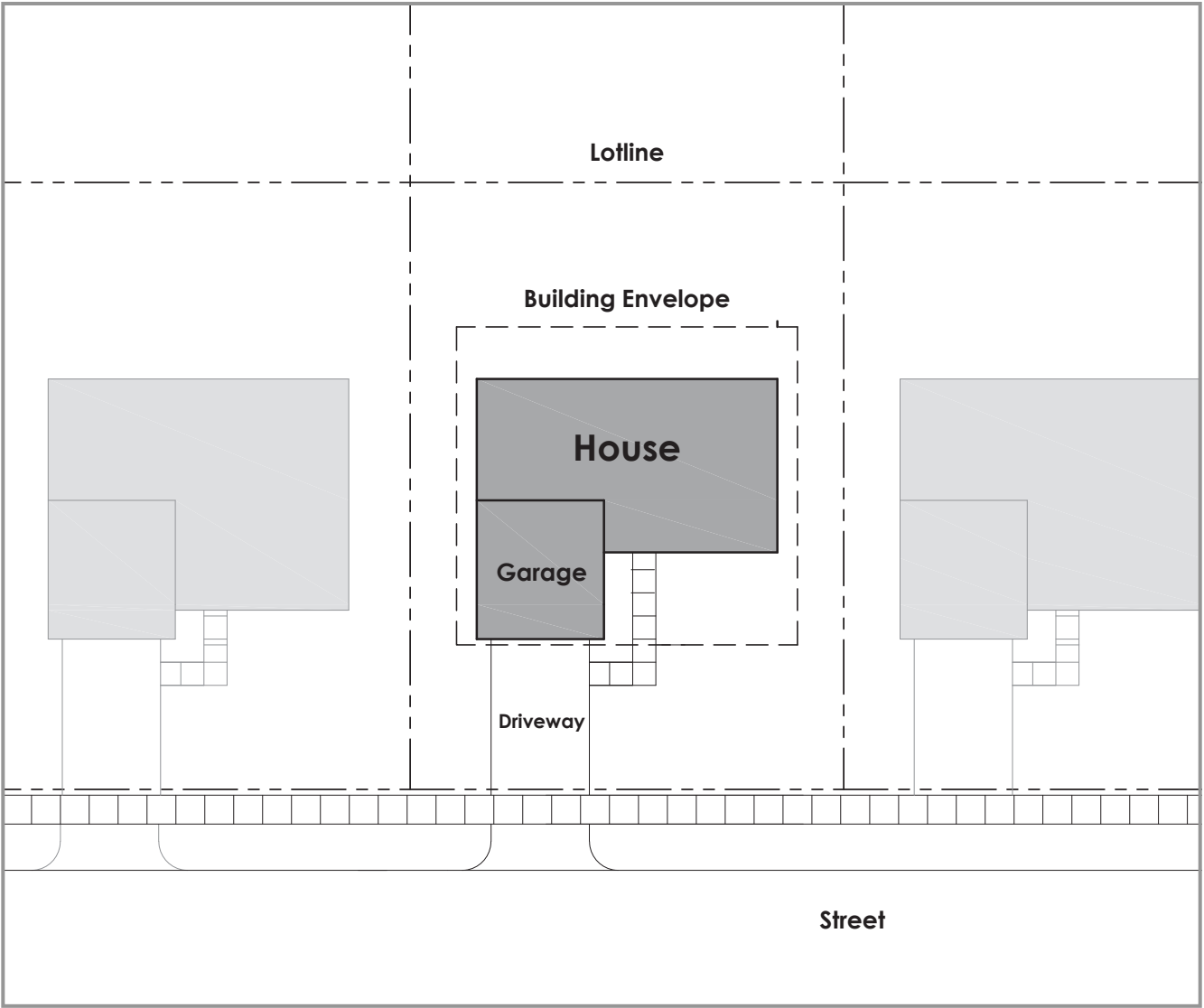


## Zoning Analysis Chart

	PUD				PUD			PUD		PUD	
	SR-4	Conventional Single Family	Alley Single Family	TR-6	Conventional Twin Homes	Alley Twin Homes	MR-8	Alley Four Unit	MR-10	Alley Townhome	Multi-Family
Minimum Lot Area	8,000	6,500	5,000	9,000/ 4,500	9,000/ 4,500	6,000/ 3,000	5,445/ unit	2,000/ unit	4,350/ unit	2,000/ unit	TBD
Minimum Lot Width	75'	65'	50'	85'	90'/45'	60'/30'	100' (20'/30')	94' (20')	100' (20'/30')	20'/unit	TBD
Minimum Lot Depth	-	100'	100'	-	100'	80-100'	-	80-100'	-	80-100'	
Minimum Street Frontage	50'	50'	45'	50'	80'	60'	50'	20'/unit	50'	20'/unit	TBD
Minimum Setbacks											
Front Yard Setback	25'	20'	20'	25'	20'	20'	25'	20'	25'	20'	
Front Yard to Garage	25'	22'	-	25'	27'	-	25'	-	25'	-	-
Side Yard	8'	7'	7'	8'/0'	7'/0'	7'	8'/0'	7'	8'/0'	7'	10'
Sum of Side Yards	16'	14'	14'	18'	14'	14'	20'	14'	50'	14'	20'
Rear Yard	25'	25'	2'	25'	25'	2'	30'	2'	25'	2'	25'
Maximum Height	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	45'
Minimum Off-Street Parking Stalls	3	3	2	3	3	4/2	2.5/2	8/2	2.5/2	2/unit	1.75/unit
Minimum Dwelling Size	24' x 40'	24 x 40	24 x 40	24' x 40'	24 x 40'	22' x 40'	24' x 40'	20' x 40'	24' x 40'	20' x 40'	-
Maximum Gross Density	4 du/acre	6 du/acre	6.5-8 du/acre	6 du/acre	6 du/acre	8-10 du/acre	8 du/acre	10-12 du/acre	10 du/acre	10-12 du/acre	20-25 du/acre
Minimum Landscape Surface Ratio	50%	40%	25%	50%	20%	20%	50%	20%	50%	20%	TBD
Maximum Lot Coverage	40%	60%	75%	40%	80%	80%	40%	80%	40%	80%	TBD

