

**PETITION AND REQUEST TO  
AMEND THE PUD/GDP FOR HUNTER OAKS NEIGHBORHOOD  
CITY OF WATERTOWN, WI**

Bielinski Development Inc. ("Bielinski") hereby respectfully requests that the City of Watertown Plan Commission and Common Council review the real property consisting of approximately 13.13 acres, which is more particularly described in the Site Plans dated 5/17/24 which are incorporated herein ("Subject Parcels") with this submission.

Bielinski is requesting amending the Planned Unit Development (PUD) & General Development Plan (GDP) for these two parcels in the Hunter Oaks Neighborhood.

All the below statements and information, whether written on this Petition or attached, are true and correct to the undersigned's knowledge and belief.

This Petition is being submitted to the City Clerk for the City of Watertown and City of Watertown Plan Commission to satisfy the Application Requirements for the City of Watertown Municipal Code and City of Watertown Zoning Ordinance.

Hunter Oaks Neighborhood received approval from the City of Watertown Common Council on June 20<sup>th</sup>, 2023, the Subject Parcels have not been developed to date as Multi-Family Condominiums and Bielinski hereby submits to amend the land use plan to Single Family (small lots) with the goal of Bielinski's to be our affordable housing initiative of planning each home on all lots and continuously constructing until fully completed.

**Proposal and Commitments**

The Petitioner, Bielinski, respectfully requests that the City Planning Commission and Common Council approve this amended General Development Plan land use of the Subject Parcels with substantial conformance of the enclosed site plans dated 5/17/24, a Bielinski Affordable Housing Initiative of Single Family Residential Small Lot Homes. As the marketplace continues to shift, Bielinski recognizes these changing lifestyles and the demand for affordable housing options in the City of Watertown and the surrounding communities. The intent of Bielinski Homes is to continue to offer mixed land uses providing housing opportunities for a wide range of people, income levels and preference.

**Specifically, this amended GDP includes the following:**

- **Area C(b): Specific to PARCEL NO. 291-0815-0642-006 & 291-0815-0642-007 Amended to Single Family Small Lots (average lot size of 6,817 sq. ft.).**
  1. **Area C(b): Phase 1** Lots 1-8 lot size range from 5,060 to 6,884 sq. ft. with home construction starting in July/August of 2024.

2. **Area C(b): Phase 2** Lots 44-53 lot size range from 6,592 to 14,873 sq. ft. with development construction starting August/Sept. of 2024 with home construction to commence upon completion.
3. **Area C(b): Phase 3** (Lots 9-43 lot size range from 4,601 to 11,265 sq. ft. with development construction to begin in 2025.
4. **Grant Relief within area C(b)**
  - a. **Minimum Lot Area of 4,601 sq. ft. per dwelling unit**
  - b. **Proposed Building Setbacks:**

Street (front):	<del>24 ft.</del> 20 ft. JKO
Street (corner):	20 ft.
Rear:	25 ft.
Side:	8 ft.
Minimum lot width:	50 ft.
  - c. **All roadways will be public with a 60 ft. wide Right-of-Way**
5. **Area C(b):** City will approve the street vacation of Belmont Drive within area C(b) later submission from this petition.
6. **Area K:** Storm Water Detention Pond, in 2024 Bielinski will reconstruct the detention pond per the city approved plans and upon completion of that work, the City of Watertown will take ownership of the detention pond.
7. **Area H-2 (Phase 1):** In 2026 Bielinski plans to construct the 25 single family lots which will include dedication of the Neighborhood Park (Area I) to the City of Watertown.
8. **All other terms of the approved GDP on June 20<sup>th</sup>, 2023 stay the same.**

**List of Attachments or Other Documents:**

1. Application to Amend the GDP
2. Tax Documents Identifying the Parcels
3. GDP Amended Hunter Oaks Neighborhood Site Plans (Pages 1 & 2) dated 5/17/24
4. GDP Site Plan Approved June 20<sup>th</sup>, 2023
5. Preliminary Home Building Plans (5)

Dated this 18<sup>th</sup> day of May, 2024.

**OWNER & PETITIONER:**

**Bielinski Development, Inc.**

1830 Meadow Lane, Suite A  
Pewaukee, Wisconsin 53072

By: 

Frank Bielinski, President

Dated: 5-18-24