DODGE COUNTY

ACRES 133.69 M/L

Al Wisnefske

262-873-8375 | al@landandlegacygroup.com

www.landandlegacygroup.com

W7101 Provimi Rd

LAND & LEGACY GROUP

LAND | FARM | RESIDENTIAL

133.69 Acres
Wisconsin Land For Sale

Land & Legacy Group proudly presents a rare chance to own over 133 acres in Dodge County, right on the northern edge of Watertown, in the Town of Emmet.

This property includes about 108 tillable acres with highly productive soils like Pella silty clay loam and St. Charles silt loam (both rated over 90 NCCPI), plus others like Elburn and Miami silt loam. The average soil productivity (NCCPI) is an impressive 59.14, making it ideal for growing corn, soybeans, and more. Drain tile and ditches help manage water efficiently.

The rest of the land is a mix of woods and open space, adding versatility and appeal for recreation or potential building sites. Access is easy from Carriage Hill Drive, and the property is close to both Highways 26 and 16.

Right now, it's zoned A-2 (General Agricultural), but the City of Watertown's Comprehensive Plan shows this land is designated for a "Planned Neighborhood." That means future development could include homes, duplexes, apartments, schools, parks, or small mixed-use areas. It's an excellent opportunity for both farmers and investors looking ahead.

Key Details:

- Total Acreage: 133.69 acres
- Tillable Land: Approximately 108 acres
- Average Soil Productivity (NCCPI): 59.14
- Zoning: A-2 General Agricultural
- Access: Carriage Hill Dr. *(southeast corner of property)*
- Location: Town of Emmet, Dodge County, WI *(northern edge of Watertown)*
- Future Use Designation: Planned Neighborhood *(City of Watertown Comprehensive Plan)*

DIRECTIONS:

From downtown Watertown, take State Hwy 19 west about 1 mile, then go north on Carriage Hill Dr. for another mile to reach the southeast corner of the property.

Additional Details

The property features highly rated soils like Pella silty clay loam (NCCPI 91) and St. Charles silt loam (NCCPI 92), along with Elburn, Miami, and Palms muck. These soils support strong yields of corn and soybeans, enhanced by existing drain tile and efficient drainage ditches.

Beyond the tillable land, there's a balance of wooded and open acreage, making the tract versatile for agriculture, recreation, or future development.

- Sign on Property: Yes
- Tax Parcel #: 016-0915-2934-000 and 016-0915-2933-000
- School District: Watertown
- General Area: Watertown
- Net Taxes: $650.97 / 2024
- Soil Productivity: 59.14
- Zoning: A-2 General Agricultural
- Potential Future Uses: Single-family, two-family, multi-family housing, institutional buildings, neighborhood mixed-use, and parks & recreation
- Nearby Roads: Close to State Highway 26 and State Highway 16

DISCLAIMER: ALL INFORMATION PROVIDED REGARDING THIS PROPERTY IS FOR INFORMATIONAL PURPOSES ONLY. PROSPECTIVE BUYERS ARE STRONGLY ADVISED TO INDEPENDENTLY VERIFY ALL MATERIAL DETAILS AND PERFORM THEIR OWN COMPREHENSIVE DUE DILIGENCE TO ENSURE THE PROPERTY'S SUITABILITY FOR THEIR PROPOSED USE.

Authentisign ID: 17C4AB51-8350-F011-8F7C-000D3A8A9962

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

VACANT LAND DISCLOSURE REPORT

DISCLAIMER

THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT W7101 PROVIMI RD IN THE TOWN ~~(CITY) (VILLAGE)~~ (TOWN) OF EMMET, COUNTY OF DODGE STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF JUNE (MONTH) 23 (DAY), 2025 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate that does not include any buildings is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

© WRA Forms
Subscription Library

Authentisign ID: 17C4AB51-8350-F011-8F7C-000D3A8A9962

B. ENVIRONMENTAL

		YES	NO	N/A
B1.	Are you aware of a material violation of an environmental rule or other rule or agreement regulating the use of the property?	☐	☒	☐
B2.	Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in soil, or other potentially hazardous or toxic substances on the property?	☐	☒	☐
B3.	Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?	☐	☒	☐
B4.	Are you aware of subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems?	☐	☒	☐
B5.	Are you aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties?	☐	☒	☐
B6.	Are you aware of brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup program, the DATCP Agricultural Chemical Cleanup Program, or other similar program?	☐	☒	☐

B7. Explanation of "yes" responses _____

C. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

		YES	NO	N/A
C1.	Are you aware of underground storage tanks presently or previously on the property for storage of flammable or combustible liquids, including, but not limited to, gasoline or heating oil? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Wisconsin Department of Agriculture, Trade and Consumer Protection regulations may require the closure or removal of unused tanks.)	☐	☒	☐
C2.	Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property? Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards.	☐	☒	☐
C3.	Are you aware of defects in a well on the property or a well that serves the property, including unsafe well water due to contaminants such as coliform, nitrates, or atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see s. NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations?	☐	☒	☐
C4.	Are you aware of a joint well serving this property?	☐	☒	☐
C5.	Are you aware of a defect relating to a joint well serving this property?	☐	☒	☐
C6.	Are you aware of defects in any septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?	☐	☒	☐

C7. Explanation of "yes" responses _____

Authentisign ID: 17C4AB51-8350-F011-8F7C-000D3A8A9962

D. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

		YES	NO	N/A
D1.	Have you received notice of a property tax increase, other than normal annual increases, or are you aware of a pending property tax reassessment?	☐	☒	☐
D2.	Are you aware of pending special assessments?	☐	☒	☐
D3.	Are you aware of the property being located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?	☐	☒	☐
D4.	Are you aware of any land division involving the property for which required state or local permits were not obtained?	☐	☒	☐
D5.	Are you aware of impact fees or another condition or occurrence that would significantly increase development costs or reduce the value of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence?	☐	☒	☐
D6.	Are you aware of proposed, planned, or commenced public improvements or public construction projects that may result in special assessments or that may otherwise materially affect the property or the present use of the property?	☐	☒	☐

D7. Explanation of "yes" responses _____

E. LAND USE

		YES	NO	N/A
E1.	Are you aware of the property being part of or subject to any subdivision homeowners' associations, *or other homeowners' associations*?	☐	☒	☐
E2.	If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others?	☐	☒	☐
E3.	Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area under local, state or federal law?	☒	☐	☐
E4.	Are you aware of any zoning code violations with respect to the property?	☐	☒	☐
E5.	Are you aware of nonconforming uses of the property? A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance.	☐	☒	☐
E6.	Are you aware of conservation easements on the property? A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes.	☐	☒	☐
E7.	Are you aware of restrictive covenants or deed restrictions on the property?	☐	☒	☐
E8.	Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements?	☐	☒	☐
E8a.	*Are you aware of any private road agreements or shared driveway agreements relating to the property?*	☐	☒	☐
E9.	Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county?	☐	☒	☐
E10.	The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486.			
	a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)?	☐	☒	☐
	b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2))	☐	☒	☐

Authentisign ID: 17C4AB51-8350-F011-8F7C-000D3A8A9962

		YES	NO	N/A
	c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4))	☐	☒	☐
E11.	Is all or part of the property subject to or in violation of a farmland preservation agreement? Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Visit https://datcp.wi.gov/Pages/Programs_Services/FPAgreements.aspx for more information.	☐	☒	☐
E12.	Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program?	☐	☒	☐
E13.	Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)	☐	☒	☐
E14.	Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property? Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses.	☐	☒	☐
E15.	Are you aware there is not legal access to the property?	☐	☒	☐
E16.	Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information.	☐	☒	☐
E17.	Are you aware of a written agreement affecting riparian rights related to the property?	☐	☒	☐
E18.	Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator? Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway.	☐	☒	☐
E19.	Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information).	☐	☒	☐
E20.	Are you aware of archeological artifacts, mineral rights, orchards, or endangered species on the property?	☐	☒	☐
E21.	Are you aware of existing or abandoned manure storage facilities located on the property?	☐	☒	☐
E22.	Are you aware that all or part of the property is enrolled in the managed forest land program? The managed forest land program is a landowner incentive program that encourages sustainable forestry on private woodlands by exempting the landowner from the payment of property taxes in exchange for the payment of a lower acreage share payment and compliance with certain conservation practices. Orders designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the managed forest land program changes, the new owner must sign and file a report of the change of ownership on a form provided by the Wisconsin Department of Natural Resources (DNR) and pay a fee. By filing this form, the new owner agrees to comply with the management plan for the land and the managed forest land program rules. The DNR Division of Forestry monitors forest management plan compliance. Changes that a landowner makes to property that is subject to an order designating it as managed forest land, or to its use, may jeopardize benefits under the program or cause the property to be withdrawn from the program and may result in the assessment of penalties. For more information, call your local DNR forester or visit http://dnr.wi.gov/topic/forestry.html.	☐	☒	☐

E23. Explanation of "yes" responses _____

Authentisign ID: 17C4AB51-8350-F011-8F7C-000D3A8A9962

F. ADDITIONAL INFORMATION

		YES	NO	N/A
F1.	Are you aware of high voltage electric (100 kilo volts or greater) or steel natural gas transmission lines located on, but not directly serving, the property?	☐	☒	☐
F1a.	*Are you aware if there is internet service available to property?* *If so, which provider?* _____	☐	☒	☐
F2.	Are you aware of flooding, standing water, drainage problems, or other water problems on or affecting the property?	☒	☐	☐
F3.	Are you aware of material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide?	☐	☒	☐
F4.	Are you aware of significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property?	☐	☒	☐
F5.	Are you aware of significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or shrubs; or substantial injuries or disease in livestock on the property or neighboring property?	☐	☒	☐
F6.	Utility Connections. Are you aware that the property is connected to the following utilities on the property or at the lot line? (If "yes," indicate where the utility is located.)	☐	☒	☐
	a. Electricity _____	☐	☒	☐
	b. Municipal water _____	☐	☒	☐
	c. Telephone _____	☐	☒	☐
	d. Cable television _____	☐	☒	☐
	e. Natural gas _____	☐	☒	☐
	f. Municipal sewer _____	☐	☒	☐
F7.	Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative?	☐	☒	☐
F7a.	*Are you aware of any right of first refusal, recorded or not, on all or any portion of the property?*	☐	☒	☐
F8.	Are you aware of other defects affecting the property? Other defects may include items such as animal, reptile, or insect infestation, *including infestation impacting trees*; drainage easement or grading problems; excessive sliding; or any other defect or material condition.	☐	☒	☐
F9.	Are you aware of a government agency, court order, or federal, state, or local regulations requiring repair, alteration, or correction of an existing condition?	☐	☒	☐
F10.	Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.) Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer.	☐	☒	☐

F11. The owner has owned the property for 9-20 years.

