



**2021 (FY2020) City of Watertown  
Housing Affordability Analysis  
(per Wis. Stat. § 66.10013)**

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## BACKGROUND

This report is written to satisfy the requirements as outlined in Section 66.10013 of the Wisconsin Statutes. Section 66.10013 reads as follows:

- (1) *In this section, "municipality" means a city or village with a population of 10,000 or more.*
- (2) *Not later than January 1, 2020, a municipality shall prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan under s. 66.1001. The municipality shall update the report annually, not later than January 31. The report shall contain all of the following:*
  - (a) *The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.*
  - (b) *The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.*
  - (c) *A list and map of undeveloped parcels in the municipality that are zoned for residential development.*
  - (d) *A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.*
  - (e) *An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:*
    - 1. *Meet existing and forecasted housing demand.*
    - 2. *Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.*
- (3) *A municipality shall post the report under sub. (2) on the municipality's Internet site on a web page dedicated solely to the report and titled "Housing Affordability Analysis."*

# **Section 1**

## **2021 (FY2020) Development Numbers**



<b>2020 Development Numbers (Wis. Stat. 66.10013(2)(a))</b>	
<b>2020 Residential Development</b>	<b>#</b>
Final Subdivision Plats	<b>1</b>
Condominium Plats <sup>1</sup>	<b>2</b>
Certified Survey Maps <sup>2</sup>	<b>0</b>
Residential Building Permit Applications	<b><u>205</u></b>
<sup>1</sup> = 1 condominium plat was for a pre-existing duplex.	
<sup>2</sup> = Does not include extraterritorial certified survey maps.	

**Section 2**  
**2021 (FY2020) Proposed New Residential Dwelling**  
**Units**

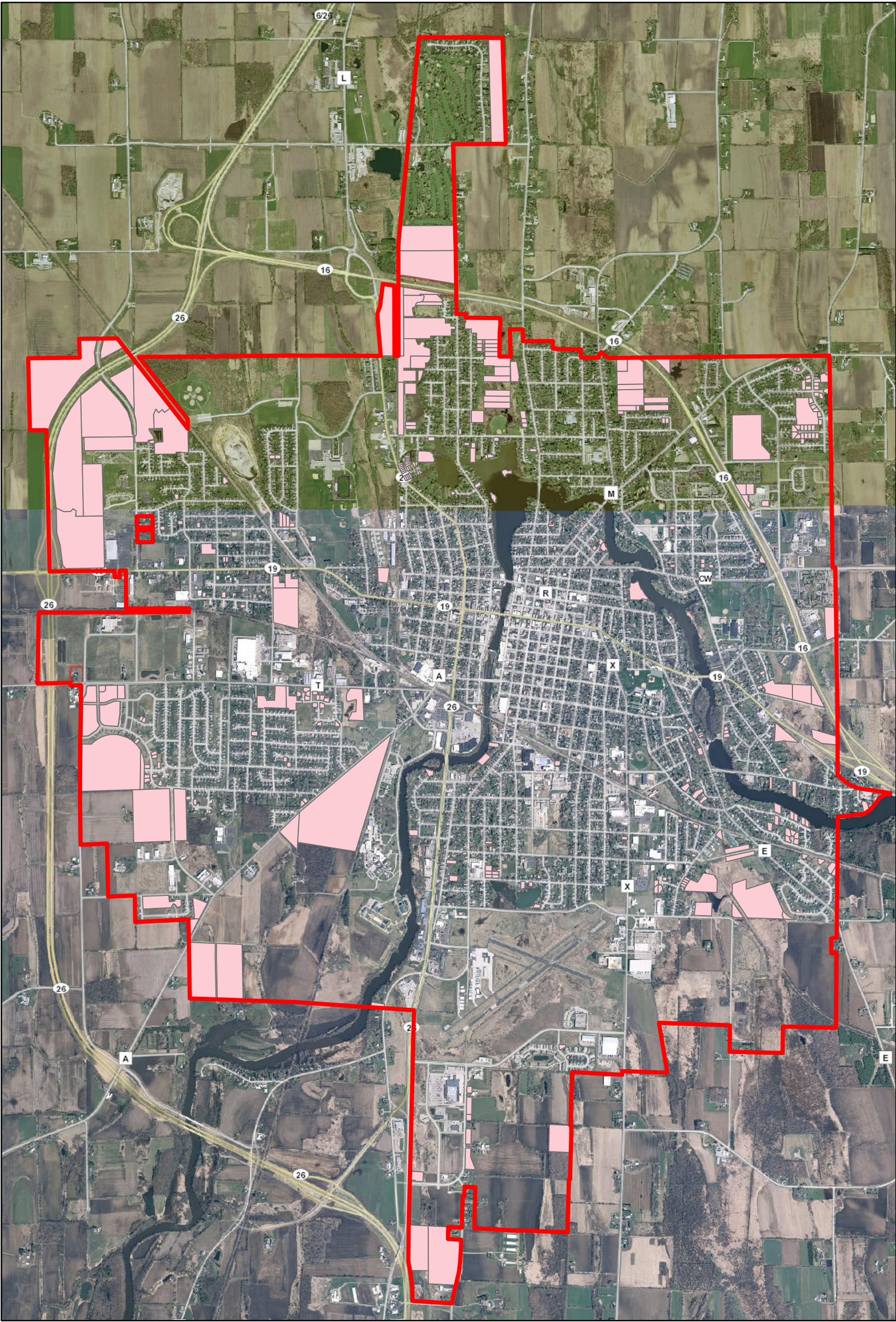
<b>2020 Total Number of New Residential Dwelling Units Proposed (Wis. Stat. 66.10013(2)(b))</b>	
<b>2020 Proposed Residential Dwelling Units</b>	<b># Dwelling Units</b>
Final Subdivision Plats	<b>15</b>
Condominium Plats <sup>1</sup>	<b>2</b>
Certified Survey Maps <sup>2</sup>	<b>0</b>
Residential Building Permit Applications	<b><u>67</u></b>
<b>Total # of Proposed Dwelling Units:</b>	<b>84</b>
<sup>1</sup> = 1 condominium plat was for a pre-existing duplex.	
<sup>2</sup> = Does not include extraterritorial certified survey maps.	

**Section 3**  
**Map of Undeveloped Residential Parcels as of**  
**January 1, 2021**



# Undeveloped Residentially Zoned Parcels

## City of Watertown



**Legend**

 City of Watertown Boundary

 Undeveloped Residential Parcels



**Section 4**  
**List of Undeveloped Residential Parcels as of**  
**January 1, 2021**

**List of Undeveloped Residentially Zoned Properties<sup>1</sup>**

<b>Parcel Identification Number (PIN)</b>	<b>Address</b>	<b>Assessed Land Value</b>	<b>County</b>	<b>Zoning</b>	<b>AREA (acres)</b>
291-0815-0521-004	929 W MAIN ST	\$14,400	Jefferson	MR-8	2.20
291-0815-0521-005	105 DAYTON ST	\$98,000	Jefferson	MR-10	1.53
291-0815-0521-007	127 DAYTON ST	\$500,000	Jefferson	MR-8	13.45
291-0815-0522-029	1048 MEADOW ST	\$30,000	Jefferson	MR-8	0.33
291-0815-0522-020	1210 MEADOW ST	\$30,000	Jefferson	MR-8	0.22
291-0815-0522-040	206 DERBY LN	\$30,000	Jefferson	MR-8	0.22
291-0815-0422-133	506 EMMET ST	\$23,000	Jefferson	TR-6	0.12
291-0815-0411-191	108 N TENTH ST	\$15,500	Jefferson	TR-6	0.07
291-0815-0412-218	510 MARKET ST	\$8,000	Jefferson	TR-6	0.05
291-0815-0424-040	510 S SECOND ST	\$27,000	Jefferson	MR-8	0.14
291-0815-0324-019	104 HALL ST	\$11,000	Jefferson	SR-4	0.30
291-0815-0313-007	204 OAK HILL CT	\$25,000	Jefferson	SR-4	0.23
291-0815-0424-047	609 S SECOND ST	\$10,000	Jefferson	MR-8	0.07
291-0815-0531-006	859 WEST ST	\$2,600	Jefferson	SR-4	0.35
291-0815-0642-002	No Address	\$120,000	Jefferson	PUD	1.40
291-0815-0531-004	No Address	\$100,000	Jefferson	SR-4	6.09
291-0815-0531-002	841 WEST ST	\$15,000	Jefferson	SR-4	2.58
291-0815-0542-066	505 WINDSTONE CT	\$37,000	Jefferson	SR-4	0.40
291-0815-0542-065	503 WINDSTONE CT	\$33,000	Jefferson	SR-4	0.30
291-0815-0542-068	502 WINDSTONE CT	\$33,000	Jefferson	SR-4	0.29
291-0815-0542-062	503 PINE HOLLOW PL	\$30,500	Jefferson	SR-4	0.24
291-0815-0542-060	706 SUTTON DR	\$32,500	Jefferson	SR-4	0.28
291-0815-0542-059	704 SUTTON DR	\$34,500	Jefferson	SR-4	0.33
291-0815-0542-064	501 WINDSTONE CT	\$34,000	Jefferson	SR-4	0.32
291-0815-0542-058	702 SUTTON DR	\$34,500	Jefferson	SR-4	0.33
291-0815-0642-007	No Address	\$155,300	Jefferson	PUD	6.21
291-0815-0642-046	601 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.03
291-0815-0642-061	1231 STEEPLECHASE DR	\$10,000	Jefferson	PUD	0.02
291-0815-0542-055	605 GREEN RIDGE CIR	\$35,000	Jefferson	SR-4	0.33

291-0815-0542-052	604 GREEN RIDGE CIR	\$33,500	Jefferson	SR-4	0.31
291-0815-0642-047	603 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.03
291-0815-0642-060	1231 STEEPLECHASE DR	\$10,000	Jefferson	PUD	0.03
291-0815-0642-048	605 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.02
291-0815-0642-059	1231 STEEPLECHASE DR	\$10,000	Jefferson	PUD	0.02
291-0815-0642-049	607 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.02
291-0815-0642-058	1231 STEEPLECHASE DR	\$10,000	Jefferson	PUD	0.03
291-0815-0642-050	609 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.03
291-0815-0642-057	1231 STEEPLECHASE DR	\$10,000	Jefferson	PUD	0.03
291-0815-0642-051	611 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.03
291-0815-0642-056	1231 STEEPLECHASE DR	\$10,000	Jefferson	PUD	0.03
291-0815-0431-034	905 S SECOND ST	\$30,000	Jefferson	MR-8	0.23
291-0815-0642-040	613 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.03
291-0815-0642-055	1210 HAZELCREST DR	\$10,000	Jefferson	PUD	0.03
291-0815-0642-041	615 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.03
291-0815-0642-054	1210 HAZELCREST DR	\$10,000	Jefferson	PUD	0.03
291-0815-0642-042	617 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.02
291-0815-0642-053	1210 HAZELCREST DR	\$10,000	Jefferson	PUD	0.03
291-0815-0642-043	619 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.02
291-0815-0642-052	1210 HAZELCREST DR	\$10,000	Jefferson	PUD	0.03
291-0815-0642-044	621 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.03
291-0815-0431-033	911 S SECOND ST	\$6,000	Jefferson	MR-8	0.08
291-0815-0642-045	623 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.03
291-0815-0642-021	620 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.03
291-0815-0641-086	1206 HAZELCREST DR	\$29,500	Jefferson	SR-4	0.21
291-0815-0642-020	622 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.02
291-0815-0641-085	1204 HAZELCREST DR	\$30,000	Jefferson	SR-4	0.23
291-0815-0642-019	624 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.02
291-0815-0642-018	626 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.02
291-0815-0642-017	628 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.02
291-0815-0642-016	630 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.03
291-0815-0642-036	625 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.02



291-0815-0542-022	610 COBBLESTONE WAY	\$33,000	Jefferson	SR-4	0.31
291-0815-0642-037	627 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.03
291-0815-0542-026	614 GREEN RIDGE CIR	\$31,000	Jefferson	SR-4	0.25
291-0815-0642-038	629 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.03
291-0815-0642-039	631 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.02
291-0815-0642-032	633 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.02
291-0815-0642-033	635 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.03
291-0815-0331-012	313 FRONT ST	\$28,000	Jefferson	SR-4	0.20
291-0815-0642-034	637 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.03
291-0815-0331-026	1402 LIVSEY PL	\$36,000	Jefferson	SR-4	0.28
291-0815-0442-080	615 CLYMAN ST	\$30,500	Jefferson	MR-8	0.23
291-0815-0642-035	639 HUNTER OAKS BLVD	\$10,000	Jefferson	PUD	0.03
291-0815-0331-013	315 FRONT ST	\$30,000	Jefferson	SR-4	0.23
291-0815-0531-028	615 MAPLE CREST LN	\$36,000	Jefferson	SR-4	0.38
291-0815-0331-045	221 S CONCORD AVE	\$3,000	Jefferson	SR-4	0.15
291-0815-0331-014	317 FRONT ST	\$32,000	Jefferson	SR-4	0.30
291-0815-0331-046	223 S CONCORD AVE	\$3,500	Jefferson	SR-4	0.16
291-0815-0332-012	821 HARVEY AVE	\$32,000	Jefferson	SR-4	0.19
291-0815-0644-087	708 BELMONT DR	\$31,000	Jefferson	SR-4	0.25
291-0815-0331-043	909 QUIRK PL	\$5,500	Jefferson	SR-4	0.12
291-0815-0434-001	105 HYLAND ST	\$6,100	Jefferson	TR-6	0.58
291-0815-0331-048	234 S CONCORD AVE	\$37,500	Jefferson	SR-4	0.47
291-0815-0644-075	721 BELMONT DR	\$32,000	Jefferson	SR-4	0.28
291-0815-0644-076	723 BELMONT DR	\$31,000	Jefferson	SR-4	0.25
291-0815-0534-047	809 PHEASANT RUN	\$30,500	Jefferson	SR-4	0.25
291-0815-0434-078	1117 S THIRD ST	\$4,500	Jefferson	TR-6	0.19
291-0815-0644-045	1102 CHURCHILL LN	\$33,000	Jefferson	SR-4	0.29
291-0815-0534-039	804 CRESTVIEW DR	\$31,500	Jefferson	SR-4	0.27
291-0815-0443-031	1115 CHENANGO ST	\$20,000	Jefferson	SR-4	0.36
291-0815-0644-066	726 BELMONT DR	\$33,500	Jefferson	SR-4	0.31
291-0815-0344-015	433 E WATER ST	\$29,000	Jefferson	SR-4	0.30
291-0815-0433-026	1112 RIVERVIEW LN	\$44,000	Jefferson	SR-4	0.57

