



PLAN COMMISSION MEETING AGENDA

MONDAY, AUGUST 26, 2024 AT 4:30 PM

**COUNCIL CHAMBERS, SECOND FLOOR, MUNICIPAL BUILDING, 106 JONES STREET,
WATERTOWN, WI 53094**

Virtual Meeting

Info: <https://us06web.zoom.us/j/2371460557?pwd=UXJvqLXKCdw12jl4jl1b7GIUPaClat.1&omn=82436287785>

or by calling 1-646-931-3860 and using Meeting ID: 237 146 0557 Passcode: 144391

All public participants' devices will be muted during the meeting except during the public comment period.

1. CALL TO ORDER

2. BUSINESS

- A. Review and take action: 1207 Boomer Street Site Review
- B. Review and make recommendation to Common Council: Greemar, LLC and RJAB, LLC annexation request for N9009 County Road A
- C. Review & make recommendation: Rock River Ridge (Hoffman Drive) Final Plat
- D. Review & make recommendation: Town of Emmet Annexation Ordinance
- E. Review and discussion: Zoning & Future Land Use (FLU)

3. ADJOURNMENT

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at mdunneisen@watertownwi.gov, phone 920-262-4006

A quorum of any City of Watertown Council, Committee, Board, Commission, or other body, may be present at this meeting for observing and gathering of information only

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: August 26th, 2024
SUBJECT: 1207 Boomer St. - Site Plan Review

Site Plan Review requested by Ken Krahe, agent for Reiss Industries, for a warehouse addition and a boiler room addition to an existing industrial building. Parcel PIN: 291-0815-1032-001.

SITE DETAILS:

Acres: 4.84
Current Zoning: General Industrial (GI)
Existing Land Use: Industrial
Future Land Use Designation: Mixed Industrial

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing a 52,000 sq ft warehouse addition on the west side of the existing building and 606 sq ft boiler room addition on the east side of the building. The additions will be built with masonry and precast to match the existing building construction.

STAFF EVALUATION:

Land Use and Zoning:

A Site Plan Review Committee recommendation and Plan Commission approval of the site plan is required pursuant to Sections 550-144 & 550-145 of the zoning code.

Within the GI General Industrial zoning district 'Light Industrial' is a principal land use permitted by right. 'Light Industrial' land uses include industrial facilities at which all operations (with the exception of loading operations) are conducted entirely within an enclosed building; are not potentially associated with nuisances such as odor, noise, heat, vibration and radiation which are detectable at the property line; and do not pose a significant safety hazard. *[per § 550-55A]*

Regulations for light industrial include:

- All activities, except loading and unloading, shall be conducted entirely within the confines of a building.
- Parking requirements. One space per each employee on the largest work shift. *[per § 550-55A(1)&(2)]*

Site Layout and Design:

The proposed renovation and addition meet building and pavement setbacks, as well as the maximum building height limits for the GI General Industrial zoning district.

The property is located within the Airport Approach Protection Zone with a maximum elevation of 897 feet above mean sea level for all buildings and vegetation. Confirmation that the proposed additions do not exceed this height has been provided.

The property is also located adjacent to the Watertown Airport Runway Protection Zone (RPZ) per the

106 Jones Street • P.O. Box 477 • Watertown, WI 53094-0477 • Phone 920.262.4060

Opportunity Runs Through It

Watertown Municipal Airport Master Plan. This plan calls for the relocation of S 12th Street with RPZ, with one of the options for this relocation being the proposed location of the warehouse addition. The Bureau of Aeronautics (BOA) has indicated that the preferred alternative in the RPZ Alternatives Analysis (RPZAA) leaves the street's alignment as it currently is. Expansion to the west of the existing building is at the owner's risk, however if S. 12th St. did need to be realigned the applicant would be compensated through the acquisition process.

Vehicle Access and Circulation

The proposed site plan includes a loading dock with access off Boomer St. The loading dock area provides for the required apron space for maneuvering trucks outside the street ROW. [per § 550-108]

Landscaping:

A landscaping plan and calculated landscaping points have been provided by the applicant. The plan exceeds the required landscaping points. A minimum landscape surface ratio (LSR) of 15% is required in the General Industrial (GI) zoning district. The plan exceeds the minimum LRS.

Parking:

Parking requirements for 'Light Industrial' uses in the GI General Industrial zoning district require one space per each employee on the largest work shift. [per § 550-55A(2)] The applicant has confirmed that the number of existing parking stalls meets or exceeds this requirement.

Lighting:

An exterior lighting plan that meets ordinance requirements has been submitted.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the Site Plan.
2. Approve the Site Plan without conditions.
3. Approve the Site Plan with conditions as identified by the Plan Commission:
 - a) Applicant shall obtain required erosion control and stormwater permits.
 - b) Applicant shall obtain sign permits for any proposed on-building or on-site signage.

