

PLANNING COMMISSION

Monday, June 22, 2020 at 4:30 p.m.

Location: Council Chambers, Second Level of the Municipal Building or

By Phone or GoToMeeting: You may dial in by calling

United States +1 (669) 224-3412 **Access Code:** 626-946-245

or you may attend by utilizing the following link: <https://global.gotomeeting.com/join/626946245>

All public participants' phones will be muted during the meeting except during the public comment period where applicable.

AGENDA:

1) Call to Order

a) Members: Emily McFarland, Jaynellen Holloway, Jacob Maas, Sherry Cira, Tony Arnett, Steven Board, Karen Wendt, Dan Olejniczak

2) Plan Commission Minutes Dated June 8, 2020 – Review and Take Action

3) N8531 River Road – Extraterritorial Preliminary Certified Survey Map – Review and Take Action

4) Amend Section § 550-56: Accessory Land Uses through Creation of Section § 550-56AB, Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment – Initial Review and Set Public Hearing Date

5) Amend Section § 550-34: Central Business (CB) District through Creation of Section § 550-34C(1)(n), Accessory Land Uses Permitted by Right – Initial Review and Set Public Hearing Date

6) Adjournment

Plan Commission Meeting Minutes June 8th, 2020

- 1) Meeting was called to order by Mayor McFarland @ 4:40 pm.
Members present: Mayor Emily McFarland, Jaynellen Holloway, Steve Board, Dan Olejniczak, Jacob Maas, Karen Wendt, virtually present: Sherry Cira, Tony Arnett. Citizens present: Charlie and Steve Boysa, virtually present: Alex Rothe and Adam Hanfler.
- 2) Approval of planning commission minutes dated May 11, 2020.
Motion to approve by Steve Board, seconded by Dan Olejniczak.
Passed unanimously.
- 3) 231 & 233 Airpark Drive to rezone from General Industrial to Multi-Family Residential (MR-10).
 - a. Information: Mr. Charlie Boysa, of Basco Development, explained that they have owned the property for 20 years and would like to now use this property for a Multi-Family Residence.
 - b. Motion to approve rezoning from General Industrial to Multi-Family Residential, by Steve Board and seconded by Sherry Cira. Passed unanimously.
- 4) 1315 Utah St – Driveway Variance.
 - a. Information: Alex Rothe and Adam Hanfler would like to cement current gravel driveway.
 - b. Motion to approve the variance with conditions to find stakes showing property lines, contingent with driveway not extending in width or beyond their property line, by Tony Arnett, seconded by Steve Board.
 - c. Jaynelllen Holloway would also like the home owners to inform the neighbor at 1317 of their intent to cement the gravel driveway.
 - d. Passed unanimously.
- 5) Motion to adjourn by Steve Board, seconded by Dan Olejniczak.
Passed unanimously.

N8531 River Road – Extraterritorial CSM

Background:

David Mallow is looking to combine a 0.57 acre parcel and a 0.50 acre parcel to create a 1.07 acre parcel. The parcels are currently vacant.

Relevant Information:

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

1. River Road is not identified in the City of Watertown Comprehensive Plan as having an expanded right-of-way. The right-of-way for River Road should be 66 feet (33 feet from the centerline). River Road's right-of-way is properly dedicated with a width of 66 feet (33 feet from the centerline).
2. Rock River Paradise Road is not identified in the City of Watertown Comprehensive Plan as having an expanded right-of-way. The right-of-way for Rock River Paradise Road should be 66 feet (33 feet from the centerline). Rock River Paradise Road's right-of-way is not properly dedicated, 60 feet (30 feet from the centerline).
 - a. Rock River Paradise Road shall have a right-of-way dedication of 66 feet (33 feet from the centerline).
3. There is no Airport Approach Protection Zone elevation limit for this property.