291-0815-0644-064	803 BELMONT DR	\$29,000	Jefferson	SR-4	0.20
291-0815-0644-068	802 BELMONT DR	\$32,000	Jefferson	SR-4	0.28
291-0815-0343-032	1433 OCONOMOWOC AVE	\$50,000	Jefferson	SR-4	0.42
291-0815-0334-011	1020 CHARLES ST	\$35,500	Jefferson	SR-4	0.24
291-0815-0644-069	804 BELMONT DR	\$34,000	Jefferson	SR-4	0.32
291-0815-0644-061	809 BELMONT DR	\$31,500	Jefferson	SR-4	0.26
291-0815-0334-052	1019 RICHARDS AVE	\$41,500	Jefferson	SR-4	0.59
291-0815-0711-001	810 BELMONT DR	\$100	Jefferson	SR-4	0.06
291-0815-0334-057	1027 RICHARDS AVE	\$43,000	Jefferson	SR-4	0.80
291-0815-0711-002	No Address	\$7,800	Jefferson	SR-4	8.87
291-0815-0334-060	1035 RICHARDS AVE	\$38,000	Jefferson	SR-4	0.43
291-0815-0344-019	1511 OCONOMOWOC AVE	\$74,000	Jefferson	SR-4	0.90
291-0815-0822-034	927 SHAMROCK LN	\$30,000	Jefferson	SR-4	0.23
291-0815-0812-002	710 MILFORD ST	\$14,500	Jefferson	SR-4	0.26
291-0815-0822-042	924 SHAMROCK LN	\$31,500	Jefferson	SR-4	0.26
291-0815-0812-003	714 MILFORD ST	\$15,000	Jefferson	SR-4	0.28
291-0815-0334-034	1043 RICHARDS AVE	\$4,500	Jefferson	SR-4	0.12
291-0815-0821-041	735 MILFORD ST	\$0	Jefferson	SR-4	5.11
291-0815-1022-012	303 TERRY LN	\$30,000	Jefferson	TR-6	0.21
291-0815-1021-046	406 DOROTHY PL	\$34,500	Jefferson	TR-6	0.28
291-0815-0911-014	800 S TWELFTH ST	\$30,000	Jefferson	MR-8	0.24
291-0815-0921-096	1415 NEENAH ST	\$25,000	Jefferson	TR-6	0.23
291-0815-0921-099	204 CLARK ST	\$23,000	Jefferson	TR-6	0.18
291-0815-1021-027	442 HUMBOLDT ST	\$22,000	Jefferson	TR-6	0.16
291-0815-1011-040	305 EAST HAVEN DR	\$24,500	Jefferson	TR-6	0.32
291-0815-1011-044	408 PACIFIC CT	\$15,000	Jefferson	TR-6	0.41
291-0815-0924-012	1513 NEENAH ST	\$25,000	Jefferson	TR-6	0.53
291-0815-0924-017	1520 DAKOTA ST	\$7,500	Jefferson	TR-6	0.31
291-0815-0924-014	1521 NEENAH ST	\$7,500	Jefferson	TR-6	0.30
291-0815-0924-016	208 FRANKLIN ST	\$7,500	Jefferson	TR-6	0.33
291-0815-0924-015	1525 NEENAH ST	\$7,500	Jefferson	TR-6	0.31
291-0815-1024-002	509 HUMBOLDT ST	\$24,500	Jefferson	TR-6	0.21

291-0815-1023-002	16 PINE RIDGE CT	\$48,000	Jefferson	MR-8	0.22
291-0815-1024-003	511 HUMBOLDT ST	\$24,500	Jefferson	TR-6	0.21
291-0815-1023-007	29 PINE RIDGE CT	\$48,000	Jefferson	MR-8	0.34
291-0815-1024-004	513 HUMBOLDT ST	\$24,500	Jefferson	TR-6	0.20
291-0815-0913-038	313 FRANKLIN ST	\$39,500	Jefferson	SR-4	0.23
291-0815-1024-005	515 HUMBOLDT ST	\$24,500	Jefferson	TR-6	0.20
291-0815-1023-008	25 PINE RIDGE CT	\$48,000	Jefferson	MR-8	0.44
291-0815-1023-009	21 PINE RIDGE CT	\$48,000	Jefferson	MR-8	0.42
291-0815-0913-064	305 FRANKLIN ST	\$40,000	Jefferson	TR-6	0.43
291-0815-0832-002	808 MILFORD ST	\$16,000	Jefferson	SR-4	2.69
291-0815-1024-015	1314 BOOMER ST	\$1,000	Jefferson	MR-8	3.24
291-0815-0913-029	1624 LAKESIDE TER	\$44,500	Jefferson	SR-4	0.38
291-0815-0913-028	No Address	\$100	Jefferson	SR-4	0.18
291-0815-1611-007	1109 LOEB LN	\$100	Jefferson	MR-8	0.37
291-0815-1611-008	301 LAUREN LN	\$100	Jefferson	TR-6	0.13
291-0815-1624-002	No Address	\$100	Jefferson	MULTI	0.50
291-0815-1624-004	No Address	\$300	Jefferson	MULTI	1.31
291-0815-1624-005	1919 GATEWAY DR	\$100	Jefferson	MULTI	0.45
291-0815-0543-083	637 MILFORD ST	\$0	Jefferson	SR-4	68.96
291-0815-0314-005	1560 ANN ST	\$4,800	Jefferson	TR-6	4.56
291-0815-0314-004	1580 ANN ST	\$5,800	Jefferson	TR-6	2.06
291-0815-1014-087	224 WEST HAVEN DR	\$100	Jefferson	SR-4	0.68
291-0815-1024-018	507 HUMBOLDT ST	\$2,000	Jefferson	TR-6	6.25
291-0815-1013-005	1138 BOOMER ST	\$5,100	Jefferson	SR-4	19.83
291-0815-0711-000	925 E HORSESHOE RD	\$6,200	Jefferson	RH	27.63
291-0815-1624-006	No Address	\$2,000	Jefferson	RH	0.28
291-0815-1011-030	1411 RICHARDS AVE	\$60,000	Jefferson	SR-4	0.36
291-0815-1011-029	1409 RICHARDS AVE	\$60,000	Jefferson	SR-4	0.39
291-0815-1011-027	1405 RICHARDS AVE	\$60,000	Jefferson	SR-4	0.39
291-0815-1011-026	1403 RICHARDS AVE	\$62,000	Jefferson	SR-4	0.42
291-0815-0343-036	1309 RICHARDS AVE	\$73,500	Jefferson	SR-4	0.82
291-0815-1021-058	409 HUMBOLDT ST	\$30,000	Jefferson	TR-6	0.59

291-0815-1011-023	404 PRAIRIE CT	\$40,000	Jefferson	SR-4	0.41
291-0815-1011-022	402 PRAIRIE CT	\$46,500	Jefferson	SR-4	0.56
291-0815-1011-021	400 PRAIRIE CT	\$39,000	Jefferson	SR-4	0.36
291-0815-1011-020	401 PRAIRIE CT	\$39,500	Jefferson	SR-4	0.37
291-0815-1011-019	403 PRAIRIE CT	\$40,000	Jefferson	SR-4	0.39
291-0815-1012-007	1301 ALLERMANN DR	\$40,500	Jefferson	SR-4	0.53
291-0815-1624-007	No Address	\$200	Jefferson	RH	0.40
291-0815-0644-022	No Address	\$40,000	Jefferson	SR-4	1.88
291-0815-0322-038	1120 JONES ST	\$4,200	Jefferson	TR-6	3.30
291-0815-0313-090	No Address	\$58,000	Jefferson	TR-6	5.24
291-0815-0313-089	No Address	\$26,500	Jefferson	TR-6	0.26
291-0815-0434-003	1132 RIVER DR	\$1,500	Jefferson	TR-6	1.11
291-0815-0331-017	132 HARDING ST	\$4,500	Jefferson	SR-4	0.14
291-0815-1012-004	1310 RICHARDS AVE	\$46,000	Jefferson	SR-4	0.54
291-0815-0511-008	744 W MAIN ST	\$23,000	Jefferson	MR-8	2.22
291-0815-0923-002	1500 RIVER DR	\$15,500	Jefferson	TR-6	0.14
291-0815-0923-010	1511 UTAH ST	\$35,000	Jefferson	TR-6	0.48
291-0815-0923-021	1527 UTAH ST	\$3,500	Jefferson	TR-6	0.66
291-0815-1013-006	1338 BOOMER ST	\$300	Jefferson	SR-4	1.32
291-0815-0542-006	715 WEST ST	\$76,000	Jefferson	SR-4	5.40
291-0815-1012-067	No Address	\$600	Jefferson	TR-6	1.86
291-0815-1012-066	No Address	\$18,500	Jefferson	TR-6	1.73
291-0815-0322-051	1308 RUTH ST	\$4,000	Jefferson	SR-4	0.07
291-0815-0642-003	No Address	\$900	Jefferson	PUD	3.45
291-0815-0642-004	No Address	\$100	Jefferson	PUD	0.53
291-0815-0642-006	No Address	\$2,300	Jefferson	PUD	6.18
291-0815-0233-007	521 ROCKVIEW CT	\$82,000	Jefferson	TR-6	0.87
291-0815-1014-015	408 CANADIAN CT	\$15,000	Jefferson	TR-6	0.92
291-0815-1014-016	409 CANADIAN CT	\$15,000	Jefferson	TR-6	0.55
291-0815-0741-023	1225 PERRY WAY	\$80,000	Jefferson	MULTI	5.68
291-0815-1014-035	493 S CONCORD AVE	\$2,900	Jefferson	TR-6	0.06
291-0815-0832-004	812 MILFORD ST	\$3,000	Jefferson	SR-4	1.46

291-0815-0844-006	1734 JEFFERSON RD	\$20,000	Jefferson	SR-4	0.87
291-0815-0311-008	1632 E MAIN ST	\$1,200	Jefferson	RH	4.96
291-0815-0642-005	No Address	\$700	Jefferson	PUD	2.64
291-0815-1642-001	No Address	\$18,000	Jefferson	RH	8.93
291-0815-0643-001	No Address	\$364,300	Jefferson	PUD	42.33
291-0815-0341-004	No Address	\$6,600	Jefferson	TR-6	6.75
291-0815-2122-000	No Address	\$2,700	Jefferson	RH	12.58
291-0815-2122-004	No Address	\$0	Jefferson	MULTI	23.51
291-0815-0833-001	817 RIVER RD	\$7,500	Jefferson	SR-4	41.01
291-0815-1633-006	No Address	\$400	Jefferson	MULTI	1.75
291-0815-1631-004	No Address	\$400	Jefferson	MULTI	2.06
291-0815-1631-003	No Address	\$300	Jefferson	MULTI	1.17
291-0815-0811-010	1404 WALDRON ST	\$4,700	Jefferson	SR-4	0.74
291-0915-2134-018	SILVER CREEK RD	\$5,600	Dodge	SR-4	21.27
291-0915-2823-001	1326 N WATER ST	\$20,000	Dodge	SR-4	19.48
291-0915-2832-006	208 JENNA CT	\$29,500	Dodge	SR-4	1.84
291-0915-2832-007	No Address	\$500	Dodge	SR-4	4.08
291-0915-2832-008	1300 N WATER ST	\$25,100	Dodge	SR-4	24.92
291-0915-2833-024	1222 N WATER ST	\$46,400	Dodge	SR-4	12.93
291-0915-2833-033	206 JENNA CT	\$30,000	Dodge	SR-4	1.20
291-0915-2834-015	1201 PRENTICE ST	\$1,500	Dodge	SR-4	1.01
291-0915-2834-016	1213 PRENTICE ST	\$1,500	Dodge	SR-4	0.85
291-0915-2834-017	1209 PRENTICE ST	\$1,400	Dodge	SR-4	0.80
291-0915-2834-018	1205 PRENTICE ST	\$1,400	Dodge	SR-4	0.80
291-0915-2834-019	1204 PRENTICE ST	\$1,100	Dodge	SR-4	0.29
291-0915-2834-020	1208 PRENTICE ST	\$1,100	Dodge	SR-4	0.29
291-0915-2834-021	1212 PRENTICE ST	\$1,200	Dodge	SR-4	0.31
291-0915-2834-034	1227 R N WATER ST	\$5,100	Dodge	SR-4	9.29
291-0915-2834-035	1235 R N WATER ST	\$100	Dodge	SR-4	0.05
291-0915-2944-001	1101 N CHURCH ST	\$3,300	Dodge	SR-4	14.64
291-0915-2944-002	1101 R N CHURCH ST	\$1,300	Dodge	SR-4	5.00
291-0915-3043-001	WELSH RD	\$1,200	Dodge	RH	4.15

291-0915-3111-001	WELSH RD	\$5,400	Dodge	RH	21.96
291-0915-3112-001	WELSH RD	\$7,700	Dodge	RH	30.99
291-0915-3112-002	WELSH RD	\$1,600	Dodge	RH	7.28
291-0915-3113-002	702 WELSH RD	\$2,500	Dodge	RH	9.29
291-0915-3114-026	N VOTECH DR	\$4,100	Dodge	MULTI	17.06
291-0915-3114-030	OLD SETTLEMENT DR	\$100	Dodge	MULTI	0.21
291-0915-3121-001	1402 R W MAIN ST	\$12,100	Dodge	MULTI	45.90
291-0915-3131-001	1412 R W MAIN ST	\$9,600	Dodge	MULTI	37.57
291-0915-3134-002	1402 W MAIN ST	\$9,000	Dodge	MULTI	34.34
291-0915-3141-087	1302 LOUISA ST	\$32,000	Dodge	SR-4	0.28
291-0915-3142-006	610 R WELSH RD	\$3,900	Dodge	MULTI	14.73
291-0915-3144-007	404 N VOTECH DR	\$30,500	Dodge	SR-4	0.24
291-0915-3144-027	1405 OAK ST	\$30,500	Dodge	SR-4	0.24
291-0915-3144-039	WELSH RD	\$9,200	Dodge	SR-4	0.54
291-0915-3214-017	402 W SPAULDING ST	\$1,200	Dodge	SR-4	4.29
291-0915-3224-026	608 SWEETBRIAR LN	\$35,000	Dodge	SR-4	0.29
291-0915-3224-039	605 MARY KNOLL LN	\$35,000	Dodge	SR-4	0.29
291-0915-3232-034	1116 WALNUT ST	\$5,200	Dodge	TR-6	0.39
291-0915-3233-014	1214 OAK ST	\$26,000	Dodge	TR-6	0.25
291-0915-3233-036	1209 LISBON ST	\$92,000	Dodge	TR-6	1.90
291-0915-3233-053	1113 WILBUR ST	\$23,500	Dodge	TR-6	0.20
291-0915-3233-054	1115 WILBUR ST	\$23,500	Dodge	TR-6	0.20
291-0915-3234-006	900 OAK ST	\$27,500	Dodge	TR-6	0.29
291-0915-3234-009	904 OAK ST	\$35,500	Dodge	SR-4	0.54
291-0915-3234-010	908 OAK ST	\$37,000	Dodge	SR-4	0.62
291-0915-3234-011	912 OAK ST	\$38,000	Dodge	SR-4	0.72
291-0915-3312-001	100 E LEONARD ST	\$2,900	Dodge	TR-6	2.18
291-0915-3313-018	1200 N SECOND ST	\$27,500	Dodge	TR-6	0.29
291-0915-3313-087	1309 SCHILLER ST	\$6,400	Dodge	TR-6	0.33
291-0915-3313-088	1313 SCHILLER ST	\$6,400	Dodge	TR-6	0.33
291-0915-3313-089	109 E ARCADE AVE	\$5,200	Dodge	TR-6	0.56
291-0915-3321-050	100 W ARCADE AVE	\$600	Dodge	SR-4	2.33

