



BUILDING SAFETY & ZONING DIVISION PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: March 24, 2025
SUBJECT: Initial Review and Schedule a Public Hearing – Rezoning

Initial review and setting of a public hearing date for a rezoning 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 & APPLICATION DESCRIPTION:

The applicant is proposing to change the zoning designation from the General Business (GB) Zoning District to Central Business (CB) Zoning District for the development of an apartment complex. A rezoning to a Planned Development (PD) Overlay Zoning District to allow for flexibilities within the Central Business (CB) Zoning District for the apartment complex proposal is also pending. These parcels were previously the site of the Johnsonville Sauge Plant that was destroyed by a fire. The two parcels involved with this development proposal are located in two different counties, as such the proposed building will be built as two separate buildings with a shared zero lot line wall separation at the county line. A rezoning of the subject parcels to add a Planned Development (PD) Overlay Zoning District 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:

Nearby Future Land Use designations include Central Mixed Use to the north and south. Two-Family and Multi-Family Future Land Uses exist to the east. The Rock River is located to the west.

Nearby Zoning includes Central Business and Two-Family Residential Zoning to the south. Neighborhood Business Zoning and Two-Family Residential Zoning are located to the north and east. The Rock River is located to the west

Zoning Code

The zoning code requires the Plan Commission to conduct an initial review of the rezoning and schedule a public hearing before the Common Council.

Per Section § 550-141E:

E. Initial review by the Plan Commission and scheduling of Common Council public hearing. The Common Council shall not make an amendment to the Official Zoning Map without allowing for a recommendation from the Plan Commission per the provisions of this subsection.

(1) The Plan Commission shall schedule a reasonable time and place for a public meeting to hear the application within 45 days of the acceptance and determination of the complete application as determined by the Zoning Administrator. The applicant may appear in person, by agent and/or by attorney.

(2) Within 60 days after the public meeting (or within an extension of said period requested in writing by the applicant and granted by the Plan Commission), the Plan Commission shall schedule a public hearing before the Common Council.

(3) *If the Plan Commission recommends approval of an application, it shall state in the minutes or in a subsequently issued written decision its conclusion and any finding of facts supporting its conclusion as to the following: that the potential public benefits of the proposed amendment outweigh any and all potential adverse impacts of the proposed amendment, as identified in Subsection D(3)(a) through (c) above, after taking into consideration the proposal by the applicant*



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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.