



# Planned Unit Development General Development Plan

(Remaining Undeveloped Parcels)

City of Watertown

March 28th, 2023  
(Revised)



PROJECT NARRATIVE

In 1999, Bielinski Homes, Inc. ("Bielinski") and the City of Watertown ("City") reached an agreement for a mixed-use neighborhood at the corner of Horseshoe Road and West Street in the City. The project comprises approximately 170 acres and is commonly known as the Hunter Oaks neighborhood. Over the years, several phases of the project have been improved with public utilities, roads, parks, private homes, and condominiums pursuant to a General Development Plan dated October 6, 1999. As new phases advance from the conceptual stages outlined in this General Development Plan to construction, subject to any applicable development agreement, Bielinski has continued to find ways to refine and improve the project.

Most recently, Bielinski received approval from the City to develop the westerly portion of Area B, known as Hunter Oaks Villas Phase II, to construct 6 additional individual condominium buildings, consisting of 12 units, which construction is estimated to begin in Summer 2023. Currently, Bielinski is evaluating all remaining undeveloped parcels as identified on this General Development Plan dated February 1, 2023, and proposing some changes to the uses of Area C(b), which now consist of 13.1 acres and is designed to feature two-family ranch style condominiums named "The Sabrina 1302" condominium, and which includes updated architecture design standards. Further, consistent with this 2023 GDP for Hunter Oaks, Bielinski and City acknowledge that Bielinski will be petitioning for Belmont Dr. from Steeplechase Dr. on the north to the southern intersection of Oakland Ave. and Belmont Dr, running directly through Area C(b), to be vacated. As the marketplace continues to shift, Bielinski recognizes changing lifestyles and the demand for different housing options. The intent of the Hunter Oaks Neighborhood continues to offer mixed land uses, providing housing opportunities for a wide range of people, incomes, and preferences.

From a planning perspective, the subject site is ideally situated for a mix of residential housing because of the surrounding attached residential/condominium buildings, existing industrial land use to the north, and the agricultural use to the west. The proposed concept will improve the overall vision and intent of Hunter Oaks Neighborhood and help blend land uses in this area for the City's future housing needs.

PROPOSALS AND COMMITMENTS

The Petitioner, Bielinski, respectfully requests that the City Planning Commission and Common Council approve this updated General Development Plan in substantial conformance with the enclosed Site Plan. The site has been redesigned, with extensive input from the city staff, to offer a common architectural theme, inter-connected green space, and an overall better plan. Bielinski is very excited to implement this plan and begin providing the city with high-quality and innovative housing products.

Specifically, this new GDP includes:

- Areas A-D, C(b), G, H, and I, which remain subject to Bielinski and the City entering into development agreements.
- As a part of the terms of a Developers Agreement, Bielinski shall dedicate the Neighborhood Park (Area I), and the City shall take ownership of the existing Detention Pond located in Area K upon the completion of certain improvements, such as the installation of utilities, sidewalks, curbing, and the binder course, during Bielinski’s development of Area H-2 (Phase I). Bielinski plans to develop the 23 lots within Area H-2 (Phase I) in 2024. Development of Area H-2 (Phase I) will include restoration work for the existing Detention Pond located in Area K.

VISION

- To continue with creating high quality residential neighborhood that responds to the needs of changing household sizes and lifestyles.
- To offer future housing solutions for the City of Watertown. This group includes young professionals, empty-nesters and single-person and family households.
- Provide a memorable place that features high quality construction and extensive landscaping and open spaces.

RATIONALE

- The Hunter Oaks Plan is based on market demand for newly constructed housing options that are high quality, low maintenance and are close proximity to work, shopping and recreation.
- Due to the lack of an off ramp from the new highway bypass, the market for commercial development in this area has decreased.
- The revisions are consistent with the intent and purpose of the Planned Unit Development.
- The proposed uses are more compatible with the surrounding land uses and is a more efficient use of land with existing public utilities.
- The PUD district provides the flexibility to offer greater open space and greater City design control while creating a neighborhood that is compatible with the adjacent and proposed land uses.