291-0915-3321-051	100 R W ARCADE AVE	\$600	Dodge	SR-4	2.22
291-0915-3321-052	913 PRENTICE ST	\$500	Dodge	SR-4	2.11
291-0915-3321-054	100 W LEONARD ST	\$600	Dodge	SR-4	2.25
291-0915-3321-055	100 R W LEONARD ST	\$600	Dodge	SR-4	2.10
291-0915-3321-058	1105 PRENTICE ST	\$1,100	Dodge	SR-4	3.60
291-0915-3322-068	310 JAMES ST	\$2,500	Dodge	SR-4	3.02
291-0915-3322-070	1003 LABELLE ST	\$300	Dodge	SR-4	0.59
291-0915-3322-071	1001 GIRARD ST	\$5,900	Dodge	SR-4	10.53
291-0915-3322-072	901 GIRARD ST	\$500	Dodge	SR-4	1.80
291-0915-3323-005	703 LABELLE ST	\$20,100	Dodge	TR-6	2.34
291-0915-3323-011	217 W SPAULDING ST	\$31,500	Dodge	TR-6	0.37
291-0915-3323-055	803 GIRARD ST	\$28,500	Dodge	SR-4	0.55
291-0915-3323-056	805 GIRARD ST	\$28,500	Dodge	SR-4	0.55
291-0915-3324-004	765 KATHRYN CT	\$26,500	Dodge	TR-6	0.26
291-0915-3324-009	756 KATHRYN CT	\$10,700	Dodge	TR-6	0.30
291-0915-3324-028	757 SAND ST	\$3,300	Dodge	SR-4	0.32
291-0915-3324-029	753 SAND ST	\$3,800	Dodge	SR-4	1.03
291-0915-3324-034	760 SAND ST	\$3,700	Dodge	SR-4	0.20
291-0915-3324-041	140 W SPAULDING ST	\$24,000	Dodge	SR-4	0.21
291-0915-3324-052	137 W ARCADE AVE	\$1,100	Dodge	TR-6	2.08
291-0915-3331-007	711 N WATER ST	\$42,000	Dodge	SR-4	0.31
291-0915-3331-054	701 R N WATER ST	\$400	Dodge	SR-4	0.46
291-0915-3332-036	215 NORMA DR	\$29,000	Dodge	TR-6	0.18
291-0915-3332-057	301 CREEKSIDE CT	\$20,000	Dodge	TR-6	0.15
291-0915-3332-058	303 CREEKSIDE CT	\$20,000	Dodge	TR-6	0.15
291-0915-3332-059	305 CREEKSIDE CT	\$20,000	Dodge	TR-6	0.13
291-0915-3332-060	307 CREEKSIDE CT	\$20,000	Dodge	TR-6	0.13
291-0915-3332-065	317 CREEKSIDE CT	\$20,000	Dodge	TR-6	0.13
291-0915-3332-066	319 CREEKSIDE CT	\$20,000	Dodge	TR-6	0.12
291-0915-3332-071	318 CREEKSIDE CT	\$20,000	Dodge	TR-6	0.13
291-0915-3332-072	316 CREEKSIDE CT	\$20,000	Dodge	TR-6	0.17
291-0915-3332-075	310 CREEKSIDE CT	\$20,000	Dodge	TR-6	0.13

291-0915-3332-076	308 CREEKSIDE CT	\$20,000	Dodge	TR-6	0.13
291-0915-3332-077	707 LAURIE ANN CIR	\$20,000	Dodge	TR-6	0.18
291-0915-3332-078	709 LAURIE ANN CIR	\$20,000	Dodge	TR-6	0.16
291-0915-3332-079	711 LAURIE ANN CIR	\$20,000	Dodge	TR-6	0.10
291-0915-3332-080	713 LAURIE ANN CIR	\$20,000	Dodge	TR-6	0.10
291-0915-3332-081	715 LAURIE ANN CIR	\$20,000	Dodge	TR-6	0.10
291-0915-3332-082	717 LAURIE ANN CIR	\$20,000	Dodge	TR-6	0.13
291-0915-3332-083	710 LAURIE ANN CIR	\$20,000	Dodge	TR-6	0.14
291-0915-3332-084	708 LAURIE ANN CIR	\$20,000	Dodge	TR-6	0.13
291-0915-3332-085	706 LAURIE ANN CIR	\$20,000	Dodge	TR-6	0.12
291-0915-3332-086	704 LAURIE ANN CIR	\$20,000	Dodge	TR-6	0.11
291-0915-3332-087	702 LAURIE ANN CIR	\$20,000	Dodge	TR-6	0.12
291-0915-3332-088	700 LAURIE ANN CIR	\$20,000	Dodge	TR-6	0.11
291-0915-3334-031	207 W GREEN ST	\$1,500	Dodge	TR-6	0.08
291-0915-3342-030	1040 R N SECOND ST	\$800	Dodge	TR-6	0.57
291-0915-3343-057	613 N SECOND ST	\$20,500	Dodge	TR-6	0.10
291-0915-3343-090	311 E GREEN ST	\$30,000	Dodge	TR-6	0.16
291-0915-3343-114	700 VINE ST	\$9,500	Dodge	TR-6	0.12
291-0915-3343-164	911 VINE ST	\$18,000	Dodge	SR-4	0.23
291-0915-3344-072	902 GARFIELD ST	\$30,000	Dodge	TR-6	0.20
291-0915-3344-074	916 GARFIELD ST	\$41,500	Dodge	TR-6	0.29
291-0915-3344-075	915 GARFIELD ST	\$35,500	Dodge	TR-6	0.56
291-0915-3344-095	803 CLEVELAND ST	\$3,000	Dodge	TR-6	0.03
291-0915-3411-028	BEACON DR	\$123,500	Dodge	SR-4	6.92
291-0915-3411-032	1406 KIMBERLY CT	\$46,000	Dodge	SR-4	1.07
291-0915-3411-034	1405 SCHUMAN DR	\$35,000	Dodge	SR-4	0.30
291-0915-3411-044	1512 WEDGEWOOD DR	\$28,000	Dodge	SR-4	0.18
291-0915-3411-045	1510 WEDGEWOOD DR	\$28,000	Dodge	SR-4	0.19
291-0915-3411-058	1406 SCHUMAN DR	\$31,500	Dodge	SR-4	0.23
291-0915-3411-059	1306 SCHUMAN DR	\$25,000	Dodge	SR-4	0.30
291-0915-3411-060	1308 SCHUMAN DR	\$25,000	Dodge	SR-4	0.27
291-0915-3411-065	1313 SCHUMAN DR	\$34,500	Dodge	SR-4	0.28



291-0915-3411-066	1503 STONERIDGE CT	\$25,000	Dodge	SR-4	0.28
291-0915-3411-068	1507 STONERIDGE CT	\$25,000	Dodge	SR-4	0.46
291-0915-3411-071	1401 SCHUMAN DR	\$25,000	Dodge	SR-4	0.27
291-0915-3411-072	1403 SCHUMAN DR	\$33,000	Dodge	SR-4	0.26
291-0915-3411-073	1404 SCHUMAN DR	\$25,000	Dodge	SR-4	0.29
291-0915-3411-075	1400 SCHUMAN DR	\$25,000	Dodge	SR-4	0.29
291-0915-3411-076	1424 STONERIDGE DR	\$40,000	Dodge	SR-4	0.50
291-0915-3411-083	1400 HILLENDALE CT	\$25,000	Dodge	SR-4	0.30
291-0915-3411-999	N FOURTH ST	\$100	Dodge	SR-4	0.16
291-0915-3413-014	1310 ALLWARDT ST	\$0	Dodge	SR-4	20.00
291-0915-3414-047	1412 TIMBER RIDGE TR	\$34,000	Dodge	SR-4	0.27
291-0915-3414-055	1216 SCHUMAN DR	\$25,000	Dodge	SR-4	0.27
291-0915-3414-056	1422 BEACON DR	\$25,000	Dodge	SR-4	0.26
291-0915-3414-058	1403 GRANDVIEW CT	\$7,000	Dodge	SR-4	0.29
291-0915-3414-059	1405 GRANDVIEW CT	\$7,000	Dodge	SR-4	0.29
291-0915-3414-060	1407 GRANDVIEW CT	\$7,000	Dodge	SR-4	0.29
291-0915-3414-061	1409 GRANDVIEW CT	\$7,000	Dodge	SR-4	0.29
291-0915-3414-062	1411 GRANDVIEW CT	\$7,000	Dodge	SR-4	0.28
291-0915-3414-063	1413 GRANDVIEW CT	\$7,000	Dodge	SR-4	0.32
291-0915-3414-064	1415 GRANDVIEW CT	\$7,000	Dodge	SR-4	0.42
291-0915-3414-065	1414 GRANDVIEW CT	\$7,000	Dodge	SR-4	0.42
291-0915-3414-066	1412 GRANDVIEW CT	\$7,000	Dodge	SR-4	0.32
291-0915-3414-067	1410 GRANDVIEW CT	\$7,000	Dodge	SR-4	0.28
291-0915-3414-068	1408 GRANDVIEW CT	\$7,000	Dodge	SR-4	0.29
291-0915-3414-069	1406 GRANDVIEW CT	\$7,000	Dodge	SR-4	0.29
291-0915-3414-070	1404 GRANDVIEW CT	\$7,000	Dodge	SR-4	0.29
291-0915-3422-001	506 R OAK PARK AVE	\$100	Dodge	SR-4	0.26
291-0915-3422-002	DOUGLAS AVE	\$400	Dodge	SR-4	1.40
291-0915-3422-003	1405 R CENTER ST	\$2,500	Dodge	SR-4	5.95
291-0915-3422-004	1417 R CENTER ST	\$100	Dodge	SR-4	1.99
291-0915-3422-005	1423 R CENTER ST	\$3,800	Dodge	SR-4	7.76
291-0915-3422-006	1511 R CENTER ST	\$2,000	Dodge	SR-4	1.98

291-0915-3422-007	STATE ROAD 16	\$100	Dodge	SR-4	2.02
291-0915-3422-011	JUNEWAY TER	\$100	Dodge	SR-4	3.90
291-0915-3423-014	1308 DOUGLAS AVE	\$20,700	Dodge	SR-4	0.28
291-0915-3423-029	521 OAK PARK AVE	\$31,500	Dodge	SR-4	0.26
291-0915-3423-030	523 OAK PARK AVE	\$31,500	Dodge	SR-4	0.27
291-0915-3434-004	810 HIGHLAND AVE	\$26,500	Dodge	SR-4	0.26
291-0915-3434-013	606 HIGHLAND AVE	\$23,500	Dodge	SR-4	0.19
291-0915-3434-030	608 PRAHL LN	\$10,500	Dodge	SR-4	0.25
291-0915-3434-031	604 PRAHL LN	\$10,500	Dodge	SR-4	0.25
291-0915-3434-032	603 PRAHL LN	\$10,300	Dodge	SR-4	0.21
291-0915-3442-016	1334 MEMORIAL DR	\$79,000	Dodge	PUD	0.59
291-0915-3442-019	1310 MEMORIAL DR	\$157,000	Dodge	PUD	1.20
291-0915-3442-020	1304 MEMORIAL DR	\$196,500	Dodge	PUD	1.29
291-0915-3442-021	STATE ROAD 16	\$100	Dodge	PUD	0.85
291-0915-3443-024	1082 LAUREL CT	\$39,000	Dodge	SR-4	0.45

<sup>1</sup> = Listed properties may contain floodplain & wetlands, please review [Chapter 532](#) of the City of Watertown Municipal Code

