

**NOTICE OF PUBLIC HEARING  
ON AMENDMENTS TO THE COMPREHENSIVE PLAN**

In accordance with Section § 62.1001(4)(d) of the Wisconsin State Statutes, a notice is hereby given by the Common Council of the City of Watertown, Wisconsin, that a public hearing will be held on February 16, 2026 in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin at 7:00 p.m. or shortly thereafter.

The public hearing will be held to gather public input on a proposed amendment to the "City of Watertown Comprehensive Plan". The Comprehensive Plan sets the policy for the growth, development, and preservation of the community. The proposed amendments would affect the Future Land Use Map within the Plan document. The proposed amendments involve changing the future land use category shown for 510 S. Second Street (Parcel PIN: 291-0815-0424-040) from Two-Family Residential to Institutional and changing the future land use category shown for 410R, 507, 514, and 515 S First Street (Parcel PIN(s): 291-0815-0424-009, 291-0815-0424-043, 291-0815-0424-011, & 291-0815-0424-042) from Central Mixed Use to Institutional.

The Comprehensive Plan and amendment are available for review at City Hall in the Building, Safety & Zoning Department located at 106 Jones Street, Watertown, WI. They may also be viewed online at <https://bit.ly/4pteyqt>.

A copy of the Comprehensive Plan and amendment may be obtained from the Building Safety & Zoning Department.

Questions regarding the proposed Comprehensive Plan Amendments may be directed to Planning & Zoning Administrator Brian Zirbes at 920-262-4060.

Written comments on the proposed amendments to the Comprehensive Plan should be submitted before the public hearing date to City Clerk Megan Dunneisen, 106 Jones Street, Watertown, WI 53094.

All persons wishing to be heard are invited to be present.

CITY OF WATERTOWN  
Brian Zirbes  
Planning & Zoning Administrator

BZ/nmz

PUBLISH: January 16, 2026

(BLOCK AD)

The Health Department currently operates several outreach programs that provide critical health services to our community. However, the existing facilities and spaces are becoming increasingly limited in their ability to meet the demand for these services. An additional lot and building would provide the necessary room to expand these programs, ensuring accessibility to the community. Specifically, the new lot and building would allow for:

- **Car Seat Checks:** Space for trained professionals to educate parents and caregivers on the correct installation and use of car seats, helping ensure child passenger safety.
- **Drive-through Immunization Clinics:** A safe, efficient environment for residents to receive immunizations without the need to leave their vehicles, especially beneficial for those with mobility challenges or time constraints.
- **Other Health Department Programs:** Additional space would allow for the seamless operation of and storage for various health programs as space becomes limited in our current building.

#### **Benefits to the Community:**

The allocation of a new lot and building for Health Department use will provide numerous benefits to the community, including:

- **Increased Access to Health Services:** More space will allow for greater participation in vital health programs, especially for those who may otherwise face barriers to access.
- **Improved Public Health Outcomes:** By offering easier access to services like immunizations and child safety education, the community will see improved overall health and safety.
- **Enhanced Community Engagement:** The expanded capacity will support the Health Department's goal of reaching more residents and meeting their health needs in a timely and efficient manner.

The need for additional space to support the Health Department's critical programs has become urgent. The proposed lot and building would significantly enhance our ability to serve the community and contribute to the health and well-being of our residents.