PUBLIC BENEFITS

- High quality housing that is priced for the marketplace.
- Logical and adaptive land use for a unique property.
- Provides a compatible transition between the future commercial, existing industrial and residential areas.
- Project requires public infrastructure (sewer, water, roadway, etc.); that should have minimal impact on City services.
- Project will create a significant increase in taxable value for the city without creating a burden for the Watertown School District or other public entities.
- Project creates construction jobs that will support residents and families living in the area.
- Pedestrian friendly environment and Dedication of the Neighborhood Park and surrounding rights-of-way sooner.
- Bielinski Homes will provide any irrevocable letter of credit that is necessary for the public and private improvements for each individually constructed phase of this project.

ESTIMATED HOUSING VALUES (Per Area)

Areas A-D & B: Hunter Oaks Villas Phase I, II and III (54 Units)	\$16,200,000.00
Area C(b): Condominium Project with “The Sabrina” (68 Units)	\$20,740,000.00
Area H2: Phases 1-4 Single Family Homes (91 Lots)	\$36,400,000.00
Total Estimated Value	\$73,340,000.00

PROPERTY LOCATION

The Hunter Oaks Neighborhood development is located within the City of Watertown on the south side of West Street and east of Horseshoe Road.



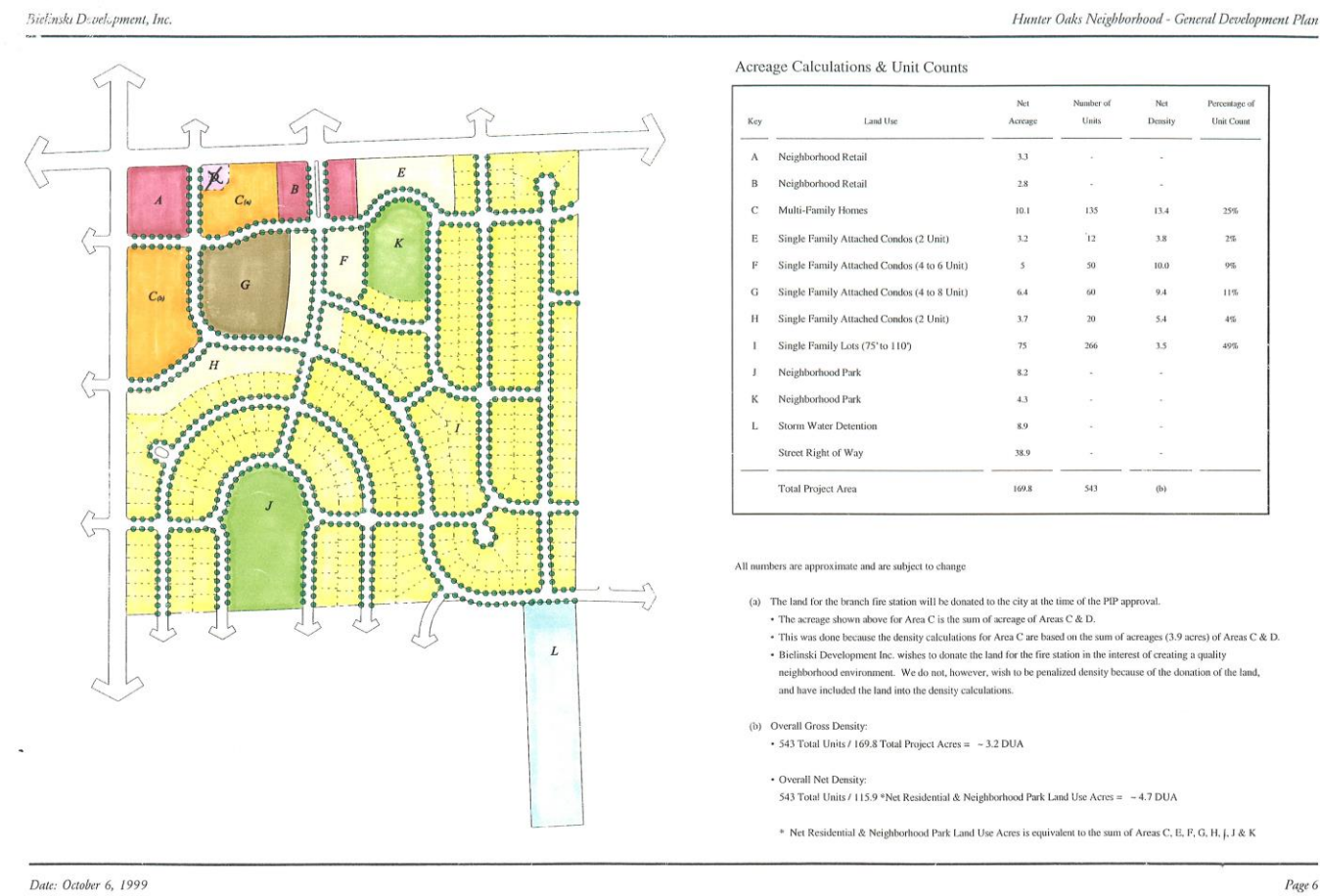
Surrounding Zoning

Hunter Oaks Neighborhood	
North:	General Industrial
South:	PUD
East:	PUD
West:	PUD

Surrounding Land Use

Hunter Oaks Neighborhood	
North:	Industrial/Business Park
South:	Vacant Farmland and Single Family
East:	Developed Condominiums, a Park and Single-Family Homes
West:	Vacant Farmland & HWY 26 bypass

EXPIRED GENERAL DEVELOPMENT PLAN – for reference only



UPDATED GENERAL DEVELOPMENT PLAN

See next page for proposed General Development Plan Site Map

General Mix of Dwelling Unit Types and Land Uses

This General Development Plan will consist of changes to the originally approved and expired GDP with an additional 27 Two-family Ranch Style Condominiums known as "Hunter Oaks Villas" and Condominium Area C(b) with 34 Two-family 1302 Sabrina Ranch Style condominium buildings and 91 single family home lots with revised site layouts and architecture design standards.

Relationship to Nearby Properties / Public Streets

The subject property is located amongst a variety of land uses which makes the area unique. Directly north of Hunter Oaks Neighborhood is an existing industrial/business park served by West Street. West and South of the property are currently farmland and then HWY 26 bypass. East of the property is fully developed as condominiums, single family lots and a park.