F12. Explanation of "yes" responses _____

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at http:www.doc.wi.gov or by phone at 608-240-5830.

Authentisign ID: 17C4AB51-8350-F011-8F7C-000D3A8A9962

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner _____ Date June 23, 2025

Owner _____ Date _____

Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

Copyright © 2023 by Wisconsin REALTORS® Association; Drafted by: Jennifer Lindsley
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Authentisign ID: 17C4AB51-8350-F011-8F7C-000D3A8A9962

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

ADDENDUM W - WETLANDS

USE FOR SALE OR LEASE OF PROPERTY THAT CONTAINS OR MAY CONTAIN WETLANDS.
This Addendum is attached to and made part of the Offer to Purchase/Lease dated _____
made by the Buyer, _____ with respect to the property at
_____ W7101 PROVIMI RD, WATERTOWN, WI 53098 _____, Wisconsin (Property).

■ **WETLANDS NOTICE:** It is in the Buyer's best interest to determine if the Property contains wetlands prior to the purchase or lease of the Property because:

- **Wetlands are not suitable for development.**
  Building in wetlands is not recommended because it increases the likelihood of flooding and structural failures.
- **State and federal laws require permits before wetlands can be built upon or impacted.**
  State wetland permit information from the Wisconsin Department of Natural Resources can be found at http://dnr.wi.gov/wetlands/programs.html. Federal wetland permit information from the U.S. Army Corps of Engineers can be found at http://www.mvp.usace.army.mil/regulatory/. Also, check for local permits. Note, not all projects will be eligible for permits. Construction in wetlands without permits will result in enforcement action - requiring removal of structures, wetland restoration, and potential fines.

To determine if a property contains wetlands. Wetlands are identified based on the presence of three characteristics: hydric soils (soils indicative of wet conditions), wetland plants, and seasonal water; however, many wetlands do not have standing water for much of the year. Buyer can review maps and other resources for *Locating Wetlands* at http://dnr.wi.gov/wetlands/locating.html. Professional assistance is often needed to verify the presence or absence of wetlands (see http://dnr.wi.gov/wetlands/delineation.html for information).

Wisconsin Wetlands. Wetlands may be perceived as an amenity or a liability depending upon the desired use of the property, however all wetlands provide important ecological functions. Wisconsin has 12 types of wetlands including: marshes, meadows, wooded swamps, bogs, fens and others. Descriptions and photographs can be found at http://www.wisconsinwetlands.org/wetlofwisc.htm.

■ **SELLER INFORMATION**
Buyer has inquired of Seller who has indicated that Seller (check one):
1. ☒ Does ☐ Does not have notice or knowledge that the Property contains wetlands.
2. ☒ Does ☐ Does not have notice or knowledge that the Property contains lakes, ponds, streams, or drainage ditches.
3. ☒ Does ☐ Does not have notice or knowledge that the Property contains standing water or areas where water collects at or near the soil surface between March-November in most years.

Note: *Seller's lack of knowledge does not confirm the absence of wetlands.*

THE WETLAND EVALUATION CONTINGENCY IS PART OF THIS ADDENDUM IF THE BOX PRECEDING THE CONTINGENCY IS MARKED, SUCH AS WITH AN "X". IT IS NOT PART OF THIS ADDENDUM IF THE BOX IS MARKED N/A OR LEFT BLANK.

☐ **WETLAND EVALUATION CONTINGENCY:** This Offer is contingent upon Buyer obtaining a written report which determines if there are wetlands at the Property within _____ days of acceptance of this Offer. Buyer shall arrange for a wetland delineation professional to conduct an on-site evaluation of the Property and prepare a written report, at buyer's cost, unless otherwise agreed in writing. This contingency sha'l be deemed satisfied unless Buyer delivers a copy of a wetland delineation report to Seller, and the listing broker if Property is listed, which shows the presence of wetlands on the property, within five days of the earlier of: 1) Buyer's receipt of the report or 2) the deadline for Buyer obtaining said report. If the report shows wetlands on the Property (Seller shall provide Buyer with a credit of $_____ /wetland acre at closing) (Buyer may rescind this Offer) (_____
_____
_____ STRIKE AND COMPLETE AS APPLICABLE.)

By initialing and dating below, the Parties acknowledge that they have received and read a copy of this Addendum.

_____	_____	WC	June 23, 2025
Buyer(s) Initials	Date	Seller(s) Initials	Date

This Addendum W was developed in cooperation with the Department of Natural Resources and Wisconsin Wetlands Association.
Drafted by: Attorney Debra Peterson Conrad, Wisconsin REALTORS® Association (2006)
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

©2025 Forms Publishing Limited

Authentisign ID: 17C4AB51-8350-F011-8F7C-000D3A8A9962

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road Madison, WI 53704

WRA-ZRD

USE OF PROPERTY/ ZONING REGULATIONS DISCLAIMER

Buyer _____ has been advised by real estate agent AL WISNEFSKE // KEVIN RAETHER, associated with LAND & LEGACY GROUP LLC & LEGACY 2 REALTY LLC (Firm), of the following relative to the (Offer to Purchase/~~Option to Purchase/Lease or Rental Agreement/Letter of Intent/Buyer Agency Agreement~~/ _____) COMPLETE AND STRIKE AS APPLICABLE dated _____ for the property located at _____ W7101 PROVIMI RD, WATERTOWN, WI 53098 (Property), and agrees as follows:

Buyer acknowledges and agrees that Buyer is not relying on any representations, including marketing, by the Property owner, their agent, or Buyer's agent concerning the future use of the Property. Buyer understands that zoning or other regulations such as condominium, homeowners or lake association regulations, including those related to the rental of properties, may change, which could impact the use of the Property now and in the future. Buyer is solely responsible to verify the zoning classification and regulations affecting the Property, the uses permitted thereon, and to obtain any necessary permits or approvals by contacting the appropriate local government officials or association representatives. An attorney should be consulted if legal advice is needed regarding the use of the Property.

Hold Harmless. Buyer agrees to hold the Firm, and all its associated agents, harmless from any and all claims, arising out of or relating to the buyer's election not to consult with legal counsel or the local unit of government relating to the current or future use of the property or include a contingency in the agreement between the parties to determine the use of the Property.

By initialing and dating below, Buyer acknowledges they have received and read a copy of this Disclaimer.

_____	_____	_____	_____
(Buyer's Initials) ▲	(Date) ▲	(Buyer's Initials) ▲	(Date) ▲
_____	_____	_____	_____
(Buyer's Initials) ▲	(Date) ▲	(Buyer's Initials) ▲	(Date) ▲

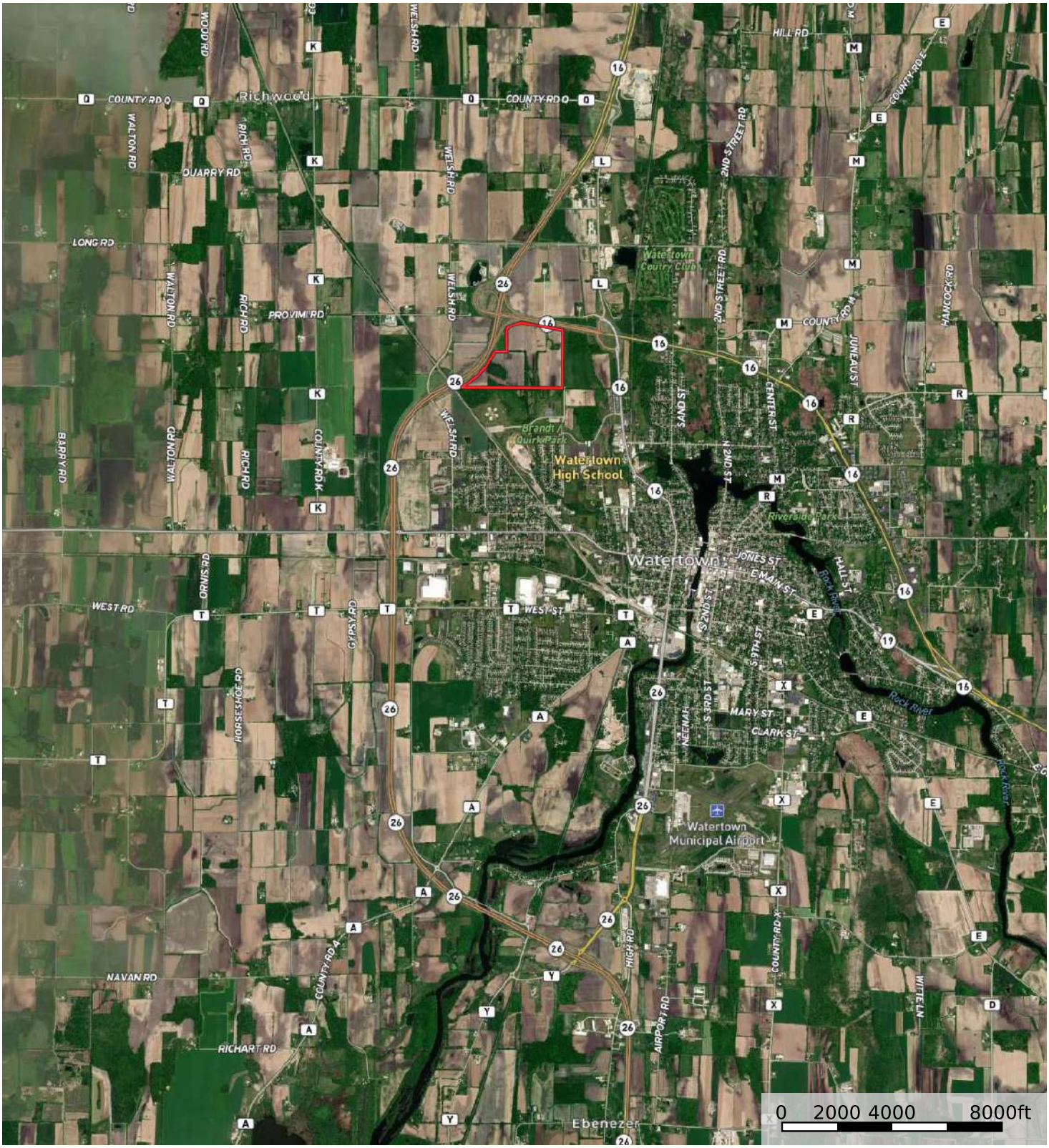
Buyer Entity Name (if any): _____

By: _____ _____
(Authorized Initials) ▲ (Date) ▲
Print Name & Title ▸ _____

Drafted by: Attorney Debra Peterson Conrad, Wisconsin REALTORS© Association (2023)
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Boundary

The information contained herein was obtained from sources deemed to be reliable.
Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Boundary

The information contained herein was obtained from sources deemed to be reliable.
Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Boundary | Wetlands | Riparian | Stream, Intermittent | River/Creek | Water Body