Watertown Southwest Side  
Neighborhood Plan  
**Single Family: SR-4 District**

Watertown, Wisconsin



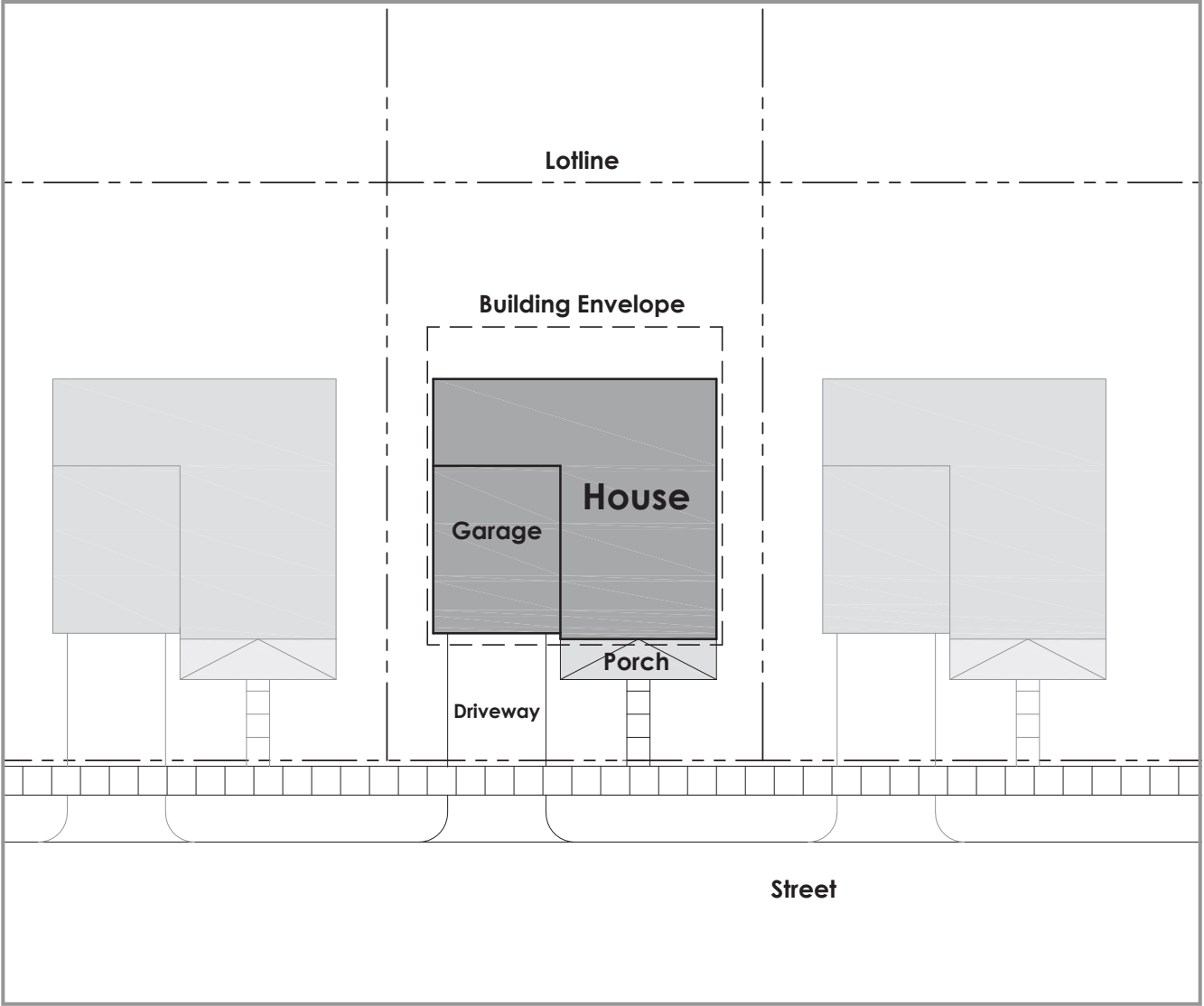
Minimum Lot Area	8,000 sf
Minimum Lot Width	75'
Minimum Lot Depth	-
Minimum Street Frontage	50'
Minimum Setbacks	
Front Yard	25'
Front Yard to Garage	25'
Side Yard	8'
Sum of Side Yards	16'
Rear Yard	25'
Open Porch Encroachment	-

Maximum Height	35'
Minimum Off Street Parking Stalls	3
Minimum Dwelling Size	24'x40'
Maximum Gross Density	4.0 du/ac
Minimum Landscape Surface Ratio	50%
Maximum Lot Coverage	40%



Watertown Southwest Side  
Neighborhood Plan  
**Potential Conventional Single Family (PUD)**