RELATIONSHIP TO MASTER PLAN

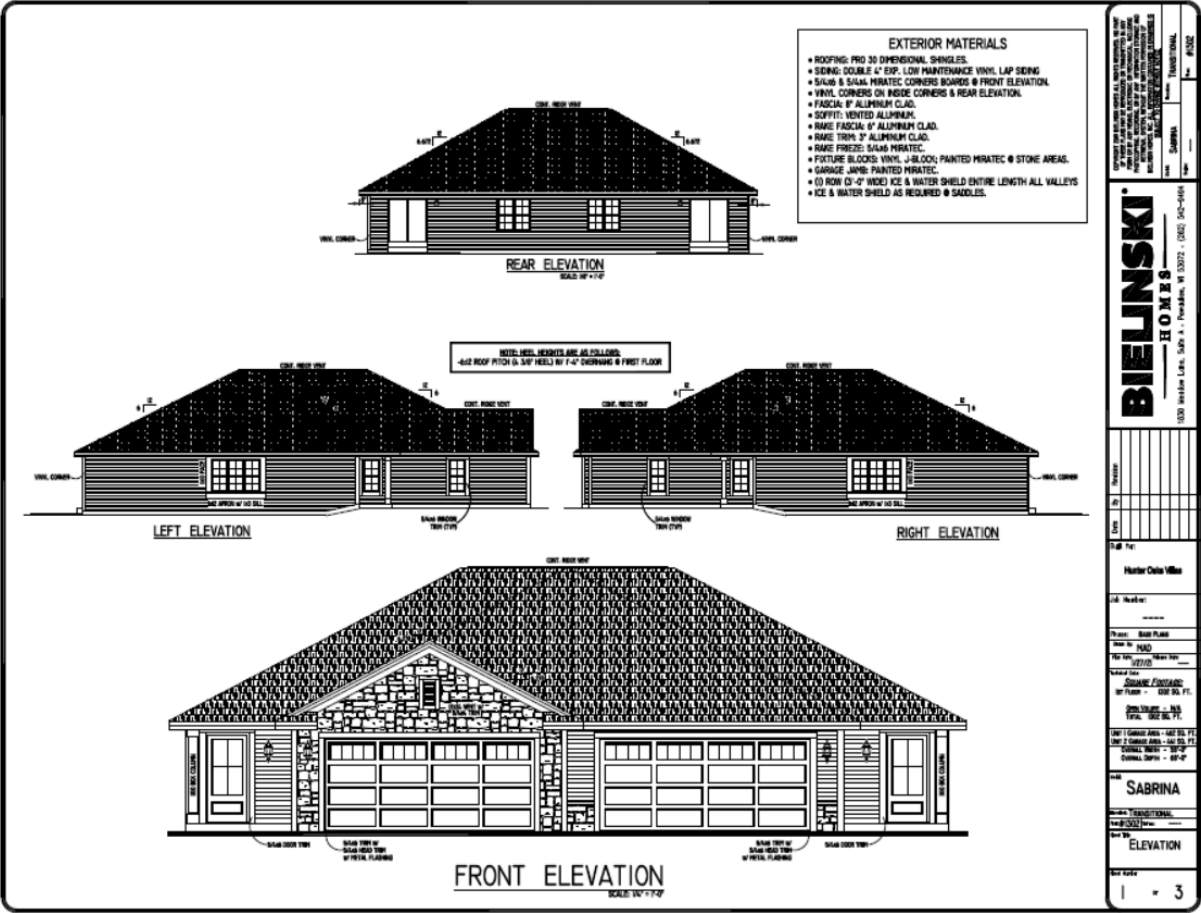
The comprehensive land use plan for the City of Watertown currently designates this property as Planned Neighborhood. According to the Plan, this land use category is designed for a careful mixed use of residential development with active recreation nearby.

Hunter Oaks has been granted entitlements and zoning approval for a mix use neighborhood. The requested amendments reflect an adjustment in the use, site design, architectural and modifications on unit counts.

ARCHITECTURAL THEMES & IMAGES

Bielinski Homes strives to upgrade architecture and curb appeal designs by developing popular distinct Ranch Style condominium building to enhance the internal streetscape on all sites. The buildings utilize traditional styles which incorporate other warm character elements into the design to create a sense of place and neighborhood. The proposed Sabrina 1302 buildings for Areas A-D (Phase III) and Area C(b) will be 2-unit ranch style condominium buildings arranged with 2-bedroom configurations and designed to attract young professionals, retirees, single and small family households. The buildings feature individual garages for each unit and efficient living spaces. Below is the proposed condominium building for the 2-unit areas.

