

REVISED PRECISE IMPLEMENTATION PLAN

THE OXBOW

A multifamily residential development in
WATERTOWN, WI





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INTRODUCTION

Tessuto Development

At Tessuto Development, we believe a building is more than just steel and glass – it is a vital thread in the social and economic fabric of a community. Our name, Tessuto, is the Italian word for “texture” or “woven fabric.” It represents our core philosophy: that successful real estate development requires the careful weaving of high-quality design, structural integrity, and the unique needs of the people who live and work within our projects.

Our Vision: To look beyond the blueprints to the long-term impact on the neighborhood, building structures, designed to stand as a legacy for generations.

Our Mission: To develop properties that enhance the community, creating value for the tenants, community and investors, weaving excellence into the foundation of every community we touch.

Before founding Tessuto, Tom served as a Principal at North town Partners, where he was the architect of the firm’s strategic vision, forecasting and financing.

Tom’s deep expertise in cultivating relationships and navigating complex financial landscapes led to breaking ground on over \$100 million in projects including multi-family, commercial, hospitality in a five year period. Tom spearheaded municipal and banking negotiations. Tom’s passion to improve the urban fabric of our communities led him to branch off on his own and focus on building a legacy around community infill. At Tessuto, Tom weaves this high-level financial DNA into real estate development, ensuring every project is as fiscally sound as it is structurally impressive.



Figure 1: Proposed Community Logo

PROJECT NARRATIVE

Project Introduction

Tessuto Development (Tessuto) has an agreement in place with CADY EMERALD LLC to acquire the old Johnsonville Meat Processing property at the intersection of E Division St. & N 2nd St with the intent to build a 75-unit luxury apartment community known as The Oxbow.

Community Overview

Tessuto's proposed community includes 75 rental units. The building will have underground parking with 4-stories above ground with a mix of traditional apartments and townhome units. All units will be for rent – not for sale.

A variety of housing types are included in the design: 5 Studio Units, 38 One-bedrooms, 25 Two-bedrooms, and 7 Three bedrooms. Total 75 Rental Units.

Type	#	%
3-Bedroom Apt	7	9
2-Bedroom Apt	25	33
1-Bedroom Apt	38	51
Studio Apt	5	7

PROPOSED PLANNED DEVELOPMENT DESCRIPTION

General Project Themes and Images



Figure 2: Watertown Public Library

Tessuto collaborated with Abacus Architects to bring the Oxbow project to life. After several visits to Watertown, the project team was inspired by the Public Library, which served as the foundation for the project's theme. The design aesthetic of the Oxbow will reflect clean, classic, and simplistic elegance, skillfully blending elements of historic and classical architecture with modern touches.

Along with the design inspiration, the project team also wanted to incorporate a color palette that would stand the test of time and not select a design trend that would fall out of style within a decade. Again, utilizing the library as an example, a warm neutral palette was selected along with a cream-colored masonry which appears to be the predominant masonry theme in Watertown.

Lastly, the team focused on active open spaces to provide an enhanced quality of life & a sense of community that encourages interaction amongst residents with the natural and surrounding amenities. The obvious aspect of this is the activation and use of the riverfront to tie the community to the surrounding area - This includes balcony and patio spaces for the units.

Below is a rendered exterior elevation of the front of the building.



Figure 3: Exterior Rendering

General Mix of Dwelling Unit Types and Land Uses

As mentioned in the Project narrative the general mix of dwelling types is included in the table below. Land use will be exclusively Residential.

Type	#	%
3-Bedroom Apt	7	9
2-Bedroom Apt	25	33
1-Bedroom Apt	38	51
Studio Apt	5	7

Residential Densities

The residential density of the proposed development is described by the various intensity calculations below:

- Dwelling Units per Acre – 43.91
- Floor Area Ratio – 0.33
- Impervious Surface Area Ratio = 0.67

Natural Features

As alluded to earlier in the narrative the existing site condition is a vacant, partially paved & graveled site that generally slopes from N 2nd Street down to the Rock River. The site was the past location of a Johnsonville meat processing plant that has since been demolished, filled in, and rough-graded to its current state. Based on Aerial Images and historical records the site was fully improved and impervious to the river except for the NW flag parcel that has since been incorporated into the property.