Watertown, Wisconsin



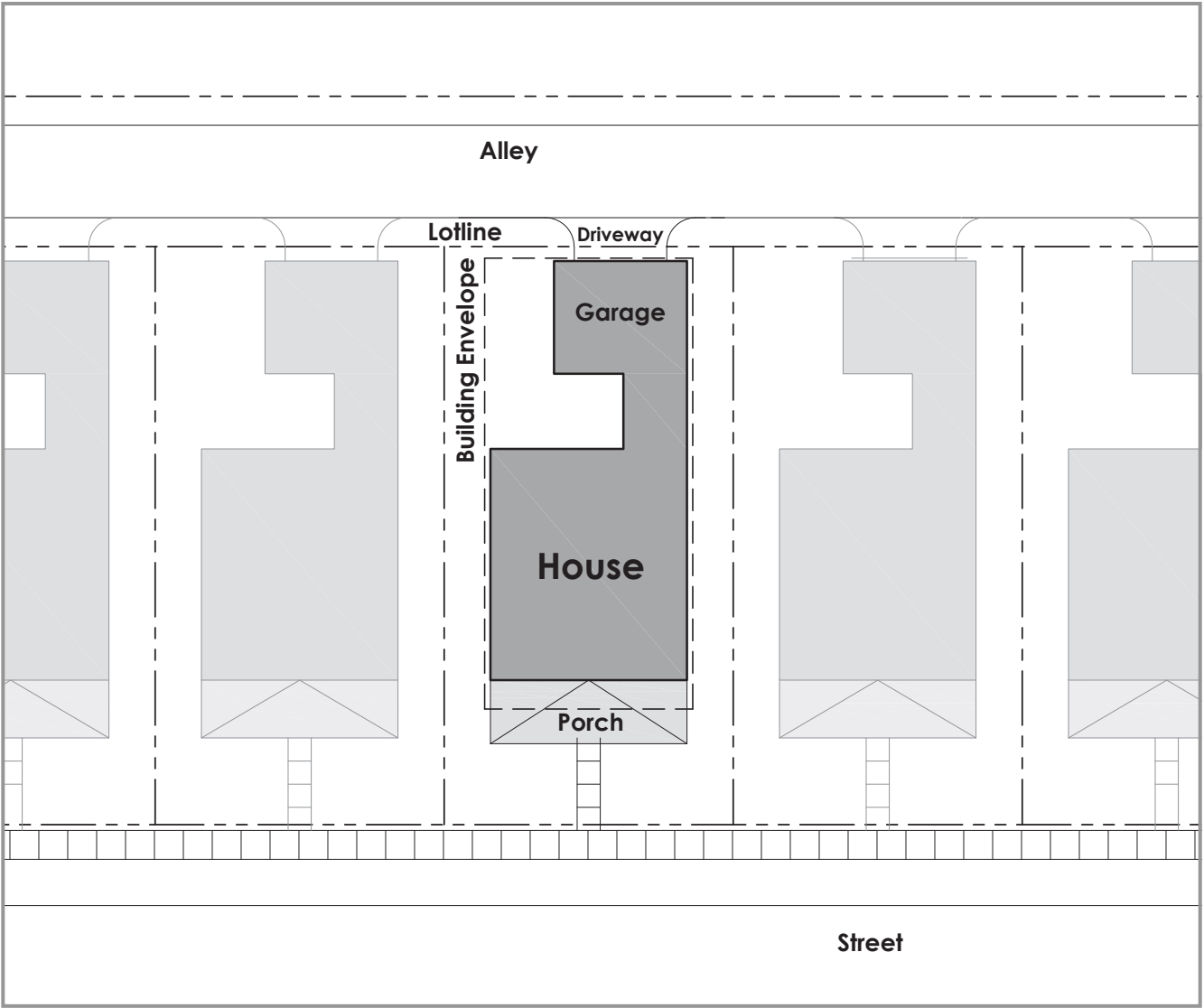
Minimum Lot Area	6,500 sf
Minimum Lot Width	65'
Minimum Lot Depth	100'
Minimum Street Frontage	50'
Minimum Setbacks	
Front Yard	20'
Front Yard to Garage	22'
Side Yard	7'
Sum of Side Yards	14'
Rear Yard	25'
Open Porch Encroachment	6'

Maximum Height	35'
Minimum Off Street Parking Stalls	3
Minimum Dwelling Size	24 x 40
Maximum Gross Density	6.0 du/ac
Minimum Landscape Surface Ratio	40%
Maximum Lot Coverage	60%



Watertown Southwest Side  
Neighborhood Plan  
**Potential Alley Single Family (PUD)**

Watertown, Wisconsin



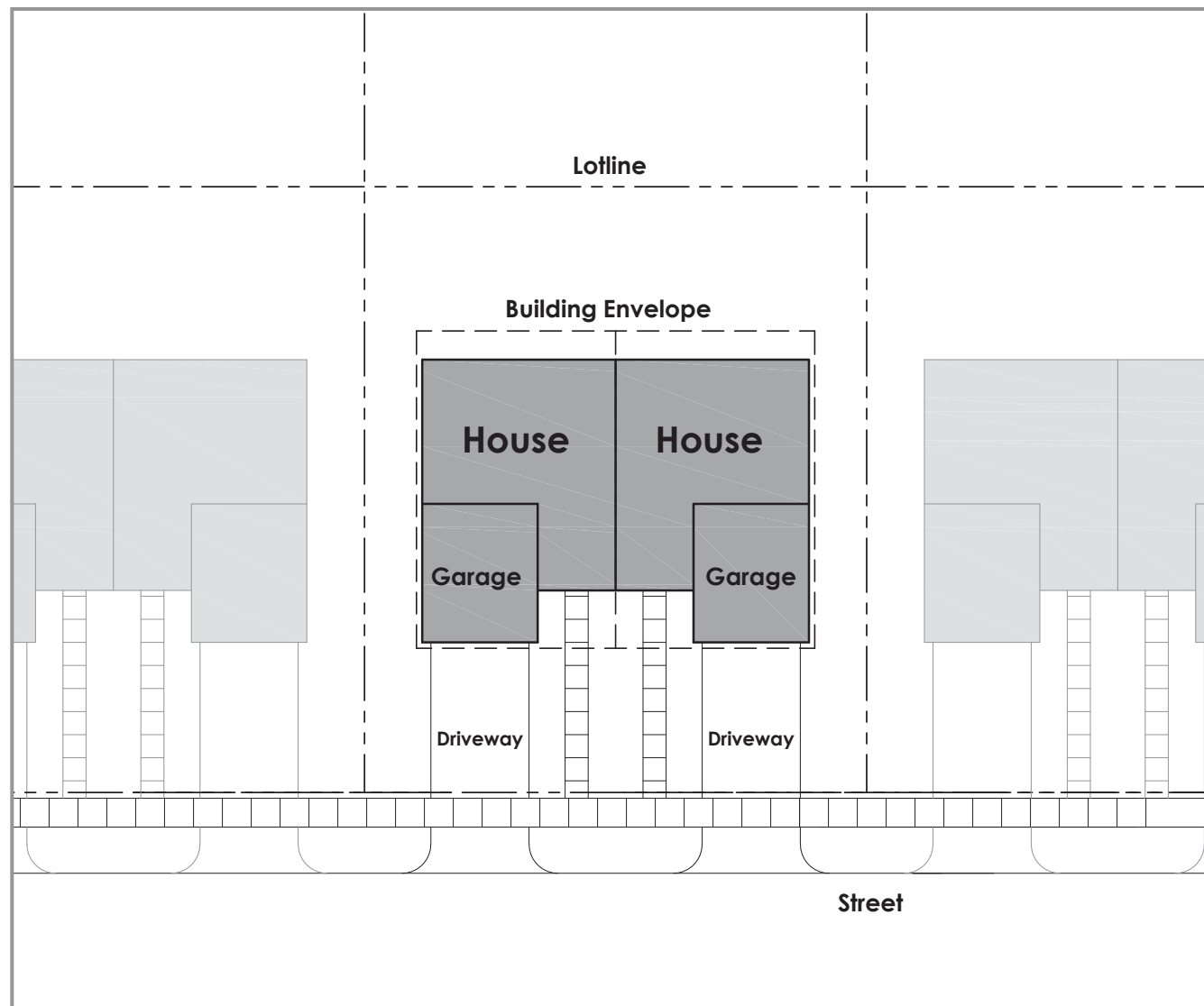
Minimum Lot Area	5,000 sf
Minimum Lot Width	50'
Minimum Lot Depth	100'
Minimum Street Frontage	45'
Minimum Setbacks	
Front Yard	20'
Front Yard to Garage	-
Side Yard	7'
Sum of Side Yards	14'
Rear Yard	2'
Open Porch Encroachment	6'

