	Overlay District	Existing Code Section	Description (Existing Code)	Policy Questions	Issue Addressed
			Table 1: Overlay District Summary		
1	Planned Development	550-38 (district) and 550-152 (procedures and regulations)	PD zoning is a negotiated zoning district that offers flexibility from base zoning standards in exchange for benefit to the community or a project with higher quality and design.	Policy Question 1	• Revise title of Section 550-38 to include the word "overlay" and other changes that clarify this is an overlay district. • Change terminology from PUD to PD (Wisconsin Statute refers to PD) • Improve text for efficiency in process and clearer understanding of requirements. • Move the pre-application review to staff level rather than Plan Commission. • Make the concept review step at Plan Commission optional rather than required. • Allow for combination of GDP and PIP stage as determined by the zoning administrator and if all requirements are met. • Clarify expiration of GDPs and PIPs. • Require that the Public Hearing be held before the Plan Commission for PDs.
2	Natural Resources Protection: Floodway, Flood-Fringe, Floodplain Overlay	550-39 (district), 550-40 (map) and 550-88 (regulations). Refers to Chapter 532.	Regulates areas covered by the regional flood elevation as shown on FEMA Flood Insurance Rate Maps.		• Separate from the Natural Resources Overlay group. Refer only to the specific resource overlay in the title. • Relocate regulatory content to Article II rather than Article IX and another reference to Chapter 532. • Maintain reference from Article II to Chapter 532 (skipping the intermediate referral to Article IX) • No other changes identified. • Regular updates to Floodplain Ordinances occur on DNR cycles associated with new FIRMs and FISs at which time updates are required by FEMA.
3	Natural Resources Protection: Shoreland-Wetland Overlay	550-39 (district), 550-40 (map) and 550-89 (regulations). Refers to Chapter 532.	Contains all wetlands in the City of Watertown which are two acres or more in size and are shown on the Wisconsin Wetland Inventory Map. Regulates uses in wetlands but does not require setbacks from wetland boundaries.		• Separate from the Natural Resources Overlay group. Refer only to the specific resource overlay in the title. • Relocate regulatory content to Article II rather than Article IX and another reference to Chapter 532. • Maintain reference from Article II to Chapter 532 (skipping the intermediate referral to Article IX) • No other changes identified.
4	Natural Resources Protection: Drainageway Overlay	550-39 (district), 550-40 (map) and 550-90 (regulations)	Non-navigable, aboveground watercourses, detention basins and/or their environs (i.e. areas w/in 75 feet of perennial stream, 50 feet of OHWM of intermittent stream or open channel drainageway.)		• Separate from the Natural Resources Overlay group. Refer only to the specific resource overlay in the title. • Add the word "navigable". Currently, the language contradicts itself by limiting it to non-navigable but also referencing basins and perennial streams which are likely navigable. This limits applicability to the Rock River, for example. • Change name to "Waterway" overlay and update the map legend title
5	Natural Resources Protection: Woodland Overlay	550-39 (district), 550-40 (map) and 550-91 (regulations)	Areas of trees whose combined canopies cover a minimum of 80% of an area of one acre or more.		• Separate from the Natural Resources Overlay group. Refer only to the specific resource overlay in the title. • Relocate regulatory content to Article II rather than Article IX. • No other changes identified.
6	Natural Resources Protection: Steep Slopes Overlay	550-39 (district), 550-40 (map) and 550-92 (regulations)	Areas which contain a gradient of 12% or greater.		• Separate from the Natural Resources Overlay group. Refer only to the specific resource overlay in the title. • Relocate regulatory content to Article II rather than Article IX. • No other changes identified.

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7	Downtown Historic Preservation	550-41 (district) and 550-149 which refers to Chapter 325 Historic Preservation Code	Preserve and enhance historical quality of the downtown, attain consistent image for downtown, forward aesthetic and economic objectives of the city.		• The district has long been recorded in the city ordinance but was not mapped on the official zoning map. • The district is now shown on the official zoning map based on the creation of boundaries identified in a 1988 Resolution. • No other changes identified.

8	Community Entry Corridor Design Overlay	550-42 (district) and 550-150 (regulations)	Preserve and enhance historical quality of STH 19 west of downtown, CTH E southeast of downtown, STH 26 south of downtown, and STH26/16 north/east of downtown, and enhance economic redevelopment potential of STH 26 corridor north and south of downtown. Advance aesthetic and historic preservation objectives of the city.	Policy Question 2	• The district has long been recorded in the city ordinance but is not effective until mapped on the official zoning map.
					• The purpose of the district is to require higher design standards for development other than single-family and two-family (this part added) along highly visible and key entry corridors into the community.
					• The design standards currently in the code link back to the design standards for Group Developments and require a CUP.
					  o Note: Reducing the use of CUPs is advised in response to WI Act 67.
					• The location of the district is proposed to be peeled back (removed) in certain locations as follows:
					  o County Highway E Corridor. The Future Land Use map recommends this area for residential development.
					  o The STH 16 Bypass Corridor around the north/east sides of the city. Certain areas are constrained by wetlands which limit development.
					  o Minor adjustments in other areas to align with interchanges
					  o ***Decision: Keep corridors as proposed or amend the locations***
					• Minor change to applicability. Does not apply to single family (already in code) or two family (*added*).
					• District is effective upon adoption of neighborhood plans (*removed*) and mapping on the official zoning map.
					• There is a policy decision for the city to confirm whether to keep this district.
					  o If kept, requirements should be simplified and the requirement for CUPs for all development should be removed.
					  o If the overlay is removed now, there is an alternative option to address these areas with a future zoning code rewrite. One idea is to create a zoning district that has higher standards and apply it in appropriate areas rather than using an overlay.
					  o ***Decision: Keep or remove***

9	Community Gateway Design Overlay	550-43 (district) and 550-151 (regulations)	Require a higher level of design for development located at and around the most important entrances to the community, to reflect character which recognizes city's objectives of establishing attractive and high-quality image. Locations: STH 26/16, STH16/East Gate Drive, STH 26/Ebenezer, STH 19/Gypsy, CTH E and Concord near CTH D.	Policy Question 3	• The district has long been recorded in the city ordinance but is not effective until mapped on the official zoning map. • The purpose of the district is to require higher design standards for development at key community entrances. • Locations are listed in the code text; however, all of these are located outside of the current municipal boundary. The intent is to map them upon annexation. • These are located relatively far outside the municipal boundary so imminent annexation is unlikely. • This is a policy decision whether to keep the placeholder text in the code. Keeping it retains an "ineffective zoning district". The Comprehensive Plan can still contain recommendations regarding future implementation. o ***Decision: Keep or remove***
10	Airport Height Limitations Overlay	Chapter 211	Protects airport approach zone by limiting the height of buildings to a certain elevation. The elevation changes based on proximity to the airport.		• Clarify height limitations and location of mapping data. • Map corrects overlay zone on official zoning map. • Create text identifying as an overlay.