Carol Quest

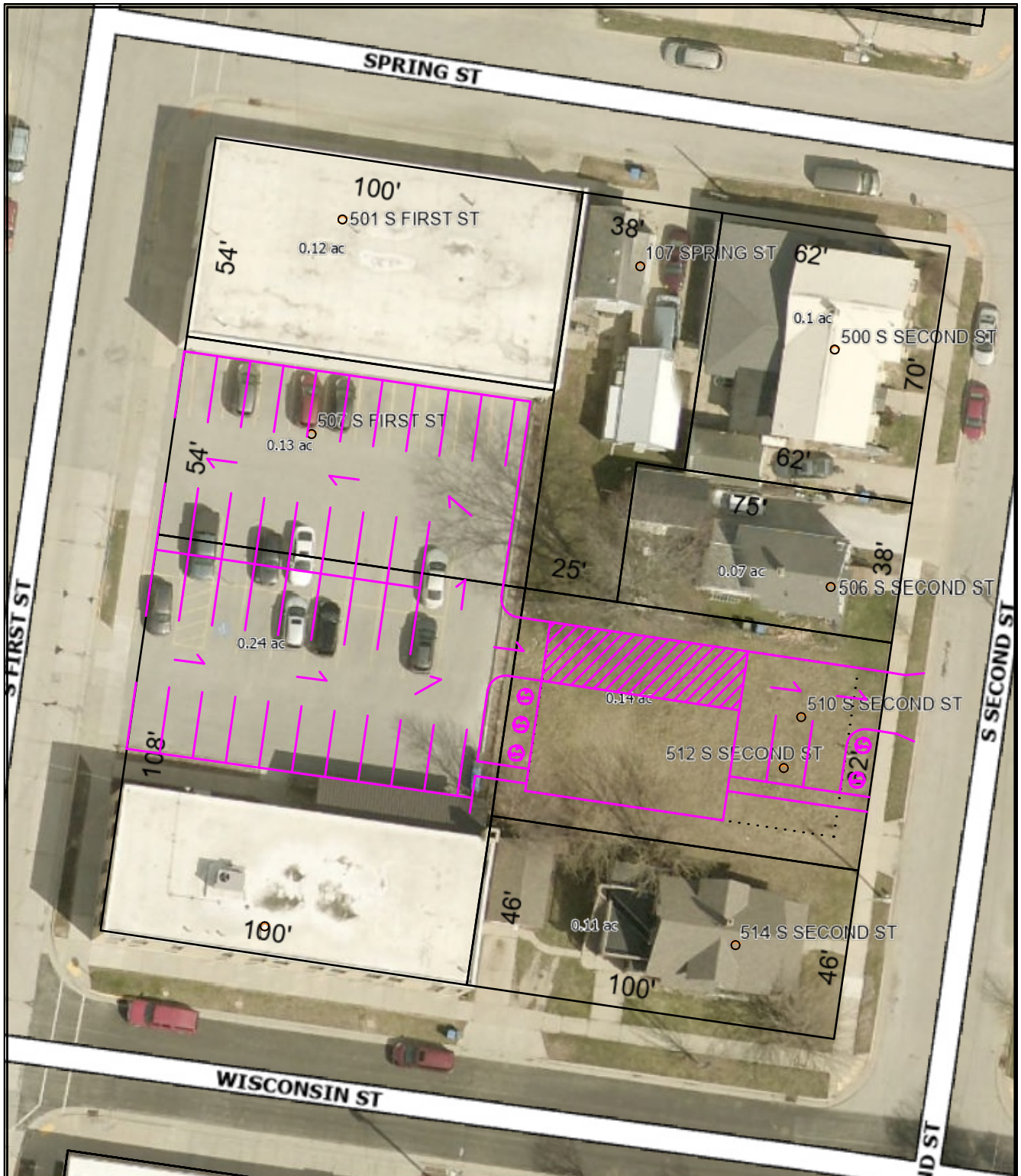
Health Officer/Director  
Watertown Dept of Public Health  
515 South First Street  
Watertown, WI 53094  
Ph. (920) 262-8090

Fax (920) 262-8096

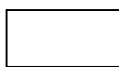
[cquest@watertownwi.gov](mailto:cquest@watertownwi.gov)

