

**City of Watertown**  
**Public Hearing on Amendments to Comprehensive Plan**

Notice is hereby given by the Common Council of the City of Watertown, Wisconsin, that a public hearing will be held on March 18, 2025 in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin at 7:00 p.m. or shortly thereafter.

The public hearing will be held to gather public input on a proposed amendment to the “City of Watertown Comprehensive Plan”. The Comprehensive Plan sets the policy for the growth, development, and preservation of the community. The proposed amendments would affect the Future Land Use Map within the Plan document. The proposed amendment involves changing the future land use category shown for 1220 Wilbur Street (Parcel No. 291-0915-3233-033) and 1220 W. Main Street (Parcel No. 291-0915-3233-041) from Institutional to Two-Family Residential.

The Comprehensive Plan and amendment are available for review at City Hall in the Building, Safety & Zoning Department located at 106 Jones Street, Watertown, WI. They may also be viewed online at [https://www.ci.watertown.wi.us/development/document\\_centers/comprehensive\\_plan/index.php](https://www.ci.watertown.wi.us/development/document_centers/comprehensive_plan/index.php).

A copy of the Comprehensive Plan and amendment may be obtained from the Building, Safety & Zoning Department.

Questions regarding the proposed Comprehensive Plan Amendments may be directed to Zoning Administrator Brian Zirbes at 920-262-4060.

Written comments on the proposed amendments to the Comprehensive Plan should be submitted before the public hearing date to City Clerk Megan Dunneisen, 106 Jones Street, Watertown, WI 53094.

All persons wishing to be heard are invited to be present.

CITY OF WATERTOWN  
Brian Zirbes  
Zoning & Floodplain Administrator

BZ/nmz

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(BLOCK AD)



## Habitat for Humanity Watertown Project Summary

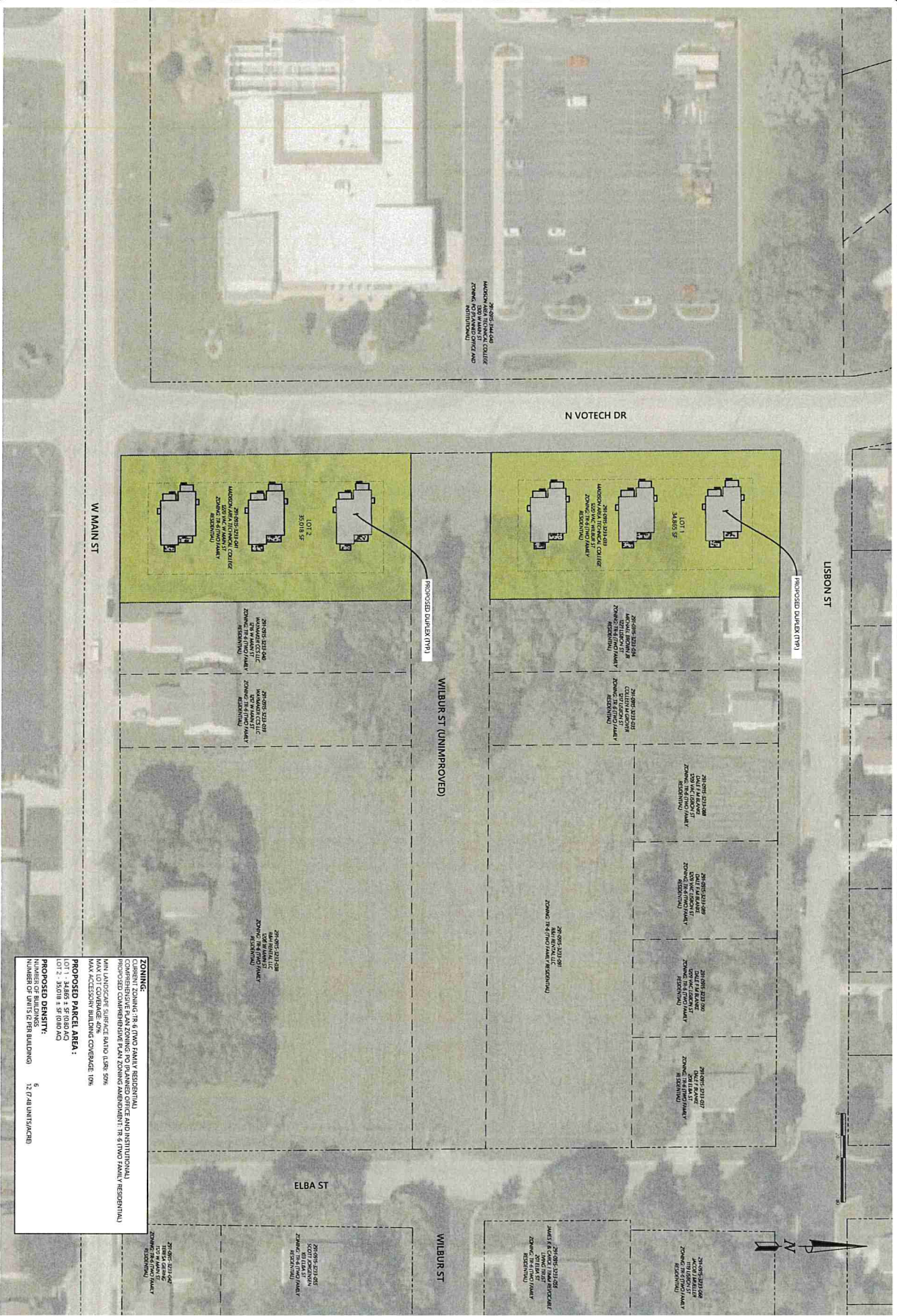
Habitat for Humanity of Waukesha & Jefferson Counties intends to develop workforce housing on two vacant parcels located at 1220 W Main St and 1220 Wilbur St in Watertown, Wisconsin. The project will create homeownership opportunities for low- to moderate-income families by constructing high-quality, energy-efficient twin homes that align with the existing residential character of the neighborhood. Habitat's model ensures long-term affordability through low-interest mortgages and sweat equity contributions from future homeowners, fostering financial stability and community investment.