Figure 5: Aerial of Past Plant



Figure 6: Current Site Conditions

All wet and dry utilities are available and stubbed into the property. Of note, there is a sewer line that crosses under the Rock River along the direction connecting Rock Street to Cole Street and then a lateral extends north running parallel to the river. The proposed building orientation and setback account for this sewer line to ensure no part of the building is over the sewer line or easement.

Given the sloping topography of the site, the team is proposing a lower parking level, exposed on the west side and underground on the east side. This will allow the community to be developed with reduced impact on the overall mass grading of the site.

Lastly, it should be noted that this property is bisected by the county line separating Dodge and Jefferson counties. Additional considerations are being made to account for this demarcation as it will affect municipal reporting, voting districts, zoning requirements, etc.

It was recommended to the development team that we include a visual indicator within the building hallways to show where the county line is located. The architectural team acknowledges that will be part of the design but has not identified those details yet. We will work with City representatives to come to an agreement on design details that work with the overall high-end architectural design, project budget, and the City's / County's desire to have a differentiation between the counties.

Relationship to Nearby Properties and Public Streets

The site is bounded by a mix of business & single-family homes to the north, Cole Street to the south, N 2nd Street to the east, and finally by the Rock River to the west. The Civil Engineering Site Plans are attached to this submittal for review – all setbacks are outlined in this plan.

Setback	Feet
North (Side-Residential)	5
South (Side-Street)	0
East (Front-Street)	3
West (Rear)	58

To better blend the building mass into the surrounding residential areas, the apartment building will step down on the edges.

Cohesion to Watertown's Guiding Principles

The Oxbow will contribute to and reinforce Watertown's 2040 Vision Statement and its Overarching Plan Recommendations such as:

- Promote high-quality design in any new multi-family, mixed-use, commercial, and industrial development, traditional neighborhood development, and interconnected neighborhoods.
- Facilitate smart growth by utilizing opportunities for redevelopment throughout the city
- Focus investment downtown and along the Rock River

Watertown boasts impressive community assets that enhance its appeal to residential development. Located midway between Milwaukee and Madison, the city sits along the Rock River, featuring an up-and-coming downtown area and a beautiful riverwalk. The Oxbow will seek to tap into these assets and design esthetics, amenities, and connectivity around these features.

The main focus will be the Rock River. The Oxbow will be oriented to maximize views of the Rock River, both to the immediate west and the north. A sanitary sewer line running parallel to the river will inherently



create a greenspace that will be activated with public-private features. A promenade, grilling stations, a fire pit, and lounge areas will not only provide great community amenities but will also provide access for sanitary line maintenance if required.

Although not located on the main downtown corridor, the Oxbow aims to enhance the overall downtown area. By redeveloping an underutilized (ex-industrial) site, The Oxbow intends to serve as a catalytic development that will draw further investment into this part of Watertown. This site is identified in various downtown planning efforts as a key area for pedestrian connectivity. Tessuto will collaborate with the City to establish a pedestrian corridor anchor and hopes to bring this part of the riverwalk to life.

According to RINKA's Downtown River Corridor Opportunity Analysis & Strategic Development Plan, respondents prioritized high-quality public amenities, investment opportunities, and walkability/connectivity. The Oxbow will address these priorities while leveraging residential density to support existing businesses. The spending power of future residents is expected to bolster local businesses and retailers, contributing to economic and employment growth. Exhibit D presents the estimated annual spending by residents of The Oxbow, showing a total estimated spending by households of around \$5,500,000.

Furthermore, housing demand is significantly driven by the need to provide accommodations for a growing population, along with a variety of housing options for a diverse community. The Oxbow offers a range of new housing options that specifically address these needs for current and future residents. Offering studio units to three-bedroom apartment units, the Oxbow will attract young professionals, provide new opportunities for current City residents, and allow residents to age and thrive in place.

Planned Development Rationale

Tessuto respectfully requests that the City consider this development, as outlined in the accompanying information and drawings. In alignment with the City's overarching principles, Tessuto aims to create inspired, detailed, and engaged communities that feature dynamic, community-oriented amenities. This approach is designed to enhance the area's character, foster a sense of place, and support future investments. Maximizing the overall density of the community is essential for the financial viability of the project. To ensure a high-quality, well-amenitized, and efficiently-managed operation, we are seeking to develop this 75-unit facility. Achieving this density on a site of just 1.708 acres presents challenges that conflict with standard zoning regulations. The overall impact of this project is intended to continue the revitalization of the Downtown River Corridor and fulfill one of the City's top three priorities as outlined in the Comprehensive Plan. To accomplish this goal, Tessuto is requesting the proposed PD zoning with requested exemptions as listed below.