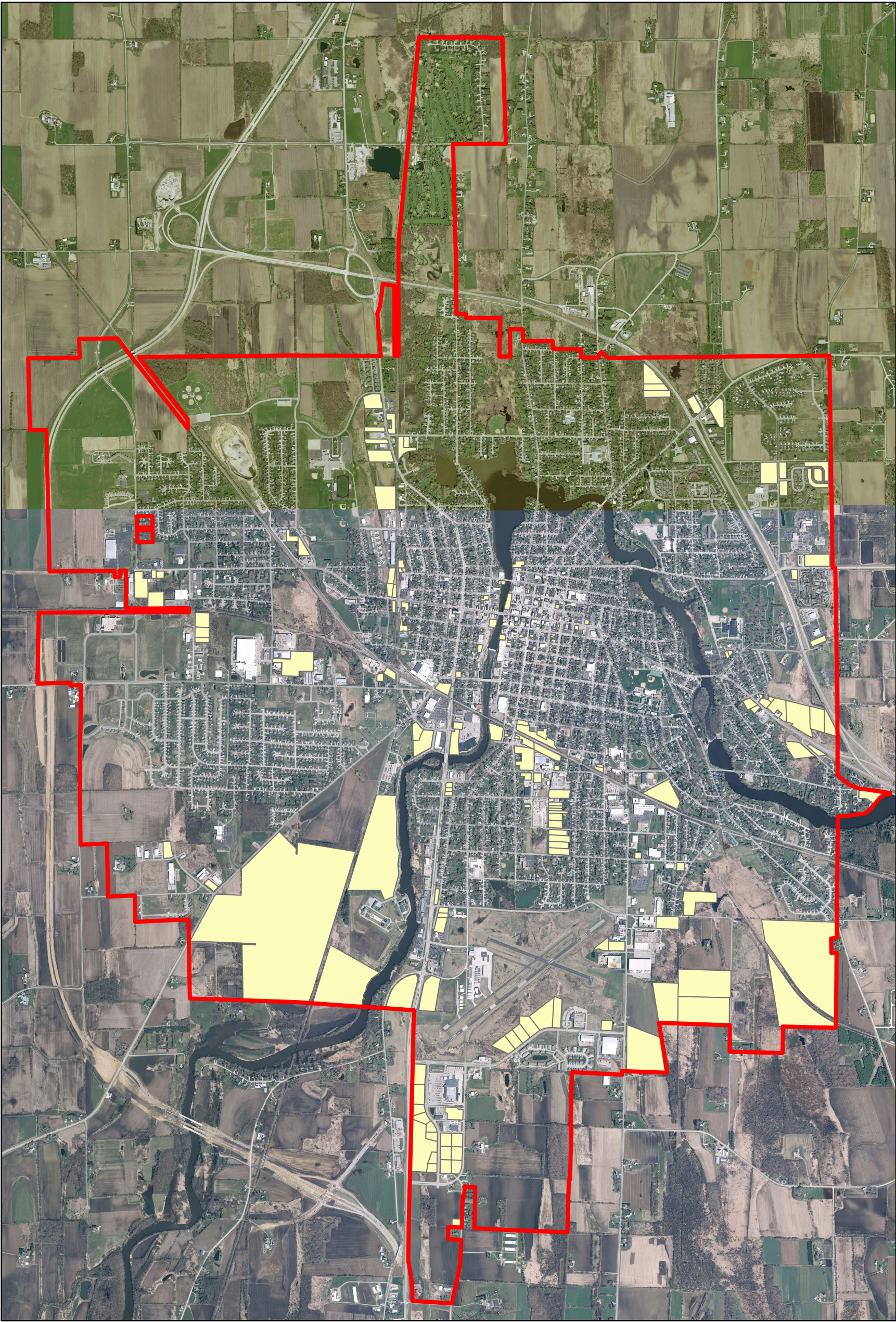
## **Section 5**

### **Map of Undeveloped & Underdeveloped Non-Residential Parcels as of January 1, 2021**



# Undeveloped & Underdeveloped Non-Residential Parcels

## City of Watertown



Legend

City of Watertown Boundary

Undeveloped & Underdeveloped Non-Residential



**Section 6**  
**List of Undeveloped & Underdeveloped Non-Residential Parcels as of January 1, 2021**

List <sup>1</sup> of Undeveloped & Underdeveloped <sup>2</sup> Non-Residential Parcels									
Parcel Identification Number (PIN)	Address	Assessed Values			County	Zoning <sup>3</sup>	Area (acres)	Proximity to City Utilities	
		Land Value	Improvement Value	Total Value				Water (feet)	Sanitary (feet)
291-0815-0421-022	204 N FIRST ST	\$0	\$0	\$0	Jefferson	<a href="#">CB</a>	1.14	0	31.69
291-0815-0421-120	111 S WATER ST	\$0	\$0	\$0	Jefferson	<a href="#">CB</a>	0.82	0	33.78
291-0815-0311-020	1149 BOUGHTON ST	\$153,500	\$0	\$153,500	Jefferson	<a href="#">GB</a>	0.87	0	21.72
291-0815-0611-003	1315 W MAIN ST	\$75,500	\$75,000	\$150,500	Jefferson	<a href="#">GB</a>	0.55	0	0
291-0815-0611-004	1311 W MAIN ST	\$118,000	\$57,900	\$175,900	Jefferson	<a href="#">GB</a>	0.79	82.83	16.07
291-0815-0421-027	103 W CADY ST	\$58,500	\$18,000	\$76,500	Jefferson	<a href="#">CB</a>	0.22	223.11	34.67
291-0815-0511-022	734 W MAIN ST	\$89,000	\$60,800	\$149,800	Jefferson	<a href="#">GB</a>	1.10	29.54	42.97
291-0815-0511-005	730 W MAIN ST	\$60,500	\$48,000	\$108,500	Jefferson	<a href="#">GI</a>	0.65	29.54	42.97
291-0815-0412-089	204 JONES ST	\$44,000	\$3,000	\$47,000	Jefferson	<a href="#">CB</a>	0.15	25.54	32.24
291-0815-0412-088	301 N SECOND ST	\$25,000	\$0	\$25,000	Jefferson	<a href="#">CB</a>	0.06	0	23.97
291-0815-0412-078	304 JONES ST	\$24,000	\$16,000	\$40,000	Jefferson	<a href="#">CB</a>	0.06	85.84	31.87
291-0815-0421-093	118 N WATER ST	\$76,300	\$40,200	\$116,500	Jefferson	<a href="#">CB</a>	0.41	25.49	21.40
291-0815-0412-113	305 JONES ST	\$37,500	\$600	\$38,100	Jefferson	<a href="#">CB</a>	0.11	85.91	28.09
291-0815-0511-035	731 W MAIN ST	\$58,500	\$56,500	\$115,000	Jefferson	<a href="#">GB</a>	0.58	0	36.43
291-0815-0511-039	717 W MAIN ST	\$92,000	\$11,500	\$103,500	Jefferson	<a href="#">GB</a>	0.70	0	0
291-0815-0412-107	310 E MADISON ST	\$30,000	\$3,600	\$33,600	Jefferson	<a href="#">CB</a>	0.08	37.39	32.41
291-0815-0421-079	115 N WASHINGTON ST	\$9,500	\$0	\$9,500	Jefferson	<a href="#">CB</a>	0.04	105.17	97.14
291-0815-0412-124	201 N FIFTH ST	\$59,000	\$10,800	\$69,800	Jefferson	<a href="#">CB</a>	0.25	0	22.03
291-0815-0421-083	216 W MAIN ST	\$27,500	\$1,100	\$28,600	Jefferson	<a href="#">CB</a>	0.06	0	40.13
291-0815-0522-059	405 WATER TOWER CT	\$66,000	\$0	\$66,000	Jefferson	<a href="#">GI</a>	2.92	0	235.12
291-0815-0412-133	510 E MAIN ST	\$45,500	\$25,000	\$70,500	Jefferson	<a href="#">CB</a>	0.15	10.51	17.98
291-0815-0511-038	723 EMMET ST	\$500	\$0	\$500	Jefferson	<a href="#">GI</a>	0.08	85.32	114.63
291-0815-0411-171	800 E MAIN ST	\$68,000	\$31,000	\$99,000	Jefferson	<a href="#">CB</a>	0.28	18.50	19.41
291-0815-0412-213	515 E MAIN ST	\$35,000	\$0	\$35,000	Jefferson	<a href="#">CB</a>	0.09	0	15.83
291-0815-0412-177	114 S SECOND ST	\$30,500	\$3,200	\$33,700	Jefferson	<a href="#">CB</a>	0.08	21.64	33.18
291-0815-0411-215	701 E MAIN ST	\$60,500	\$50,800	\$111,300	Jefferson	<a href="#">CB</a>	0.25	0	13.18
291-0815-0523-002	409 WATER TOWER CT	\$50,000	\$40,000	\$90,000	Jefferson	<a href="#">GI</a>	2.00	0	206.52
291-0815-0421-150	203 EMMET ST	\$33,500	\$27,100	\$60,600	Jefferson	<a href="#">CB</a>	0.09	0	35.05
291-0815-0412-217	115 S FIFTH ST	\$30,000	\$0	\$30,000	Jefferson	<a href="#">CB</a>	0.08	0	29.29

291-0815-0411-220	712 MARKET ST	\$33,000	\$3,800	\$36,800	Jefferson	<a href="#">CB</a>	0.09	20.50	25.53
291-0815-0412-247	211 S THIRD ST	\$42,500	\$40,000	\$82,500	Jefferson	<a href="#">CB</a>	0.14	0	32.80
291-0815-0412-231	207 S FIFTH ST	\$37,500	\$4,800	\$42,300	Jefferson	<a href="#">CB</a>	0.11	0	27.99
291-0815-0523-003	411 WATER TOWER CT	\$40,000	\$0	\$40,000	Jefferson	<a href="#">GI</a>	1.00	0	85.62
291-0815-0412-245	306 JEFFERSON ST	\$21,000	\$0	\$21,000	Jefferson	<a href="#">CB</a>	0.04	35.20	43.40
291-0815-0424-004	305 S FIRST ST	\$40,000	\$0	\$40,000	Jefferson	<a href="#">CB</a>	0.12	0	30.55
291-0815-0424-033	300 S WATER ST	\$65,500	\$19,700	\$85,200	Jefferson	<a href="#">CB</a>	0.50	25.73	29.88
291-0815-0413-029	312 S FOURTH ST	\$51,500	\$0	\$51,500	Jefferson	<a href="#">CB</a>	0.19	22.05	25.38
291-0815-0313-031	1511 DOCTORS CT	\$46,000	\$3,000	\$49,000	Jefferson	<a href="#">PO</a>	0.28	0	36.58
291-0815-0324-028	1509 DOCTORS CT	\$55,000	\$6,500	\$61,500	Jefferson	<a href="#">PO</a>	0.32	0	34.74
291-0815-0424-061	408 S WATER ST	\$20,000	\$5,000	\$25,000	Jefferson	<a href="#">CB</a>	0.05	22.73	33.64
291-0815-0423-097	423 S CHURCH ST	\$247,500	\$202,500	\$450,000	Jefferson	<a href="#">NB</a>	0.45	0	29.05
291-0815-0514-020	437 HADY LN	\$44,000	\$0	\$44,000	Jefferson	<a href="#">NB</a>	0.69	5.14	169.01
291-0815-0342-005	314 SUMMIT AVE	\$114,500	\$0	\$114,500	Jefferson	<a href="#">GB</a>	1.36	0	34.04
291-0815-0432-006	616 S WASHINGTON ST	\$1,900	\$0	\$1,900	Jefferson	<a href="#">GI</a>	0.05	18.27	35.96
291-0815-0342-004	316 SUMMIT AVE	\$58,500	\$8,500	\$67,000	Jefferson	<a href="#">GB</a>	0.61	0	33.61
291-0815-0442-090	1001 S THIRD ST	\$61,500	\$50,000	\$111,500	Jefferson	<a href="#">GI</a>	0.71	0	21.55
291-0815-0432-019	621 BERNARD ST	\$0	\$0	\$0	Jefferson	<a href="#">GB</a>	1.99	34.72	28.18
291-0815-0442-092	1011 S THIRD ST	\$77,500	\$16,500	\$94,000	Jefferson	<a href="#">GI</a>	3.83	0	28.41
291-0815-0431-051	1014 S SECOND ST	\$92,500	\$12,500	\$105,000	Jefferson	<a href="#">HI</a>	2.78	21.49	6.49
291-0815-0432-020	800 S MONTGOMERY ST	\$0	\$0	\$0	Jefferson	<a href="#">GB</a>	4.85	0	0
291-0815-0442-084	1013 S FIFTH ST	\$34,000	\$0	\$34,000	Jefferson	<a href="#">GI</a>	1.02	59.79	59.11
291-0815-0442-091	1013 S THIRD ST	\$27,000	\$5,000	\$32,000	Jefferson	<a href="#">HI</a>	1.53	0	40.12
291-0815-0431-049	1013 S SECOND ST	\$29,500	\$18,000	\$47,500	Jefferson	<a href="#">GI</a>	0.16	0	27.99
291-0815-0431-038	1015 S THIRD ST	\$31,500	\$15,000	\$46,500	Jefferson	<a href="#">GI</a>	0.18	0	24.93
291-0815-0443-013	304 HART ST	\$76,700	\$0	\$76,700	Jefferson	<a href="#">GI</a>	5.16	0	25.28
291-0815-0443-011	316 HART ST	\$23,000	\$0	\$23,000	Jefferson	<a href="#">HI</a>	2.72	189.58	177.09
291-0815-0444-012	1108 S TENTH ST	\$30,500	\$17,500	\$48,000	Jefferson	<a href="#">GI</a>	0.24	22.62	37.65
291-0815-0443-009	340 HART ST	\$17,100	\$7,200	\$24,300	Jefferson	<a href="#">GI</a>	0.36	23.17	35.40
291-0815-0444-013	1110 S TENTH ST	\$11,500	\$3,000	\$14,500	Jefferson	<a href="#">HI</a>	0.51	23.20	38.04
291-0815-0443-014	1200 WAKOKA ST	\$29,000	\$0	\$29,000	Jefferson	<a href="#">GI</a>	0.90	0	26.95
291-0815-0443-016	1205 WAKOKA ST	\$23,800	\$17,900	\$41,700	Jefferson	<a href="#">GI</a>	1.10	0	30.60