Maximum Height	35'
Minimum Off Street Parking Stalls	2
Minimum Dwelling Size	24 x 40
Maximum Gross Density	6.5-8.0 du/ac
Minimum Landscape Surface Ratio	2%
Maximum Lot Coverage	75%



Watertown Southwest Side  
Neighborhood Plan  
**Twin Home: TR-6 District**

Watertown, Wisconsin



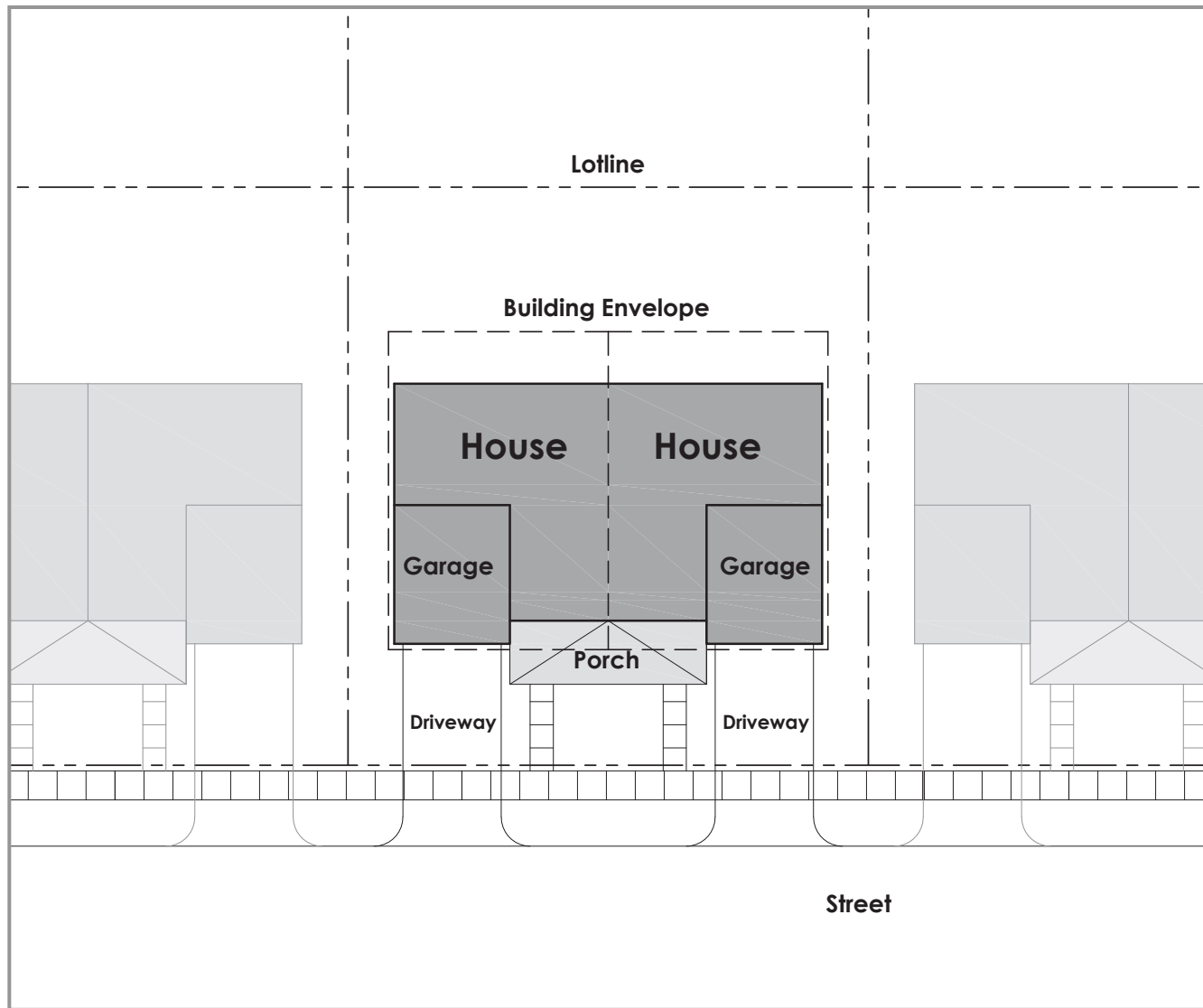
Minimum Lot Area	9,000/4,500 sf
Minimum Lot Width	85'
Minimum Lot Depth	-
Minimum Street Frontage	50'
Minimum Setbacks	
Front Yard	25'
Front Yard to Garage	25'
Side Yard	8'/0'
Sum of Side Yards	18'
Rear Yard	25'
Open Porch Encroachment	-

Maximum Height	35'
Minimum Off Street Parking Stalls	3
Minimum Dwelling Size	24' x 40'
Maximum Gross Density	6.0 du/acre
Minimum Landscape Surface Ratio	50%
Maximum Lot Coverage	40%