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:

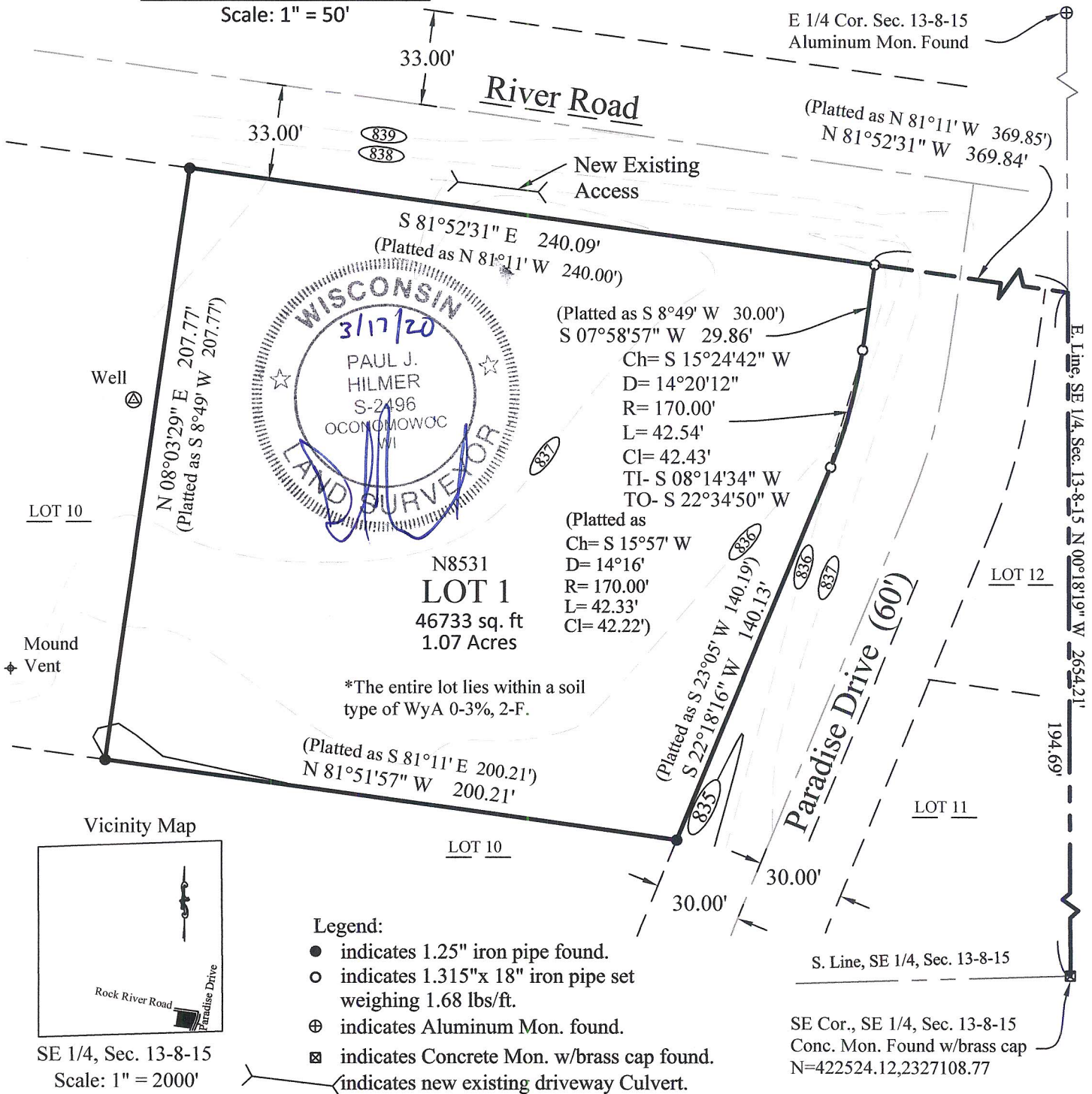
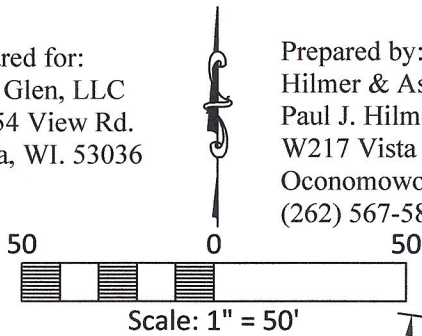
1. Denial of the Preliminary CSM
2. Approval of the Preliminary CSM without conditions
3. Approval of the Preliminary CSM with conditions, as identified by the Plan Commission:
 - a. Rock River Paradise Road shall have a right-of-way dedication of 66 feet (33 feet from the centerline).