The information contained herein was obtained from sources deemed to be reliable.
Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Boundary
100 Year Floodplain
500 Year Floodplain
Floodway
Special
Unmapped/ Not Included

The information contained herein was obtained from sources deemed to be reliable.
Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

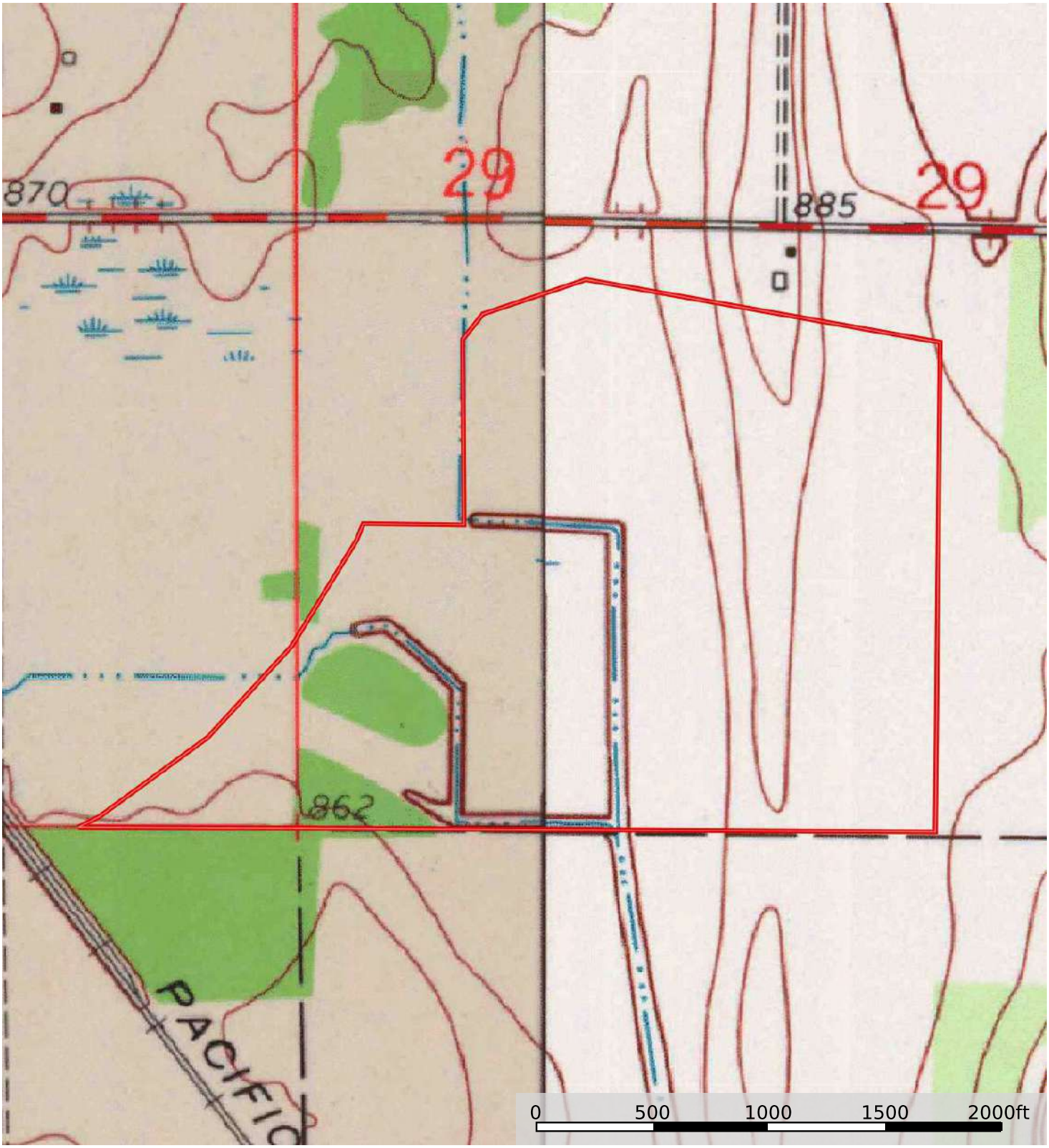
Boundary

The information contained herein was obtained from sources deemed to be reliable.
Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Boundary 133.44 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pa	Palms muck, 0 to 2 percent slopes	56.78	42.55	0	36	3w
Ph	Pella silty clay loam, cool, 0 to 2 percent slopes	24.91	18.67	0	91	2w
EbA	Elburn silt loam, 0 to 3 percent slopes	16.1	12.07	0	83	1
MyB	Miami silt loam, 2 to 6 percent slopes	14.97	11.22	0	59	2e
MyC2	Miami silt loam, 6 to 12 percent slopes, eroded	12.68	9.5	0	55	3e
SdA	St. Charles silt loam, moderately well drained, 0 to 2 percent slopes	6.54	4.9	0	92	1
MzD3	Miami soils, 12 to 18 percent slopes, severely eroded	1.46	1.09	0	43	6e
TOTALS		133.44(*)	100%	-	59.14	2.39

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Boundary

The information contained herein was obtained from sources deemed to be reliable.
Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

DODGE COUNTY Wisconsin

Dodge County, WI

- Parcels
- Parcel Numbers
- CSM Boundaries
- CSM Lots
- Sub and Condo Lots
- Subdivision and Condo Boundaries
- Address Points
- Encumbrances
- ROW
- Driveways

Misc Lines

- 11beaverdamoriginal,
- 11foxlake1836,
- 11lakeemily1836,
- 11rockcenter,
- 11rockoriginal,
- 11thread,
- 12h2o-noteboundary,
- 31vac,
- 32rw-unopen,
- 41chord,
- 41deed,
- 41deed, <Null>
- 41easement,
- 41meander,
- 41meander, <Null>
- 45hook,
- 45hook, Hook
- 45hook, Hook_2
- 45tic,
- 45tic, <Null>
- 45tic, Arrow1
- 45tic, Arrow2
- 45tic, Ltic
- 45tic, Rtic
- 61trailer,
- <all other values>
- Corporate Limits Low Level
- Municipalities
- Sections
- Roads
- Lakes and Rivers
- Horicon Marsh

The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.

Date created: 5/21/2025
Last Data Uploaded: 5/20/2025 10:52:46 PM

SMS Map

Provir
16
26
5"
4"
4"
5"
6" main
Fuzzy Lines are 2012 tile installation
Rock River Disc Golf Course
Brandt-Quirk Park
0
200ft
N

TREASURER
TOWN OF EMMET
W6777 SECOND STREET RD
WATERTOWN WI 53098

Please inform the treasurer of any address change.

133.693 acres
2024 - $650.97

WFC INDUSTRIES LLC
N20 W29316 OAKTON RD
PEWAUKEE WI 53072

Property Address
W7101 PROVIMI RD

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2024
TOWN OF EMMET
DODGE COUNTY

BILL NO. 36369
Correspondence should refer to parcel number
PARCEL#: 016-0915-2934-000
ALT. PARCEL #: 016060700000

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.
29,600		29,600	0.9939	14,300		14,300

A star in this box means unpaid prior year taxes

Taxing Jurisdiction	2023 Est. State Aids Allocated Tax Dist.	2024 Est. State Aids Allocated Tax Dist.	2023 Net Tax	2024 Net Tax	% Tax Change
DODGE COUNTY	151,558	170,049	97.48	109.56	12.4%
TOWN OF EMMET	177,836	179,371	40.85	45.04	10.3%
WATERTOWN SCHOOL	2,025,905	2,316,175	121.29	139.05	14.6%
MATC MADISON	127,830	135,888	16.44	19.16	16.5%
Total	2,483,129	2,801,483	276.06	312.81	13.3%
First Dollar Credit					
Lottery & Gaming Credit					
Net Property Tax			276.06	312.81	13.3%

Gross Property Tax	312.81
First Dollar Credit	
Lottery Credit	
Net Property Tax	312.81

School taxes reduced by school levy tax credit $41.87

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
1134273 1123193 ACRES: 69.825
SEC 29, T 09 N, R 15 E, SE¼ of SW¼
PLAT: MB-METES AND BOUNDS
E1/2 SW1/4 SEC 29 EX HWY DESC IN
DOC# 1123193 EX THAT PT LYG N OF SD
HWY

Net Assessed Value Rate (Does NOT reflect credits)
0.010567543

RETAIN THIS PORTION AS YOUR COPY

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TOTAL DUE FOR FULL PAYMENT
PAY BY **January 31, 2025**
▶ $ 312.81

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

PA-685/3 (R. 8-15)

Installments may be paid as follows:
156.41 DUE BY 01/31/2025
156.40 DUE BY 07/31/2025

PAY 1ST INSTALLMENT OF:
$156.41
By January 31, 2025

AND PAY 2ND INSTALLMENT OF:
$156.40
By July 31, 2025

OR PAY FULL AMOUNT OF:
$312.81
By January 31, 2025

Amount Enclosed: $_____
Make Check Payable and Mail to:
TREASURER
TOWN OF EMMET
W6777 SECOND STREET RD
WATERTOWN WI 53098
920-988-1479
2024 Real Estate Property Bill #
36369
Parcel #
016-0915-2934-000
Alt. Parcel #
016060700000
WFC INDUSTRIES LLC
Include This Stub With Your Payment

Amount Enclosed: $_____
Make Check Payable and Mail to:
DODGE COUNTY TREASURER
KRIS KEITH
127 E OAK ST
JUNEAU WI 53039-1390
920-386-3782
2024 Real Estate Property Bill #
36369
Parcel #
016-0915-2934-000
Alt. Parcel #
016060700000
WFC INDUSTRIES LLC
Include This Stub With Your Payment

Amount Enclosed: $_____
Make Check Payable and Mail to:
TREASURER
TOWN OF EMMET
W6777 SECOND STREET RD
WATERTOWN WI 53098
920-988-1479
2024 Real Estate Property Bill #
36369
Parcel #
016-0915-2934-000
Alt. Parcel #
016060700000
WFC INDUSTRIES LLC
Include This Stub With Your Payment