291-0815-0333-003	1215 SHERMAN ST	\$104,000	\$20,000	\$124,000	Jefferson	<a href="#">GI</a>	7.50	0	29.95
291-0815-0433-010	1214 UTAH ST	\$119,000	\$111,000	\$230,000	Jefferson	<a href="#">GB</a>	0.37	22.58	34.23
291-0815-0433-011	1216 UTAH ST	\$147,000	\$140,000	\$287,000	Jefferson	<a href="#">GB</a>	0.48	13.89	24.77
291-0815-0912-034	1304 S NINTH ST	\$7,500	\$0	\$7,500	Jefferson	<a href="#">GI</a>	0.70	103.45	98.26
291-0815-0912-003	1308 WAKOKA ST	\$30,500	\$25,000	\$55,500	Jefferson	<a href="#">GI</a>	0.25	21.26	32.13
291-0815-0912-035	1308 S NINTH ST	\$5,000	\$0	\$5,000	Jefferson	<a href="#">GI</a>	0.49	189.37	184.57
291-0815-0912-036	1310 S NINTH ST	\$5,000	\$0	\$5,000	Jefferson	<a href="#">GI</a>	0.49	251.29	246.49
291-0815-0912-037	1312 S NINTH ST	\$7,000	\$0	\$7,000	Jefferson	<a href="#">GI</a>	0.71	178.36	192.70
291-0815-0912-038	1316 S NINTH ST	\$14,000	\$0	\$14,000	Jefferson	<a href="#">GI</a>	1.40	318.19	330.86
291-0815-0912-039	1326 S NINTH ST	\$14,000	\$0	\$14,000	Jefferson	<a href="#">GI</a>	1.41	289.74	329.60
291-0815-0912-014	1400 S NINTH ST	\$14,500	\$0	\$14,500	Jefferson	<a href="#">GI</a>	1.39	200.33	210.93
291-0815-0912-015	1408 S NINTH ST	\$8,500	\$0	\$8,500	Jefferson	<a href="#">GI</a>	1.95	121.61	132.85
291-0815-0912-016	806 CLARK ST	\$8,000	\$0	\$8,000	Jefferson	<a href="#">GI</a>	1.79	159.28	170.82
291-0815-0912-017	806 CLARK ST	\$19,000	\$0	\$19,000	Jefferson	<a href="#">GI</a>	1.86	20.11	146.99
291-0815-1024-023	1391 CLARK ST	\$18,300	\$0	\$18,300	Jefferson	<a href="#">GI</a>	0.85	27.63	22.64
291-0815-0823-005	602 COMMERCE DR	\$40,000	\$0	\$40,000	Jefferson	<a href="#">GI</a>	1.16	0	17.29
291-0815-0923-042	1610 UTAH ST	\$175,000	\$150,000	\$325,000	Jefferson	<a href="#">NB</a>	0.84	0	29.78
291-0815-1024-014	1306 BOOMER ST	\$35,000	\$0	\$35,000	Jefferson	<a href="#">GI</a>	7.05	184.21	165.24
291-0815-0932-003	1701 UTAH ST	\$196,000	\$153,000	\$349,000	Jefferson	<a href="#">GB</a>	0.76	0	28.89
291-0815-0932-004	1705 UTAH ST	\$183,000	\$144,000	\$327,000	Jefferson	<a href="#">GB</a>	0.71	0	30.39
291-0815-0932-005	1717 UTAH ST	\$424,000	\$400,000	\$824,000	Jefferson	<a href="#">GB</a>	2.16	0	29.43
291-0815-0941-008	1100 FALCON CT	\$26,600	\$0	\$26,600	Jefferson	<a href="#">GI</a>	1.49	12.97	0
291-0815-0941-007	1104 FALCON CT	\$38,700	\$9,500	\$48,200	Jefferson	<a href="#">HI</a>	2.16	14.72	31.65
291-0815-1612-001	230 AIR PARK DR	\$700	\$0	\$700	Jefferson	<a href="#">HI</a>	3.48	54.19	43.24
291-0815-1612-002	226 AIR PARK DR	\$1,400	\$0	\$1,400	Jefferson	<a href="#">HI</a>	6.42	30.62	40.44
291-0815-1612-003	222 AIR PARK DR	\$700	\$0	\$700	Jefferson	<a href="#">HI</a>	3.46	25.34	40.16
291-0815-1611-002	304 AIR PARK DR	\$300	\$0	\$300	Jefferson	<a href="#">HI</a>	1.54	52.19	38.93
291-0815-1612-004	218 AIR PARK DR	\$500	\$0	\$500	Jefferson	<a href="#">HI</a>	2.33	31.22	40.94
291-0815-1621-001	214 AIR PARK DR	\$500	\$0	\$500	Jefferson	<a href="#">HI</a>	2.33	32.01	40.20
291-0815-1621-002	210 AIR PARK DR	\$700	\$0	\$700	Jefferson	<a href="#">HI</a>	3.05	30.11	39.52
291-0815-1632-010	1916 MARKET WAY	\$300	\$0	\$300	Jefferson	<a href="#">GB</a>	1.28	52.57	24.69
291-0815-1632-011	1922 MARKET WAY	\$300	\$0	\$300	Jefferson	<a href="#">GB</a>	1.31	44.86	23.86



291-0815-1632-006	1917 MARKET WAY	\$400	\$0	\$400	Jefferson	<a href="#">GB</a>	2.08	31.91	42.57
291-0815-1632-005	1916 GATEWAY DR	\$400	\$0	\$400	Jefferson	<a href="#">GB</a>	2.09	43.38	34.42
291-0815-1632-003	1923 MARKET WAY	\$400	\$0	\$400	Jefferson	<a href="#">GB</a>	2.08	36.81	43.50
291-0815-1632-004	1922 GATEWAY DR	\$400	\$0	\$400	Jefferson	<a href="#">GB</a>	2.06	44.13	34.04
291-0815-1632-013	1928 MARKET WAY	\$300	\$0	\$300	Jefferson	<a href="#">GB</a>	1.23	44.43	36.88
291-0815-1632-002	1929 MARKET WAY	\$400	\$0	\$400	Jefferson	<a href="#">GB</a>	2.11	37.43	44.81
291-0815-1632-001	1928 GATEWAY DR	\$400	\$0	\$400	Jefferson	<a href="#">GB</a>	1.90	42.34	28.37
291-0815-1632-014	1934 MARKET WAY	\$300	\$0	\$300	Jefferson	<a href="#">GB</a>	1.19	44.43	36.80
291-0815-0524-003	415 DAYTON ST	\$179,100	\$156,700	\$335,800	Jefferson	<a href="#">HI</a>	9.52	0	9.80
291-0815-0714-001	1208 AMERICAN WAY	\$60,000	\$0	\$60,000	Jefferson	<a href="#">GI</a>	2.00	0	31.98
291-0815-0814-001	700 HOFFMANN DR	\$0	\$0	\$0	Jefferson	<a href="#">PO</a>	48.78	0	7.12
291-0815-0311-021	1630 E MAIN ST	\$174,000	\$0	\$174,000	Jefferson	<a href="#">GB</a>	1.33	80.62	562.55
291-0815-1623-007	1905 MARKET WAY	\$385,000	\$0	\$385,000	Jefferson	<a href="#">GB</a>	2.76	27.93	15.91
291-0815-0313-083	1531 ANN ST	\$19,000	\$0	\$19,000	Jefferson	<a href="#">GB</a>	0.18	0	24.82
291-0815-0313-085	1603 ANN ST	\$5,000	\$0	\$5,000	Jefferson	<a href="#">GB</a>	0.33	0	121.08
291-0815-0341-007	1401 EAST GATE DR	\$1,900	\$0	\$1,900	Jefferson	<a href="#">GB</a>	5.33	62.24	308.36
291-0815-0412-161	115 N SECOND ST	\$27,000	\$3,000	\$30,000	Jefferson	<a href="#">CB</a>	0.07	0	26.83
291-0815-0412-254	209 S SECOND ST	\$45,500	\$2,400	\$47,900	Jefferson	<a href="#">CB</a>	0.16	0	26.61
291-0815-0412-200	110 S FOURTH ST	\$30,500	\$0	\$30,500	Jefferson	<a href="#">CB</a>	0.08	44.09	30.58
291-0815-0432-009	631 S CHURCH ST	\$284,500	\$144,500	\$429,000	Jefferson	<a href="#">GB</a>	0.93	0	94.87
291-0815-0432-010	703 S CHURCH ST	\$626,500	\$441,000	\$1,067,500	Jefferson	<a href="#">GB</a>	2.99	0	38.43
291-0815-0433-009	1212 UTAH ST	\$217,000	\$203,000	\$420,000	Jefferson	<a href="#">GB</a>	0.50	24.71	33.08
291-0815-0443-023	324 WILLIAM ST	\$85,500	\$51,000	\$136,500	Jefferson	<a href="#">GI</a>	2.47	20.32	5.11
291-0815-0421-154	220 S FIRST ST	\$64,500	\$17,400	\$81,900	Jefferson	<a href="#">GI</a>	0.46	19.57	33.72
291-0815-0421-159	202 S FIRST ST	\$32,000	\$1,900	\$33,900	Jefferson	<a href="#">CB</a>	0.09	19.90	32.52
291-0815-0412-230	201 S FIFTH ST	\$42,500	\$6,000	\$48,500	Jefferson	<a href="#">CB</a>	0.14	0	28.03
291-0815-1032-002	1209 BOOMER ST	\$105,000	\$0	\$105,000	Jefferson	<a href="#">GI</a>	3.94	0	24.93
291-0815-1034-002	1350 BOOMER ST	\$83,500	\$5,500	\$89,000	Jefferson	<a href="#">GI</a>	20.28	679.19	1330.27
291-0815-0313-086	321 SUMMIT AVE	\$86,000	\$41,900	\$127,900	Jefferson	<a href="#">GB</a>	1.05	14.56	0
291-0815-0342-002	323 SUMMIT AVE	\$91,200	\$0	\$91,200	Jefferson	<a href="#">GB</a>	3.58	19.64	53.12
291-0815-0341-003	349 SUMMIT AVE	\$8,800	\$0	\$8,800	Jefferson	<a href="#">GB</a>	8.93	368.44	430.82
291-0815-0421-029	109 W CADY ST	\$30,500	\$18,500	\$49,000	Jefferson	<a href="#">CB</a>	0.14	182.63	34.73

291-0815-0511-043	708 W MADISON ST	\$46,000	\$40,000	\$86,000	Jefferson	<a href="#">PB</a>	0.86	0	42.63
291-0815-1022-034	1206 CLARK ST	\$80,000	\$0	\$80,000	Jefferson	<a href="#">GI</a>	0.59	14.83	25.33
291-0815-0423-106	510 S CHURCH ST	\$36,900	\$23,500	\$60,400	Jefferson	<a href="#">GI</a>	1.90	0	0
291-0815-0611-010	110 S VOTECH DR	\$45,000	\$6,200	\$51,200	Jefferson	<a href="#">GI</a>	3.71	186.85	375.31
291-0815-0511-002	726 W CADY ST	\$27,000	\$24,000	\$51,000	Jefferson	<a href="#">GI</a>	0.25	213.90	171.68
291-0815-0511-047	730 W MAIN ST	\$6,500	\$0	\$6,500	Jefferson	<a href="#">GI</a>	0.36	145.90	118.36
291-0815-0511-007	734 W MAIN ST	\$30,500	\$0	\$30,500	Jefferson	<a href="#">GI</a>	1.35	201.73	165.87
291-0815-0341-002	1581 ANN ST	\$21,700	\$0	\$21,700	Jefferson	<a href="#">GB</a>	4.65	637.62	863.06
291-0815-0514-025	No Address	\$51,500	\$0	\$51,500	Jefferson	<a href="#">GI</a>	1.21	0	69.85
291-0815-0233-001	1601 EAST GATE DR	\$177,000	\$173,000	\$350,000	Jefferson	<a href="#">GB</a>	2.89	0	21.88
291-0815-1041-001	600 S CONCORD AVE	\$15,300	\$0	\$15,300	Jefferson	<a href="#">GI</a>	65.87	38.93	10.13
291-0815-1522-001	1101 S TWELFTH ST	\$5,400	\$0	\$5,400	Jefferson	<a href="#">GI</a>	20.27	0.00	23.24
291-0815-1623-002	1900 MARKET WAY	\$57,100	\$0	\$57,100	Jefferson	<a href="#">GB</a>	3.76	10.45	0
291-0815-1623-003	1902 MARKET WAY	\$750,000	\$0	\$750,000	Jefferson	<a href="#">GB</a>	3.56	0	0
291-0815-1623-005	1904 MARKET WAY	\$400	\$0	\$400	Jefferson	<a href="#">GB</a>	1.84	8.56	19.96
291-0815-1632-012	1924 MARKET WAY	\$700	\$0	\$700	Jefferson	<a href="#">GB</a>	13.42	45.94	38.89
291-0815-1633-002	2032 AIRPORT RD	\$40,000	\$25,000	\$65,000	Jefferson	<a href="#">GI</a>	1.00	662.66	642.46
291-0815-1632-009	1910 MARKET WAY	\$417,500	\$157,500	\$575,000	Jefferson	<a href="#">GB</a>	1.88	72.65	40.54
291-0815-0933-003	1801 S CHURCH ST	\$1,330,000	\$0	\$1,330,000	Jefferson	<a href="#">GB</a>	7.60	0	22.23
291-0815-0341-001	No Address	\$4,800	\$0	\$4,800	Jefferson	<a href="#">GB</a>	2.75	630.95	800.51
291-0815-1034-001	1534 BOOMER ST	\$46,500	\$0	\$46,500	Jefferson	<a href="#">GI</a>	19.83	895.90	1310.87
291-0815-1033-004	1017 S TWELFTH ST	\$3,200	\$0	\$3,200	Jefferson	<a href="#">GI</a>	12.70	243.53	858.98
291-0815-0611-013	1329 W MAIN ST	\$115,000	\$111,500	\$226,500	Jefferson	<a href="#">PI</a>	4.54	87.22	77.67
291-0815-0834-001	761 MILFORD ST	\$0	\$0	\$0	Jefferson	<a href="#">PO</a>	259.23	0	5.48
291-0815-1044-001	600 S CONCORD AVE	\$8,700	\$0	\$8,700	Jefferson	<a href="#">GI</a>	25.68	1170.24	1044.25
291-0815-0844-002	1800 S CHURCH ST	\$833,000	\$717,000	\$1,550,000	Jefferson	<a href="#">GB</a>	10.59	3.00	0
291-0915-3144-045	W MAIN ST	\$100	\$0	\$100	Dodge	<a href="#">GB</a>	0.03	10.11	20.14
291-0915-3211-038	826 N CHURCH ST	\$120,000	\$0	\$120,000	Dodge	<a href="#">GB</a>	3.51	46.29	0
291-0915-3214-001	760 N CHURCH ST	\$126,000	\$124,000	\$250,000	Dodge	<a href="#">GB</a>	3.99	54.79	13.12
291-0915-3214-003	800 N CHURCH ST	\$83,500	\$0	\$83,500	Dodge	<a href="#">GB</a>	1.38	47.23	14.47
291-0915-3214-005	806 N CHURCH ST	\$83,000	\$74,000	\$157,000	Dodge	<a href="#">GB</a>	1.39	58.15	21.60
291-0915-3214-009	815 N CHURCH ST	\$82,500	\$0	\$82,500	Dodge	<a href="#">GI</a>	1.84	0	39.65

291-0915-3214-014	765 N CHURCH ST	\$93,000	\$50,000	\$143,000	Dodge	<a href="#">GI</a>	2.42	0	0
291-0915-3234-003	907 OAK ST	\$57,000	\$0	\$57,000	Dodge	<a href="#">GB</a>	1.20	0	0
291-0915-3241-004	614 UNION ST	\$32,000	\$0	\$32,000	Dodge	<a href="#">GB</a>	0.28	10.79	25.59
291-0915-3241-008	806 R ELM ST	\$13,000	\$0	\$13,000	Dodge	<a href="#">GI</a>	6.57	239.60	252.10
291-0915-3243-009	106 CARRIAGE HILL DR	\$48,000	\$0	\$48,000	Dodge	<a href="#">GB</a>	1.80	0	0
291-0915-3244-046	726 W CADY ST (rear)	\$12,500	\$0	\$12,500	Dodge	<a href="#">GI</a>	0.63	171.21	163.25
291-0915-3323-001	309 W SPAULDING ST	\$46,000	\$0	\$46,000	Dodge	<a href="#">GI</a>	0.83	35.91	24.46
291-0915-3341-012	1027 N FOURTH ST (rear)	\$15,000	\$13,000	\$28,000	Dodge	<a href="#">NB</a>	0.26	47.52	0
291-0915-3343-053	104 E DIVISION ST	\$48,500	\$0	\$48,500	Dodge	<a href="#">GB</a>	0.88	18.00	0
291-0915-3343-098	702 N FOURTH ST	\$13,500	\$0	\$13,500	Dodge	<a href="#">NB</a>	0.10	39.81	33.79
291-0915-3421-046	1200 N FOURTH ST	\$165,000	\$140,000	\$305,000	Dodge	<a href="#">GB</a>	2.08	45.28	18.91
291-0915-3422-008	STATE ROAD 16	\$100	\$0	\$100	Dodge	<a href="#">GB</a>	3.50	809.81	818.97
291-0915-3422-009	STATE ROAD 16	\$100	\$0	\$100	Dodge	<a href="#">GB</a>	2.16	645.22	654.09
291-0915-3422-010	STATE ROAD 16	\$100	\$0	\$100	Dodge	<a href="#">GB</a>	2.49	480.62	489.48
291-0915-3424-029	1225 N FOURTH ST	\$229,000	\$1,000	\$230,000	Dodge	<a href="#">GB</a>	4.02	0	45.02
291-0915-3441-009	129 HOSPITAL DR	\$182,000	\$0	\$182,000	Dodge	<a href="#">PO</a>	1.67	0	29.77
291-0915-3441-012	1406 WOODLAND DR	\$496,000	\$0	\$496,000	Dodge	<a href="#">PO</a>	5.70	0	107.73
291-0915-3441-013	1402 WOODLAND DR	\$195,000	\$0	\$195,000	Dodge	<a href="#">PO</a>	1.70	0	0
291-0915-3442-013	154 HOSPITAL DR	\$400,000	\$0	\$400,000	Dodge	<a href="#">PO</a>	5.00	0	17.33
291-0915-3444-009	1144 BOUGHTON ST	\$380,500	\$0	\$380,500	Dodge	<a href="#">PO</a>	4.26	25.04	48.92
<sup>1</sup> = Listed properties may contain floodplain & wetlands, please review <a href="#">Chapter 532</a> of the City of Watertown Municipal Code. <sup>2</sup> = Underdeveloped properties are defined as parcels having an assessed land value greater than the assessed improvement value. <sup>3</sup> = The rezoning process is defined and regulated under <a href="#">Section § 550-141</a> .									

