

ORDINANCE TO ADOPT THE PLANNED UNIT DEVELOPMENT (PUD) – GENERAL DEVELOPMENT PLAN (GDP) UNDER SECTION 550-152 FOR AREAS A-D, C(b), G, H, AND I OF BIELINSKI HUNTER OAKS DEVELOPMENT (PINs: 28-291-0815-0643-001, 291-0815-0642-003, 291-0815-0642-004, 291-0815-0642-005, 291-0815-0642-006, 291-0815-0642-007)

**Sponsor: Mayor McFarland
From: Plan Commission (Positive Recommendation)**

THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS FOLLOWS:

SECTION 1. The following flexibilities have been identified by the City of Watertown Plan Commission in regards to the Bielinski Hunter Oaks Planned Unit Development – General Development Plan:

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Within areas A-D, B and C(b):

1. Minimum Lot Area requirements shall be reduced from 4,350 sq. ft. per dwelling unit to 2,600 sq. ft. per dwelling unit.
2. Minimum Street Yard requirements shall be reduced from 40 ft. to 25 ft.
3. All roadways will be private with a minimum width of 27 ft. and a maximum width of 30 ft.

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SECTION 2. The following conditions have been identified by the City of Watertown Plan Commission & Site Plan Review Committee in regards to the Planned Unit Development – General Development Plan & Precise Implementation Plan for 704 West Madison Street:

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1. Bielinski Homes shall cause the dedication of the Neighborhood Park (Area I) and Pond Area (Area K) to the City of Watertown along with the dedication of the required rights-of-way which will be further defined in the Developer’s Agreement for the Single-Family H2-PH1.
2. Bielinski Homes shall not be required to improve nor pay for the improvement of the Neighborhood Park (Area I) more than would be required by City ordinance under “Parkland” dedication. Bielinski Homes shall make improvements to the +/- 300’ of rights-of-way located in Area H2-2 (Phase 1) prior to park & pond dedication. Improvements would include but not be limited to grading, utility installation, asphalt roads and sidewalks. Any improvement needed for future phases of the Hunter Oaks Neighborhood will be addressed at the time the Precise implementation Plan for that area is approved and development of aid area occurs.

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SECTION 3. The Common Council of the City of Watertown approves the Bielinski Hunter Oaks General Development Plan, 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 4. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed

SECTION 5. This ordinance shall take effect and be in force the day after its passage and publication.

Adopted June 20, 2023

Signed – Megan Dunneisen – City Clerk

Approved June 20, 2023

Signed – Emily McFarland – Mayor

Ord. #23-17