



November 22, 2024

### Project Narrative

Project: Lumin Terrace  
Johnson Street  
Watertown, WI 53094

Horizon Development Group, Inc. is requesting conditional use permit and site plan review and approval for a new multi-family development, Lumin Terrace, located on the east side of Johnson Street (between Johnson Steet and Hoffman Road) on the northern portion of parcel 291-0815-0814-001, in the City of Watertown. The property is zoned MR-10 and a conditional use permit is required for the proposed development. City Land Use Plan map designation for the property is Riverside Mixed Use and the proposed use is compatible. The existing property is currently wooded with some asphalt paths. The trees and existing asphalt paths will be removed for the proposed development.

The property area is 9.33 acres, and the area of site disturbance is proposed at 8.90 acres. The development will consist of four (4) buildings: 3 buildings will be 12,996 SF and 1 building will be 10,560 SF. All buildings will be 2-stories. Exterior building materials consist of a variety of styles of vinyl siding, composite stone veneer, vinyl windows, asphalt shingles, and aluminum fascia, soffit, gutters, and downspouts. A 20' x 20' outdoor pavilion area with grill and picnic tables is proposed towards the northeastern part of the site. A fenced in dog park area (42' x 60') is also proposed in this area. Two waste enclosures are proposed: one on the northern end and one on the southern end of the development. The waste enclosures will contain a sufficient number of waste bins to conveniently accommodate all trash and waste generated by the proposed use. All improvements located within the development comply with all building setback requirements.

The proposed number of dwelling units is 93, with 92 apartment units for lease and 1 unit utilized as a model unit/leasing office that could be leased as an apartment in the future. The overall development will include 36 one-bedroom units, 32 two-bedroom units, 24 three-bedroom units, and a one-bedroom model unit/leasing office. The leasing office will be staffed by the property manager, Horizon Management Services, Inc., with regular office hours. There will be 92 non-age-restricted households living at Lumin Terrace, with the number of residents being dependent on family household size. Commercial traffic to the property will include mail/parcel deliveries, refuse pickup, and maintenance/vendor services, all with varying frequency. Hours of operation will be consistent with residential uses throughout the City. The development will be comprised of the ratios below. The floor area ratio is 0.24.

Building Floor Area	1.14 AC	49,548 SF	12.2%
Pavement	3.04 AC	132,373 SF	32.6%
Total Impervious	4.18 AC	181,921 SF	44.8%
Landscape Open Space	5.16 AC	224,606 SF	55.2%
Project Site	9.33 AC	406,527 SF	100%

Access to development will be via (2) driveways from the newly constructed Johnson Street, constructed as part of the Rock River Ridge Project. Parking is provided primarily to the east and west of the buildings with a total of 196 parking spaces, including 8 ADA spaces. All required off-street parking and access drives are designed entirely within the boundaries of the group development. Internal sidewalks are provided around each building for pedestrian access and a bike rack is also provided at each building.

Two 8" water service connections are proposed to connect to the newly constructed water main in Johnson Street, constructed as part of the Rock River Ridge Phase 1 Project. A private 8" water loop is proposed to service each of the buildings and proposed site hydrants. Sanitary services from each of the buildings are proposed to connect into an 8" private sanitary interceptor line to connect into the existing sanitary manhole in the Hoffman Road ROW.

Post-construction stormwater management is provided with a wet pond in the southeast portion of the site which will discharge to an infiltration basin on the northeast portion of the site. The infiltration basin will discharge via an 8" pipe which will connect to an existing catch basin beehive structure on the east central portion of the site.

The proposed development shall comply with all requirements of Article XI Performance Standards. The development will not create any potential nuisances related to access, visibility, off-street parking, off-street loading, exterior storage, exterior lighting, vibration, noise, air pollution, odors, electromagnetic radiation, glare and heat, fire and explosion, toxic and noxious materials, waste materials, drainage, exterior construction materials, and hazardous materials.

The proposed development will fit well with the general character of this area. The vacant property will be transformed into a development that is aesthetically pleasing and complementary to other area structures. Building exterior will feature high-quality materials along with coordinated landscaping with resilient plantings enhancing property and neighborhood appeal. Site lighting will be provided in a fashion that provides appropriate foot candles for safety with cut-off fixtures for minimal light trespass and directed inward toward the development. The building and grounds will be well maintained. No hazards or nuisances to nearby neighbors are anticipated as a result of this project.