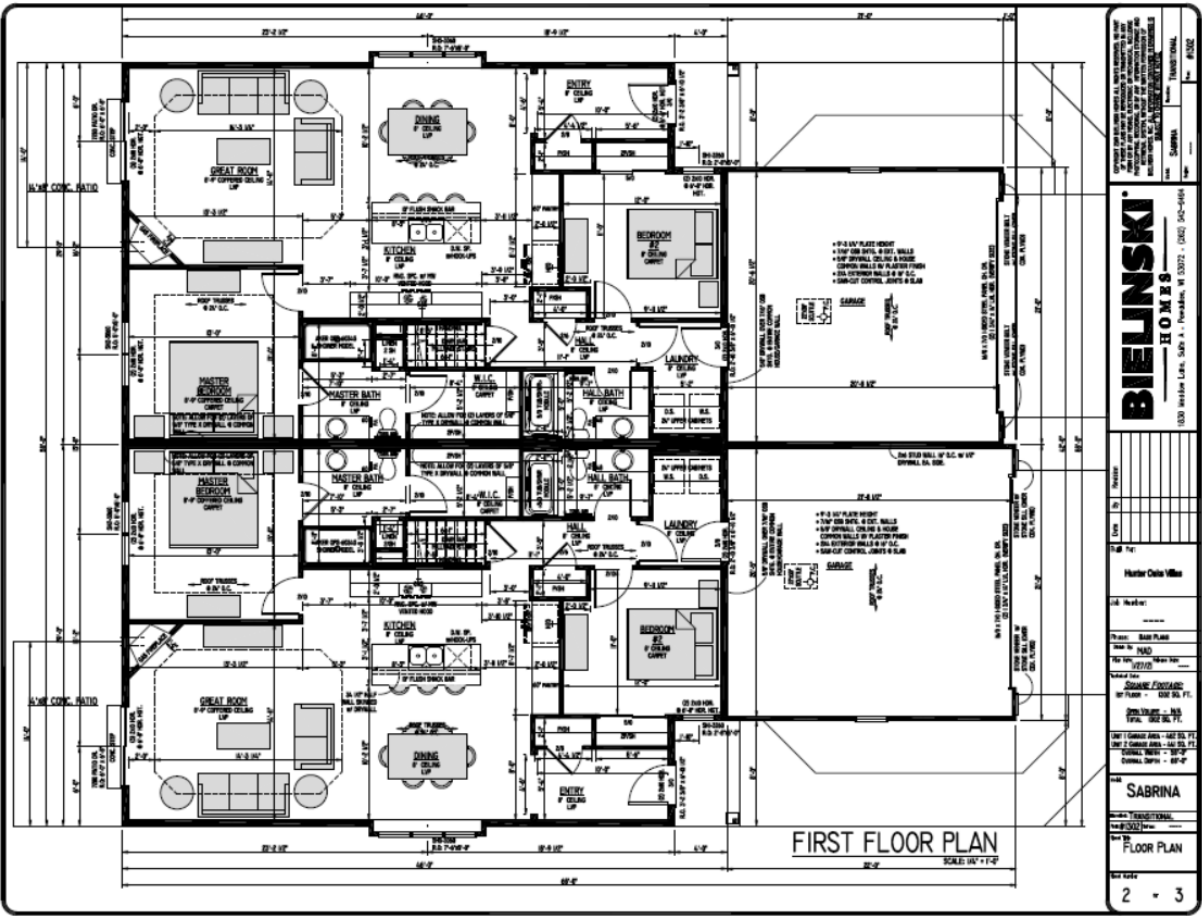
Sabrina 1302 Elevations



AMENITIES

- A Ranch Style Condominium
- Private Entry
- 2 Bedroom and 2 Full Baths
- Master Bedroom with Coffered Ceiling
- Great Room with Coffered Ceiling and Corner Gas Fireplace
- First Floor Laundry
- 2 car garage
- Concrete Patio
- Quality Interior Finishes
- Washer & Dryer in Each Unit
- Individually Metered Utilities
- Individual HVAC Units & Hot Water Heaters

Sabrina 1302 Floor Plan



Initial List of Zoning Standards Which Will Not Meet the PUD

Bielinski Homes is seeking the flexibility allowed by the Planned Unit Development with respect to land use and zoning. The requested amendment does not require any relief from the bulk zoning requirements, however the proposed use, layouts and densities calculations are proposed to change.