***Creating opportunities for safe and healthy living.***





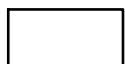
City Boundary



Common Area



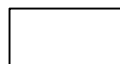
Address Labels



Parcels Lines



Address Points



Acreage



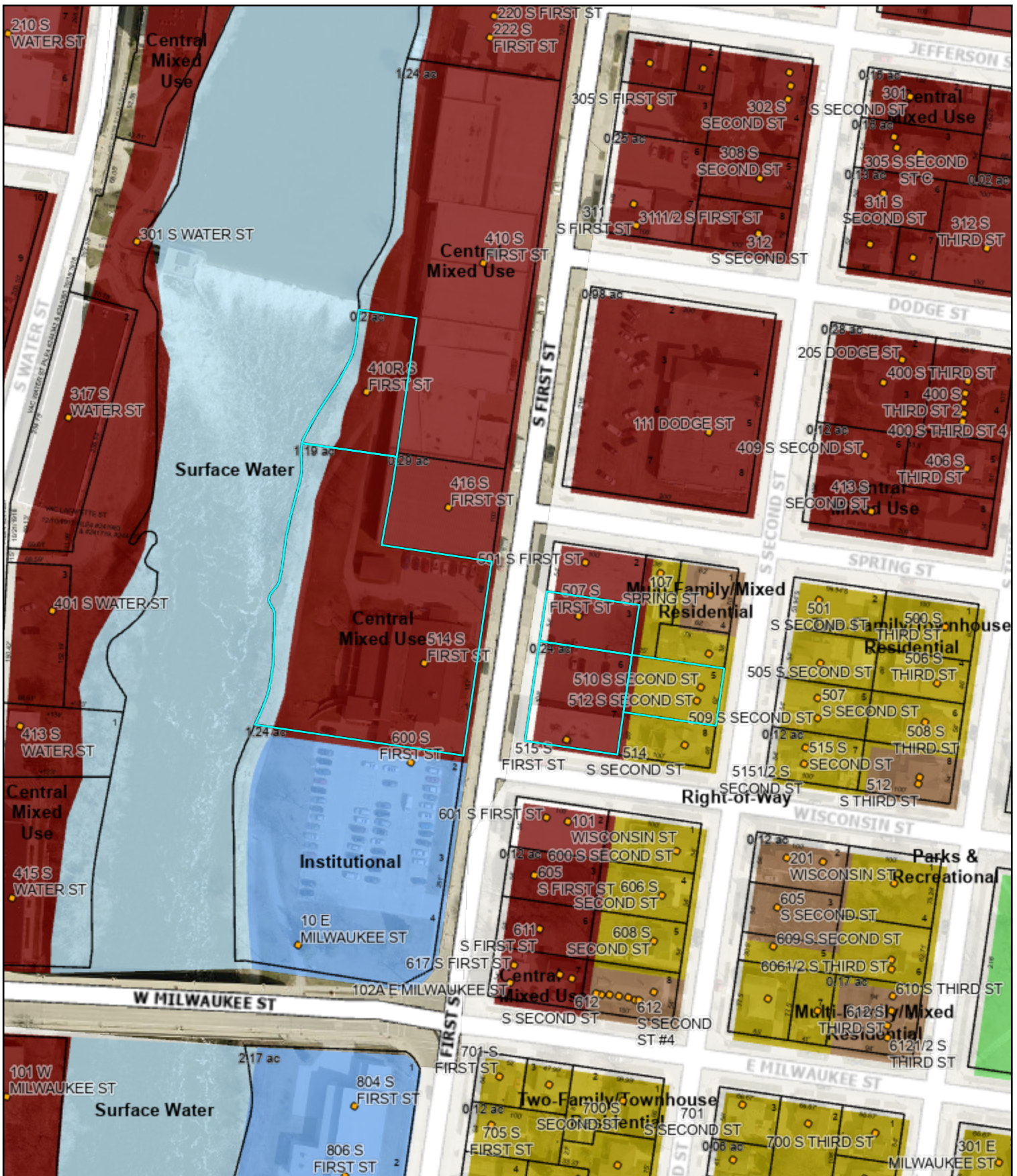
City of Watertown Geographic Information System

Scale: 1:417 Printed on: January 23, 2025  
SCALE BAR = 1" Author:

DISCLAIMER: This map is not a substitute for an actual field survey or on-site investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.



