

NOTICE OF PUBLIC HEARING

In compliance with Wis. Admin. § NR 116.05(4) & Wis. Admin. § NR 116.21(6), notice is hereby given by the Common Council of the City of Watertown, Wisconsin, that a public hearing will be held on the 15th day of April 2025 in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin at 7:00 P.M., or shortly thereafter, for the amending of Chapter 550, Zoning Code. The proposed amendments will be as follows:

§550-15

CENTRAL BUSINESS APARTMENTS

~~See § 550-49G.~~

~~[Added 6-1-2021 by Ord. No. 21-23]~~

§550-34B(2)(K)

§ 550-34B(2) Central Business (CB) District - Principal Land Uses Permitted as Conditional Use

(2) Principal land uses permitted as conditional use (per § 550-45B):

- (a) Clear-cutting.
- (b) Indoor institutional.
- (c) Outdoor institutional.
- (d) Institutional residential.
- (e) In-vehicle sales or service.
- (f) Indoor commercial entertainment.
- (g) Outdoor commercial entertainment.
- (h) Commercial indoor lodging.
- (i) Bed-and-breakfast establishments.
- (j) Group day-care center (nine or more children).[1]

[1] Editor's Note: Former Subsection B(2)(k), Boardinghouse, which immediately followed, was repealed 6-19-2018 by Ord. No. 18-4.

~~(k) Central business apartments (greater than 12 dwelling units).~~

~~[Added 6-1-2021 by Ord. No. 21-24]~~

§550-49G

~~G. Central business apartments (more than 12 dwelling units). Description: This dwelling unit type consists of an attached, multifamily residence that takes access from a shared entrance or hallway. Dwelling units are allowed on the first floor. A minimum building code required fire-rated wall assembly division, separating living areas from the lowest level to the underside of the roof is required between each dwelling unit. No fewer than 12 dwelling units may be located in a building. Central business apartments shall only be allowed within the Central Business Zoning District.~~

~~[Added 6-1-2021 by Ord. No. 21-22]~~

~~(1) Regulations.~~

~~(a) Central business apartments shall not be allowed on a historic site or a contributing property located within a historic district regulated under Chapter 325 of the City of Watertown Municipal Code.~~

~~[1] Central business apartments located on a noncontributing property located within a historic district shall go before the Historic Preservation and Downtown Design Commission for a certificate of appropriateness.~~

~~[2] Central business apartments may be built on a historic site or a contributing property within a historic district if a certificate of appropriateness was approved by the Historic Preservation and Downtown Design Commission under § 325-7D(3). The resulting new construction shall require a certificate of appropriateness from the Historic Preservation and Downtown Design for a property within an historic district.~~

~~(b) Central business apartments shall also be required to go through the planned unit development process under § 550-152.~~

~~(c) Access limitation of dwelling unit to commercial uses. No dwelling unit shall open directly into or shall be used in conjunction with a principal or accessory commercial land use.~~

A copy of the proposed amendments are on file at the City Clerk's Office for review 8:00 a.m. to 4:30 p.m., Monday through Friday.

All persons wishing to be heard are invited to be present. Written comments may be submitted to City Clerk Megan Dunneisen, 106 Jones Street, Watertown, WI 53094.

CITY OF WATERTOWN
Brian Zirbes
Zoning & Floodplain Administrator

BZ/nmz

PUBLISH:

April 1, 2025
and
April 8, 2025

(BLOCK AD)