WIREdata CORPORATION

Full Report

Property Location : W7101 Provimi Rd

Owner:
Wfc Industries Llc
N20W29316 Oakton Rd
Pewaukee, WI 53072

Owner Occupied:
Property Address:
W7101 Provimi Rd
Emmet, WI 53098-4308

County: Dodge
Taxed by: Town Of Emmet
Taxkey # 01609152934000

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2024	Agricultural Land	$ 22,500		$ 22,500		58.000	
2024	Undeveloped	$ 7,100		$ 7,100		11.825	
- 2024	Total of Multiple Classes	$ 29,600		$ 29,600	8.824 ↑	69.825	0.993944496
+ 2023	Total of Multiple Classes	$ 27,200		$ 27,200	12.397 ↑	69.825	1.106187862
+ 2022	Total of Multiple Classes	$ 24,200		$ 24,200	23.469 ↑	69.825	0.786696338
+ 2021	Total of Multiple Classes	$ 19,600		$ 19,600	-5.314 ↓	69.825	0.741241307
+ 2020	Total of Multiple Classes	$ 20,700		$ 20,700	0.000 –	69.825	0.803118809
+ 2019	Total of Multiple Classes	$ 20,700		$ 20,700	0.000 –	69.825	0.830011065
+ 2018	Total of Multiple Classes	$ 20,700		$ 20,700	0.000 –	69.825	0.865220398
+ 2017	Total of Multiple Classes	$ 20,700		$ 20,700	0.485 ↑	69.825	0.904912956
+ 2016	Total of Multiple Classes	$ 20,600		$ 20,600	0.000 –	69.825	0.954789405

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2024	$312.81			$312.81				$312.81
2023	$276.06			$276.06				$276.06
2022	$394.16			$394.16				$394.16
2021	$405.57			$405.57				$405.57
2020	$407.83			$407.83				$407.83
2019	$395.61			$395.61				$395.61
2018	$385.41			$385.41				$385.41
2017	$374.87			$374.87				$374.87
2016	$364.54			$364.54				$364.54

Assessor

Building Square Feet :	**Year Built :**	**Township :** 9N
Bedrooms :	**Year Remodeled :**	**Range :** 15E
Full Baths :	**Effective Year Built :**	**Section :** 29
Half Baths :	**Air Conditioning :**	**Quarter :**
Total Rooms :	**Fireplace :**	**Pool :**
Number of Stories :	**Number of Units :**	**Attic :**
Building Type :		**Basement :**
Exterior Wall :		**Heat :**
Exterior Condition :		**Garage :**
Land Use :		**School District :** 6125 Watertown
Zoning :		**Historic Designation :**

Legal Description

E1/2 SW1/4 Sec 29 Ex Hwy Desc In Doc# 1123193 Ex That Pt Lyg N Of Sd Hwy

Sales

Information provided is deemed reliable but not guaranteed (2021)

TREASURER
TOWN OF EMMET
W6777 SECOND STREET RD
WATERTOWN WI 53098

Please inform the treasurer of any address change.

WFC INDUSTRIES LLC
N20 W29316 OAKTON RD
PEWAUKEE WI 53072

Property Address

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2024
TOWN OF EMMET
DODGE COUNTY

BILL NO. 36368
Correspondence should refer to parcel number
PARCEL#: 016-0915-2933-000
ALT. PARCEL #: 016060600000

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.
32,000		32,000	0.9939	28,200		28,200

☐ A star in this box means unpaid prior year taxes

Taxing Jurisdiction	2023 Est. State Aids Allocated Tax Dist.	2024 Est. State Aids Allocated Tax Dist.	2023 Net Tax	2024 Net Tax	% Tax Change
DODGE COUNTY	151,558	170,049	108.23	118.45	9.4%
TOWN OF EMMET	177,836	179,371	45.35	48.69	7.4%
WATERTOWN SCHOOL	2,025,905	2,316,175	134.67	150.31	11.6%
MATC MADISON	127,830	135,888	18.25	20.71	13.5%
Total	2,483,129	2,801,483	306.50	338.16	10.3%
First Dollar Credit					
Lottery & Gaming Credit					
Net Property Tax			306.50	338.16	10.3%

Gross Property Tax	338.16
First Dollar Credit	
Lottery Credit	
Net Property Tax	338.16

School taxes reduced by school levy tax credit $45.27

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

1222167 1134268 ACRES: 63.868
SEC 29, T 09 N, R 15 E, SW¼ of SW¼
PLAT: MB-METES AND BOUNDS
THAT PT SW1/4 SW1/4 & NW1/4 SW1/4
SEC 29 & SE1/4 SE1/4 SEC 30 AS DESC
IN DOC# 1222167 (THAT PT NW1/4
SW1/4 A/K/A PARC 3 REMNANT 2 AS
DESC ON P31 & THAT PT SE1/4 ...

Net Assessed Value Rate (Does NOT reflect credits)
0.010567543

RETAIN THIS PORTION AS YOUR COPY

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TOTAL DUE FOR FULL PAYMENT
PAY BY **January 31, 2025**
▶ $ 338.16

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

Installments may be paid as follows:
169.08 DUE BY 01/31/2025
169.08 DUE BY 07/31/2025

PA-685/3 (R. 8-15)

PAY 1ST INSTALLMENT OF:
$169.08
By January 31, 2025

AND PAY 2ND INSTALLMENT OF:
$169.08
By July 31, 2025

OR PAY FULL AMOUNT OF:
$338.16
By January 31, 2025

Amount Enclosed: $_____
Make Check Payable and Mail to:
TREASURER
TOWN OF EMMET
W6777 SECOND STREET RD
WATERTOWN WI 53098
920-988-1479
2024 Real Estate Property Bill #
36368
Parcel #
016-0915-2933-000
Alt. Parcel #
016060600000
WFC INDUSTRIES LLC
Include This Stub With Your Payment

Amount Enclosed: $_____
Make Check Payable and Mail to:
DODGE COUNTY TREASURER
KRIS KEITH
127 E OAK ST
JUNEAU WI 53039-1390
920-386-3782
2024 Real Estate Property Bill #
36368
Parcel #
016-0915-2933-000
Alt. Parcel #
016060600000
WFC INDUSTRIES LLC
Include This Stub With Your Payment

Amount Enclosed: $_____
Make Check Payable and Mail to:
TREASURER
TOWN OF EMMET
W6777 SECOND STREET RD
WATERTOWN WI 53098
920-988-1479
2024 Real Estate Property Bill #
36368
Parcel #
016-0915-2933-000
Alt. Parcel #
016060600000
WFC INDUSTRIES LLC
Include This Stub With Your Payment

WIREdata CORPORATION

Full Report

Property Location : Not Available

Owner:
Wfc Industries Llc
N20W29316 Oakton Rd
Pewaukee, WI 53072

Owner Occupied:
Property Address:

County: Dodge
Taxed by: Town Of Emmet
Taxkey # 01609152933000

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2024	Agricultural Land	$ 18,000		$ 18,000		53.868	
2024	Agricultural Forest	$ 14,000		$ 14,000		10.000	
- 2024	Total of Multiple Classes	$ 32,000		$ 32,000	5.960 ↑	63.868	0.993944496
+ 2023	Total of Multiple Classes	$ 30,200		$ 30,200	9.025 ↑	63.868	1.106187862
+ 2022	Total of Multiple Classes	$ 27,700		$ 27,700	17.872 ↑	63.868	0.786696338
+ 2021	Total of Multiple Classes	$ 23,500		$ 23,500	-3.689 ↓	63.868	0.741241307
+ 2020	Total of Multiple Classes	$ 24,400		$ 24,400	0.000 –	63.868	0.803118809
+ 2019	Total of Multiple Classes	$ 24,400		$ 24,400	0.000 –	63.868	0.830011065
+ 2018	Total of Multiple Classes	$ 24,400		$ 24,400	0.000 –	63.868	0.865220398
+ 2017	Total of Multiple Classes	$ 24,400		$ 24,400	0.826 ↑	63.868	0.904912956
+ 2016	Total of Multiple Classes	$ 24,200		$ 24,200	0.000 –	63.868	0.954789405

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2024	$338.16			$338.16				$338.16
2023	$306.50			$306.50				$306.50
2022	$451.18			$451.18				$451.18
2021	$486.27			$486.27				$486.27
2020	$480.74			$480.74				$480.74
2019	$466.32			$466.32				$466.32
2018	$454.30			$454.30				$454.30
2017	$441.89			$441.89				$441.89
2016	$428.25			$428.25				$428.25

Assessor

Building Square Feet :	**Year Built :**	**Township :** 9N
Bedrooms :	**Year Remodeled :**	**Range :** 15E
Full Baths :	**Effective Year Built :**	**Section :** 29
Half Baths :	**Air Conditioning :**	**Quarter :**
Total Rooms :	**Fireplace :**	**Pool :**
Number of Stories :	**Number of Units :**	**Attic :**
Building Type :		**Basement :**
Exterior Wall :		**Heat :**
Exterior Condition :		**Garage :**
Land Use :		**School District :** 6125 Watertown
Zoning :		**Historic Designation :**

