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TO: Plan Commission
DATE: June 10th, 2024
SUBJECT: Initial Review and Schedule a Public Hearing – 1310 Allwardt St Rezoning

A rezoning requested by Kory Krieser, agent for Hartland Shores LLC, to change the zoning on the parcel located at 1310 Allwardt St. Parcel PIN: 291-0915-3413-014

SITE DETAILS:

Acres: 20
Current Zoning: Single Family Residential
Existing Land Use: Vacant
Future Land Use Designation: Institutional

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to change the zoning designation from Single Family Residential (SR-4) to Multi-Family Residential 10 (MR-10) for the development of an apartment complex. The 2019 City of Watertown Comprehensive Plan designates the Future Land Use of this area as Planned Neighborhood. A Comprehensive Plan Amendment to Multi-Family Future Land Use and a Conditional Use Permit for a Group Development are also pending for this development.

STAFF EVALUATION:

Land Use and Zoning:

Nearby Future Land Use designations include Single Family Residential to the north and west. Multi-Family Future Land Use exists to the south and Institutional Future Land Use exists to the west.

Nearby Zoning includes Single-Family Residential Zoning to the west, north, and east. Multi-Family Residential Zoning with a PUD exists to the south and Planned Office and Institutional Zoning exists to the southeast.

Zoning Code

The zoning code requires the Plan Commission to conduct an initial review of the rezoning and schedule a public hearing before the Common Council.

Per Section § 550-141E:

E. Initial review by the Plan Commission and scheduling of Common Council public hearing. 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) The Plan Commission shall schedule a reasonable time and place for a public meeting to hear the application within 45 days of the acceptance and determination of the complete application as determined by the Zoning Administrator. The applicant may appear in person, by agent and/or by attorney.
- (2) Within 60 days after the public meeting (or within an extension of said period requested in writing by the applicant and granted by the Plan Commission), the Plan Commission shall schedule a public hearing before 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*

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Set public hearing date for July 16th, 2024
2. Set public hearing to a later date

ATTACHMENTS:

- Application materials