ATTACHMENTS:

- Application materials

Project Name

Consolidated Industries
Building Addition

Project Address

1207 Boomer Street
Watertown, WI 53094

BUILDING CODE:
2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362
2015 INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 366

ACCESSIBILITY CODE:
2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362
2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

ENERGY CODE:
2015 IECC INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 362

MECHANICAL CODE:
2015 INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 364

PLUMBING CODE:
2014 WISCONSIN PLUMBING CODE SPS 381-387

ELECTRICAL CODE:
2011 NFPA 70 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS 316

FIRE CODE:
2012 NFPA FIRE CODE



SHEET INDEX

[illegible]

Architects Seal

Engineers Seal



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
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ISSUE DATES:

Budget:	02/12/2024
Site Plan Submittal:	04/08/2024
Plan Comm. Submittal:	08/08/2024
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx

REVISIONS:

[illegible]

PROJECT ADDRESS:

PROJECT NAME
Consolidated Ind. Building Addition

STREET ADDRESS
1207 Boomer Street

CITY / STATE / ZIP
Watertown WI 53094

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BJZ	Pinnacle	--

Sheet Title:

COVER SHEET

Sheet Number:

G-001

Project Number:

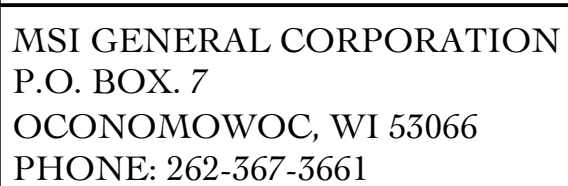
P13601

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



ISSUE DATES:	
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PROJECT ADDRESS:

PROJECT NAME
Consolidated Ind. Building Addition

STREET ADDRESS
1207 Boomer Street

CITY / STATE / ZIP
Watertown WI 53094

Architect: BJZ Engineer: Pinnacle Reviewed By: --
Sheet Title: **ARCHITECTURAL
SITE PLAN**
Sheet Number: **C-000**
Project Number: **P13601**





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ISSUE DATES:	
Budget Set:	02/20/2024
Proposal:	08/09/2024
Contract:	xx/xx/xxxx
Construction / Permit:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx

REVISIONS

[illegible]

PROJECT ADDRESS:

PROJECT NAME
CONSOLIDATED IND. ADDITION

STREET ADDRESS
1207 BOOMER STREET
CITY/ STATE / ZIP
WATERTOWN, WI 5309

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: BJZ Engineer: AEK Reviewed By: _____

Sheet Title:
**EXISTING CONDITIONS
& DEMO PLAN**
Sheet Number:

C-001

Project Number

P13601

CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

GENERAL SITEWORK DEMOLITION:

CONTRACTOR TO REMOVE ALL SITE FEATURES THAT INTERFERE WITH NEW DEVELOPMENT INCLUDING BUILDINGS, ASPHALT, CONCRETE, CURB, FENCES, LIGHT POLES, UTILITIES, TREES, LANDSCAPING, FOUNDATIONS. FOUNDATIONS SHALL BE REMOVED TO 1 FOOT BELOW EXISTING GRADE. CONTRACTOR SHALL COORDINATE REMOVAL OF UTILITIES WITH CITY AND UTILITY COMPANIES. SOME UTILITIES MAY BE ABANDONED IN PLACE. ALL LATERALS TO BE ABANDONED SHALL BE ABANDONED PER CITY REQUIREMENTS. TURN WATER SERVICE VALVES OFF. SEWER AND WATER LATERALS MAY BE REUSED. CAP AND MARK IF ENCOUNTERED ON SITE. PROTECT SITE FEATURES AND UTILITIES WHICH ARE TO REMAIN FROM DAMAGE. CONTRACTOR MAY ELECT TO PULVERIZE EXISTING ASPHALT AND REUSE ON SITE. IF DONE, ASPHALT SHALL BE PULVERIZED AND MIXED INTO THE EXISTING STONE BASE. ANY DISTURBED GRASS AREAS SHALL BE RESTORED WITH NEW SEEDING.