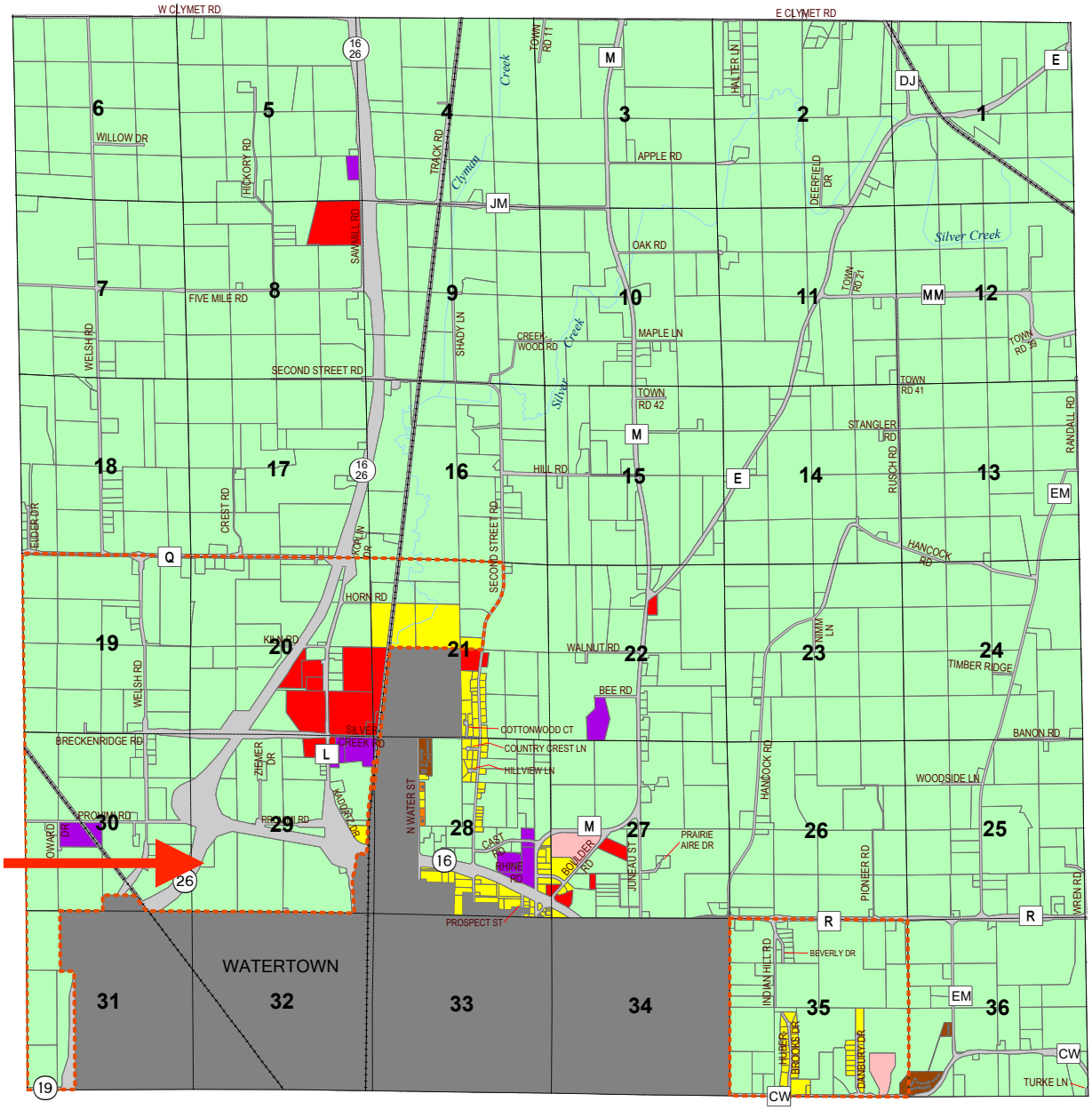
Legal Description

That Pt SW1/4 SW1/4 & NW1/4 SW1/4 Sec 29 & SE1/4 SE1/4 Sec 30 As Desc In Doc# 1222167 (that Pt NW1/4 SW1/4 A/k/a Parc 3 Remnant 2 As Desc On P31 & That Pt SE1/4 SE1/4 A/k/a Parc 3 Remnant 1 As Desc On P30 Of Doc# 1123192)

Sales

Information provided is deemed reliable but not guaranteed (2021)

County Zoning
Town of Emmet - Dodge County - Wisconsin



Legend

- US Highways
- State Roads
- County Roads
- Town Roads
- Railroads
- PLSS Section Lines
- Waterbodies
- Cities & Villages
- Right-of-Way
- Tax Parcels

County Zoning

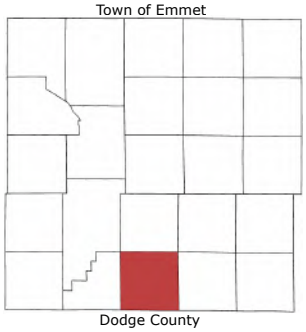
- A-1 Prime Agricultural
- A-2 General Agricultural
- C-1 General Commercial
- C-2 Extensive Commercial
- I-1 Light Industrial
- I-2 Industrial
- R-1 One Family Residential
- R-2 Two Family Residential
- R-3 Multi-Family Residential
- Watertown City Growth Area

N
W E
S

0 0.25 0.5 1
Miles

Map Adopted: July 16th, 2024
Map Updated:

Town of Emmet



Dodge County

DODGE COUNTY
WISCONSIN
LAND RESOURCES & PARKS

Chapter 3 – Zoning District Regulations

3.1 RESIDENTIAL DISTRICTS

3.1.1 General Purpose/Intent

The districts contained in this section are created for the following general purposes:

3.1.1.A To provide appropriately located areas for residential development that are consistent with the Dodge County Comprehensive Plan and with standards of public health and safety established by this Development Code;

3.1.1.B To ensure adequate light, air, privacy and open space for each dwelling;

3.1.1.C To protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other significant adverse environmental effects;

3.1.1.D To protect residential areas from fires, explosions, landslides, toxic fumes and substances, and other public safety hazards;

3.1.1.E To provide sites for public and semipublic land uses needed to complement residential development or requiring a residential environment; and

3.1.1.F To ensure the provision of public services and facilities needed to accommodate planned population densities.

3.1.2 List of Districts and Specific Purpose Statements

The following residential districts are hereby created with the following specific purposes:

3.1.2.A R-1 Single Family-Residential
The purpose of the R-1 Single-Family Residential District is to promote generally exclusive low-density, single-family residential areas and accommodate uses appropriate to serving residential development, subject to appropriate standards.

3.1.2.B R-2 Two-Family Residential
The purpose of the R-2 Two-Family Residential District is to promote medium-density residential areas and accommodate uses appropriate to serving that development, subject to appropriate standards.

3.1.2.C R-3 Multi-Family Residential
The purpose of the R-3 Multi-Family Residential District is to promote high-density residential areas and accommodate uses appropriate to serving multi-family residential development subject to appropriate standards.

3.2 COMMERCIAL DISTRICTS

3.2.1 General Purpose/Intent

The districts contained in this section are created to:

3.2.1.A Provide appropriately located areas consistent with the Comprehensive Plan for a full range of office, retail commercial, and service commercial uses needed by Dodge County's residents, businesses and workers;

3.2.1.B Strengthen the County's economic base, and provide employment opportunities close to home for residents of the County and surrounding communities;

3.2.1.C Create suitable environments for various types of commercial uses, and protect them from the adverse effects of incompatible uses;

3.2.1.D Minimize the impact of commercial development on abutting residential districts;

3.2.1.E Ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located;

3.2.1.F Ensure the provision of adequate off-street parking and loading facilities; and

3.2.1.G Provide sites for public and semipublic uses needed to complement commercial development.

3.2.2 List of Districts and Specific Purpose Statements
The following commercial districts are hereby created with the following specific purposes:

3.2.2.A C-1 General Commercial
The purpose of the C-1 General Commercial District is to promote compact commercial areas for smaller retail service and office uses that facilitate pedestrian, rather than vehicular, circulation and encourage shopping for a variety of goods and services, subject to appropriate standards.

3.2.2.B C-2 Extensive Commercial
The purpose of the C-2 Extensive Commercial District is to promote commercial areas for larger retail, wholesale, service, and office uses, and outdoor sales lots, and other such uses which primarily depend upon vehicular access and constitute single destinations, subject to appropriate standards.

3.3 INDUSTRIAL DISTRICTS

3.3.1 General Purpose/Intent

The districts contained in this section are created to:

3.3.1.A Provide appropriately located areas consistent with the Comprehensive Plan for a full range of industrial uses needed by Dodge County's residents, businesses and workers;

3.3.1.B Strengthen the County's economic base, and provide employment opportunities close to home for residents of the County and surrounding communities;

3.3.1.C Create suitable environments for various types of industrial uses, and protect them from the adverse effects of incompatible uses;

3.3.1.D Minimize the impact of industrial development on abutting residential districts;

3.3.1.D.1 Ensure that the appearance and effects of industrial buildings and uses are harmonious with the character of the area in which they are located;

3.3.1.D.2 Ensure the provision of adequate off-street parking and loading facilities; and

3.3.1.D.3 Provide sites for public and semipublic uses needed to complement industrial development.

3.3.2 List of Districts and Specific Purpose Statements

The following industrial districts are hereby created with the following specific purposes:

3.3.2.A I-1 Light Industrial District
The purpose of the I-1 Light Industrial District is to promote an area for uses of a light industrial nature, including manufacturing, warehousing, wholesaling, storage, and transportation, which generally do not produce offensive smoke, odors, noise, health hazards, or frequent traffic congestion, subject to appropriate standards.

3.3.2.B I-2 Industrial District
The purpose of the I-2 Industrial District is to promote areas for manufacturing and other industrial or non-industrial uses which may produce smoke, odors, noise, health hazards, traffic congestion, or might otherwise be considered offensive by a significant portion of the population, subject to appropriate standards.

3.4 AGRICULTURAL DISTRICTS

3.4.1 General Purpose/Intent

The districts contained in this section are created to:

3.4.1.A Provide appropriately located areas consistent with the Comprehensive Plan for a full range of agricultural uses needed by Dodge County's residents, businesses and workers;

3.4.1.B Promote an area for land uses of an agricultural nature on lands best suited to agriculture;

3.4.1.C Provide for the proper location and regulation of manufacturing, warehousing, and other activities that are dependent upon or closely allied to the agricultural industry and require location in close proximity thereto;

3.4.1.D Strengthen the County's economic base, and provide employment opportunities close to home for residents of the County and surrounding communities;

3.4.1.E Create suitable environments for various types of agricultural uses, and protect them from the adverse effects of incompatible uses;

3.4.1.F Provide sites for public and semipublic uses needed to complement agricultural development.

3.4.2 List of Districts and Specific Purpose Statements

The following agricultural districts are hereby created with the following specific purposes:

3.4.2.A A-1 Prime Agricultural District
The purpose of the A-1 Prime Agricultural District is to promote areas for uses of a generally exclusive agricultural nature in order to protect farmland, allow participation in the state's farmland preservation program, and accommodate changing practices in the agricultural industry, subject to appropriate standards.

3.4.2.B A-2 General Agricultural District
The purpose of the A-2 General Agricultural District is to promote areas for agriculture which are transitional, allowing for the expansion of urban areas, limited rural residential development, and the conversion of agricultural land to other related uses, subject to appropriate standards.

3.5 Deleted (June 16, 2009)

3.6 USE TABLE

Table 3.6-1 below sets forth the uses allowed within the relevant zoning district. The abbreviations used in the table are described as follows:

3.6.1 Allowed Uses
An "A" in a cell indicates that a use category is allowed by-right in the respective zoning district. Allowed uses are subject to all other applicable regulations of this Code, including the Development Standards set forth in Chapter 8.

3.6.2 Conditional Uses
A "C" in a cell indicates that a use category is allowed only if reviewed and approved as a Conditional Use, in accordance with the Conditional Use review procedures of Section 2.3.6.

3.6.3 Committee Option
An "O" in a cell indicates that a use category can be either an allowed use or conditional use at the option of the Committee. If, in the opinion of the Committee, the proposed use sufficiently meets the standards and criteria listed in the Code for such use, then the proposed use can be considered an allowed use and no conditional use permit shall be required.

3.6.4 Numerical References
The numbers contained in the Additional Regulations are references to additional standards and requirements that apply to the use type listed. Standards referenced in the Additional Regulations column apply in all zoning districts unless otherwise expressly stated.

3.6.5 Use Categories/Use Types
The use categories listed in Table 3.6-1 are described in Chapter 3. In some cases, specific uses are listed in the table. The use categories are intended to be mutually exclusive. If a use type is specifically listed in the table, that use type is allowed only in the districts indicated, not within the districts that allow the broader classification. If a use type is not listed, then the Land Use Administrator shall, upon the request of any interested party and pursuant to the procedures set forth in Section 2.1.4.B.9 make a determination within which use category, if any, such use type should be included.

3.7 A-1 Prime Agricultural Zoning District
This Section sets forth the allowed uses and the conditional uses in the A-1 Prime Agricultural Zoning District along with the additional restrictions that apply to uses within this zoning district in accordance with Wisconsin Statutes Chapter 91.