# Existing Future Land Use



**Legend**

- Municipal Boundary
- Parcels Boundaries
- Common Areas
- Addresses
- Address Labels
- Parcel Acreage

**Waterfront Future Land Use 2019 Comp Plan**

VA\_FLU

- Right-of-Way
- Surface Water
- Agriculture
- Single-Family Residential
- Two-Family/Townhouse Residential

- Multi-Family/Mixed Residential
- Planned Neighborhood
- Planned Mixed Use
- Neighborhood Mixed Use
- Planned Business
- Central Mixed Use
- Planned Office & Institutional
- Airport
- Institutional
- Planned Industrial
- General Business
- Mixed Industrial
- Riverside Mixed Use
- Parks & Recreational

**THE CITY OF WATERTOWN**

Opportunity runs through it.

**City of Watertown Geographic Information System**

Scale: 1:1,657

SCALE BAR = 1"

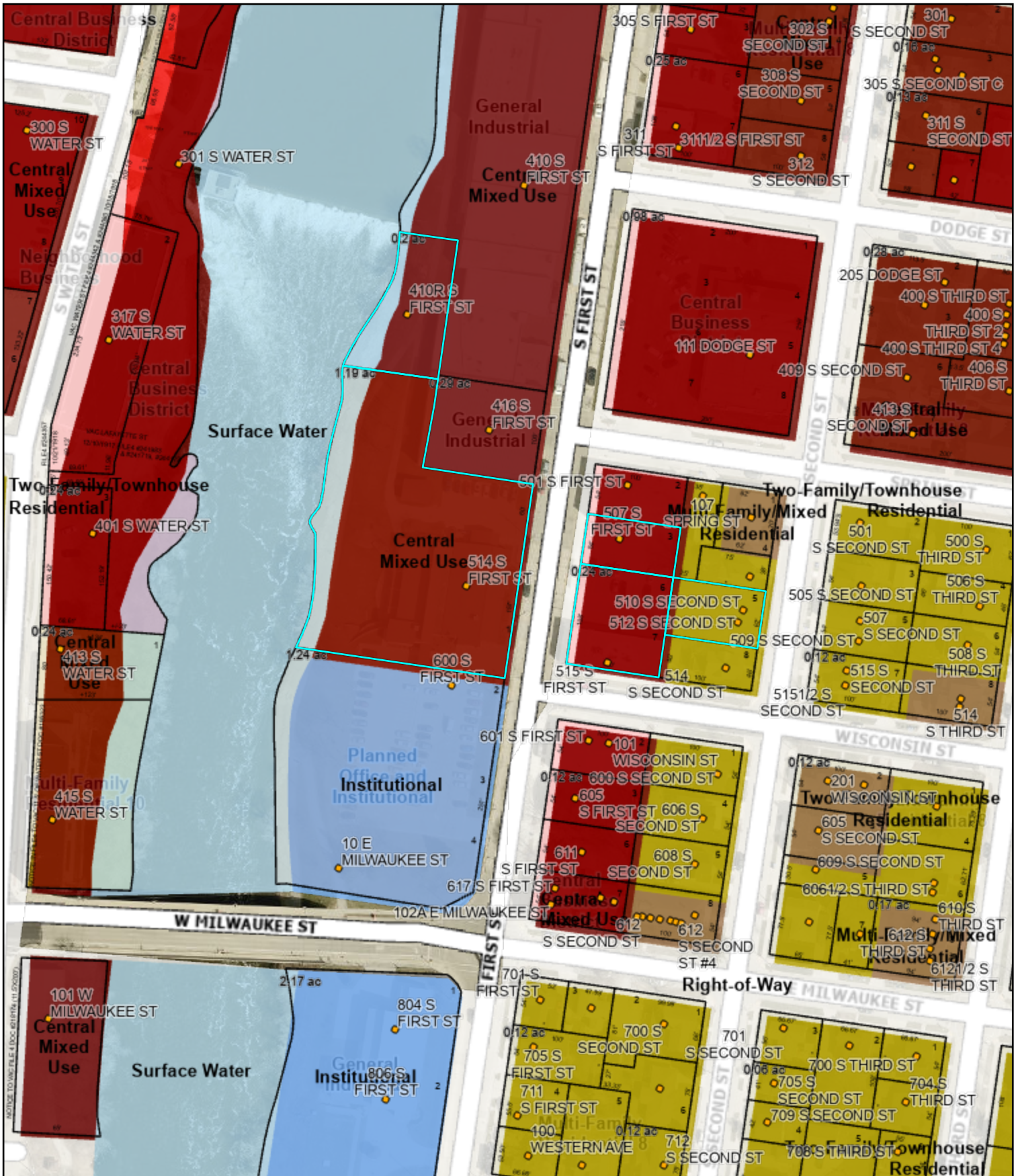
Printed on: December 19, 2025

Author:

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other interest inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.

