

## NOTICE OF PUBLIC HEARING

In accordance with Wis. Stat. § 62.23(7)(de) and Section § 550-142E(1) of the City of Watertown Municipal Code, a notice is hereby given by the Plan Commission of the City of Watertown, Wisconsin, that a public hearing will be held on the 12<sup>th</sup> day of February, 2024 at 4:30 P.M., or shortly thereafter, either in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin, or via GoToMeeting using the following instructions:

Members of the media and the public may attend by  
calling (Toll Free): 1 877 309 2073 Access Code: 628-196-405  
or joining online at <https://meet.goto.com/628196405>

All public participants' phones will be muted during the meeting except during the public comment period.

This public hearing will be to consider the request of Bayule, LLC (applicant) and 1L, LLC (Owner) for a Conditional Use Permit to adjust the required setbacks for buildings, structures, and outdoor storage areas for Junkyard or Salvage Yard Facilities, Section §550-53D(1)(b). 1110 S. Tenth Street and 1111 S. Tenth Street are zoned Heavy Industrial (HI), and are further described as follows:

**1110 S. Tenth Street, PIN 291-0815-0444-013:**

Lots 6 and 7 of Block 11 of A. L. Pritchard's Second Addition to the City of Watertown, Jefferson County, Wisconsin.

TOGETHER WITH all that portion of Hart Street abutting Tenth Street lying between the right of way line of the C. M. St. P & P, Railway and the south line of Block 11, Lots 6 and 7 of A. L. Pritchard's Second Addition, City of Watertown, Jefferson County, Wisconsin,

AND all that portion of the East ½ of Randolph Street lying Westerly of Lots 5, 6, and 7, Block 11 of A. L. Pritchard's Second Addition to the City of Watertown, Jefferson County, Wisconsin.

**1111 S. Tenth Street, PIN 291-0815-0444-006:**

Lots 41, 42, 43, 44, and 45 in Block 16, L.R. Cady's Addition to the City of Watertown.

ALSO INCLUDING the West 140 feet of Lot 40 in Block 16 of L. R. Cady's Addition in the City of Watertown.

EXCEPTING from said Lot 40 the following: Commencing at the Northwest corner of Lot 8 in said Block 16; thence South 3°45' East along the East line of said Block, 1063.70 feet to the Southwest corner of Lot 37 as defined by a court order, said corner being the point of beginning; thence continuing South 3°45' East 2 feet to an iron pipe; thence North 88°24' East, 13.60 feet to a point in the south line of Lot 37 as defined by said court order; thence North 83°17' West, 13.81 feet to the point of beginning.

ALSO INCLUDING a part of Lot 37, Block 16, L. R. Cady's Addition to the City of Watertown, bounded and described as follows:

Commencing at the Northwest corner of Lot 8 in said Block 16; thence South 3°45' East along the West line of said Block, 1065.70 feet; thence North 88°24' East, 13.60 feet to the point of beginning; thence continuing North 88°24' East 124.17 feet to an iron pipe; thence South 3°45' East 18.26 feet to the South line of Lot 37 as defined by a court order; thence North 83°17' West along said lot line, 126.19 feet to the point of beginning.

TOGETHER WITH all that portion of North Railroad Street, now vacated, lying Southerly of said Lots 44 and 45.

TOGETHER WITH all that part of Lots 39 and 40 of Block 16 of L. R. Cady's Addition to the City of Watertown, being also part of the SE ¼ of the SE ¼ of Section 4, in Town 8 North, Range 15 East, in the City of Watertown; aforesaid lands are bounded and described as follows: Commencing at the SE corner of said Section 4; thence N00°10'24"E 864.61 feet along the East line of said SE ¼; thence N79°01'58"W 84.43 feet to a point on the West line

of S. Twelfth Street, being also the point of beginning; thence continuing N79°01'58"W 335.41 feet to a point; thence N01°32'49"E 37.52 feet to a point; thence N66°22'15"W 1.83 feet to a point; thence Due North 23.00 feet to a point; thence N87°23'22"W 6.84 feet to the West line of lands as described in Volume 400 Page 159; thence Due South 78.28 feet along said West line to the south line of Lot 40 of Block 16; thence S79°31'24"E 342.46 feet along the south lines of Lots 40 and 39 to the West right-of-way line of S. Twelfth Street; thence N00°06'51"E 15.19 feet along said West line to the point of beginning. Said described lands containing 6,079 S.F. (0.1396 acres), more or less of land.

TOGETHER WITH that part of Lot 37 and Lot 40 of Block 16 of L.R. Cady's Addition to the City of Watertown. Being also a part of the SE ¼ of the SE ¼ of Section 4 in Town 8 North, Range 5 East, in the City of Watertown; Said lands are bounded and described as follows:

Commencing at the SE corner of said Section 4; thence N00°10'24"E 864.61 feet along the East line of said SE ¼ thence N79°01'58"W 419.84 feet to a point; thence N01°32'49"E 37.52 feet to a point; thence N66°22'15"W 1.83 feet to a point; thence Due North 23.00 feet to a point; thence N87°23'22"W 6.84 feet to the West line of lands as described in Volume 400 Page 159, the southeast corner of said grantor's lands and point of beginning; thence continuing N87°23'22"W 138.01 feet to the East line of South Tenth Street; thence Due North 2.00 feet along said East line to a point; thence S87°23'22"E 138.01 feet to the East line of Grantor's lands and West line of lands as described in Volume 400 Page 159; thence Due South 2.00 feet along the East line of Grantor's lands and West line of lands as described in Volume 400 Page 159 to the point of beginning. Said lands containing 276 SF (0.0063 acres) of land.

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

CITY OF WATERTOWN  
Brian Zirbes  
Zoning & Floodplain Administrator

BZ/nmz

PUBLISH: January 29, 2024  
and  
February 5, 2024

(BLOCK AD)