This project represents a commitment to strengthening the Watertown community by providing stable housing solutions that promote economic mobility and neighborhood growth. By transforming these underutilized parcels into homes for families, Habitat aims to increase local property values, encourage volunteer and donor engagement, and support the city's broader housing initiatives. Additionally, these housing units will help support the **expansion of local businesses** by providing affordable living options for workers, ensuring that employers can attract and retain the talent needed to sustain and grow the local economy.

### Project Details:

- Total Housing Units: 6 twin home buildings (12 units)
- Home Size: Each unit will be approximately 1,400 sq. ft. with 3 bedrooms and 1.5 bathrooms
- Key Features: starter homes with energy-efficient construction, open concept, modern amenities, and durable materials

The comprehensive plan currently designates these lots as institutional due to their ownership by Madison Area Technical College; however, the existing TR-6 (Two-Family Residential) zoning aligns with Habitat's planned development. The site is adjacent to an established residential neighborhood that integrates well with Habitat's mission and home designs. Initial conversations with neighbors have been incredibly positive, with strong community support for transforming this dormant site into much-needed workforce housing. Habitat for Humanity is dedicated to working with city officials, community partners, and residents to ensure this project is a lasting benefit to Watertown's future.



**ZONING:**  
CURRENT ZONING: R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15, R16, R17, R18, R19, R20, R21, R22, R23, R24, R25, R26, R27, R28, R29, R30, R31, R32, R33, R34, R35, R36, R37, R38, R39, R40, R41, R42, R43, R44, R45, R46, R47, R48, R49, R50, R51, R52, R53, R54, R55, R56, R57, R58, R59, R60, R61, R62, R63, R64, R65, R66, R67, R68, R69, R70, R71, R72, R73, R74, R75, R76, R77, R78, R79, R80, R81, R82, R83, R84, R85, R86, R87, R88, R89, R90, R91, R92, R93, R94, R95, R96, R97, R98, R99, R100  
PROPOSED ZONING: R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15, R16, R17, R18, R19, R20, R21, R22, R23, R24, R25, R26, R27, R28, R29, R30, R31, R32, R33, R34, R35, R36, R37, R38, R39, R40, R41, R42, R43, R44, R45, R46, R47, R48, R49, R50, R51, R52, R53, R54, R55, R56, R57, R58, R59, R60, R61, R62, R63, R64, R65, R66, R67, R68, R69, R70, R71, R72, R73, R74, R75, R76, R77, R78, R79, R80, R81, R82, R83, R84, R85, R86, R87, R88, R89, R90, R91, R92, R93, R94, R95, R96, R97, R98, R99, R100  
PROPOSED DENSITY: 5 (7.5 UNITS/ACRE)  
NUMBER OF UNITS: 12 (7.5 UNITS/ACRE)