Certified Survey Map

Being a combination of Lot 8 and 9, Block 5, in Rock River Paradise a subdivision being a part of the Southeast Quarter of the Southeast Quarter of Section 13, Town 8 North, Range 15 East, Town of Watertown, Jefferson County, Wisconsin.

Prepared for:
Rock Glen, LLC
W3254 View Rd.
Ixonia, WI. 53036

Prepared by:
Hilmer & Associates, LLC
Paul J. Hilmer, PLS
W217 Vista Dr.
Oconomowoc, WI. 53066'
(262) 567-5893



NOTES:

- bearings are referred to the East line of the Southeast Quarter of Section 13-8-15, as N 00°18'19" W, Wisconsin State Plane Coordinate System, South Zone, NAD 1983/91.
- The slope areas, soil lines and types depicted on this map have been traced from Jefferson County GIS mapping.
- Zoned R-2, Residential. Check for subsequent zoning changes with Jefferson County Planning and Zoning Department.

Rev. 4/28/20 Rev. 5/18/20

This instrument drafted by Paul J. Hilmer

Sheet 1 of 4 sheets.

Certified Survey Map _____

Being a combination of Lot 8 and 9, Block 5, in Rock River Paradise a subdivision being a part of the Southeast Quarter of the Southeast Quarter of Section 13, Town 8 North, Range 15 East, Town of Watertown, Jefferson County, Wisconsin.

SURVEYORS CERTIFICATE

State of Wisconsin)
County of Jefferson) SS

I, Paul J. Hilmer, surveyor, do hereby certify:

That I have surveyed and mapped a combination of Lot 8 and 9, Block 5, in Rock River Paradise a subdivision being a part of the Southeast Quarter of the Southeast Quarter of Section 13, Town 8 North, Range 15 East, Town of Watertown, Jefferson County, Wisconsin.

Said lands containing 46733 square feet or 1.07 Acres of land.

I certify that this map is a correct representaton of all the exterior boundaries of the land surveyed and the division of it.

That I have made such survey and map by the direction of Rock Glen, LLC, David Mallow, Member, owner of said land.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the Town of Watertown and Chapter 15 of Jefferson County Ordinance in surveying and mapping the same.

Dated this 17th day of MARCH 2020 .

Paul J. Hilmer
Professional Land Surveyor # 2496
Hilmer & Associates, LLC



Certified Survey Map _____

Being a combination of Lot 8 and 9, Block 5, in Rock River Paradise a subdivision being a part of the Southeast Quarter of the Southeast Quarter of Section 13, Town 8 North, Range 15 East, Town of Watertown, Jefferson County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

As owner, Rock Glen, LLC, A Wisconsin limited liability company. a company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance of the requirements of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Sec. 236.34) and the Land Division Regulations of the Town of Watertown and Jefferson County and must be submitted to the following for approval or objection:

- 1) Town of Watertown
- 2) City of Watertown
- 3) JeffersonCounty

Witness the hand and seal of the Owner on this _____ day of _____, 20____.
By: Rock Glen, LLC, its sole memeber.

David Mallow - Sole Member

State of Wisconsin) _____
_____ Wisconsin) SS

Personally came before me this _____ day of _____, 20____, Rock Glen, LLC, David Mallow, Sole Member, to me known to be the person whom executed the foregoing instrument, and to me known to be the Member and acknowledged that he executed the foregoing instrument as such.

(Notary seal) _____
Notary Public, _____, Wisconsin.
My commission expires _____.



Certified Survey Map _____

Being a combination of Lot 8 and 9, Block 5, in Rock River Paradise a subdivision being a part of the Southeast Quarter of the Southeast Quarter of Section 13, Town 8 North, Range 15 East, Town of Watertown, Jefferson County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Town of Watertown on this _____ day of _____, 20__.