## **Section 7**

### **Analysis of City of Watertown Development Regulations**

# ANALYSIS OF CITY OF WATERTOWN'S RESIDENTIAL DEVELOPMENT REGULATIONS

## **CURRENT DEVELOPMENT OVERVIEW**

In fiscal year 2020 (FY2020) the City of Watertown saw the development of 67 dwelling units, of which 23 were single-family, 8 were a duplex condo, and 36 were multi-family. Between 2017 – 2020 the City saw the development of 190 dwelling units. The 2019 City of Watertown's Comprehensive Plan projected a need of 159 (linear growth) to 279 (compound growth) new dwelling units between 2017 – 2020. The new dwelling unit need will increase between 2021 – 2025, with an anticipated need of 268 (linear growth) to 489 (compound growth) new dwelling units.

The construction of single-family homes in FY2020 added \$5,130,551 in construction value and averaged 3,842 square feet (including basement & attached garage). Single-family homes had an average construction cost of \$58.05 per square foot. The construction of duplex condos in FY2020 added \$1,616,000 in construction value and averaged 3,125 square feet (including basement & attached garage). Duplex condos had an average construction cost of \$64.64 per square foot.

FY2020 also saw the purchase of 8 improved lots (2.29 acres) by a developer for \$308,000. 7 of these 8 lots were improved (street and utilities constructed) in FY2020 by another developer. This provided an excellent starting point to assess cost per square foot for an improved lot. Based on this purchase, the City estimates a cost of \$3.09 per square foot for an improved lot. Recent purchases of unimproved land (no streets or utilities) in 2019 & 2020 has allowed the City to calculate a cost of \$0.51 per square foot for unimproved land.

### *What is affordable to the consumer?*

Table 1 shows what a median income household or family can afford to pay for housing costs. Currently the average new single-family home of 3,842 square feet on an 8,000+ square foot lot retails for approximately \$305,168 (Table 4). This cost for new housing far exceeds the affordability of a median income household (\$170,102 @ 20% down payment) or a median income family (\$226,513 @ 20% down payment). With that said, the median list price for existing stock of single-family homes in the Watertown market is \$195,000<sup>1</sup>. This falls within the median income family's affordability range (\$202,190 @ 2.5% down payment), but still prices out a median income household. Though there are single-family homes priced below the average that would fit within the median income household's price range.

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<sup>1</sup> = [https://www.realtor.com/realestateandhomes-search/Watertown\\_WI/type-single-family-home](https://www.realtor.com/realestateandhomes-search/Watertown_WI/type-single-family-home) (02/24/2021)

Table 1: Housing Costs for Median Income Household or Family

City of Watertown				
Housing Costs for a Median Income Household or Family				
	Median Household <sup>1</sup> Income		Median Family <sup>2</sup> Income	
	\$51,534*		\$68,498*	
	Household Housing Costs		Family Housing Costs	
Percent Down Payment	Purchase Price for a Home	Monthly Payment <sup>3</sup>	Purchase Price for a Home	Monthly Payment <sup>4</sup>
20%	\$170,102**	\$1,202**	\$226,513**	\$1,598**
10%	\$159,802**		\$212,614**	
2.5%	\$152,077**		\$202,190**	
<sup>1</sup> = A household consists of all people who occupy a housing unit regardless of relationship. A household may consist of a person living alone or multiple unrelated individuals or families living together. <sup>2</sup> = A family consists of two or more people (one of whom is the householder) related by birth, marriage, or adoption residing in the same housing unit. <sup>3</sup> = Assumed rental cost for non-owner occupied dwelling unit for a median income household. <sup>4</sup> = Assumed rental cost for non-owner occupied dwelling unit for a median income family. * = Source: U.S. Census Bureau Data ** = Source: Landmark Credit Union ( <a href="https://landmarkcu.com/calculators-resources/calculators/mortgage-qualifier/">https://landmarkcu.com/calculators-resources/calculators/mortgage-qualifier/</a> )				

## **COST OF CITY FEES & REGULATIONS**

To thoroughly analyze the cost of City enforced fees and regulations, this analysis will utilize a hypothetical 100-unit subdivision. The composition of this hypothetical subdivision follows the 50/20/30 guidelines for a Planned Neighborhood as outlined in the 2019 City of Watertown Comprehensive Plan. The 50/20/30 guideline translates to 50% single-family homes, 20% two-family homes, and 30% multi-family housing. Current zoning and subdivision regulations require the following:

- Single-Family Parcels
  - Minimum 8,000 square feet lot size per dwelling unit
  - Minimum dwelling size of 960 square feet
    - 24 feet by 40 feet
- Two-family Duplex Condos
  - Minimum 4,500 square feet per dwelling unit
    - Minimum 9,000 square feet lot size for duplex condos
  - Minimum dwelling size of 960 square feet
    - 24 feet by 40 feet
- Multi-Family Apartment Complex
  - Minimum 4,350 square feet per dwelling unit
  - Minimum dwelling core dimension of 960 square feet
    - 24 feet by 40 feet
- Right-of-way
  - 72 feet wide
    - 32 feet wide street
    - 5 feet wide sidewalk

Table 2 illustrates the fees required for a hypothetical subdivision that follows the outlined zoning and subdivision regulations above. The fees in Table 2 reflect the average single-family and average duplex condo square footage from FY2020. In total, the City would collect \$615,812 in fees, which

averages out to \$6,158 per dwelling unit. Most of these fees are due at the time of pulling the building permit, not upfront at the time of the signing of the Developer's Agreement.

The following are the 5 highest fees collected for the hypothetical subdivision:

1. Sanitary Hook-up Fee (36.37% of fees @ \$224,000)
2. Park Improvement Fee (20.53% of fees @ \$126,400)
3. Water Impact Fee (13.64% of fees @ \$84,000)
4. Building Permit Fee (11.88% of fees @ \$73,145)
5. Parkland Fee In Lieu of Land Dedication (10.41% of fees @ \$64,100)

It should be noted that the Park, Recreation & Forestry Committee may accept 1,296 square feet of land to be dedicated for each proposed residential dwelling unit. This parkland dedication would eliminate the Parkland Fee in Lieu of Land Dedication.

Table 3 provides the spatial requirements for the hypothetical subdivision. The hypothetical subdivision, under current regulations, requires a minimum of 18.58 acres or 809,284 square feet. This includes 9.81 acres (400,000 square feet) for single-family development, 2.07 acres (90,000 square feet) for duplex condos, 3.00 acres (130,500 square feet) for multi-family apartments, and 4.33 acres (188,784 square feet) for right-of-way. With a cost of \$0.51 per square foot for unimproved land, the total cost for purchasing the minimum 18.58 acres for the hypothetical subdivision is \$412,735.

#### 20% cost reduction of subdivision fees & regulations

The City of Watertown can take 2 steps to reduce the cost of subdivision development. The first step would require the amendment of the Zoning Code to allow for a minimum lot square footage of 6,000 square feet for single-family dwelling units. The second step would require amending the Subdivision Code to allow for minimum right-of-way widths of 66 feet. These 2 steps would reduce the land requirements for the hypothetical subdivision from 18.58 acres to 15.16 acres (Table 3). Developers would see an 18.43% reduction in development costs due to the reduction in acreage of land required for development.

The remaining 1.57% cost reduction or \$6,492 in costs may be reduced through re-evaluating lot size requirements for two-family and multi-family developments. The City may also evaluate fees that impact subdivision development. This would require a reduction of \$64.92 per dwelling unit in fees.

#### Reduction of time to approve and develop a new residential subdivision

The City of Watertown's approval timelines comply with but do not exceed current Wisconsin State Statute requirements. The City also offers an early start/foundation permit to developers.

### **IMPACTS ON CONSUMERS**

The City of Watertown can meet the requirements of Wis. Stat. § 66.10013(2)(e) by reducing the cost to develop a subdivision by 20%. However, these cost reductions do not translate into a 20% reduction of costs for the consumer. Table 4 illustrates that at most, the proposed reductions would only reduce cost to the consumer by 7.18% for the minimum 960 square feet dwelling unit. The current average 3,842 square feet dwelling unit developed in a subdivision with the proposed reductions would only see a reduced cost to the consumer of 2.43%.

Currently the largest impediment to affordability is the dwelling unit's square footage. New single-family development is averaging 3,842 square feet, which is well above the City's minimum requirement of 960 square feet (24 feet by 40 feet). Pushing these high square footages are full basements and 2+ car attached garages. These are the demands of the consumer; which developers are simply complying with. The reality is that with the proposed subdivision cost reductions and a decrease in square footage, a medium income household could afford a new home between 1,500 – 2,000 square feet with a 2.5% down payment.



Table 2: Fees for Hypothetical 18.58 Acre - 100 Dwelling Unit (61 Parcels) Subdivision with 72 Feet Right-of-Way											
	Single Family			Duplex Condos			Apartment Complex				
	Fee per Dwelling Unit	Total Dwelling Units	Total	Fee per Dwelling Unit	Total Dwelling Units	Total	Fee per Dwelling Unit	Total Dwelling Units	Total	Total Cost per Fee	% Total Subdivision Fee Cost
New Residential Building Permit											
Building Permit	\$1,015	50 <sup>1</sup>	\$50,750	\$836	20 <sup>2</sup>	\$16,725	\$189	30 <sup>3</sup>	\$5,670	\$73,145	11.88%
Plumbing Permit	\$150	50 <sup>1</sup>	\$7,500	\$129	20 <sup>2</sup>	\$2,575	\$30.50	30 <sup>3</sup>	\$915	\$10,990	1.78%
Electrical Permit	\$150	50 <sup>1</sup>	\$7,500	\$129	20 <sup>2</sup>	\$2,575	\$30.50	30 <sup>3</sup>	\$915	\$10,990	1.78%
HVAC Permit	\$150	50 <sup>1</sup>	\$7,500	\$129	20 <sup>2</sup>	\$2,575	\$30.50	30 <sup>3</sup>	\$915	\$10,990	1.78%
Water Impact Fees											
Water Impact Fee	\$1,200	50	\$60,000	\$1,200	20	\$24,000	\$0	30	\$0 <sup>4</sup>	\$84,000	13.64%
Recreation Improvement Fees											
Park Improvement Fee	\$1,264	50	\$63,200	\$1,264	20	\$25,280	\$1,264	30	\$37,920	\$126,400	20.53%
Parkland Fee In Lieu of Land Dedication											
Parkland Fee In Lieu of Land Dedication <sup>5</sup>	\$641	50	\$32,050	\$641	20	\$12,820	\$641	30	\$19,230	\$64,100	10.41%
Plat Approval Fees											
Subdivision - Preliminary Plat	\$10.29	50	\$515	\$10.29	20	\$206	\$10.29	30	\$309	\$1,029	0.17%
Subdivision - Final Plat	\$36.50	50	\$1,825	\$36.50	20	\$730	\$36.50	30	\$1,095	\$3,650	0.59%
Erosion Control Permit											
Total Disturbed Area	\$16.19	50	\$810	\$16.19	20	\$324	\$16.19	30	\$486	\$1,619	0.26%
Total New Impervious Area <sup>6</sup>	\$9.90	50	\$495	\$9.90	20	\$198	\$9.90	30	\$297	\$990	0.16%
Post-Construction Stormwater Permit											
Total Disturbed Area	\$16.19	50	\$810	\$16.19	20	\$324	\$16.19	30	\$486	\$1,619	0.26%
Total New Impervious Area <sup>6</sup>	\$9.90	50	\$495	\$9.90	20	\$198	\$9.90	30	\$297	\$990	0.16%
Sanitary Hook-Up Fee											
Sanitary Hook-Up Fee	\$3,200	50	\$160,000	\$3,200	20	\$64,000	\$0	30	\$0 <sup>4</sup>	\$224,000	36.37%
Zoning Fees											
Group Development CUP	\$0	50	\$0	\$0	20	\$0	\$16.67	30	\$500	\$500	0.08%
Apartment Complex CUP	\$0	50	\$0	\$0	20	\$0	\$16.67	30	\$500	\$500	0.08%
Fire Suppression & Alarm Permit											
New Fire Suppression Systems & Hydraulic Calculations	\$0	50	\$0	\$0	20	\$0	\$5	30	\$150	\$150	0.02%
New Fire Alarms Systems	\$0	50	\$0	\$0	20	\$0	\$5	30	\$150	\$150	0.02%
	Total Single-Family Cost:		\$393,449	Total Duplex Condo Cost		\$152,529	Total Apartment Complex Cost		\$69,834		
	Total Single-Family Per Dwelling Unit Cost:		\$7,869	Total Duplex Condo Per Dwelling Unit Cost		\$7,626	Total Apartment Complex Per Dwelling Unit Cost		\$2,328		
TOTAL SUBDIVISION FEE COST:		\$615,812									
TOTAL SUBDIVISION COST PER DWELLING UNIT:		\$6,158									
<sup>1</sup> = 3,482 square feet (2020 average, includes basement & attached garage square footage) single-family dwelling unit, 50 - 8,000 square feet parcels <sup>2</sup> = 3,125 square feet (2020 average, includes basement & attached garage square footage) per condo dwelling unit, 10 - 9,000 square feet parcels <sup>3</sup> = Three, 9,000 square feet, 10-Dwelling Unit Apartment Complex, 1 - 130,500 square feet parcel <sup>4</sup> = Exempt under <a href="#">Section § 341-4A(4)</a> & <a href="#">Section § 508-22A(4)</a> <sup>5</sup> = No land was dedicated for future parkland <sup>6</sup> = Assuming an average impervious area of 35% for Single-Family & Condo Duplex parcels and 45% impervious area for the Apartment Complex, plus 97,014 square feet for impervious right-of-way.											