Information on how the proposed Lumin Terrace multi-family development addresses the City Group Developments conditions can be found below.

(1) All required off-street parking spaces and access drives shall be located entirely within the boundaries of the group development.

- **All required off-street parking spaces and access drives are located entirely within the boundaries of the development.**

(2) The development shall contain a sufficient number of waste bins to accommodate all trash and waste generated by the land uses in a convenient manner.

- **Two waste enclosures are proposed: one on the northern end and one on the southern end of the development. The waste enclosures will contain a sufficient number of waste bins to conveniently accommodate all trash and waste generated by the proposed use.**

(3) No group development shall take access to a local residential street.

- **The development does not take access from a local residential street.**

(4) All development located within a group development shall be located so as to comply with the intent of this chapter regarding setbacks of structures and buildings from lot lines. As such, individual principal and accessory structures and buildings located within group developments shall be situated within building envelopes that serve to demonstrate complete compliance with said intent. Said building envelopes shall be depicted on the site plan required for review of group developments.

- **The development complies with all required setbacks.**

(5) (a) Building exterior materials shall be of high quality on all sides of the structure, including glass, brick, decorative concrete block or stucco. Decorative architectural metal with concealed fasteners may be approved with special permission from the City.

- **High quality building exterior materials are on all sides of the structures and include a variety of styles of vinyl siding, composite stone veneer, vinyl windows, asphalt shingles, and aluminum fascia, soffit, gutters, and downspouts.**

(5) (b) Building exterior design shall be unified in design and materials throughout the structure and shall be complementary to other structures in the vicinity. However, the development shall employ varying building setbacks, height, roof, treatments, door and window openings, and other structural and decorative elements to reduce the apparent size and scale of the structure. A minimum of 20% of the combined facades of the structure shall employ actual facade protrusions or recesses. A minimum of 20% of the combined linear roof eave or parapet lines of the structure shall employ differences in height of eight feet or more. Roofs with particular slopes may be required by the City to complement existing buildings or otherwise establish a particular aesthetic objective.

- **Exterior building design employs protrusions greater than 20% of the façade. Roof and eave elevations are varied and these two story low rise buildings are designed to be scaled appropriately and complement nearby development.**

(5) (c) Mechanical equipment, refuse containers and any permitted outdoor storage shall be fully concealed from on-site and off-site ground-level views with materials identical to those used on the building exterior.

- **Refuse containers shall be located within an enclosure of decorative split face concrete masonry units.**

(5) (d) Standard corporate trademark building designs, materials, architectural elements and colors all shall be acceptable, as determined by the City, only as subtly integrated into the more generic design of the building as a whole. Color schemes of all architectural elements shall be muted, neutral, nonreflective and nonuse- or nontenant-specific.

- **Building exterior materials are of high quality on all sides of the structures and include a variety of styles of vinyl siding, composite stone veneer. The color scheme is still to be determined, but it will be neutral.**

(5) (e) Public entryways shall be prominently indicated from the building's exterior design and shall be emphasized by on-site traffic flow patterns. All sides of the building that directly face or abut a public street shall have public entrances.

- **Public entryways are prominently indicated within the exterior design. Buildings are oriented in a north/south direction to face both Johnson Street and Hoffman Road with building entrances on both the east and west sides of the buildings.**

(5) (f) Loading areas shall be completely screened from surrounding roads and residential, office and commercial properties. Said screening may be through internal loading areas, screening wall that will match the building exterior in materials and design, fully opaque landscaping at time of planting, or combinations of the above. Gates and fencing may be used for security purposes but not for screening and shall be of high aesthetic quality.

- **The development does not include any designated loading areas. Commercial traffic to the property will include mail/parcel deliveries, refuse pickup, and maintenance/vendor services, all with varying frequency.**

(5) (g) Vehicle access from public streets shall be designed to accommodate peak traffic volumes without disrupting traffic on public streets from inadequate throat length, access drive width or design or inadequate driveway location. The impact of traffic generated by the proposed development shall be demonstrated by a traffic impact analysis performed by the applicant's traffic engineer so as to not adversely impact off-site public roads, intersections and interchanges during the traffic peak associated with a full parking lot. Where the project shall adversely impact off-site traffic, the City may deny the application, may require a size reduction in the proposed development, or may require off-site improvements.