Zoning Standards Comparison

Listed below are the zoning standards listed for the Central Business District and how they compare to the proposed Planned Development:

Residential Land Use Standards

Central Business (CB) Zoning District		Proposed PD	
Multifamily Apartment Building with first floor Apartments.	Use not permitted.	Allowance for a Multifamily Apartment Building with first floor Apartments within the Central Business (CB) Zoning District.	PD flexibility requested.
Multi-Family Apartments <i>[per 550-49(7)]</i>			
○ Consists of attached multifamily residences that take access from a shared entrance or hallway.		N/A	Proposal meets requirement.
○ A minimum building code required fire-rated wall assembly division, separating living areas from the lowest level to the underside of the roof, is required between each dwelling unit.		N/A	Proposal meets requirement.
○ No more than 24 dwelling units, and no fewer than three, may be located in a building.		Allowance for up to 75 units.	PD flexibility requested.

Bulk Standards

Zoning District	Minimum Lot Area (sqft)	Minimum Lot Width (ft)	Minimum Setbacks (feet)				Minimum Building Separation (feet)	Maximum Building Height (feet)
			Front / Street; Side	Rear	Side/Rear from Accessory	Pavement		
Central Business	2000	10	Maximum setback of 0 feet or block average, except per Plan Commission as a component of site design; side yard is 10 feet from residential	0/10 ¹	3/5 ²	0 ³	Maximum is 0, except per Plan Commission	50; minimum is 20, except per Plan Commission
Proposed PD	74,400	225	3 Front, 0 side (street), 5 side (residential)	58	NA	0	NA	63'-0" *Note 4

Notes:

- 1 Zero feet from residential districts
- 2 Accessory buildings shall be three feet from the property line, five feet from an alley
- 3 Five feet from side and rear lot lines, except where modified along district boundary by required buffer yard; see § 550-99;
- 4 0 feet from front or street line.
We would like to round up slightly and request a Maximum Building Height of 63-feet 0-inches.

Regarding the parking and loading standards, it's important to note that "within the Central Business (CB) District, the parking requirements of this chapter are hereby waived" §550-107G(4). Nevertheless, the team aims to comply with the guidelines outlined in this chapter to the best of their ability. The proposed standards related to the code are listed in the table below.

Off-street Parking Layout Dimensions

Description	Parking lot design standards (90-degree parking angle) (feet)					Parking module width (feet)	
	Stall width at parking angle	Stall width parallel to aisle	Stall depth to wall	Stall length (including 1.5-foot curb overhang)	Aisle width	Wall to wall (single-loaded)	Wall to wall (double-loaded)
Code	9	9	18.5	18.5	26	44.5	63
Proposed	9	9	exceeds	19.5	24	42.5	63

Density Standards

Zoning District	Development Option	Maximum Gross Density (MGD)	Minimum Lot Area (MLA)	Minimum Zoning District Area	Minimum Landscape Surface Ratio (LSR)
Central Business	Conventional	Up to 50 du/acre per the limits of the conditional use permit	9,000 sf	9,000 sf	0%
Proposed PD	Conventional	43.9 du/acre	74,400 sf	74,400 sf	33%

Non-Residential Intensity Standards

Zoning District	Maximum Number of Floors	Minimum Landscape Surface Ratio (LSR)	Maximum Floor Area Ratio (FAR)	Minimum Lot Area (MLA)	Maximum Building Size (MBS)
Central Business	4	0%	3.00	2,000 sf	NA
Proposed PD	4+1	33%	0.33	74,400 sf	114,455 gross sf

Requested Exemptions

As shown in the previous section, the project team has designed the Oxbow community to almost all of the standards listed for the Central Business District. The exception is the maximum building height. Due to the sloping nature of the site and the exposed lower parking level the height of the building from the west exceeds the 50 feet maximum, while from the east it is below. Measuring the 1st floor to the highest point is 49'-3" while measuring the garage floor to the highest point is approaching 63', we request a max height restriction of 63'-0".

Lastly, the Team has provided some conceptual landscaping within the architectural renderings but understands that the City of Watertown has robust landscaping calculations and standards listed per code. The Team plans to meet or exceed these requirements upon full buildout of the Site Landscaping Plans.