Table 3: Regulation Options for a Hypothetical 100 Dwelling Unit (61 Parcels) Subdivision											
Current Development Regulations <sup>2</sup>			Option #1 <sup>3</sup>			Option #2 <sup>4</sup>			Option #3 <sup>5</sup>		
	Sq. Ft.	Acres		Sq. Ft.	Acres		Sq. Ft.	Acres		Sq. Ft.	Acres
Single-Family	400,000	9.18	Single-Family	300,000	6.89	Single-Family	400,000	9.18	Single-Family	300,000	6.89
Duplex Condo	90,000	2.07	Duplex Condo	90,000	2.07	Duplex Condo	90,000	2.07	Duplex Condo	90,000	2.07
Multi-Family	130,500	3.00	Multi-Family	130,500	3.00	Multi-Family	130,500	3.00	Multi-Family	130,500	3.00
ROW	188,784	4.33	ROW	152,784	3.51	ROW	172,656	3.96	ROW	139,656	3.21
Total=	809,284	18.58	Total=	673,284	15.46	Total=	793,156	18.21	Total=	660,156	15.16
Cost <sup>1</sup> =	\$412,734.84		Cost <sup>1</sup> =	\$343,374.84		Cost <sup>1</sup> =	\$404,509.56		Cost <sup>1</sup> =	\$336,679.56	
			Difference	\$69,360.00		Difference	\$8,225.28		Difference	\$76,055.28	
			% Difference	16.80%		% Difference	1.99%		% Difference	18.43%	
<sup>1</sup> = Cost is based on \$0.51 per sq. ft. for unimproved land (based on 2019/2020 real estate purchases).											
<sup>2</sup> = Minimum 8,000 square feet single-family lots & 72 feet right-of-way.											
<sup>3</sup> = Minimum 6,000 square feet single-family lots & 72 feet right-of-way.											
<sup>4</sup> = Minimum 8,000 square feet single-family lots & 66 feet right-of-way.											
<sup>5</sup> = Minimum 6,000 square feet single-family lots & 66 feet right-of-way.											

Table 4: Cost to Consumer for Development of a Single-Family Lot in Hypothetical 100 Dwelling Unit (61 Parcel) Subdivision												
	8,000 Square Feet Single-Family Lot						6,000 Square Feet Single-Family Lot <sup>5</sup>					
Dwelling Unit Square Footage	960 <sup>1</sup>	1,500	2,000	2,500	3,000	3,842 <sup>6</sup>	960 <sup>1</sup>	1,500	2,000	2,500	3,000	3,842 <sup>6</sup>
City Fees	\$6,890	\$7,074	\$7,244	\$7,444	\$7,584	\$7,870	\$6,881	\$7,064	\$7,234	\$7,434	\$7,574	\$7,860
Improved Land <sup>2</sup>	\$24,720	\$24,720	\$24,720	\$24,720	\$24,720	\$24,720	\$18,540	\$18,540	\$18,540	\$18,540	\$18,540	\$18,540
Construction Cost <sup>3</sup>	\$55,728	\$87,075	\$116,100	\$145,125	\$174,150	\$223,028	\$55,728	\$87,075	\$116,100	\$145,125	\$174,150	\$223,028
Developer Profit Margin <sup>4</sup>	\$16,090	\$22,359	\$28,164	\$33,969	\$39,774	\$49,550	\$14,854	\$21,123	\$26,928	\$32,733	\$38,538	\$48,314
<b>Total</b>	<b>\$103,428</b>	<b>\$141,228</b>	<b>\$176,228</b>	<b>\$211,258</b>	<b>\$246,228</b>	<b>\$305,168</b>	<b>\$96,002</b>	<b>\$133,802</b>	<b>\$168,802</b>	<b>\$203,832</b>	<b>\$238,802</b>	<b>\$297,742</b>
Cost Difference (8,000 sq. ft. vs 6,000 sq. ft.)							\$7,426	\$7,426	\$7,426	\$7,426	\$7,426	\$7,426
Percent Reduction of Cost							7.18%	5.26%	4.21%	3.52%	3.02%	2.43%
Hypothetical 20% Cost Reduction for Consumer <sup>7</sup>							\$20,686	\$28,246	\$35,246	\$42,252	\$49,246	\$61,034
Hypothetical Total Cost after 20% Reduction for Consumer <sup>7</sup>							\$82,742	\$112,982	\$140,982	\$169,006	\$196,982	\$244,134
<sup>1</sup> = Minimum dwelling size under <a href="#">Section § 550-24F(2)(k)</a> <sup>2</sup> = \$3.09 per square feet (based on FY2020 purchase of land by developers) of improved land (streets and utilities developed). <sup>3</sup> = \$58.05 per square feet, based on FY2020 building permits pulled by developers (includes basement & attached garage). <sup>4</sup> = Assumed profit margin of 20% for the developer. <sup>5</sup> = Proposed regulation amendment to allow 6,000 square feet single-family lots. <sup>6</sup> = Average square footage of a single-family dwelling unit in FY2020 (includes basement & attached garage). <sup>7</sup> = The end cost to the consumer cannot be reduced by 20% due to market costs and private sector control of the market.												

**Appendix A**  
**2017 – 2040 City of Watertown New Housing**  
**Projections**

## City of Watertown New Housing Unit Projections, 2017 - 2040

	Projection Used	2017-2020	2020-2025	2025-2030	2030-2035	2035-2040	Total
Projected Population Increase <sup>1</sup>	Compounded Growth 1990-2017	662	1,145	1,199	1,255	1,314	5,576
	Linear Growth 2000-2017	376	627	627	627	627	2,884
New Housing Unit Projections <sup>2</sup>	Compounded Growth 1990-2017	279	489	519	551	582	2,420
	Linear Growth 2000-2017	159	268	271	275	277	1,251
Residential Acreage Demand <sup>3</sup>	Compounded Growth 1990-2017	55	96	102	108	114	475
	Linear Growth 2000-2017	31	53	53	54	54	245

<sup>1</sup> = Projections based on the highest growth projection calculated (Compounded Growth 1990-2017) and the middle growth projection calculated (Linear Growth 2000-2017)

<sup>2</sup> = Source: WisDOA Projection for Average Household Size between 2020-2040.

<sup>3</sup> = Assumed 5.1 dwelling units per net acre

## **Appendix B**

### **2019 City of Watertown Comprehensive Plan: Housing & Neighborhood Development (Chapter 10)**



# 10 HOUSING AND NEIGHBORHOOD DEVELOPMENT



## TEN: HOUSING AND NEIGHBORHOOD DEVELOPMENT

A community's housing stock is its most significant long-term capital asset. As is typical in most communities, housing is the largest single land use in Watertown. The purpose of this chapter is to provide an analysis of local housing trends and existing conditions. This analysis will shape the goals, policies, programs, and recommendations at the end of this chapter.

### Existing Housing Stock

As of 2017, the City's housing stock was tallied at approximately 9,500 units distributed among single-family, two-family, and multi-family units. The City added 1,316 units between 1990 and 2000, a 16 percent increase, or an average of 132 new housing units per year over that decade. It then added another 704 units between 2000-2010. However, since 2010 there has only been an increase of 398 new total units, none of which were single-family. This is mostly a result of the housing market crash and subsequent slow economic recovery, but it also illustrates the increased demand for multi-family units. While single-family units are still the dominant unit type, both two-units and multi-family units have increased since 1990.

Figure 10.1: Housing Types, 1990-2017

Units per Structure	1990 Units	1990 Percentage of Total Units	2000 Units	2000 Percentage of Total Units	2010 Units	2010 Percentage of Total Units	2017 Units	2017 Percentage of Total Units
Single-family	4,714	67%	5,599	67%	5,842	65%	5,840	62%
Two Family	974	14%	1,036	12%	1,151	13%	1,253	13%
Multi-Family	1,240	18%	1,681	20%	2,036	23%	2,334	25%
<b>Total</b>	<b>7,009</b>		<b>8,325</b>		<b>9,029</b>		<b>9,427</b>	

Source: U.S. Census Bureau, 1990-2010 Census and U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.

Due to a range of factors, housing affordability is now one of the most prominent issues of the decade. This is a result of a combination of factors, including the Great Recession and slow economic recovery, changing personal preferences, shifting demographics, tightened lending practices, lack of developers, and overall financial feasibility of building new housing in many areas of the country. As a result, the number of households that are cost burdened is on the rise. Cost burdened is defined as spending over 30% of a household's total income on housing costs. Households spending greater than 30% often have trouble paying for essentials, transportation, and have a greater chance of financial insecurity. While Watertown's figures are reflective of the state and both Jefferson and Dodge Counties, they show that 30% of the City's households are housing cost burdened and 12% spend over 50% of their income on housing. Housing affordability will remain one of the largest issues throughout the country over the next decade.

Figure 10.2: Percentage of Total Households That Are Housing Cost Burdened

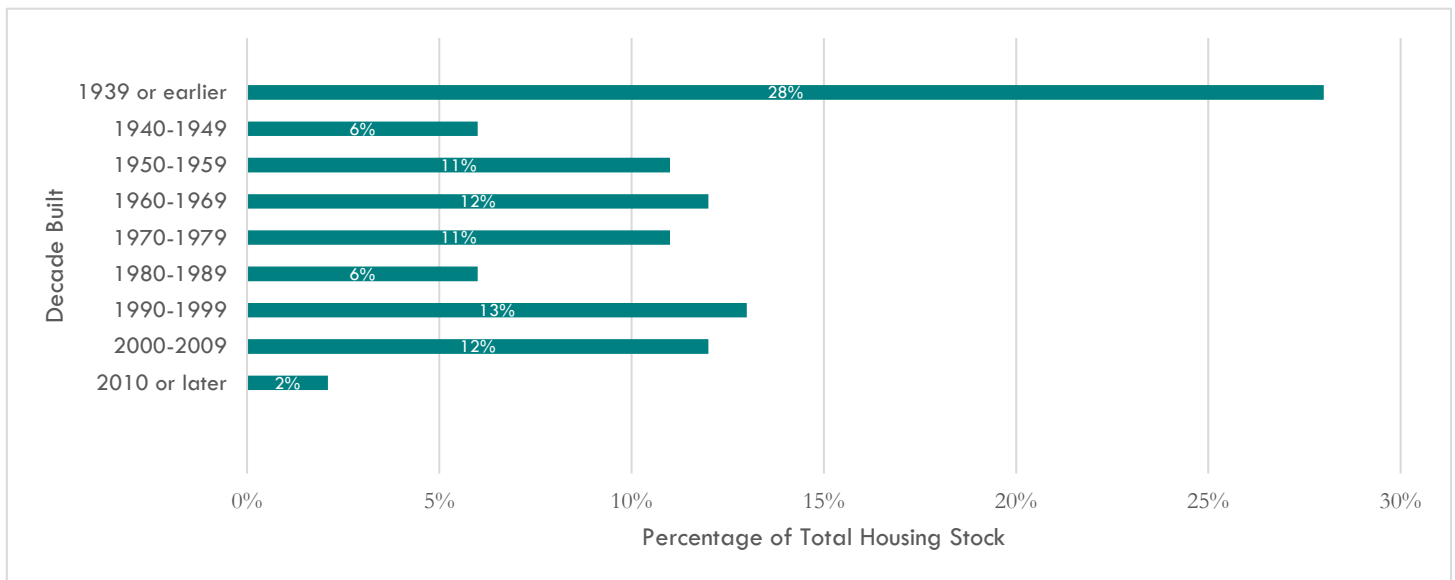
	City	Jefferson County	Dodge County	Wisconsin
Cost Burden ≤30%	71%	72%	72%	70%
Cost Burden >30% to ≤50%	18%	17%	16%	17%
Cost Burden >50%	12%	11%	15%	13%

Source: U.S. HUD 2018 CHAS data calculated using ACS 2011-15

Watertown's housing stock is similar to many other communities throughout the Midwest in the amount of pre-1939 houses that remain today. This provides an opportunity to embrace the historic nature of the city through rehabilitation, however it has also led to issues of deterioration, neglect, absentee ownership, and owner-occupied conversions to renter-occupied units in the older sections of the City where these types of units are most prevalent. Additionally, it's also important to recognize that historically most decades are relatively similar in their housing growth rates, but since 2010 there have been very few new housing units built in the community. This is a result of the various factors documented throughout this Plan.



Figure 10.3: Age of Housing as a Percent of the Total 2017 Housing Stock



Source: 2013-2017 American Community Survey 5-Year Estimates.

### Projected Housing Needs

Projecting future housing needs in Watertown is based on population forecasts and the estimated average household size in the community by the year 2040. Based on the projections in both Figure 2.2 and 2.10, the number of new households in 2040 will be approximately between 850 - 3,500. This factors in several different calculations and time frames. The chosen figure for this planning process was a projected 11,780 total households in 2040 or an increase of 2,300 new households over the next 20 years.

Figure 2.10 uses the six different population projection formulas used in Figure 2.2, which calculates compounded growth and linear growth between 1990-2017, 2000-2017, and 2010-2017. It also factors in the Wisconsin Department of Administration's projected household size in 2020, 2025, 2030, 2035, and 2040. It is important to note that while the population projections do not show a significant uptick in new residents, the projected continuation of decreasing household size has created a larger total for the number of projected households in 2040.

The Future Land Use map designates more than enough land for residential development to accommodate the City's projected housing needs over the planning period. However, it is recognized that not all of the open, developable land in the City's growth area will develop to full build-out capacity over the planning period. Furthermore, allocating more developable land than needed is a common planning practice as it discourages the opportunity for just a few developers to acquire a majority of parcels within the proposed growth areas.

### Senior Housing Opportunities

The City of Watertown offers one of the widest selections of senior housing options in the Midwest for a community of its size. Housing options include private purchase settings, group facilities, and HUD assisted units. The following independent living and nursing home options are available to seniors seeking housing.