Watertown Southwest Side  
Neighborhood Plan  
**Conventional Twin Home (PUD)**

Watertown, Wisconsin



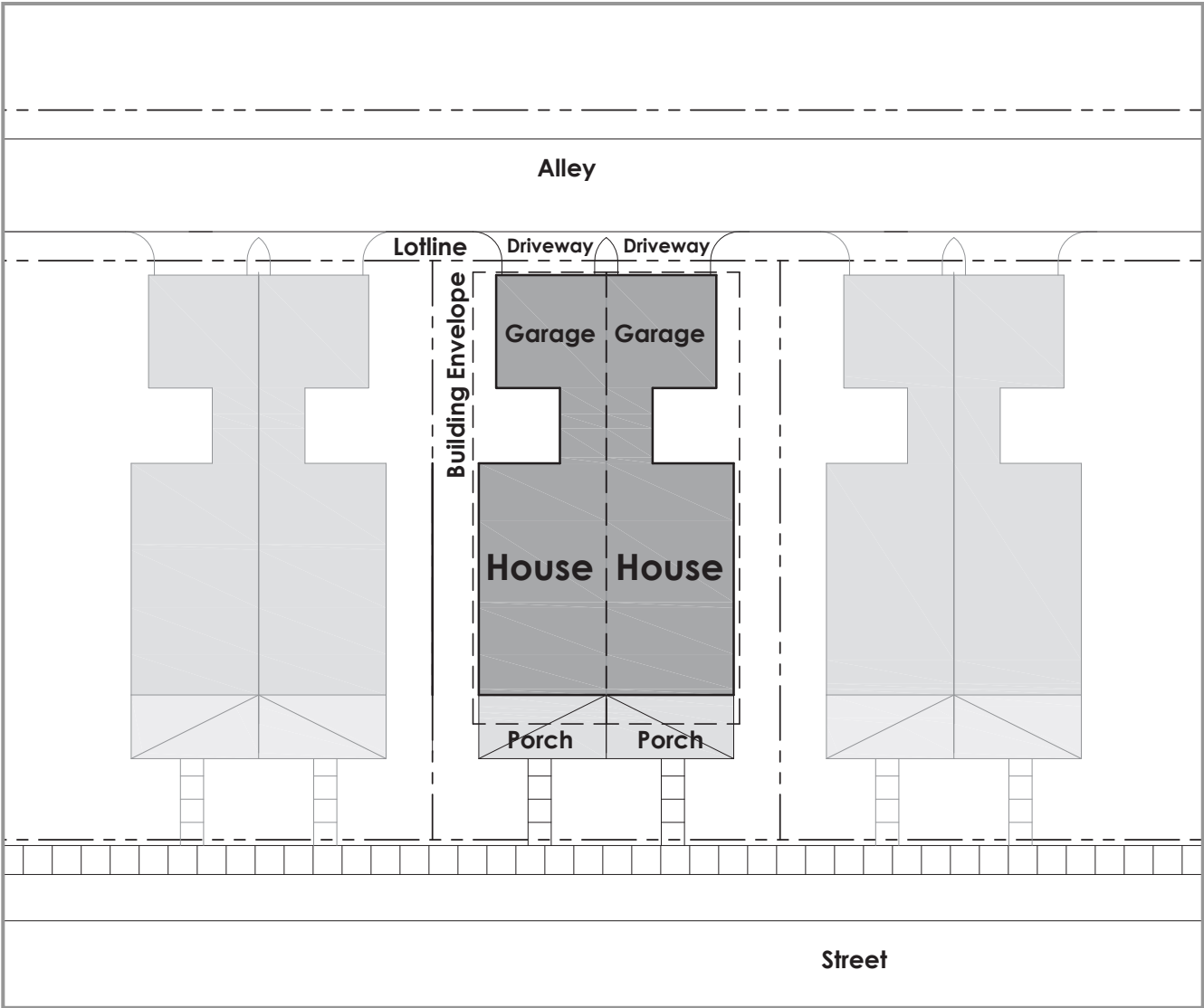
Minimum Lot Area	9,000/4,500 sf
Minimum Lot Width	90'/45'
Minimum Lot Depth	100'
Minimum Street Frontage	80'
Minimum Setbacks	
Front Yard	20'
Front Yard to Garage	27'
Side Yard	7'/0'
Sum of Side Yards	14'
Rear Yard	25'
Open Porch Encroachment	6'

Maximum Height	35'
Minimum Off Street Parking Stalls	3
Minimum Dwelling Size	24 x 40'
Maximum Gross Density	6.0 du/acre
Minimum Landscape Surface Ratio	20%
Maximum Lot Coverage	80%



Watertown Southwest Side  
Neighborhood Plan  
**Potential Alley Twin Home (PUD)**

