PLAN COMMISSION
Council Chambers, 2nd Floor, 106 Jones Street
4:30 P.M.

1. Call to order
2. Review & approve Site Plan Review minutes of October 14, 2019 meeting
3. Review & approve Plan Commission minutes of October 14, 2019 meeting
4. 718 W. Main Street, Public Hearing, Conditional Use Permit request for Outdoor Display
5. 718 W. Main Street, Review & take action on Conditional Use Permit request for Outdoor Display
6. Amend Chapter 550, Zoning Code, through Amending Section 550-57B, review public hearing comments & make recommendation
7. 714 W. Division Street, Planned Unit Development Concept review
8. 231 & 233 Air Park Drive, rezone, preliminary review & set public hearing date
9. Adjournment
718 West Main Street – CUP – Outdoor Display

Background:
In 2017 the City of Watertown Plan Commission approved the CSM for 718 West Main Street. The CSM was necessitated by the purchase of 718 West Main Street by Hayes Automotive. Since then, Hayes Automotive has razed the old Bumper to Bumper store and used the lot for its car dealership. This Conditional Use Permit is to correct the oversight since the CSM to allow operation of a car dealership. 718 West Main Street is zoned General Business (GB).

Relevant Information:
The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:

1. Principal land uses permitted as conditional use per Section § 550-33B(2)(e), for GB:

   Outdoor display.

2. Per Section § 550-52D:

   Outdoor display. Description: Outdoor display land uses include all land uses which conduct sales or display sales or rental merchandise or equipment outside of an enclosed building. Example of such land uses include vehicle sales, vehicle rental, manufactured and mobile housing sales and monument sales. The area of outdoor sales shall be calculated as the area which would be enclosed by a fence installed and continually maintained in the most efficient manner which completely encloses all materials displayed outdoors. Such land uses do not include the storage or display of inoperative vehicles or equipment or other materials typically associated with a junkyard or salvage yard. (See § 550-53 below also.) (Land uses which conduct or display only a limited amount of product outside of an enclosed building are listed separately in § 550-56F as "outdoor display incidental to indoor sales."

   (1) Regulations.

   (a) The display of items shall not be permitted in permanently protected green space areas, required landscaped areas, or required bufferyards.

   (b) The display of items shall not be permitted within required setback areas for the principal structure.

   (c) In no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of § 550-107. If the number of provided parking stalls on the property is already less than the requirement, such display area shall not further reduce the number of parking stalls already present.

   (d) Display areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence or line of planters, or by a clearly marked paved area.
(e) Signs, screening, enclosures, landscaping or materials being displayed shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.

(f) Outdoor display shall be permitted during the entire calendar year, however, if goods are removed from the display area, all support fixtures used to display the goods shall be removed within 10 calendar days of the goods' removal.

(g) Inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed for this land use.

(h) Facility shall provide a bufferyard with a minimum opacity of 0.60 along all borders of the display area abutting residentially zoned property, except per Subsection D(1)(e) above (see § 550-99).

(2) Parking requirements. One space per 300 square feet of gross floor area.

Decision:
Under 2017 Wisconsin Act 67:

62.23 (7) (de) Conditional use permits.

1. In this paragraph:
   a. “Conditional use” means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
   b. “Substantial evidence” means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2. a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
   b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit’s duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city’s decision to approve or deny the permit must be supported by substantial evidence.

1. Upon receipt of a conditional use permit application, and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.

4. Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit’s duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.

5. If a city denies a person’s conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.
<table>
<thead>
<tr>
<th>Criteria</th>
<th>Applicant Provided Substantial Evidence</th>
<th>Opponent Provided Substantial Evidence</th>
<th>PC Finds Standards Met</th>
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<tbody>
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If Plan Commission answers “no” to the last of the questions, above, the CU permit must be denied. Otherwise, proceed to the condition of approval.

Options:
These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. Deny the Conditional Use Permit, based on failure to provide substantial evidence to meet one or more of the standards for an Outdoor Display.
2. Approve the Conditional Use Permit without conditions, based on successfully providing substantial evidence.
3. Approve the Conditional Use Permit with conditions identified by the Plan Commission.
ORDED AS
" IRON PIPE FOUND
IRON PIPE FOUND
" X 18" IRON ROD SET
BS./FT.

RIGHT-LINE PLAT INVESTIGATION
Proposed
ORDED AS
"IRON PIPE FOUND
IRON PIPE FOUND
"X 18" IRON ROD SET
$.00/FT.

