

**AN ORDINANCE  
TO ADOPT THE PLANNED UNIT DEVELOPMENT (PUD) – GENERAL DEVELOPMENT PLAN  
(GDP) UNDER SECTION 550-152 FOR AREAS C(b), H, I, AND K OF BIELINSKI HUNTER OAKS  
DEVELOPMENT (PINS: 28-291-0815-0642-006, 291-0815-0642-007, 291-0815-0643-001, 291-  
0815-0644-022, 291-0815-0711-002)**

**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 regard to the amended Bielinski Hunter Oaks Planned Unit Development – General Development Plan:

\* \* \*

**This amended GDP includes the following:**

**Area C(b): Specific to Parcel No. 291-0815-0642-006 & 291-0815-0642-007 Amended to Single Family Small Lots (average lot size of 6,817 sq.ft.).**

1. **Area C(b): Phase 1** (Lots 1-8) lot size range from 5,060 to 6,884 sq. ft. with home construction starting in July/August of 2024.
2. **Area C(b): Phase 2** (Lots 44-53) lot size range from 6,592 to 14,873 sq. ft. with development construction starting August/Sept. of 2024 with home construction to commence upon completion.
3. **Area C(b): Phase 3** (Lots 9-43) lot size range from 4,601 to 11,265 sq. ft. with development construction to begin in 2025.
4. **Grant Relief within area C(b)**
  - a. **Minimum Lot Area of 4,601 sq.ft. per dwelling unit**
  - b. **Building Setbacks:**

Street (front):	20 ft
Street (corner):	20 ft.
Rear:	25 ft.
Side:	8 ft.
Minimum lot width:	50 ft.
  - c. **All roadways will be public with a 60 ft. wide Right-of-Way**
5. **Area C(b):** City will approve the street vacation of Belmont Drive within area C(b) later submission from this petition.
6. **Area K: (Parcel No. 291-0815-0711-002)** Storm Water Detention Pond, in 2024 Bielinski will reconstruct the detention pond per the city approved plans and upon completion of that work, the City of Watertown will take ownership of the detention pond.
7. **Area H-2 (Phase 1): (Parcel No. 291-0815-0643-001 & 291-0815-0644-022)** In 2026 Bielinski plans to construct the 25 single family lots which will include dedication of the Neighborhood Park (Area I) to the City of Watertown.
8. **All other terms of the approved GDP on June 20th, 2023 stay the same.**

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**SECTION 2.** There were no conditions identified by the City of Watertown Plan Commission & Site Plan Review Committee regarding the amended Bielinski Hunter Oaks Planned Unit Development – General Development Plan.

**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 August 20, 2024*

*Signed- Megan Dunneisen-City Clerk*

*Approved August 20, 2024*

*Signed-Emily McFarland-Mayor*

*Ord. #24-19*