Watertown, Wisconsin



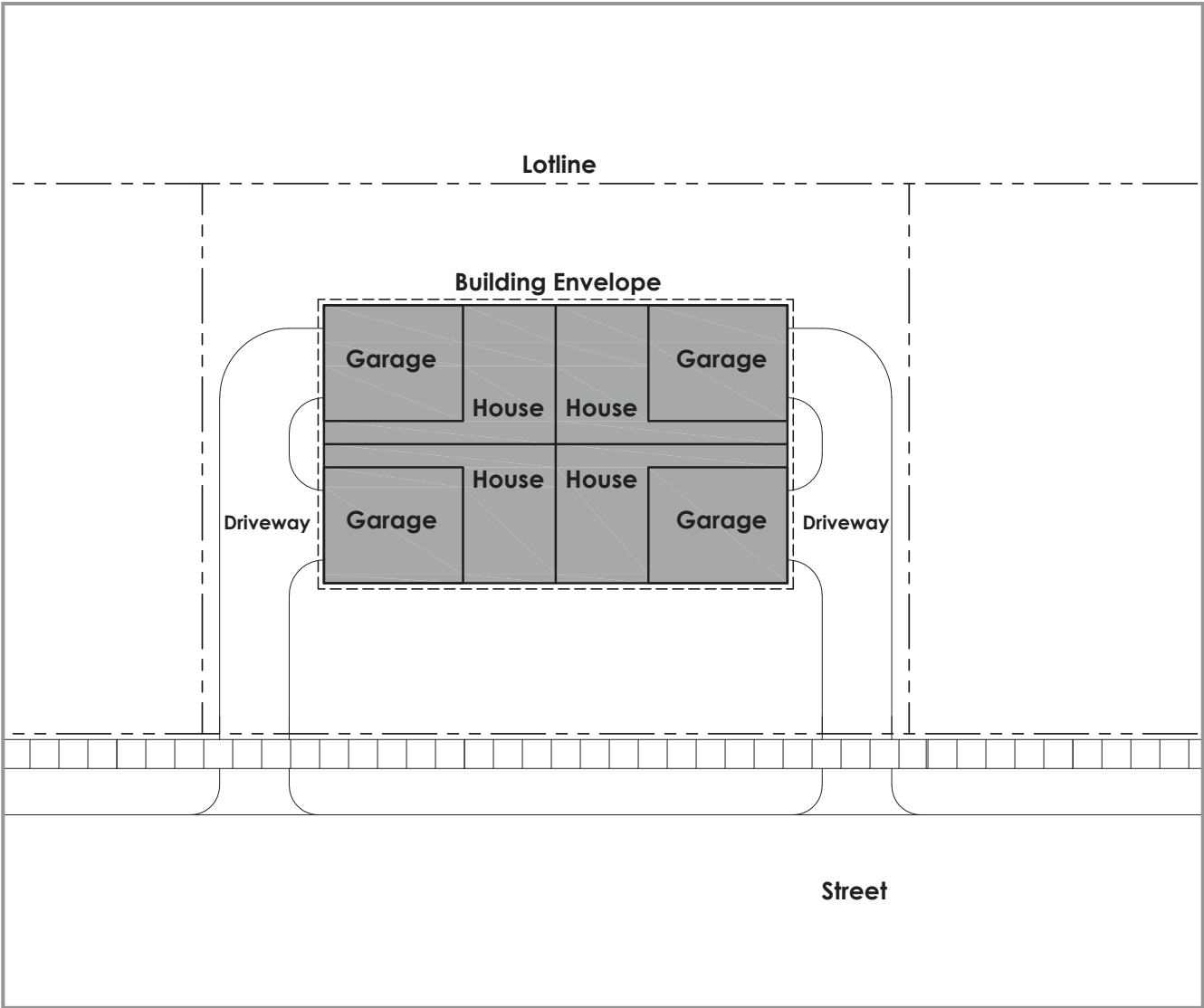
Minimum Lot Area	6,000/3,000 sf
Minimum Lot Width	60'/30'
Minimum Lot Depth	80-100'
Minimum Street Frontage	60'
Minimum Setbacks	
Front Yard	20'
Front Yard to Garage	-
Side Yard	7'
Sum of Side Yards	14'
Rear Yard	2'
Open Porch Encroachment	6'

Maximum Height	35'
Minimum Off Street Parking Stalls	4/2
Minimum Dwelling Size	22' x 40'
Maximum Gross Density	8.0-10.0 du/ac
Minimum Landscape Surface Ratio	20%
Maximum Lot Coverage	80%



Watertown Southwest Side  
Neighborhood Plan  
**Four Unit Home: MR-8 District**

Watertown, Wisconsin



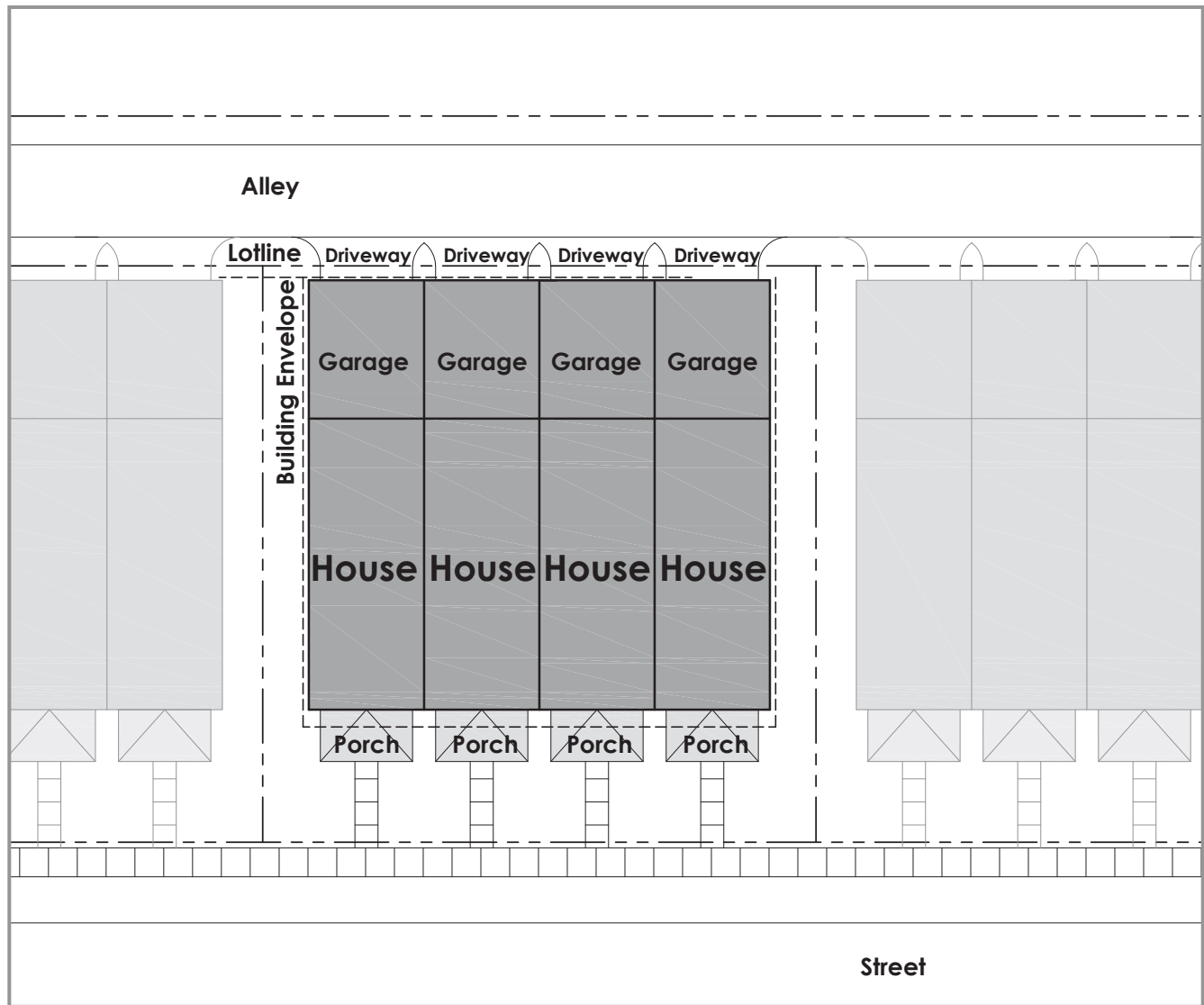
Minimum Lot Area	5,445/unit
Minimum Lot Width	100' (20'/30')
Minimum Lot Depth	-
Minimum Street Frontage	50'
Minimum Setbacks	
Front Yard	25'
Front Yard to Garage	25'
Side Yard	8'/0'
Sum of Side Yards	20'
Rear Yard	30'
Open Porch Encroachment	-