3.7.1 Allowed Uses

3.7.1.A Agricultural uses, except animal confinement facilities.

3.7.1.B Accessory uses, meaning any of the following uses on a farm:

3.7.1.B.1 A building, structure, or improvement that is an integral part of, or is incidental to, an agricultural use;

3.7.1.B.2 An activity or business operation that is an integral part of, or incidental to, an agricultural use;

3.7.1.B.3 A farm residence;

3.7.1.B.4 A home occupation;

3.7.1.C Existing nonfarm single family dwellings and existing lots of record located within the A-1 Prime Agriculture Zoning District that were legally established or permitted by the County for non-farm residential use prior to ***June 28, 2010.***

3.7.1.D Nonfarm residences constructed in a rural residential cluster in accordance with an approval of the cluster as a conditional use.

3.7.1.E Transportation, utility, communication, or other uses that is required under state or federal law to be located in a specific place or that is authorized to be located in a specific place under a state or federal law that preempts the requirement of a conditional use permit for those uses.

3.7.1.F Undeveloped natural resource and open space areas.

3.7.1.G Personal wind energy systems.

3.7.2 Conditional Uses

3.7.2.A Livestock facilities with 500 or more animal units that meet the siting standards in Wis. Adm. Code ch. ATCP 51, and other animal confinement facilities;

3.7.2.B Agriculture-related uses;

3.7.2.C Governmental, institutional, religious, or nonprofit community uses that qualify under Wis. Stats. 91.46 (5);

3.7.2.D New nonfarm single family residences and duplexes or a proposal to convert a farm residence to a nonfarm residence through a change in occupancy if all of the following apply:

3.7.2.D.1 The ratio of nonfarm residential acreage to farm acreage on the base farm tract on which the residence is located will not be greater than 1 to 20 after the residence is constructed or converted to a nonfarm residence;

3.7.2.D.2 There will not be more than 4 dwelling units in nonfarm residences, nor, for a new residence, more than 5 dwelling units in residences of any kind, on the base farm tract after the residence is constructed or converted to a nonfarm residence;

3.7.2.D.3 The location and size of the proposed nonfarm residential parcel, and, for a new nonfarm residence, the location of the nonfarm residence on that nonfarm residential parcel, will not do any of the following:

3.7.2.D.3.a Convert prime farmland from agricultural use or convert land previously used as cropland, other than a woodlot, from agricultural use if on the farm there is a reasonable alternative location or size for a nonfarm residential parcel or nonfarm residence;

3.7.2.D.3.b Significantly impair or limit the current or future agricultural use of other protected farmland.

3.7.2.E Nonfarm residential clusters if all of the following apply:

3.7.2.E.1 The parcels on which the nonfarm residences would be located are contiguous;

3.7.2.E.2 If all of the nonfarm residences were constructed, each would satisfy the requirements for a nonfarm residence under sub. 3.7.2.D.

3.7.2.F Non-metallic mineral extraction that qualify under Wis. Stats. 91.46 (6);

3.7.2.G Oil and gas exploration or production that is licensed by the department of natural resources under subch. II of ch. 295.

3.7.2.H Transportation, communications, pipeline, electric transmission, utility, wind energy systems, or drainage uses that qualify under Wis. Stats. 91.46 (4).

3.7.3 Rezoning Land out of the A-1 Prime Agricultural Zoning District

Land may be rezoned out of the A-1 Prime Agricultural Zoning District if done in accordance with Section 2.3.4.I of this Code.

3.7.4 Conditional Use Permits

The Committee may authorize the Land Use Administrator to issue a Conditional Use Permit (CUP) for those conditional uses listed under Section 3.7.2 of this Code after review and a public hearing, provided that such conditional uses are in accordance with Section 2.3.6 of this Code and Wis. Stats. 91.46.

Table 3.6-1 Use Table

Uses	R-1	R-2	R-3	C-1	C-2	I-1	I-2	A-2	Description	Reference
Residential Uses:									6.1.2	
Household Living:									6.1.2-A	
1. Single Family Residential Use	A	A	A	C	C	C	C	A		5.2.1,6.2.8,6.2.9
2. Two Family Residential Use		A	A	C	C			C		6.2.8,6.2.9
3. Multi-Family Residential Use, 3 to 7 Units			A	C						6.2.9
4. Multi-Family Residential Use, 8 or more Units			C	C						6.2.9
5. Mobile Home Parks and Trailer Courts			C					C		6.2.7,6.2.8 6.2.9
Group Living:									6.1.2-B	
1. Group Living Facility, 8 or Fewer Residents	A	A	A						6.1.2-B,3,a	6.2.6,6.2.9
2. Group Living Facility, 9 or More Residents	C	C	A						6.1.2-B,3,b	6.2.6,6.2.9
3. Nursing Homes			C		C				6.1.2-B,3,c	6.2.6,6.2.9
4. Seasonal Housing for Farm Workers								C	6.1.2-B,3,d	6.2.6,6.2.8 6.2.9
5. Senior Assisted Living	C	C	C	C	C				6.1.2-B,3,e	6.2.6,6.2.9
6. Treatment Facilities			C	C	C				6.1.2-B,3,f	6.2.6,6.2.9
7. Prisons								C	6.1.2-B,3,g	6.2.6,6.2.8 6.2.9
8. Homeless Shelters			A	C	C				6.1.2.B.3.h	6.2.6
Institutional, Public and Semi-Public Uses:									6.1.3	
Aviation:									6.1.3-A	
1. Airports, Landing Fields and Hangers						C	C	C		
2. Seaplane Landing Basins					C			C		
Cemeteries	C	C	C	C	C			C	6.1.3-B	
Cultural Institutions	C	C	C	A	A			C	6.1.3-C	
Hospitals			C		C			C	6.1.3-D	
Parks and Open Space:									6.1.3-E	
1. Fairgrounds					C			C		
2. Golf Courses	C	C	C		C			C		
3. Nature and Hunting Preserves								C		
4. Parks, Trails and Playgrounds	C	C	C	C	C	C	C	C		
Public Assembly Areas:									6.1.3-F	
1. Community Center	C	C	C	A	A			C		
2. Conference, Convention and Exhibit Hall				C	A			C		
3. Other Public Assembly Areas	C	C	C		C			C		
4. Town Hall					A		C	C		
Religious Institutions	C	C	C	C	C	C		C	6.1.3-G	
Safety Services	C	C	C	A	A	A	A	C	6.1.3-H	
Schools	C	C	C	C	C			C	6.1.3-I	
Utilities, Basic	A	A	A	A	A	A	A	A	6.1.3-J	

Table 3.6-1 Use Table

Uses	R-1	R-2	R-3	C-1	C-2	I-1	I-2	A-2	Description	Reference
Commercial Uses:									6.1.4	
Casinos or other Gambling and Wagering Establishments					C				6.1.4.S	
Adult Oriented Establishments					A	A	A		6.1.4.A	4.2
Animal Sales and Services:									6.1.4-B	
1. Animal Hospitals and Shelters				C	C	C		C	6.1.4-B,2,a	6.2.4
2. Horse Boarding and Riding Facilities					C			C	6.1.4-B,2,b	6.2.4
3. Kennels					C			C	6.1.4-B,2,c	6.2.4
4. Pet Shops				A	A					
Day Care Facilities									6.1.4-C	
1. General				C	C	C	C		6.1.4-C,3,a	6.2.5
2. Large Family	C	C	C					C	6.1.4-C,3,b	6.2.4,6.2.5
3. Limited	A	A	A					A	6.1.4-C,3,c	6.2.5
Eating and Drinking Establishments:									6.1.4-D	
1. Restaurants				A	A				6.1.4-D,3,a	
2. Restaurants with Bars				C	C				6.1.4-D,3,b	
3. Restaurants with Drive-Thru Service					A				6.1.4-D,3,c	
4. Taverns				C	C	C		C	6.1.4-D,3,d	6.2.4
Financial Institutions:									6.1.4-E	
1. Automatic Teller Machines				A	A	C	C			
2. With Drive-Thru Services				C	A					
3. Without Drive-Thru Services				A	A					
Food and Beverage Sales:									6.1.4-F	
1. Beer and Liquor Stores				A	A					
2. Convenience Stores					A	C				
3. Fruit and Vegetable Markets				A	A			C		6.2.4
4. Roadside Stands Under 250 Square Feet					A			A		
5. Roadside Stands Over 250 Square Feet					A			C		6.2.4
6. With Drive-Thru Service				C	A			C		6.2.4
7. All Other				A	A					
Landscaping Businesses					C	A	A	C	6.1.4-G	6.2.4
Lumber Yards and Building Supplies					C	A	A		6.1.4-H	
Office Businesses and Professional:									6.1.4-I	
1. General Businesses				A	A					
2. Home Occupations	O	O	O	O	O	O	O	O		6.2.4,6.3.4
3. Medical and Dental Clinics				A	A					
4. Professional Offices and Studios	C	C	C	A	A			C		6.2.4
5. Radio and Television Stations				A	A	C	C			
6. Utility Companies				C	A	C	A	C		6.2.4
7. Veterinary Clinics				C	A			C		6.2.4
Personal Services				A	A				6.1.4-J	
Recreation and Entertainment, Indoor, Except Adult				A	A				6.1.4-K	

Table 3.6-1 Use Table

Uses	R-1	R-2	R-3	C-1	C-2	I-1	I-2	A-2	Description	Reference
Recreation and Entertainment, Outdoor:									6.1.4-L	
1. Bait Shops				C	A			C		6.2.4
2. Boat Launches	C	C	C		C			C		6.2.4
3. Entertainment and Recreation Except Adult				C	C					
4. Golf Driving Ranges					C			C		6.2.4
5. Marinas					A			C		6.2.4
6. Shooting Ranges					C			C		6.2.4
7. Ski Hills and/or Lodges					C			C		6.2.4
8. Game Farm and Shooting Preserves								C		
Retail Sales and Services:									6.1.4-M	
1. General Retail				A	A			C		6.2.4
2. Auction Services				C	C			C		6.2.4
3. Using Outdoor Display				C	A					
4. With Drive - Thru Service				C	A					
5. All Other				A	A					
Service and Repair Businesses				A	A	A	A	C	6.1.4-N	6.2.4
Telecommunications:									6.1.4-O	4.9
1. Offices				A	A	C	C			
2. Radio Broadcast Service Facility and Television Towers					C	C	C	C		4.9; 6.2.4
3. New mobile service support structure and facilities	C	C	C	C	C	C	C	C		4.9; 6.2.4
4. Class 1 Mobile Service Collocation	C	C	C	C	C	C	C	C		4.9; 6.2.4
5. Class 2 Mobile Service Collocation	A	A	A	A	A	A	A	A		4.9
Vehicles and Equipment:									6.1.4-P	
1. Car Washes					A	C	C		6.1.4-P,3,a	
2. Commercial Parking Areas			A	A	A	A	A		6.1.4-P,3,b	
3. Gas Stations and Mini-Marts				C	A	A	A		6.1.4-P,3,c	
4. Machinery and Equipment Sales and Storage					C	C			6.1.4-P,3,d	
5. Mobile Home Sales and Rental					A				6.1.4-P,3,e	
6. Motor Vehicle Sales and Rental					A				6.1.4-P,3,f	
7. Vehicle and Equipment Testing						C	C	C		6.2.4
Visitor Accommodations:									6.1.4-Q	
1. Bed and Breakfasts								C	6.1.4-Q,3,a	6.2.4
2. Campgrounds					C			C	6.1.4-Q,3,b	6.2.3,6.2.4
3. Hostels					C			C	6.1.4-Q,3,c	6.2.4
4. Hotels				A	A				6.1.4-Q,3,d	
5. Motels, Resorts and Tourist Courts					A			C	6.1.4-Q,3,e	6.2.4
6. Recreational Vehicle Parks					A			C	6.1.4-Q,3,f	6.2.3,6.2.4
Wholesale Sales					C	A	A		6.1.4-R	