EXHIBIT A
Architectural Renderings









Exhibit B: Elevation Plans
NOTE The actual pdf file will be provided separately so you can zoom in and review details.





SOUTH ELEVATION 2
SCALE: 1/8" = 1'-0" A 502

ELEVATION KEYNOTES	
NO.	DESCRIPTION
1	STRAND SUBSTRATE LAP SIDING - LP SMARTSIDE: WHITE
2	STRAND SUBSTRATE LAP SIDING - LP SMARTSIDE: BONSAI BLACK
3	STRAND SUBSTRATE LAP SIDING - LP SMARTSIDE: SAFFRON CEDAR
4	STRAND SUBSTRATE VERTICAL NICKEL GAP SIDING - LP SMARTSIDE: BONSAI BLACK
5	CULTURED STONE VENER - CASA DI SASSI: BOLZANO
6	LIMESTONE WALL CAP
7	LIMESTONE WATERTABLE
9	STRAND SUBSTRATE FASCIA BOARD - LP SMARTSIDE: ABYSS BLACK
10	STRAND SUBSTRATE BALCONY FASCIA BOARDS - LP SMARTSIDE: ABYSS BLACK
11	STRAND SUBSTRATE TRIM - MATCH SIDING COLOR
12	1" x 1/2" STRAND SUBSTRATE TRIM - LP SMARTSIDE: BONSAI BLACK
13	PRESERVATIVE TREATED WOOD DECK JOISTS w/ TREX COMPOSITE DECKING - COLOR: SADDLE
14	PRECAST CONCRETE BALCONY
15	PRE-MANUFACTURED ALUMINUM GUARDRAIL SYSTEM - WESTBURY VERTICABLE: BLACK
16	PVC COLUMN WRAP - MATCH LP SMARTSIDE: ABYSS BLACK
17	LAMINATED WOOD POSTS AND BEAMS - STAINED TO MATCH "SAFFRON CEDAR" STRAND SUBSTRATE SIDING
18	T&G CEDAR SOFFIT BOARDS
19	ASPHALT SHINGLES
20	PRE-FINISHED METAL COPING - BLACK
21	PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUT
22	ALUMINUM STOREFRONT ENTRANCE DOOR AND FRAME
23	SLIDING PATIO DOOR ASSEMBLY
24	INSULATED HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH ADJACENT SIDING
25	OVERHEAD SECTIONAL DOOR
27	FOUNDATION & FOOTING - SEE STRUCTURAL DRAWINGS