Maximum Height	35'
Minimum Off Street Parking Stalls	2.5/2
Minimum Dwelling Size	24' x 40'
Maximum Gross Density	8.0 du/acre
Minimum Landscape Surface Ratio	50%
Maximum Lot Coverage	40%



Watertown Southwest Side  
Neighborhood Plan  
**Potential Alley Four Unit Home (PUD)**

Watertown, Wisconsin



Minimum Lot Area	2,000/unit
Minimum Lot Width	94' (20')
Minimum Lot Depth	80-100'
Minimum Street Frontage	20'/unit
Minimum Setbacks	
Front Yard	20'
Front Yard to Garage	-
Side Yard	7'
Sum of Side Yards	14'
Rear Yard	2'
Open Porch Encroachment	6'

Maximum Height	35'
Minimum Off Street Parking Stalls	8/2
Minimum Dwelling Size	20' x 40'
Maximum Gross Density	10.0-12.0 du/ac
Minimum Landscape Surface Ratio	20%
Maximum Lot Coverage	80%

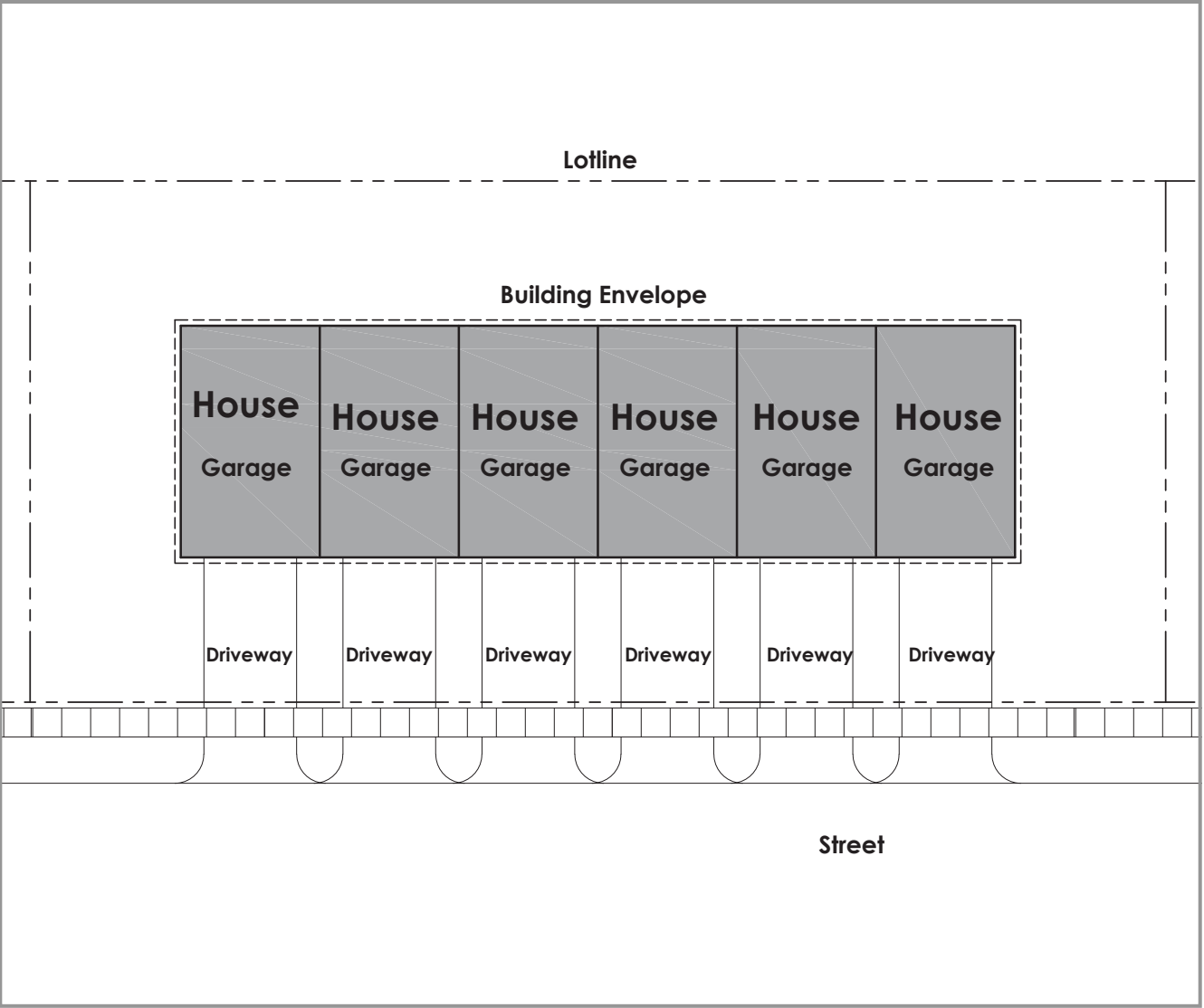


Watertown Southwest Side  
Neighborhood Plan  
**Townhome: MR-10 District**

Watertown, Wisconsin

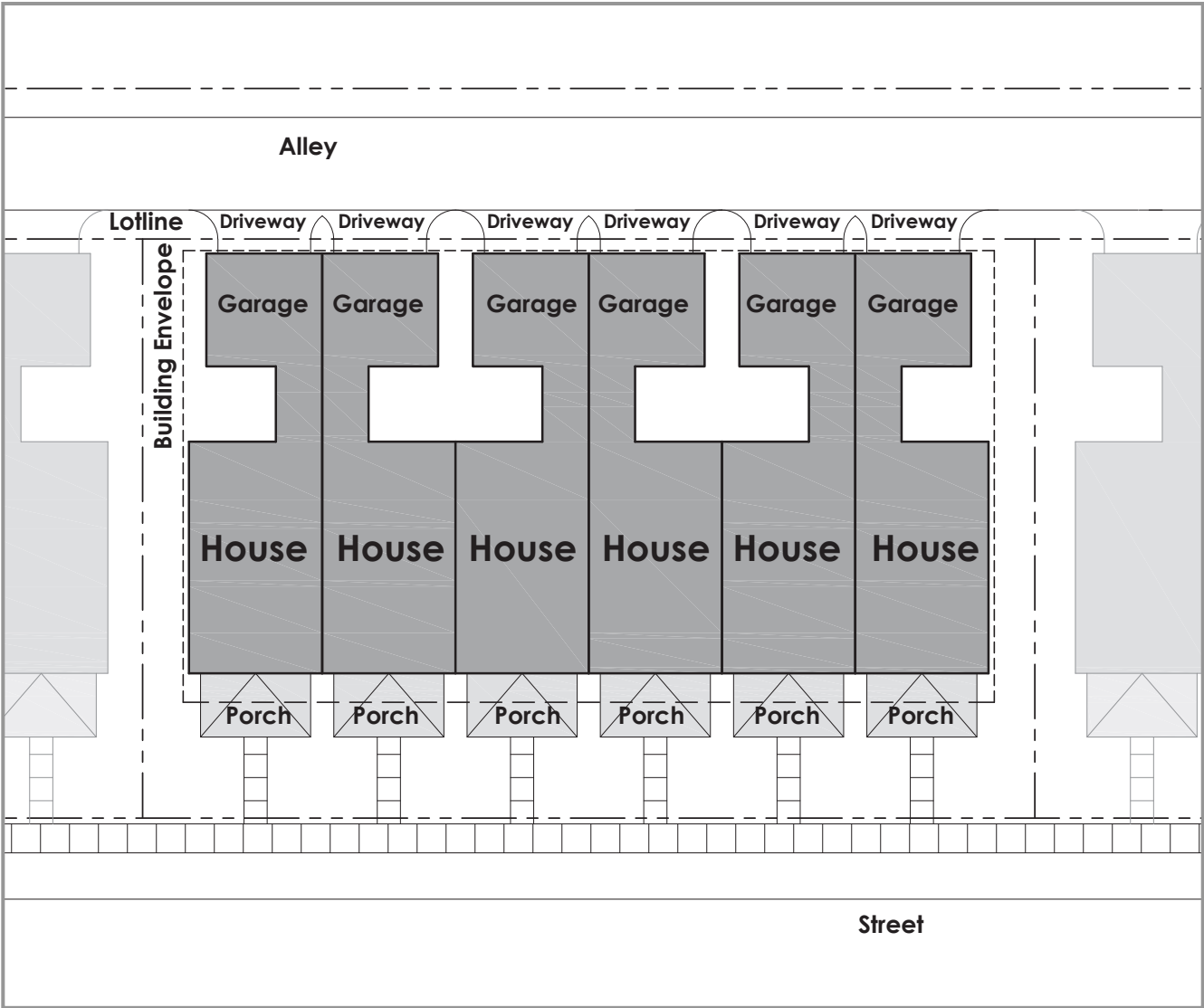
Minimum Lot Area	4,350/unit
Minimum Lot Width	100' (20'/30')
Minimum Lot Depth	-
Minimum Street Frontage	50'
Minimum Setbacks	
Front Yard	25'
Front Yard to Garage	25'
Side Yard	8'/0'
Sum of Side Yards	50'
Rear Yard	25'
Open Porch Encroachment	-

Maximum Height	35'
Minimum Off Street Parking Stalls	2.5/2