- Heritage Homes. The facility offers a countryside view; secure, underground parking; and activity rooms. Upscale apartments are available to seniors in condo ownership.
- Highland Village in Watertown is operated by the Watertown Regional Medical Center. Highland Village offers a variety of senior housing opportunities including: Highland House, a community based residential facility (CBRF); Highland Apartments, affordable units designed to meet the needs of seniors; and Highland Duplexes, a facility specifically designed to enhance the lifestyle of older adults.
- Golden Living Center is located next to Watertown Regional Medical Center. This 120-bed facility provides special emphasis on rehabilitation and return home.
- Johnson Arms is located along the Rock River in downtown Watertown. This convenient location is two blocks from the Watertown Public Library and six blocks from the Senior Community Center. It is a HUD based facility and was the first senior housing effort in the community.
- Marquardt Village is a senior retirement community overlooking Riverside Park. This facility is operated by the Moravian Church and is open to residents of all faiths. Housing options range from condos, apartments (HUD based

rent), community-based residential facility, and nursing home care. The Village includes multi-purpose rooms, a chapel, a chaplain, and a wide variety of programs and social services for residents.

- Riverview Commons is located along the Rock River in the south-central part of the City. The facility is situated near Church St. and close to shopping destinations. Riverview Commons is a HUD based facility.
- Swifthaven is located near downtown Watertown. The facility is located in a charming late Victorian neighborhood. The Swifthaven building is a historically renovated former hospital building dating back to 1918. The renovation included installation of an indoor pool and exercise room. Swifthaven is a State Certified Residential Care Apartment Complex (RCAC) that offers studio, one bedroom, and two-bedroom apartments.
- River Mill Senior Residences is a recently completed redevelopment project along the Rock River. It is located directly across the river from the Senior Community Center and near other downtown amenities. The building is another rental opportunity for individuals age 55 and older complete with a salon, business center, and fitness room.
- Briarwood Watertown is located on the far west side of the City near Heritage Homes. The complex is a collection of townhome-style units with individual garages and some shared open space. The units are market rate.

## Housing Programs

The following programs and organizations provide assistance to homeowners and renters in the City of Watertown:

### **Watertown Housing Authority**

The Watertown Housing Authority (WHA) operates the public housing program which provides government housing assistance to low income families as well as elderly, handicapped, or disabled individuals. WHA currently maintains 78 public housing units; 55 one-bedroom (62 years of age or older/disabled) units and 23 family units. These units are available to eligible applicants and rent is based on 30 percent of their household's income. WHA is responsible to maintain a safe, decent, and suitable living environment for its tenants. The overarching goal of the organization is to provide good low-income housing with 0% vacancies.

### **HOME Investment Partnerships Program**

This program is a collection of Federal grants that provide money to states and localities that can be used to fund a range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people. Wisconsin prioritized homeownership and the conservation of quality owner-occupied housing for these federal funds. Homebuyer assistance and owner-occupied rehabilitation are some of the eligible activities the DEHCR offers.

### **HOME Consortium (Jefferson, Ozaukee, Washington, and Waukesha Counties)**

A 4-county governmental body that was established to help advance home ownership opportunities and programs for low-income residents in Jefferson, Ozaukee, Washington, and Waukesha Counties. The Consortium works together to form a Participating Jurisdiction and become more eligible to receive formula funding through the HOME program.

### **Wisconsin Housing and Economic Development Authority**

The state offers home buyer education, home loan lenders, and a variety of programs for purchasing or refinancing. They also work with municipalities and developers in promoting new affordable housing units throughout the state using low income housing tax credits (LIHTC). There are two types of LIHTC's that WHEDA administers, the 9% Federal Housing Tax Credit and the 4% State Housing Tax Credit.

### **Community Development Block Grant (CDBG) Small Cities Housing Program**

Local governments and counties can apply for CDBG funds for a variety of projects to principally benefit low- and moderate-income households. Eligible projects include home rehabilitation assistance, programs to provide homeownership opportunities to renters, payment of relocation costs, small public facilities projects, demolition or removal of buildings, conversion of buildings to low- or moderate-income dwelling units, acquisition of property for the construction of low- to moderate-income dwelling units, and site improvements for the construction of low- to moderate-income dwelling units. This program is administered by the Wisconsin Department of Administration, Division of Energy, Housing, and Community



Resources (DEHCR). Watertown has an existing CDBG for home-owner rehab assistance. It is administered by MSA Professional Services, Inc.

### **Community Action Coalition (CAC) for South Central Wisconsin**

The CAC offers a wide variety of programs and services to assist homeless households and low-income renters in Jefferson County. The organization offers 10-15 homeless households in the City with subsidized rent and case management, while also providing eviction prevention services. Additionally, the CAC uses workshops to educate residents in Landlord/Tenant Rights and Responsibilities as well as home budgeting. The organization's Jefferson County office is located in downtown Watertown and provides hundreds of Watertown households with information and referral services every year.

### **Leveraging Tax Increment Districts**

In 2009, the state amended the TIF law to allow municipalities to keep a district open for an additional year and allocate that increment to affordable housing. In the future, Watertown should use this strategy in successful and expiring TID's to provide additional funds for affordable housing units in the city.

### **Wisconsin Rural Development Authority**

The Wisconsin Rural Development Authority has partnered with the USDA to provide several housing programs to assist low to moderate income individuals in rural areas. Assistance via the following grants and/or loans is available to qualified individuals:

- Farm Labor Housing Direct Loans and Grants is a program developed by the Wisconsin Rural Development Authority. This program provides low cost financing for the development of affordable rental housing for domestic farm laborers. Funding may be used to build, buy, improve, or repair housing and to provide related facilities, such as on-site child care centers.
- Single-Family Housing Direct Home and Guaranteed Loans Program are for families needing financing for the purchase of a new or existing home, or to improve a home. This program offers down payment assistance to enable purchase with a loan through a private lending source or as a sole source of assistance for purchase, repair, or improvement. Sole source assistance is limited to families who are unable to obtain any part of the needed credit from another lending source. Guaranteed loans provide moderate income families financing to purchase a home with no down payment. This program also offers financing for loan closing costs and repairs up to the property's appraised value.
- Housing Preservation Grants provide funding for nonprofit and public agencies to assist very low- and low-income homeowners to repair and rehabilitate their homes in rural areas.
- Multi-Family Housing Loan Guarantees are available for the development of affordable rental housing in rural communities for very low to moderate income families and individuals. Guaranteed loans provide loan guarantees for the construction or rehabilitation of rental properties in rural areas. To be eligible, these properties must provide housing for tenants with very low to moderate incomes.



## **Housing and Neighborhood Development Goals, Objectives, and Policies**

### Goals:

1. Maintain the City of Watertown as a community of predominantly single-family residential neighborhoods by using the neighborhood balance policy within the areas of the Future Land Use maps designated for Planned Neighborhood development (see Recommendations section below).

### Objectives:

1. Provide a range of safe, affordable housing options for all residents of Watertown.
2. Enhance and maintain existing neighborhoods in the City of Watertown.
3. Encourage pedestrian and bicycle-oriented neighborhood designs as new developments are platted and existing neighborhoods are revitalized.



4. Create safe, sustainable, and attractive neighborhoods that are well-served by essential municipal services and facilities (sanitary sewer, municipal water, stormwater management facilities, police, fire, etc.).

#### Policies:

1. Design mixed housing neighborhoods that maintain the predominantly single-family character of the community but also provide a range of housing types, densities, and costs.
2. Devise standards designed to provide for a minimum of 50 percent single-family dwelling units, a maximum of 30 percent multi-family units, and a maximum of 20 percent two-family residential units in each new Planned Neighborhood areas, as depicted on the Future Land Use Map.
3. Design livable neighborhoods that are well-served by sidewalks, bicycle routes, and other non-motorized transportation facilities and located within a ten-minute walk (approximately 1/3 mile) of a public park or open space area.
4. Enforce property maintenance codes and outdoor storage codes to maintain neighborhood quality and tax base stability.
5. Design new neighborhoods so that they are centered on civic spaces such as parks, schools, churches, monuments, and similar features.
6. Require new multi-family development to incorporate high-quality design features, materials, and styles.
7. Encourage residential uses for upper-story downtown buildings, infill, redevelopment, and new commercial/office development to increase the viability and vitality of the community.
8. Leverage the City's overall affordability compared to nearby metro areas, access to amenities, small-city feel, and proximity to job centers in attracting new residents and residential developers to Watertown.
9. Continue to enforce the City Sidewalk Infill Policy to increase the interconnectedness of the pedestrian network within existing neighborhoods.
10. Promote the use of Accessory Dwelling Units and In-Family Suites as an alternative affordable housing option that is allowed within the single- and two-family zoning districts.
11. Complete the Housing Affordability and Fee Report, as mandated by Wisconsin State Statutes. Utilize that information to improve City service, promote developable land, and monitor fees.



### Housing and Neighborhood Development Programs and Recommendations

Building off of some of the policies listed above, the following are programs and recommendations to promote high-quality, affordable housing in Watertown, both in established neighborhoods as well as newer neighborhoods near the City's edge.

#### **Support a Housing Balance Plan**

The City should attempt to ensure that the historic balance between owner-occupied housing (approximately 60 percent) and rental housing (approximately 40 percent) remains stable. This is important to retain the community's existing character. To implement this important objective, the City should ensure that any new two-family or multi-family residential development is based on a Detailed Neighborhood Plan that pre-identifies an appropriate mixture and arrangement of areas for single-family, attached single-family, two-family, and both small-scale and mid-scale multi-family housing development.

The "planned neighborhood" provisions in the Land Use chapter are designed to promote a balance of residential dwelling types and to provide sound housing for a full range of income levels.

#### **Support Affordable Housing and Rehabilitation Programs**

The City should continue to support programs that provide affordable housing to low-income and moderate-income families in the community. These programs include the Community Development Block Grant (CDBG) program to undertake housing rehabilitation projects for low-to-middle income families; home mortgage and improvement loans from WHEDA; Section 8 and senior apartments through Dodge County; and home repair grants from the USDA.

### Foster Housing Rehabilitation and Reinvestment

The City should continue to focus on improving the conditions of existing housing within neighborhoods throughout the City, through efforts such as:

- Provide incentives for housing upgrades and increased homeownership through use of CDBG funding and partnerships with other organizations.
- Within targeted neighborhoods, continue to pursue the purchase of vacant, dilapidated, and tax delinquent housing for rehabilitation and resale for owner-occupancy.
- Establish clear regulations and dedicate additional staff time to proactively enforce property maintenance codes and policies with strict consequences for continued violations.
- Continue community policing initiatives in the community.
- Promote rehab, repair, and remodeling of older homes through the creation of a City-wide home rehab loan program. This incentive could provide low or no interest loans to select property owners that choose to invest in their home.
- Implement the landlord training program, which the City is in the process of developing.

### Promote Traditional Neighborhood Design

For areas designated as “Planned Neighborhoods” on the Future Land Use maps, the City intends to promote what is commonly referred to as Traditional Neighborhood Design. The implementation of Traditional Neighborhood Design will:

- Integrate a diversity of high-quality housing types to accommodate a variety of lifestyles and age groups.
- Ensure the long-term preservation of Watertown’s small-city character.
- Provide housing, parks, and schools within walking distance of shops, services, and/or jobs.
- Blend the convenience of the automobile with the creation of safe, comfortable places to walk and bike.
- Preserve environmental systems that define, sustain, and connect neighborhoods and communities.
- Provide neighborhoods that make efficient use of land and reflect neighborhood styles common in communities before World War II.

In the design and approval of new neighborhoods (subdivisions), the City and developers should employ the following Traditional Neighborhood Design principles.

- **Establish Community Gathering Places:** Design neighborhoods around community gathering places such as parks, public squares, outdoor dining establishments, schools, churches, and other community facilities.
- **Provide Housing Variety:** Incorporate a variety of housing types in a compact and interconnected form, paying particular attention to the scale of buildings, walking distances, and the design of other neighborhood features such as street lights and signage. Still, at least 65 percent of housing should be in single-family detached form.
- **Encourage New Smaller Lot Sizes:** Allow for single-family development to be on lots less than 8,000 square foot with design standards that are suited for smaller lots and promote high-quality design. These small lot single-family homes can provide lower development costs and lots prices, compact land use patterns, and affordable housing units. These lots may be as small as 5,000 square feet and as narrow as 50 feet.
- **Blend Land Uses:** Integrate neighborhood-scale commercial and office uses and other small-scale community facilities in appropriate locations, generally along busier streets and intersections to draw on a broader market. Bring housing into upper stories of such developments, where appropriate.
- **Promote Walkability:** Design the neighborhood to facilitate pedestrian movement and enhance mobility within the neighborhood and between the neighborhood and other nearby destinations, such as parks, schools, and business and job districts. Provide sidewalks and/or paths along all streets, and multi-use trails in the environmental corridor and park network. Require street trees to be planted along all new streets.



- **Promote Street Connectivity:** Interconnect nearly all streets both within the neighborhood and to existing and future adjoining neighborhoods. Minimize the creation of cul-de-sacs to places where environmental features and odd property configurations require them.
- **Calm Traffic:** Accommodate on-street parking and, where appropriate, promote narrower streets to calm traffic and increase pedestrian safety. Consider other traffic calming approaches on a case-by-case basis, such as traffic circles and medians. Integrate landscaped medians and boulevards into new neighborhood entryways and collector streets, using the City's mature neighborhoods as a model. These new boulevards may also serve stormwater management functions.
- **Establish Street Activity:** Focus new homes toward the street, and incorporate site and building design strategies like decreased setbacks, front porches, balconies, and other interesting architectural features that help create a safe, pleasant walking environment. Set back garages from the main body of the house wherever possible and incorporate alley-loaded garage options where practical.
- **Intertwine Natural Areas:** Integrate environmental features into the neighborhood as common open spaces for active or passive recreation, public gathering spots, or flood protection and stormwater management. Provide adequate vegetated buffers between development and natural features.

#### **Foster New Entry-level Workforce and Affordable Housing in the City**

Many cities have experienced an overall lack of new residential development since the Recession and anything that has been built is higher-end single-family homes. In an attempt to counter those trends and restart residential development, nonprofits and public organizations have started acquiring developable residential land to help foster new housing development. Usually the land is an unfinished subdivision or platted area where some infrastructure may already be in place. The idea is for the organization to own the land and allow individuals or developers to build homes on it. In turn, the City receives new taxes on the land and homes, the houses are much less expensive because land is not being purchased, and residential development is kick started again. This is an idea for the City, local organizations, or large employers to consider and would be an effective way to reduce the existing barriers to home ownership in the city.