Aari Roberts, Chairman

James Wendt, Secretary

TOWN BOARD APPROVAL

RESOLVED that the above Certified Survey Map which has been filed for approval, which has been surveyed, combined and mapped, is hereby approved as required by the Town Subdivision Regulations and Chapter 236 of the Wisconsin Statutes relating to Certified Survey Maps. I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of Watertown on this _____ day of _____, 20__.

Richard Gimler, Chairman

James Wendt, Clerk

EXTRA-TERRITORIAL PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Watertown on this _____ day of _____, 20__.

Emily McFarland, Chairperson

Elissa Friedl, Secretary

EXTRA- TERRITORIAL COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map, located within the extra-territorial review jurisdiction of the City of Watertown, is hereby approved by the Common Council on this _____ day of _____, 20__.

Bill Maron- President

Elissa Friedl- Clerk

I hereby certify that the foregoing is a copy of a resolution adapted by the Common Council of the City of Watertown.

Date:

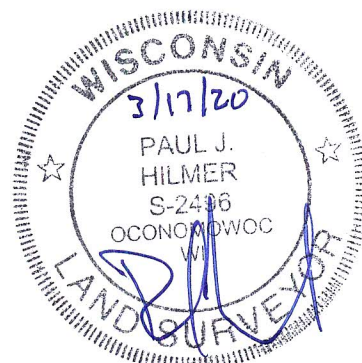
Elissa Friedl- Clerk

PLANNING AND ZONING COMMITTEE APPROVAL:

This Certified Survey Map is hereby approved by the Planning and Zoning Committee of Jefferson County.

Dated this _____ day of _____, 2019.

Matt Zangl, Department Head



Create Section § 550-56AB, Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment – Initial Review & Set Public Hearing Date

Background:

In a continued effort to revitalize the Central Business Zoning District and Redevelopment District #2, the city has started to initiate pro-active ordinances amendments to accommodate new commercial opportunities. This initiative is most symbolized by the passing of the micro-brewery & micro-distillery ordinance (2017) & amending setback distances for Outdoor Commercial Entertainment within the Central Business District (2018). What has come to the attention of the Building, Safety & Zoning Department is that downtown restaurants & taverns want to encourage businesses by having outdoor entertainment. Restaurants and taverns are already required to have a Conditional Use Permit for Indoor Commercial Entertainment.

Relevant Information:

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

1. Proposed language:

AB. *Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment. Description: This land use includes any outdoor commercial entertainment activity conducted incidental to the principal land use of Indoor Commercial Entertainment on the same site.*

(1) *Regulations:*

- (a) *Shall comply with all conditions of Section § 550-52I.*
- (b) *The total area devoted to outdoor commercial entertainment shall not exceed 25% of the total area of the principle structure on the property or 1,000 square feet, whichever is less.*
- (c) *The outdoor commercial entertainment activity shall only operate between the hours of 7:00 a.m. and 10:00 p.m. on any day and only when the indoor commercial entertainment activity is open.*
- (d) *Businesses which intend to serve alcohol beverages must comply with Chapter 220 of the City of Watertown Municipal Code.*
- (e) *Noise must comply with Section § 550-112, Noise Standards, of this Chapter.*

2. Set the Public Hearing date for July 21, 2020

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 Administrator:

1. Postpone Ordinance Amendment to a later date

2. Postpone indefinitely
3. Set Public Hearing for July 21, 2020 Common Council Meeting
4. Set Public Hearing Date for a different Common Council Meeting

Create Section § 550-34C(1)(n), Accessor Land Uses Permitted by Right – Initial Review & Set Public Hearing Date

Background:

In a continued effort to revitalize the Central Business Zoning District and Redevelopment District #2, the city has started to initiate pro-active ordinances amendments to accommodate new commercial opportunities. This initiative is most symbolized by the passing of the micro-brewery & micro-distillery ordinance (2017) & amending setback distances for Outdoor Commercial Entertainment within the Central Business District (2018). What has come to the attention of the Building, Safety & Zoning Department is that downtown restaurants & taverns want to encourage businesses by having outdoor entertainment. Restaurants and taverns are already required to have a Conditional Use Permit for Indoor Commercial Entertainment.