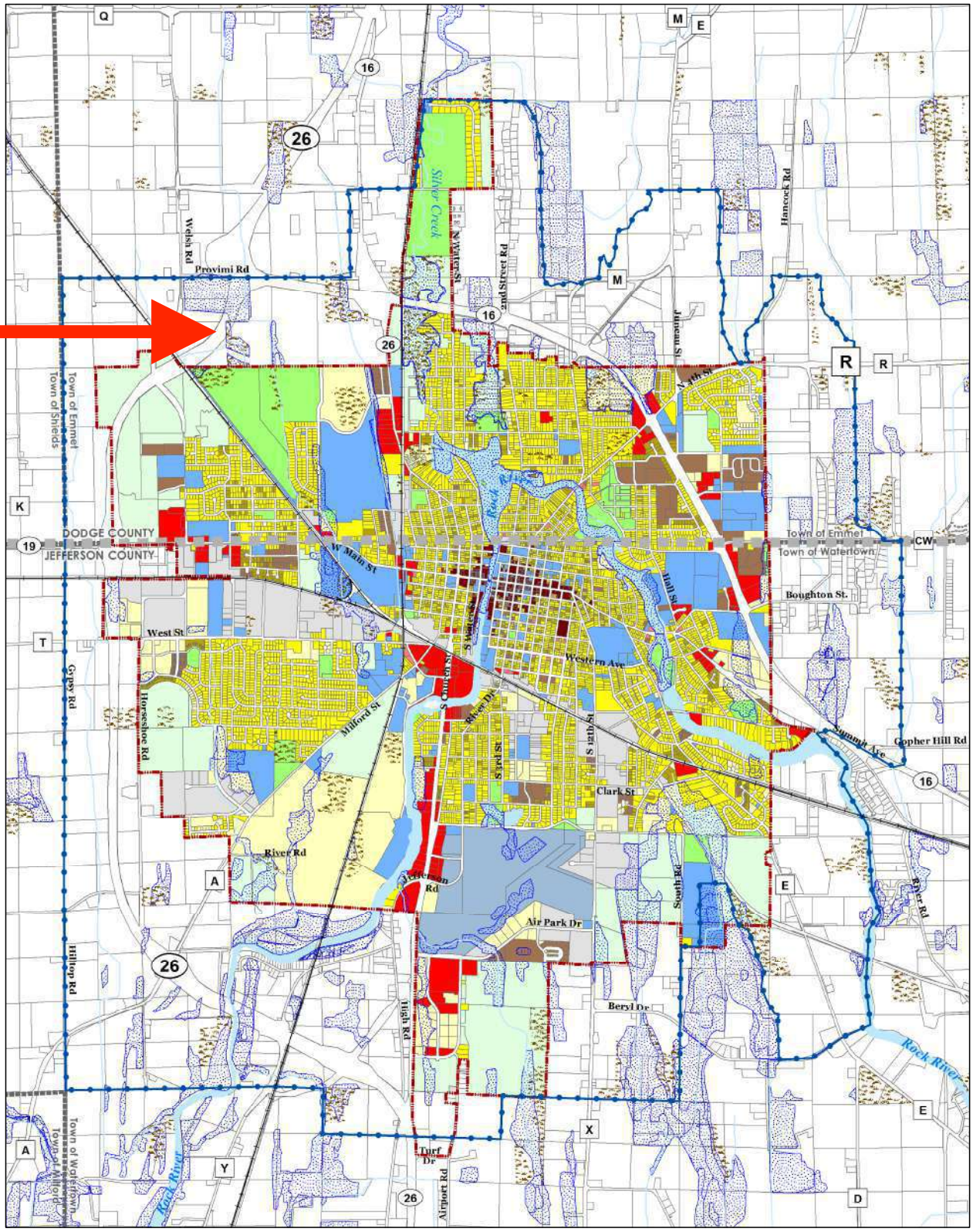
Table 3.6-1 Use Table

Uses	R-1	R-2	R-3	C-1	C-2	I-1	I-2	A-2	Description	Reference
Industrial Uses:									6.1.5	
Accessory Retail Sales						A	A	C	6.1.5-A	
Industrial Services:									6.1.5-B	
1. Agricultural Services						C	C	C		
2. Machinery and Equipment Repair					C	A	A	C	6.1.5-B,3,b	
3. Automobile, Truck and Motorcycle Repair					C	A	A	C	6.1.5.B.3.b	
4. Printing and Publishing				A	A	A	A			
5. Propane Gas Distributors					C	C	C		6.1.5-B,3,d	
6. Sawmills							C	C		
7. Agricultural Trucking Companies						A	A	C		
8. All Other						C	C			
Manufacturing and Production:									6.1.5-C	
1. Animal Feed Preparation						A	A	A	6.1.5-C,3,a	
2. Fertilizer Production						C	C			
3. Food Processing						C	C			
4. Manufacturing of Hazardous Materials							C			
5. Manufacturing Other Than Conditional Uses in the I-2 District						C	A			
6. Power Generation and Transmission					C	C	C	C	6.1.5-C,3,f	
7. Wind Energy Systems	C	C	C	C	C	C	C	C		4.11
8. Personal Wind Energy Systems meeting the requirements of Section 4.11.2.B.1	A	A	A	A	A	A	A	A		4.11.2.B.1
Resource Extraction and Processing:									6.1.5-D	
1. Borrow Pits							C	C		
2. Mineral Resource Processing							C	C		
3. Oil and Coal Refineries							C			
4. Quarrying and Mineral Extraction							C	C		
5. Soil and Peat Removal								C		
Warehousing and Transportation:									6.1.5-E	
1. Contractor's Offices and Storage Yards						A	A	C		
2. Feed Mills, Granaries and Elevators						C	A	C		
3. Food Storage Warehouses						A	A			
4. Freight Yards						A	A			
5. Outdoor Storage Areas					C	C	C	C		
6. Road Maintenance Equipment Storage						A	A	C		
7. Self-Service Storage					C	A	A	C	6.1.5-E,3,g	
8. Transportation Terminals					A	A	A		6.1.5-E,3,h	
9. Trucking Companies						A	A	C		
10. Warehousing Except Conditional Uses in the I-2 District					C	A	A			
11. All Other						C	C			

Table 3.6-1 Use Table

Uses	R-1	R-2	R-3	C-1	C-2	I-1	I-2	A-2	Description	Reference
Waste Related Uses:									6.1.5-F	
1. Disposal of Sewage, Rubbish or Offal							C	C		
2. Incinerators							C			
3. Recyclables Collection				C	C	A	A			
4. Recyclables Processing						C	A			
5. Salvage and Junk Yards							C	C		
6. Sanitary Landfills							C	C		
7. Sewage Treatment Facilities							C	C		
8. All Other						C				
Agricultural Uses:									6.1.6	
Animal Confinement Facilities:									6.2.11	
1. General Livestock								C	6.2.11	
2. Fur Farms								C	6.2.11	
3. Stockyards and Livestock Sales					C			C	6.2.11	
4. Agricultural Trucking Companies						A	A	C		
5. Wedding/Events Facility within an existing rehabilitated agricultural structure								C		
Aquatic Species Raising								A	6.1.6-B	
General Farming	A	A	A	A	A	A	A	A	6.1.6-C	
Harvesting of Wild Crops	C	C	C		A	C	C	A	6.1.6-D	
Horticulture:									6.1.6-E	
1. Greenhouses					A	C	C	A		
2. Plant Nurseries					A	A	C	A		
3. Tree Nurseries								A		
Open Space	A	A	A	A	A	A	A	A	6.1.6.F	
Miscellaneous Uses:										
General:										
1. Accessory Structures	A	A	A	C	C	C	C	A		6.3
2. Off-Street Parking and Loading			A	A	A	A	A			8.2
Water Oriented:										
1. Boathouses	A	A	A	A	A	A	A	A		
2. Dams and Flowages	C	C	C	C	C	C	C	C		
3. Filling, Grading, Dredging, Draining, Ditching, Tiling and, Excavating	A	A	A	A	A	A	A	A		8.3
4. Watercourse Relocation	C	C	C	C	C	C	C	C		
5. Wildlife Ponds – Located outside of a shoreland/wetland or floodplain area;	A	A	A	A	A	A	A	A		

Legend:
R-1 Single Family Residential
R-2 Two Family Residential
R-3 Multi-Family Residential
C-1 General Commercial
C-2 Extensive Commercial
I-1 Light Industrial
I-2 Industrial
A-2 General Agriculture
A Allowed
C Conditional
O Committee Option



Existing Land Use

Map 5

THE CITY OF WATERTOWN
Opportunity runs through it.