Minimum Dwelling Size	24' x 40'
Maximum Gross Density	10.0 du/acre
Minimum Landscape Surface Ratio	50%
Maximum Lot Coverage	40%



Watertown Southwest Side  
Neighborhood Plan  
**Potential Alley Townhome (PUD)**

Watertown, Wisconsin



Minimum Lot Area	2,000/unit
Minimum Lot Width	20'/unit
Minimum Lot Depth	80-100'
Minimum Street Frontage	20'/unit
Minimum Setbacks	
Front Yard	20'
Front Yard to Garage	-
Side Yard	7'
Sum of Side Yards	14'
Rear Yard	2'
Open Porch Encroachment	6'

Maximum Height	35'
Minimum Off Street Parking Stalls	2/unit
Minimum Dwelling Size	20' x 40'
Maximum Gross Density	10.0-12.0 du/ac
Minimum Landscape Surface Ratio	20%
Maximum Lot Coverage	80%



Watertown Southwest Side  
Neighborhood Plan  
**Potential Multi-family Home (PUD)**

Watertown, Wisconsin



Minimum Lot Area	TBD
Minimum Lot Width	TBD
Minimum Lot Depth	
Minimum Street Frontage	TBD
Minimum Setbacks	
Front Yard	
Front Yard to Garage	-
Side Yard	10'
Sum of Side Yards	20'
Rear Yard	25'
Open Porch Encroachment	6'

Maximum Height	45'
Minimum Off Street Parking Stalls	1.75/unit
Minimum Dwelling Size	-
Maximum Gross Density	20.0-25.0 du/ac
Minimum Landscape Surface Ratio	-
Maximum Lot Coverage	-