Relevant Information:

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

3. Proposed language:

C. List of allowable accessory uses (per § 550-45C).

(1) Accessory land uses permitted by right:

- (a) Commercial apartment.*
- (b) Farm residence.*
- (c) Private residential garage or shed.*
- (d) Company cafeteria.*
- (e) Company-provided on-site recreation.*
- (f) Home occupation.*
- (g) On-site parking lot.*
- (h) Private residential recreational facility.*
- (i) Drainage structure.*
- (j) Filling.*
- (k) Lawn care.*
- (l) Exterior communication devices.*
- (m) Tourist rooming house.*

(n) Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment

4. Set the Public Hearing date for July 21, 2020

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 Administrator:

- 5. Postpone Ordinance Amendment to a later date
- 6. Postpone indefinitely
- 7. Set Public Hearing for July 21, 2020 Common Council Meeting
- 8. Set Public Hearing Date for a different Common Council Meeting

**AN ORDINANCE
TO AMEND CHAPTER 550, ARTICLE 4, ZONING CODE: DETAILED LAND USE DESCRIPTIONS
AND REGULATIONS, THROUGH THE CREATION OF SECTION 550-52I(1)(a)[1] AND SECTION
550-52I(1)(c)[1], COMMERCIAL LAND USES: OUTDOOR COMMERCIAL ENTERTAINMENT**

Sponsor: Mayor David
From: Plan Commission

SECTION 1. Create Section 550-52I(1)(a)[1] Commercial Land Uses: Outdoor Commercial Entertainment:

* * *

[1] Within the Central Business (CB) Zoning District, activity areas shall not be located closer than 50 feet to a residentially zoned property.

* * *

SECTION 2. Create Section 550-52I(1)(c)[1] Commercial Land Uses: Outdoor Commercial Entertainment:

* * *

[1] Central Business (CB) Zoning District is exempt

* * *

SECTION 3. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed

SECTION 4. This ordinance shall take effect and be in force the day after its passage and publication.

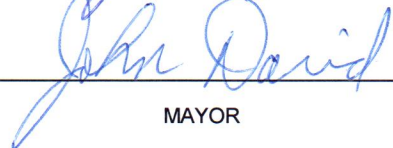
DATE:	06/05/2018		06/19/2018	
READING:	1ST		2ND	
	YES	NO	YES	NO
MCFARLAND	✓		✓	
TORTOMASI	² ✓		✓	
BERG	¹ ✓		¹ ✓	
LARSEN	✓		² ✓	
ZGONC	✓		✓	
RAETHER	absent		✓	
TIETZ	✓		✓	
MARON	✓		✓	
KILPS	✓		✓	
MAYOR DAVID	—	—	—	—
TOTAL	8	0	9	0

ADOPTED June 19, 2018



CITY CLERK/TREASURER

APPROVED June 19, 2018



MAYOR

AN ORDINANCE
TO AMEND CHAPTER 550, ARTICLE 4, ZONING CODE: DETAILED LAND USE DESCRIPTIONS
AND REGULATIONS, THROUGH THE CREATION OF SECTION 550-52I(1)(a)[1] AND SECTION
550-52I(1)(c)[1], COMMERCIAL LAND USES: OUTDOOR COMMERCIAL ENTERTAINMENT

Sponsor: Mayor David
From: Plan Commission

SECTION 1. Create Section 550-52I(1)(a)[1] Commercial Land Uses: Outdoor Commercial Entertainment:

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* * *

SECTION 2. Create Section 550-52I(1)(c)[1] Commercial Land Uses: Outdoor Commercial Entertainment:

* * *

[1] Central Business (CB) Zoning District is exempt

* * *

SECTION 3. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed

SECTION 4. This ordinance shall take effect and be in force the day after its passage and publication.

This is to certify that I have compared the attached copy with the original record now on file in my office and that the same is a correct transcript thereof and of the whole thereof. In Testimony Whereof, I have hereunto subscribed my name and affixed the seal of the City of Watertown this 20th day of June, 2018.

[Signature]
City Clerk/Treasurer

ADOPTED June 19, 2018
[Signature]
CITY CLERK/TREASURER

APPROVED June 19, 2018
[Signature]
MAYOR