Areas A-D, B and C(b) Two-Family Ranch Style Condominiums

General Requirement	Baseline Multi-Family District	Proposed PUD
Minimum Lot Area	4,350 Sq. Ft. per dwelling unit	2,600 Sq. Ft. per dwelling unit
Minimum Lot Width	100’	SAME
Minimum Street Frontage	50’	SAME
Minimum Street Yard	40’	25’
Minimum Side Yard	10’ Lot Width or 8’ minimum	SAME
Minimum Rear Yard	25’	SAME
Minimum Paved Surface Setback	3’ : rear/side, 10’ : street	SAME
Minimum Between Buildings	20’	SAME
Maximum Building Height	35’	SAME
Required Off-Street Parking	2 spaces per unit	SAME

Written Description of potentially requested exemptions from the requirements of the underlying zoning district.

Land Use Exemptions:	The applicant seeks to amend the use in areas: A-D, B and C(b).
Density Exemptions:	from Neighborhood Commercial to Multifamily
Bulk Exemptions:	None Requested.
Landscape Exemptions:	None Requested.
Parking Exemptions:	None Requested.
Public Roads:	The applicate is seeking to amend that all roadways be private with a minimum width of 27’ and a maximum width of 30’ within areas A-D, B and C(b).

Area H-2 Phase 1-4: Single Family Home Sites (Standard R1 Zoning)

Single Family Zoning	AREA H-2	
General Required Setbacks	R1 Zoning Standards	Proposed PUD
Minimum Lot Area	8,000 Sq. Ft.	8,000 Sq. Ft.
Minimum Lot Width	75’	75’
Minimum Front Yard (2 Story)	25’	SAME
Minimum Front Yard (Corner Lot)	25’	SAME
Minimum Side Yard (1 to 2 Story)	8’	SAME
Minimum Rear Yard	25’	SAME
Minimum Paved Surface Setback	NA	NA
Minimum Between Buildings	16’	SAME
Maximum Building Height	35’	SAME
Required Off-Street Parking	2 Spaces per unit	SAME

Written Description of potentially requested exemptions from the requirements on the underlying zoning district.

Land Use Exemptions:	The applicant seeks to amend the use in areas: H-2, Phases 1-4 (91 single family home sites)
Density Exemptions:	from Multifamily to Single Family
Bulk Exemptions:	None Requested.
Landscape Exemptions:	None Requested.
Parking Exemptions:	None Requested.



## EXPIRED GDP SITE CALCULATIONS

**Site Data Table (Original)**

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% Unit Count
A	Neighborhood Retail	3.3			
B	Neighborhood Retail	2.8			
C(a)	Multi-Family Homes	3.8	54	14.2	9.0%
C(b)	Multi-Family Homes	6.2	81	13.1	16.7%
D	Branch Fire Station				
E	Single-Family Attached Condos (2-Unit)	3.2	12	3.8	2.0%
F	Single-Family Attached Condos (4 to 6 Unit)	5	50	10	9.0%
G	Single-Family Attached Condos (4 to 8 Unit)	6.4	60	9.4	11.0%
H	Single-Family Attached Condos (2-Unit)	3.7	20	5.4	4.0%
I	Single-Family Lots (75'w to 110'w)	3.8	294	3.9	51.0%
J	Neighborhood Park	8.2	N/A	N/A	
K	Neighborhood Park	4.3	N/A	N/A	
L	Storm Water Detention	8.9	N/A	N/A	
	Street Right-of-Way	38.9			
	Total Project Area	169.7	571		



