



Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

## City of Watertown And Town of Emmet Intergovernmental Agreement\*\*

Dodge  
County  
Jefferson  
County

## Future Land Use Urban Area

## Map 6b

City/Town IGA\*\*  
City Growth Area  
City Periphery Areas

### City of Watertown Comprehensive Plan

#### Land Use Categories

- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood\*\*
- Institutional
- Airport

- Rights-of-Way
- Neighborhood Mixed Use
- Planned Mixed Use\*
- Central Mixed Use
- Riverside Mixed Use\*\*\*
- Mixed Industrial
- Parks & Recreation
- Environmental Corridor
- Surface Water

\*Each "Planned Mixed Use Area" may include mix of:  
1. Office  
2. Multi-Family Residential  
3. Mixed Industrial  
4. Commercial Services/Retail  
5. Institutional  
6. Parks & Recreation

\*\*\*"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

- City of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- Watertown Long Range Growth Area

#### Airport Height Limitations

- Maximum Building Elevation b/t 865 and 968 ft
- Maximum Building Elevation b/t 968 and 1005 ft

Draft: August 7, 2019  
Source: WisDNR, FEMA, City of Watertown, Dodge Co. LIO & Jefferson Co. LIO, V&A

VANDEWALLE & ASSOCIATES INC.  
Shaping places, shaping change



0 0.25 0.5 1 Miles