SIGHT LINE FRONTAGE
Proposed

Proposed

S 60°44' 00" E
65.85'
N 82°29' 52" W
N 60.20'
S 83°25' 09" E
111.79'
W 112.25'
S 04°37' 07" E
165.23'
W 203.17'
S 20°44' 00" E
30290 sq.ft
Amend Section § 550-57B: Temporary Land Use, Outdoor Assembly – Review & Recommendation

Background:
Following the discussion that occurred at the September 17, 2019 Common Council meeting regarding Ordinance #19-20 - Repeal & Amend Article II, Section 428-7 thru 428-10 “Special Events License” of Chapter 428, “Public Events”, the City of Watertown Zoning & Floodplain Administrator has made the determination that Chapter 550 should not be involved Special Events. In the zoning code there is a temporary use entitled “Outdoor Assembly”, which would encompass Special Events. No Special Event has gone through the rigors of Section § 550-57B.

Relevant Information:
The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:

1. No comments during Public Hearing
2. Review attached Ordinance

Options:
These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. Negative Recommendation of Ordinance
2. Positive Recommendation of Ordinance
3. Postpone to a later date
AN ORDINANCE
TO AMEND CHAPTER 550, ZONING CODE, THROUGH THE REMOVAL AND ADDITION OF LANGUAGE TO SECTION § 550-57B: TEMPORARY LAND USE, OUTDOOR ASSEMBLY

Sponsor: Mayor McFarland, Chair
From: Plan Commission

SECTION 1. Amend Section § 550-57B through removal and addition of language:

* * *

Outdoor assembly. Description: Includes any organized outdoor assembly of more than 100 persons. (See Chapter 428 of the City of Watertown Municipal Code)

(1) Temporary use regulations:
(a) Activities shall not obstruct pedestrian or vehicular circulation, including vehicular sight distances.

(b) Signage shall comply with the requirements for temporary signs in Article XII.

(c) Adequate parking, drinking water, and toilet facilities shall be provided and shall be described in the application.

(d) If subject property is located adjacent to a residential area, activities shall be limited to daylight hours, unless otherwise specifically approved by the City.

(e) Adequate provisions for crowd control shall be made and shall be described within the application.

(f) Shall comply with § 550-143, standards and procedures applicable to all temporary uses.

* * *

SECTION 2. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed

SECTION 3. This ordinance shall take effect and be in force the day after its passage and publication.
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<td>MAYOR MC FARLAND</td>
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<td>TOTAL</td>
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ADOPTED ________________________________

_____________________________
CITY CLERK/TREASURER

APPROVED ________________________________

_____________________________
MAYOR
704 West Madison Street - Planned Unit Development Conceptual Plan

Background:
Amy Buchholtz is looking to further develop 704 West Madison Street. The property is currently a 4-plex. Amy Buchholtz is proposing to add a parking structure (garage). The property is a substandard lot, measuring 7,260 square feet. 704 West Madison Street is zoned Two-Family Residential (TR-6).

Relevant Information:
The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:

1. Development regulations per Section § 550-25F for TR-6:

   Regulations applicable to residential uses.
   (1) Residential density and intensity requirements. For single-family dwellings, see the SR-4 District.
   (a) Conventional development
      [1] Minimum zoning district area: 9,000 square feet.

2. The Zoning & Floodplain Administrator is asking the Plan Commissioners to allow both the General Development Plan & Project Implementation Plan to move through all at once. Typically the General Development Plan & Project Implementation Plan are separate steps in the Planned Unit Development process.

Options:
These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. No action is necessary
Objective:
Acquire "Unknown ownership" land to west of property to give space and larger percentage to build four car garage structure (48' x 25') for current four plex.

What Is Needed:
- Variance to percentage rule for garage structure exceeding percentage limit
  - Current allowance without land = 825 square feet
  - Need 1200 square feet to build garage structure (see map, garage marked in blue)

After:
- Survey land
- Deed the land to each adjoining neighbor (see attached map, bright red markers)
- Approval of all neighbors abutting to the land (approved)

Take Notice:
- Steps are followed by two neighbors to the north that acquired a portion of the land in 2006 (see survey map attached, highlighted in light red)

Benefits:
- City collects more taxable land
- Provide Watertown with better rental accommodations
- Improve area with paved driveways and updated exteriors
NOTE: SHADING INDICATES LANDS THAT ARE PART OF THE ORIGINAL PLAT OF THE WEST SIDE OF WATERTOWN, BUT ARE APPARENTLY NOT CLAIMED BY ANY ADJOINING PROPERTY OWNER, BY USAGE.
231 & 233 Air Park Drive – Rezone – Preliminary Review & Set Public Hearing Date

Background:
Basco Development (Charlie & Steve Boysa) is looking to develop apartments on 231 & 233 Air Park Drive. 231 & 233 Air Park Drive are both zoned General Industrial (GI). Basco Development is looking to rezone to Multi-Family Residential (MR-10), which allows a density of 10 dwelling units per acre. Basco Development owns the abutting Audubon Apartment Complex.

Relevant Information:
The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:


2. Combine 231 & 233 Air Park Drive?

Options:
These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. Postpone public hearing to a later date
2. Set Public Hearing date for November 19, 2019