

Site Plan Review Committee -

Thank you for adding to your agenda the topic of possible redevelopment of 245 S. Concord (parcel 291-0815-0331-047).

Background:

I am considering an adaptive redevelopment of the building located at 245 S. Concord in Watertown (parcel 291-0815-0331-047). My plan would be a multi-phased approach, currently to include the following steps, ultimately resulting in either a single private residence, or possibly a combination of private residence with additional condos for lease:

1. Invest in securing the property site to minimize the potential of injury to individuals entering the grounds.
2. Work with an architect and engineer to draft plans for the property redevelopment for submission to the Committee for approval.
3. Construct a building on the property with 2 to 4 garage spaces and a single apartment. This building will serve as a location for me to stay in when onsite for future construction activities, as well as secure storage for future construction materials.
4. Begin construction on the existing structure.
5. At this time there is no ETA for completion of the project, given the above variables.

As reference materials for this meeting request, I am providing the following:

1. A copy of blueprints that were commissioned by the current owner in 2001 - 2005. These blueprints depict the redevelopment of the property into a 10-unit condo building. These blueprints are being provided only for reference and do not depict how I plan to develop the building.
2. A photo of conditional approval granted to the current owner, from the Wisconsin Department of Commerce, dated May 2007, based on the 2001 blueprints, as evidence of some level of prior approval for a residential project.
3. Photos taken on June 10, 2026 of the property.

Questions for the Site Plan Review Committee:

1. Please confirm that the property located at 245 S. Concord Ave. (parcel 291-0815-0331-047) is currently zoned for multi-family residential use.
2. Does the Committee foresee any issues with my plan to redevelop the existing structure into either a single private residence, or a private residence with a small number of additional units for lease or sale?
3. If there are any issues with my proposed plan, could the Committee provide a list, along with suggested remediation steps?

As an FYI, I am currently in contact with the Wisconsin DNR to 1) confirm that the building is not part of the regulated dam facility adjacent to the building, 2) determine whether Chapter 31 applies to the site, or 3) whether any Chapter 30 approvals would be required. I am also working with my insurance agent based on Oconomowoc to verify that FEMA flood insurance would be available for this parcel, based on the zone AE designation.

At this time, I intend to attend the July 13th, 2026 meeting and will be happy to make myself available for questions as appropriate.

Thank you for your consideration.

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