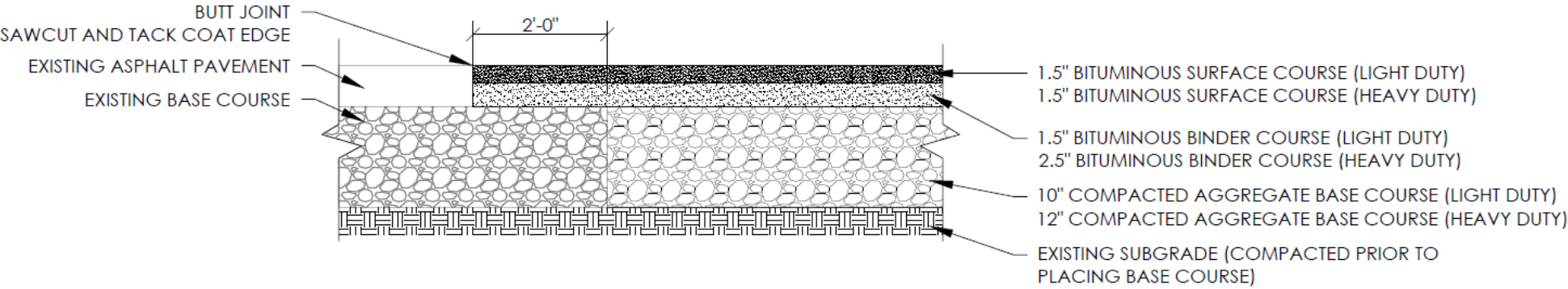


WEST ELEVATION 1
SCALE: 1/8" = 1'-0" A 502

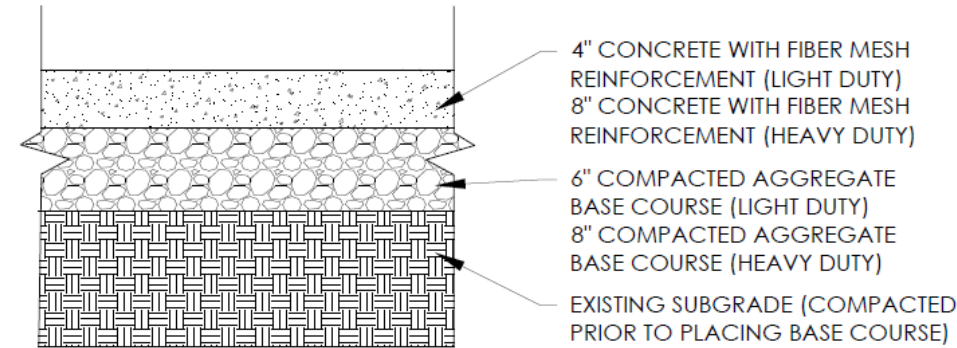
Exhibit C: Site Plan & Landscaping Plan
*****NOTE***** Full Civil Plans will be provided as a separate pdf file for detailed review.