- **Vehicle access has been designed to accommodate peak traffic volumes and no traffic disruption to public streets is anticipated. Brian Zirbes recommended speaking with Andrew Beyer. Andrew Beyer did not respond to a voicemail to discuss TIA requirements and if a TIA was completed for the overall plat.**

(5) (h) Parking lot design shall employ interior landscaped islands with a minimum of 400 square feet at all parking islands, and in addition shall provide a minimum of one landscaped island of a minimum of 400 square feet in each parking aisle for every 20 cars in that aisle. Aisle-end islands shall count toward meeting this requirement. Landscaped medians shall be used to break large parking areas into distinct pods, with a maximum of 100 spaces in any one pod.

- **Landscape islands are provided on each aisle end of each row of parking.**

(5) (i) A minimum of one cart-return area of 200 square feet shall be provided for every parking area pod. There shall be no exterior cart-return or cart-storage areas located within 25 feet of the building in areas located between the building and a public street.

- **Cart return is not applicable to this development.**

(5) (j) The applicant shall demonstrate full compliance with City standards for stormwater, utilities, erosion control and public safety.

- **The development has been designed to meet City standards for stormwater, utilities, erosion control and public safety. See included stormwater report, which details how stormwater requirements for infiltration, peak discharge, and water quality have been met. See sheets C1.2A, C1.2B, C1.2C, and C2.0 for proposed erosion control measures. See sheets C1.3A, 1.3B, and 1.3C for proposed utilities.**

(5) (k) On-site landscaping shall be provided per the landscaping requirements of this chapter, except that building foundation landscaping and paved area landscaping shall be provided at 1.5 times the required landscape points for development in the zoning district.

- **Landscaping has been designed to meet City standards for the MR-10 district. See sheet C1.4 for landscape plan, which includes a landscaping calculations table which breaks down the required plants and provided plants for each of the specific areas such as: paved area, developed lots, street, and building foundation.**

(5) (l) A conceptual plan for exterior signage shall be provided at time of detailed site plan or GDP that provides for coordinated and complementary exterior sign location, configurations and colors throughout the planned development. All freestanding signage within the development shall complement the on-building signage. Freestanding sign materials and design shall complement the building exterior and may not exceed the maximum height requirement of this chapter and the Building Code.

- **A monument sign is proposed at the entrance to the development and will be designed to meet zoning requirements. Monument sign will be appropriately scaled and materials shall match primary buildings.**

(5) (m) The entire development shall provide for full and safe pedestrian and bicycle access within the development and shall provide appropriate connections to the existing and planned pedestrian and bicycle facilities in the community and in surrounding neighborhoods, including sidewalk connections to all building entrances from all public streets. The development shall provide secure bicycle parking and pedestrian furniture in appropriate quantities and location. A central pedestrian gathering area shall be provided.

- **The development includes internal sidewalks that are provided around each building for pedestrian access and a bike rack is also provided at each building. Additionally, an outdoor pavilion, picnic table, park grill, and dog park is provided to serve as the central pedestrian gathering area. A pedestrian trail along Hoffman Road was previously approved and will be provided as part of the Rock River Ridge Phase 1 Plans and construction. Finally, a public access grass pathway will be provided to provide public access from Johnson Street to the proposed park south of this development.**

(5) (n) Where such developments are proposed to provide a new location for a business already located within the community, a required condition of approval for the new development shall be a prohibition on conditions of sale, lease or use of the previously occupied building or site which provide limits beyond the range of applicable local, state or federal regulations. If such limits are required, the applicant may seek City approval to demolish the previously occupied structure and prepare the site for some future development.

- **This development is not a new location for a business already located within the community.**

(5) (o) The applicant shall provide adequate evidence that the proposed development and uses cannot be adequately sited within or on existing developed properties or buildings within the community.

- **All adequate sites were fully vetted with this site being the most beneficial for the new multi-family development.**

(5) (p) The Plan Commission may waive any of the above standards by a three-fourths' vote of members in attendance, but only if supplemental design elements or improvements are incorporated into the project that compensate for the waiver of the particular standard.