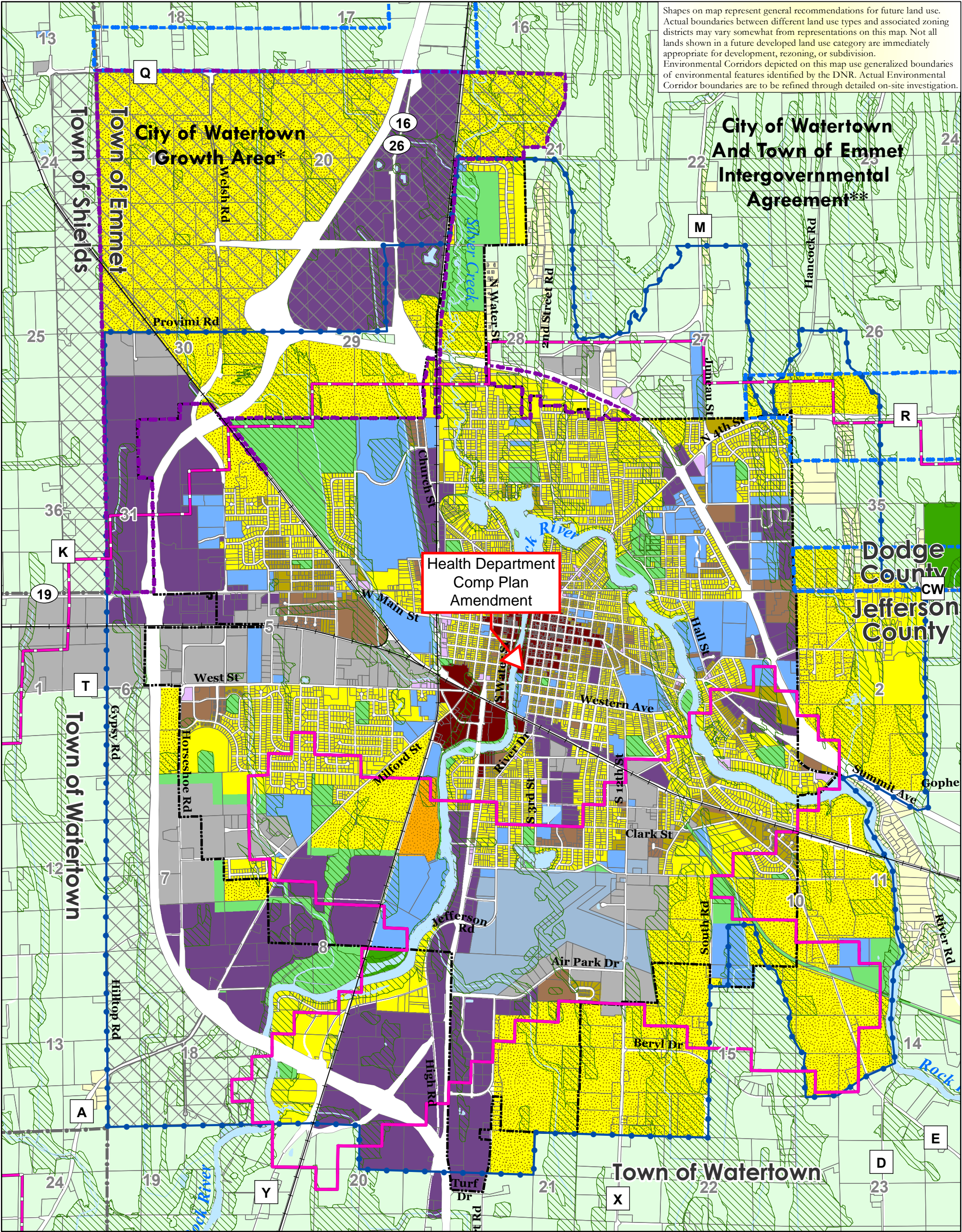


# Existing Zoning



<ul style="list-style-type: none"> <li>Municipal Boundary</li> <li>Parcels Boundaries</li> <li>Common Areas</li> <li>Addresses</li> <li>Address Labels</li> <li>Parcel Acreage</li> </ul>	<b>Watertown Future Land Use 2019 Comp Plan</b> VA_FLU Right-of-Way Surface Water Agriculture Single-Family Residential Two-Family/Townhouse Residential Multi-Family/Mixed Residential	<ul style="list-style-type: none"> <li>Planned Neighborhood</li> <li>Planned Mixed Use</li> <li>Neighborhood Mixed Use</li> <li>Planned Business</li> <li>Central Mixed Use</li> <li>Planned Office &amp; Institutional</li> <li>Airport</li> </ul>	<ul style="list-style-type: none"> <li>Institutional</li> <li>Planned Industrial</li> <li>General Business</li> <li>Mixed Industrial</li> <li>Riverside Mixed Use</li> <li>Parks &amp; Recreational</li> </ul>	<b>Base Zoning</b> Zoning Type Unknown Two-Family Single-Family Senior Residential Rural Holding Planned Unit	<p><b>THE CITY OF WATERTOWN</b> Opportunity runs through it.</p> <p><b>City of Watertown Geographic Information System</b></p> <p>Scale: 1:1,657 SCALE BAR = 1"</p> <p>Printed on: December 19, 2025 Author:</p> <p><small>DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.</small></p>
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Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

## City of Watertown And Town of Emmet Intergovernmental Agreement\*\*

Health Department  
Comp Plan  
Amendment

Dodge  
County  
Jefferson  
County