Concrete and Pavement Detail
*Note – Riverwalk Path is Concrete

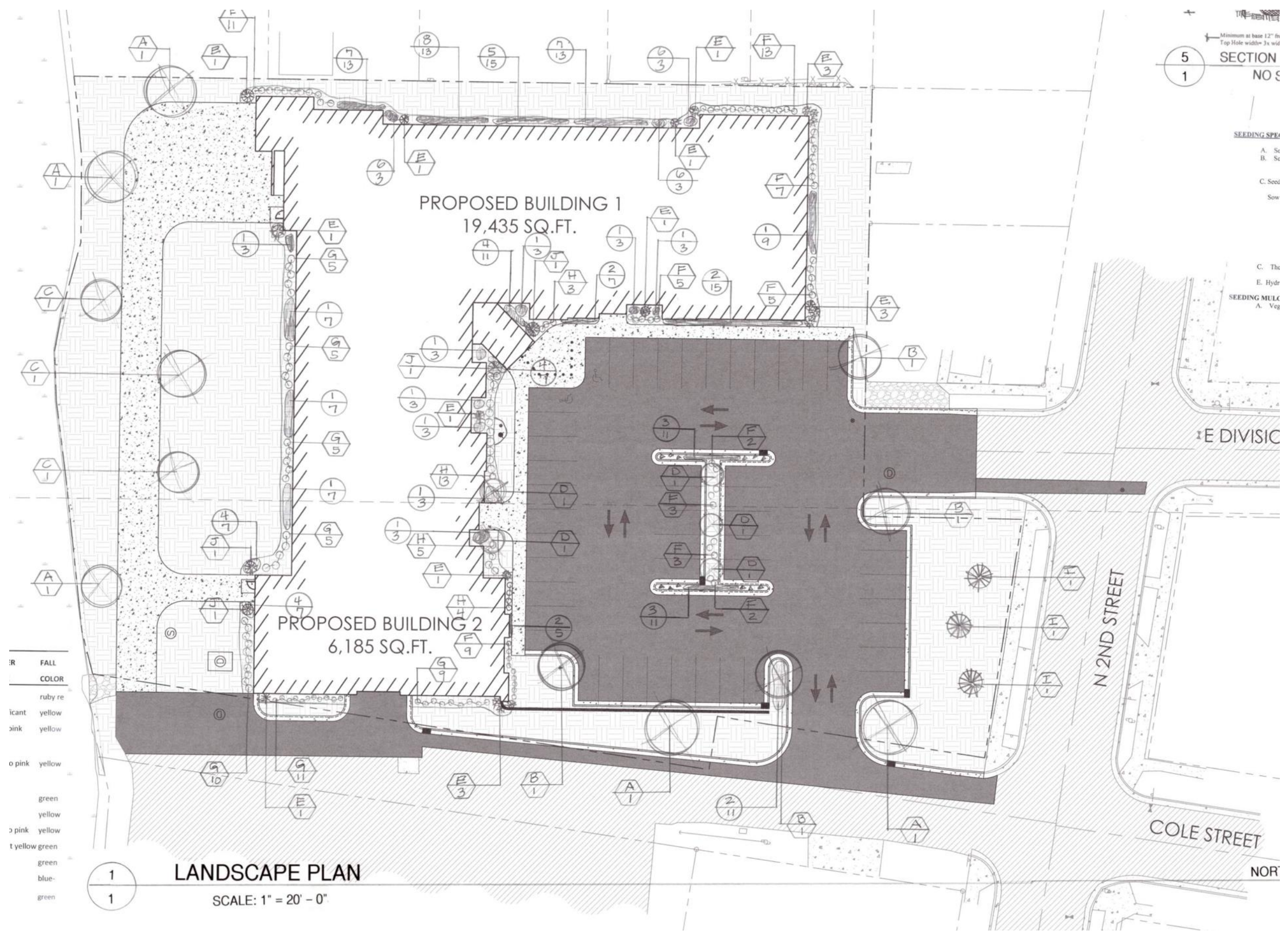


ASPHALT PAVEMENT CROSS SECTION



CONCRETE PAVEMENT CROSS SECTION

****NOTE**** All asphalt installed in ROW must meet City of Watertown standards.
Binder: 2.25" 3LT 58-28-S Binder Course
Surface: 1.75" 4LT 58-28-S Surface Course



FALL	COLOR
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o pink	yellow
t yellow green	
green	
blue-	
green	

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1

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A. Veg

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NOR

Estimated Annual Spending by Residents

The Oxbow

Watertown, WI

December-25

Cataorgy	Avg. Annual Expenditure
Food	\$ 10,100
Alcoholic beverages	\$ 626
Housing	\$ 25,758
Apparel and services	\$ 2,036
Transportation	\$ 13,310
Healthcare	\$ 6,263
Entertainment	\$ 3,680
Personal care products and services	\$ 940
Reading	\$ 157
Education	\$ 1,644
Tobacco products and smoking supplies	\$ 391
Miscellaneous	\$ 1,253
Cash contributions	\$ 2,427
Personal insurance and pensions	\$ 9,708
Total Average Annual Expenditures per HH	\$ 78,292

LESS "Homeowner Expenses"	
Mortgage Payment & Basics	\$ 13,811
Maintenance & Remodeling Services	\$ 4,639
Maintenance & Remodeling Materials	\$ 752
Lawn & Garden	\$ 662
Subtotal	\$ 19,864

SUBTOTAL - Annual Expenditures per Renter Household Excluding Rent	\$ 58,428
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Average monthly rent at The Oxbow	\$ 1,935
PLUS Ave. Annual Rent	\$ 23,220
TOTAL - Annual Expenditures per Oxbow Household (includes rent)	\$ 81,648

Total Homes in the Oxbow Community	67
Adjusted for (95% occupancy)	64
Total Residents (avg. household size of 2.4)	154

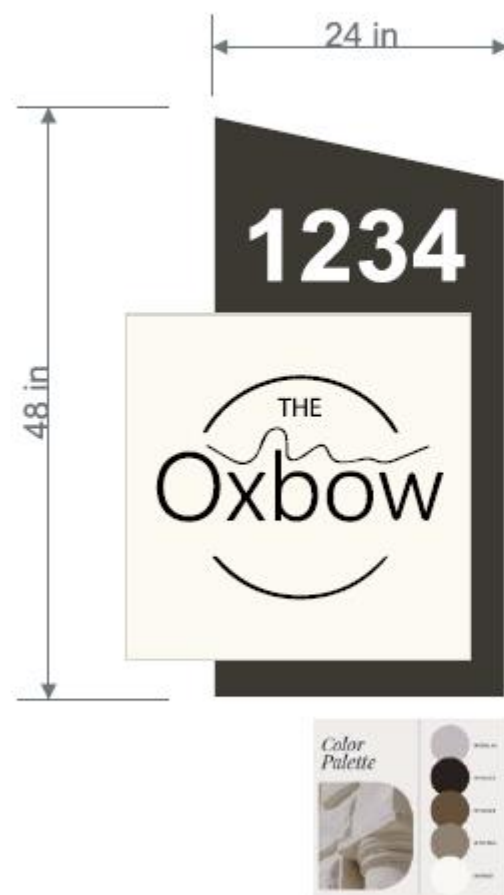
TOTAL Annual Expenditures by Households	\$ 5,225,480
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Exhibit E – Site Signage



B

Qty: 1
Single Sided
Address Sign



C

Qty: 1
Halo Illuminated Letters



