



BUILDING SAFETY & ZONING DIVISION PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: March 24th, 2025
SUBJECT: Request for a Development (PD) Overlay Zoning District - Initial Review and Set Public Hearing Date

Initial review and setting of a public hearing date for a Planned Development (PD) Overlay Zoning District – General Development Plan (GDP) & Precise Development Plan (PIP) requested by Northtown Partners LLC, agent for Cady Emerald LLC., on parcels located at 100 and 104 East Division Street, Watertown, WI. Parcel PIN(s): 291-0815-0412-029 & 291-0915-3343-053.

SITE DETAILS:

Acres: 0.52 & 1.10 acres
Current Zoning: General Business (GB) Zoning District
Existing Land Use: Vacant
Future Land Use Designation: Central Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking an initial review and the setting of a public hearing date by the Plan Commission for a Planned Development (PD) Overlay Zoning District – General Development Plan (GDP) & Precise Development Plan (PIP). The proposed development looks to create two multi-family buildings with a zero-lot line shared wall between the two buildings. This shared wall will be located along the county line between Dodge and Jefferson Counties and is required because a single building cannot be built across a property line (county line). In addition, a third building with three townhouses will face North Second Street. The proposed development will have 68 total units of varying types including: 4 Studio, 32 one-bedroom, 18 two-bedroom, and 14 three-bedroom homes. The two main multi-family buildings are proposed to be stepped down in height at the south and east ends to better blend the higher density buildings into the surrounding residential areas.

The proposed development will include 65 underground parking stalls with access from Cole Street and 32 surface parking stalls with access from Cole Street and East Division Street. The North Second Street townhouses will have garages that open to the rear of the building with driveway areas in front of each garage. These townhouse parking areas will add 6 additional parking stalls to the project for a total of 103 proposed parking stalls.

A rezoning of the subject parcels to Central Business (CB) Zoning and approval of a CSM related to this development proposal are also pending. The discontinuance of a portion of Cole Street is also proposed for this development.

STAFF EVALUATION:

Land Use and Zoning:

The proposed PD General Development Plan (GDP) & Precise Development Plan (PIP) is requesting flexibilities to Zoning Standards as allowed under Section § 550-152B of the Zoning Code. The requested flexibilities include an allowance for Multi-Family Residential Land Use with dwelling units on the first floor within the Central Business (CB) Zoning District. The proposed PD generally meets the requirements for a Multi-Family Development as listed within the Multi-family Residential (MR-10) Zoning District with some requested flexibilities noted in the submittal packet. Additional requested flexibilities within the Central Business (CB) Zoning District include exceeding the maximum building height limit (59'3" requested) and reductions to the required off-street parking dimensions for aisle widths and parking module width (aisle widths of 24' requested). The proposal also requests a reduction of the Waterway Overlay Zoning District setback requirements (61.4' requested) and additional signage due to the two-building design.

Flexibilities allowed by a Planned Unit Development under Section § 550-152B:

B. Provision of flexible development standards for planned developments.

- (1) Permitted location. Planned developments shall be permitted with the approval of a Planned Development Overlay Zoning District specific to the approved planned development.*
- (2) Flexible development standards. The following exemptions to the development standards of the underlying zoning district may be provided with the approval of a planned development:*
 - (a) Land use requirements. All land uses listed as "residential," "institutional" or "commercial" may be permitted within a planned development. Industrial land uses may only be allowed in Planned Developments that use an underlying zoning district which specifically list industrial uses as permitted or conditional uses.*
 - (b) Density and intensity requirements. All requirements listed for residential density and nonresidential intensity may be waived within a planned development.*
 - (c) Bulk requirements. All residential and nonresidential bulk requirements may be waived within a planned development.*
 - (d) Landscaping requirements. All landscaping requirements may be waived within a planned development.*
 - (e) Parking and loading requirements. All requirements for off-street parking, traffic circulation, and offstreet loading may be waived within a planned development.*
 - (f) Waterway Overlay District requirements. All Waterway Overlay District requirements may be waived within a planned development.*
- (3) Requirements to depict all aspects of development. Only development which is explicitly depicted on the required site plan approved by the Common Council as part of the approved planned development shall be permitted, even if such development (including all aspects of land use, density and intensity, bulk, landscaping, and parking and loading) is otherwise listed as permitted. Requested exemptions from these standards shall be made explicit by the applicant in the application and shall be recommended by the Plan Commission and approved explicitly by the Common Council. If not so requested and approved, such exemptions shall not be permitted.*

The Central Business (CB) Zoning District has a minimum landscape surface ratio (LSR) of 0% and minimal landscaping point requirements for paved areas only. The proposed PD will have a LSR of 38% with a generous landscaping plan that exceeds all landscaping point requirements in the CB Zoning District. The Central Business (CB) Zoning District further prohibits development within the zoning district from taking direct access to a local residential street or a residential collector street. Both Cole and East Division Streets are classified as local streets and North Second Street is classified as a collector street. A flexibility to waive this requirement is being requested by the PD.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Set public hearing date for April 15th, 2025.
2. Set public hearing to a later date.

STAFF RECOMMENDATION:

- Staff recommends setting the Common Council public hearing date for this item for April 15th, 2025.

ATTACHMENTS:

- Application materials.