



## BUILDING, SAFETY & ZONING DEPARTMENT

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TO: Plan Commission  
DATE: July 8<sup>th</sup>, 2024  
SUBJECT: Recommendation to Council – 700 Hoffman Dr Rezoning

A rezoning requested by Nate Peters, agent for the Greater Watertown Community Health Foundation, to change the zoning on a parcel located at 700 Hoffman Dr from Planned Office and Institutional Zoning to Single-Family Residential, Two-Family Residential, and Multi-Family Residential Zoning. Parcel PIN: 291-0815-0814-001

### SITE DETAILS:

Acres: 48.53  
Current Zoning: Planned Office and Institutional  
Existing Land Use: Vacant Land  
Future Land Use Designation: Riverside Mixed Use

### BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to change the zoning designation of a parcel of land west of Hoffman Drive from Planned Office and Institutional Zoning to Single-Family Residential, Two-Family Residential, and Multi-Family Residential Zoning. Lots 1 thru 9 (Lots 1 thru 18 on draft Final Plat) and Outlot 1 are proposed for Two-Family Residential Zoning (TR-6), lots 10 thru 87 (Lots 19 thru 96 on draft Final Plat) and Outlots 2 & 3 are proposed for Single-Family Residential Zoning (SR-4), and Lot 88 (Lot 97 on draft Final Plat) and the Park Dedication are proposed for Multi-Family 10 Residential Zoning (MR-10). The purpose of the change in zoning is to adjust the zoning in accordance with a proposed subdivision plat of the same property.

### STAFF EVALUATION:

#### Land Use and Zoning:

Nearby Future Land Use designations include Institutional to the north and the south as well as Planned Neighborhood to the west. The Rock River is to the east. The parcel itself is designated in the Riverside Mixed Use Future Land Use Category.

Nearby Zoning includes Planned Office and Institutional Zoning to the north and southwest, Single-Family Residential Zoning to the west, and General Industrial Zoning to the south.

#### Zoning Code

The zoning code requires the Plan Commission to review rezoning requests and make a recommendation to the Common Council.

*Per Section § 550-141G:*

**G. Review and recommendation by the Plan Commission.** 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)** Within 60 days after the public hearing (or within an extension of said period requested in writing by the applicant and granted by the Plan Commission), the Plan Commission shall make a written report to the Common Council stating its findings  
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*regarding Subsection D above and its recommendations regarding the application as a whole. Said report shall include a formal finding of facts developed and approved by the Plan Commission concerning the requirements of Subsection D(3)(a) through (c).*

*(2) If the Plan Commission fails to make a report within 60 days after the filing of said complete application [and in the absence of an applicant-approved extension per Subsection G(1) above], then the Common Council may act on the application within 30 days after the expiration of said sixty-day period. Failure to receive said written report from the Plan Commission per Subsection G(1) above shall not invalidate the proceedings or actions of 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*

#### PUBLIC HEARING COMMENT:

Public comments from the July 2, 2024 Public Hearing before the Common Council, if any, are attached.

#### OPTIONS:

The following are possible options for the Plan Commission:

1. Negative recommendation of the Rezoning to Common Council.
2. Positive recommendation of Rezoning to Common Council.
3. Positive recommendation of the Rezoning to Common Council, with conditions identified by the Plan Commission:
  - The request for final approval of this recommendation of Rezoning and the request for approval of the associated Final Plat shall occur at the same Common Council Meeting.

#### ATTACHMENTS:

- Application materials