ORDINANCE TO
AMEND THE ADOPTED PLANNED DEVELOPMENT (PD) OVERLAY DISTRICT – GENERAL DEVELOPMENT PLAN (GDP)FOR THE OXBOW AT 100 E. DIVISION STREET (PIN: 291-0815-0412-029) AND 104 E. DIVISION STREET (PIN: 291-0915-3343-053)

SPONSOR: MAYOR STOCKS
FROM: PLAN COMMISSION WITH POSITIVE RECOMMENDATION

THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS FOLLOWS:

SECTION 1. That Chapter 550, Zoning., Attachment 1 – Appendix A, Zoning Map Amendments., of the Code of the City of Watertown is hereby amended as follows:

The following flexibilities have been identified by the City of Watertown Plan Commission in regard to The Oxbow's Planned Development (PD) Overlay District - General Development Plan (GDP):

Flexibilities
1. Multifamily Residential Land Use in the Central Business Zoning District – §550-49A(7).
2. First Floor Residential in the Central Business Zoning District - 17 units on the first floor above lower parking level - §550-56A.
3. Two (2) Multifamily Apartment Buildings of 12 units or more on 2 separate lots with a zero-lot line wall - one (1) 16-unit building & one (1) 51-unit building (67 units total) - §550-49A(7).
4. Maximum Gross Density 39.22 du /acre – §550-27F(1)(b).
5. Landscaping per Site Plan. (32% LSR) – §550-27F(1)(c).
6. Minimum Lot Area 76,270 S.F. (46,311 S.F. & 28,154 S.F.) – §550-27F(2)(a).
7. No buffer yard requirements – §550-27F(2)(e).
8. 110 total parking stalls - 63 Underground & 47 Surface. – §550-27F(2)(j).
9. Direct access to a residential local or collector street, the lower parking level will have direct access to Cole Street. The surface parking lot will have direct access to Cole Street and Division Street. Vehicle traffic from both lots will utilize N Second Street. - §550-34A
10. Minimum off street driveway widths of 24' - §550-107F(9).
11. Minimum parking module widths of 42' single loaded & 63' double loaded - §550-107F(9).
12. Dwelling Units per Acre 39.2 - §550-27F(2)(a).
13. Floor area ratio of 0.34 - §550-34G(1)(c).
14. Maximum building height not to exceed 63'-0" - §550-34G(2)(g).
15. Minimum Waterway Overlay Zoning District setback of 58' - §550-42A(1).
16. Zero Lot Line Access Points - Internal access points between 2 (two) zero lot line buildings (hallways on resident levels and within the parking level) - §550-34G(2)(c)[2].
17. Exceed the Exterior Lighting Standards for the southern lot line of Lot 2 - not exceed 0.50 footcandle above ambient lighting conditions on a cloudless night at the southern ROW line of Cole St - §550-110D(2)(a).
18. Additional signage per Site Plan - §550-132A.

The following conditions were identified by the City of Watertown Plan Commission and Site Plan Review Committee regarding The Oxbow Planned Development (PD) Overlay District - General Development Plan (GDP):

1. Knox Box installation.
2. Addresses assigned to each apartment unit.
3. Submittal and approval of a Fire Protection permit.

4. Submittal of letter from the state determining what type of wall is acceptable to connect the two structures.
5. Submittal and approval of an erosion control and stormwater permit.
6. All applicable easements must be shown on the Certified Survey Map (CSM)
7. State and Federal ADA requirements shown on plans.
8. A design element in the hallway that clearly shows the separation between the 2 buildings.

SECTION 2. The Common Council of the City of Watertown approves The Oxbow Planned Development (PD) Overlay District - General Development Plan (GDP), inclusive of full and continuous compliance with the submittal documents, the list of flexibilities and conditions provided in the submittal, and with any conditions identified by City Staff and the Plan Commission

SECTION 3. This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	Feb 16, 2026		March 3, 2026	
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
BERG				
BARTZ				
BLANKE				
SMITH				
ARNETT				
WETZEL				
MOLDENHAUER				
MAYOR STOCKS				
TOTAL				

ADOPTED _____March 3, 2026_____

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CITY CLERK

APPROVED _____March 3, 2026_____

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MAYOR