City of Watertown Comprehensive Plan

- City of Watertown
- County Boundary
- Town Boundary
- Parcels
- Urban Service Area Boundary
- Railroad

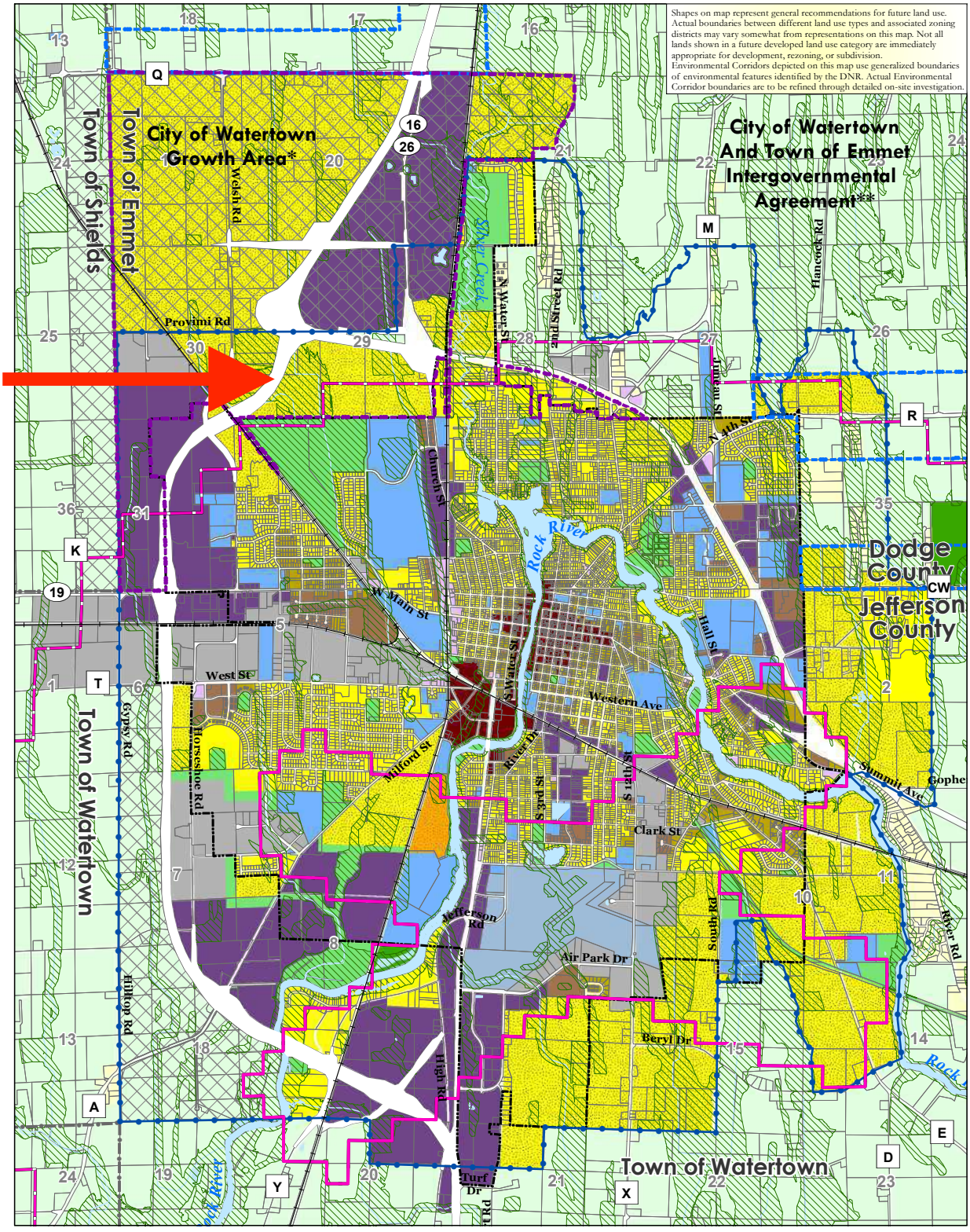
Land Use Categories

- Agriculture
- Single Family Residential - Unsewered
- Single Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Vacant
- Airport
- Institutional
- Neighborhood Mixed Use
- Business
- Central Mixed Use
- Mixed Industrial
- Parks & Recreation
- Rights-of-Way
- Surface Water
- Wetland
- Woodland

Draft: July 1, 2019
Source: WisDNR, FEMA, City of Watertown, Dodge Co. LIO & Jefferson Co. LIO, V&A

0 0.3 0.6 1.2 Miles

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change


Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision.
Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

Future Land Use Urban Area

Map 6b

City/Town IGA**
- City Growth Area
- City Periphery Areas

*Each "Planned Mixed Use Area" may include mix of:
1. Office
2. Multi-Family Residential
3. Mixed Industrial
4. Commerical Services/Retail
5. Institutional
6. Parks & Recreation

**"Planned Neighborhoods" should include a mix of the following:
1. Single-Family - Sewered (predominant land use)
2. Two-family Residential
3. Multi-Family Residential
4. Institutional
5. Neighborhood Mixed Use
6. Parks & Recreation

***Each "Riverside Mixed Use Area" may include mix of:
1. Office
2. Single-Family - Sewered
3. Two-Family Residential
4. Multi-Family Residential
5. Commerical Services/Retail
6. Institutional
7. Parks & Recreation

City of Watertown
Town Boundary
Parcel
Railroad
Watertown Urban Service Area
Watertown Long Range Growth Area

City of Watertown Comprehensive Plan

Land Use Categories
- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood**
- Institutional
- Airport
- Rights-of-Way
- Neighborhood Mixed Use
- Planned Mixed Use*
- Central Mixed Use
- Riverside Mixed Use***
- Mixed Industrial
- Parks & Recreation
- Environmental Corridor
- Surface Water

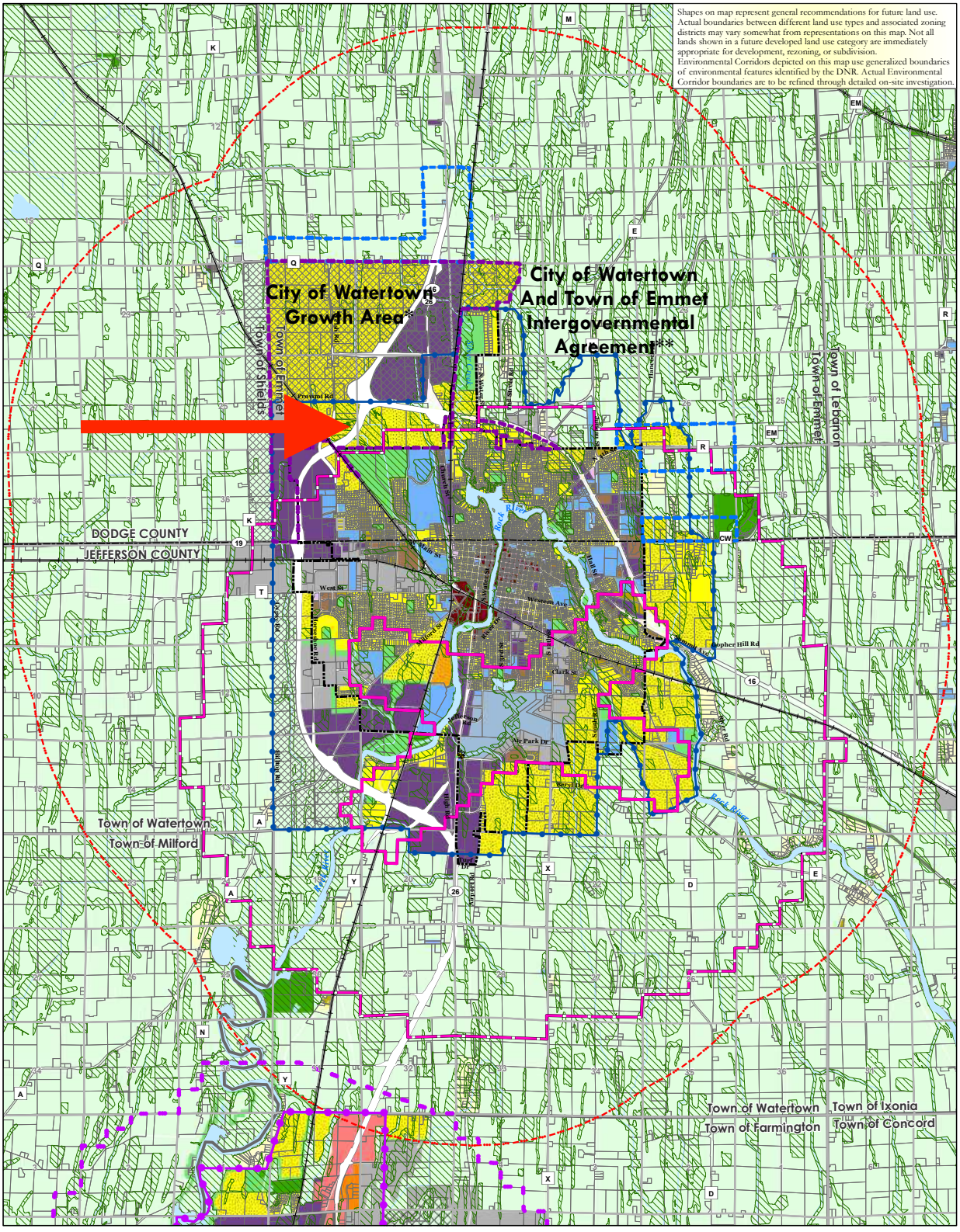
0 0.25 0.5 1 Miles

Airport Height Limitations
- Maximum Building Elevation b/t 865 and 968 ft
- Maximum Building Elevation b/t 968 and 1005 ft

Draft: August 7, 2019
Source: WisDNR, FEMA, City of Watertown, Dodge Co. LIO & Jefferson Co. LIO, V&A

THE CITY OF WATERTOWN

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change



Future Land Use Peripheral Area

Map 6c

City of Watertown Comprehensive Plan

Land Use Categories

- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood**
- Institutional
- Airport
- Rights-of-Way
- Neighborhood Mixed Use
- Planned Mixed Use*
- Central Mixed Use
- Riverside Mixed Use***
- Mixed Industrial
- Parks & Recreation
- Environmental Corridor
- Surface Water

City/Town IGA**

- City Growth Area
- City Periphery Areas

Johnson Creek Planned Land Use

- Planned Office
- Planned Commercial
- Extraction
- Johnson Creek Urban Service Area
- Johnson Creek ETJ

*"Each "Planned Mixed Use Area" may include mix of:
1. Office
2. Multi-Family Residential
3. Mixed Industrial
4. Commercial Services/Retail
5. Institutional
6. Parks & Recreation

**"Planned Neighborhoods" should include a mix of the following:
1. Single-Family - Sewered (predominant land use)
2. Two-family Residential
3. Multi-Family Residential
4. Institutional
5. Neighborhood Mixed Use
6. Parks & Recreation

***Each "Riverside Mixed Use Area" may include mix of:
1. Office
2. Single-Family - Sewered
3. Two-Family Residential
4. Multi-Family Residential
5. Commerical Services/Retail
6. Institutional
7. Parks & Recreation

0 0.475 0.95 1.9 Miles

- City of Watertown
- County Boundary
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- Watertown Extra-territorial Jurisdiction
- Watertown Long Range Growth Area

Airport Height Limitations

- Maximum Building Elevation b/t 865 and 968 ft
- Maximum Building Elevation b/t 968 and 1005 ft

Draft: August 7, 2019
Source: WisDNR, FEMA, City of Watertown, Dodge Co. LIO & Jefferson Co. LIO, V&A

THE CITY OF WATERTOWN

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change