

**ORDINANCE TO  
ADOPT THE PLANNED DEVELOPMENT (PD) OVERLAY DISTRICT – PRECISE  
IMPLEMENTATION PLAN (PIP) 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 recommended by the City of Watertown Plan Commission and approved by the City of Watertown Common Council in The Oxbow's Planned Development (PD) Overlay District – General Development Plan (GDP) to be utilized in the Planned Development (PD) Overlay District – Precise Implementation Plan (PIP):

**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 and approved by the City of Watertown Common Council in The Oxbow's Planned Development (PD) Overlay District – General Development Plan (GDP) to be implemented within The Oxbow Planned Development (PD) Overlay District – Precise Implementation Plan (PIP):

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.
9. Signs being shown in their correct locations on plans.
10. Maximum building height shall not exceed 63'0".
11. Create and record an easement for the Riverwalk.

SECTION 2. That the requirements of Chapter 550-152, Planned Development Procedures, have been abided by for the Oxbow's Planned Development (PD) Overlay District – Precise Implementation Plan (PIP).

SECTION 3. The Common Council of the City of Watertown approves The Oxbow Planned Development (PD) Overlay District – Precise Implementation Plan (PIP), 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 \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

APPROVED \_\_\_\_\_ March 3, 2026 \_\_\_\_\_

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MAYOR