## PROPOSED GDP SITE CALCULATIONS

*(Lands Owned & Developed by Bielinski Homes, Inc.)*

**Site Data Table (Revised)**

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% Unit Count
A-D	Two-Family Ranch Condos (2)	6.5	34	5.23	6.8%
B	Two-Family Ranch Condos (2)	3.5	20	5.71	4.0%
C(b)	Two-Family Ranch Condos (2)	13.1	68	5.20	13.7%
E	Two-Family Attached Condos (2-Unit)	3.3	12	3.64	2.4%
F	Multi-Family Attached Condos (4 to 6 Unit)	5.1	50	9.80	10.1%
G	Two-Family Condos (2-Unit)	3.8	20	5.26	4.0%
H-1	Single-Family Lots	48.1	202	3.60	40.8%
H2-P1	Single-Family Lots	7.5	23	3.07	4.6%
H2-P2	Single-Family Lots	5.7	19	3.33	3.8%
H2-P3	Single-Family Lots	7.8	20	2.56	4.0%
H2_P4	Single-Family Lots	8.7	29	3.33	5.8%
I	Neighborhood Park	7.1	N/A	N/A	
J	Neighborhood Park	4.4	N/A	N/A	
K	Storm Water Detention Pond	8.9	N/A	N/A	
	Street Right-of-Way	30.0			
	<b>Total Project Area</b>	<b>173.20</b>	<b>497</b>		

**Overall Gross Density:**

- 497 Total Units / 173.20 Total Project Acres = 2.86 DUA

**Overall Net Density:**

- 497 Total Units / 140.70 = 3.53 DUA
- \*Net Residential & Neighborhood Park Land Use Acres is Equal to Areas A-D, B, C(b), E, F, G, H-1, H2 (P1-4), I, J,

**TREATMENT OF NATURAL AREAS**

The site design for this neighborhood offers plentiful green and open space for the residents to enjoy. Lawn areas or “common greens” are an important feature of the project. These areas are intended for the residents to enjoy as common space. The abundance of pervious areas improves water quality and promotes infiltration for groundwater recharge.

**LANDSCAPING**

Detailed landscaping plans for each condominium area will be completed by a landscape designer as part of the individual Precise Implementation Plans (PIP) for each project or phases move forward. The plans will include an overall plan with individual building landscape designs in accordance with the City of Watertown Ordinance requirements.

**COMMUNITY AMENITIES**

To command a higher standard of living and attract quality residents, this project has been enhanced by the addition of several site amenities including common areas and pedestrian connections.

Hunter Oaks includes sidewalks that provides pedestrian circulation through the site and connects the various phases to one another, an important feature in a mixed-use planned development.

**PARK**

Area I is identified on the GDP as the second Neighborhood Park in Hunter Oaks Subdivision and is located on the highest point of the site and preserves a mature wooded area. It will add more common space with limited parking, accommodate smaller gatherings and allow for more recreation use for the surrounding residents.

**DEDICATIONS**

The City of Watertown has requested that the Neighborhood Park (Area I) and certain adjacent rights-of-way be dedicated to the city earlier than what is required by the expired General Development Plan and Bielinski Homes is willing to cooperate with that request. Bielinski Homes shall cause the dedication of the Neighborhood Park (Area I) to the City of Watertown along with the dedication of the required rights-of-way which will be further defined in the Developers Agreement for the Single - Family H2-PH1.

Bielinski Homes shall not be required to improve nor pay for the improvement of the Neighborhood Park (Area I) and the +/- 300’ of additional rights-of-way on Churchill Lane will be dedicated to the city to accommodate public access to the park, including but not limited to grading, utility installation, asphalt roads or sidewalks, as part of this dedication. Any improvements needed for future phases of the Hunter Oaks Neighborhood will be addressed at the time a Precise Implementation Plan for that area is approved and development of said area occurs.

**FINANCIAL CAPIBILITIES**

Bielinski Homes Inc. has been in business for over 60 years and will finance each individual project with local, state or national lending institutions and will provide any irrevocable letter of credit that is necessary for the public and private improvements for each project.

**LIST OF EXHIBITS**

- **Location Map**
- **General Development Plan Exhibits**
- **Site Plans: General Development Plan dated Jan. 23<sup>rd</sup>, 2023**  
Areas A-D, B, C(b), H-2 (Phases 1-4) and I (Park)
- **Architectural Plans with Elevation Perspectives**  
**Areas:**  
**A-D** (Phase III): Sabrina 1302 Condominium  
**B** (Phase I & II): Adalyn 1300 Condominium  
**C(b)**: Sabrina 1302 Condominium