## Future Land Use Urban Area

### Map 6b

City/Town IGA\*\*  
City Growth Area  
City Periphery Areas

### City of Watertown Comprehensive Plan

#### Land Use Categories

- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood\*\*
- Institutional
- Airport

- Rights-of-Way
- Neighborhood Mixed Use
- Planned Mixed Use\*
- Central Mixed Use
- Riverside Mixed Use\*\*\*
- Mixed Industrial
- Parks & Recreation
- Environmental Corridor
- Surface Water

\*Each "Planned Mixed Use Area" may include mix of:  
1. Office  
2. Multi-Family Residential  
3. Mixed Industrial  
4. Commercial Services/Retail  
5. Institutional  
6. Parks & Recreation



\*\*\*"Planned Neighborhoods" should include a mix of the following:  
1. Single-Family - Sewered (predominant land use)  
2. Two-Family Residential  
3. Multi-Family Residential  
4. Institutional  
5. Neighborhood Mixed Use  
6. Parks & Recreation



\*\*\*Each "Riverside Mixed Use Area" may include mix of:  
1. Office  
2. Single-Family - Sewered  
3. Two-Family Residential  
4. Multi-Family Residential  
5. Commercial Services/Retail  
6. Institutional  
7. Parks & Recreation



- City of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- Watertown Long Range Growth Area

#### Airport Height Limitations

- Maximum Building Elevation b/t 865 and 968 ft
- Maximum Building Elevation b/t 968 and 1005 ft

Draft: August 7, 2019  
Source: WisDNR, FEMA, City of Watertown, Dodge Co. LIO & Jefferson Co. LIO, V&A

VANDEWALLE & ASSOCIATES INC.  
Shaping places, shaping change



0 0.25 0.5 1 Miles