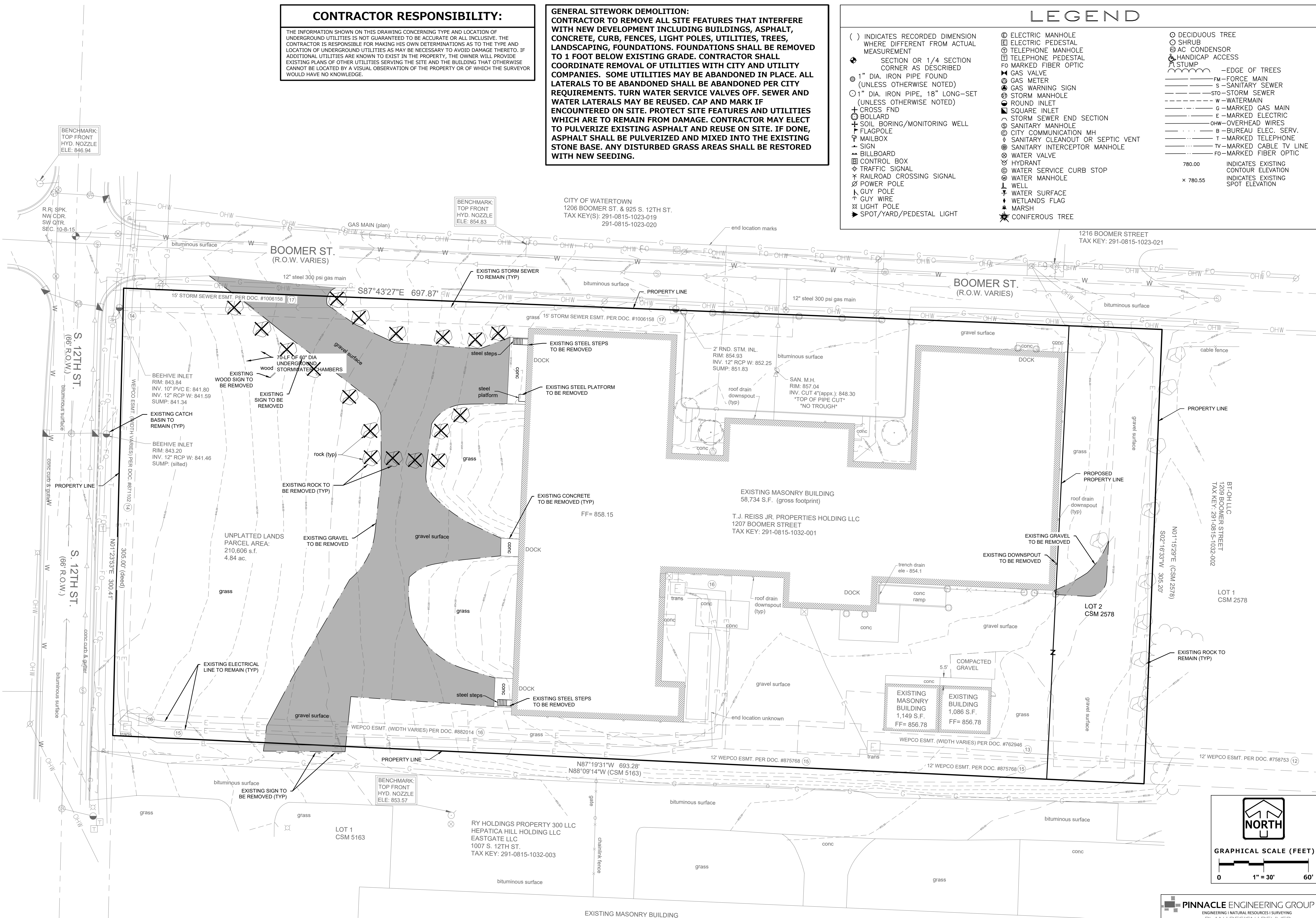
LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- ⊕ SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE NOTED (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG—SET (UNLESS OTHERWISE NOTED)
- + CROSS FND
- ⊕ BOLLARD
- ⊕ BOLL BORING/MONITORING WELL
- ⊕ FLAGPOLE
- ✕ MAILBOX
- SIGN
- BILLBOARD
- ▣ CONTROL BOX
- ✕ TRAFFIC SIGNAL
- ✕ RAILROAD CROSSING SIGNAL
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ GUY POLE
- ⊕ SPOT/YARD/PEDESTAL LIGHT

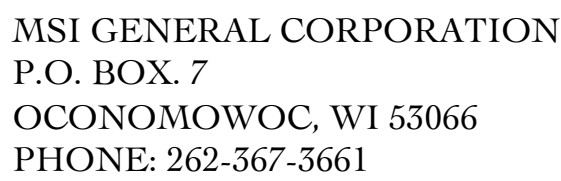
- Ⓔ ELECTRIC MANHOLE
- Ⓕ ELECTRIC PEDESTAL
- Ⓖ TELEPHONE MANHOLE
- Ⓣ TELEPHONE PEDESTAL
- Ⓜ MARKED FIBER OPTIC
- Ⓔ GAS VALVE
- Ⓕ GAS METER
- Ⓖ GAS WARNING SIGN
- Ⓣ STORM MANHOLE
- Ⓜ ROUND INLET
- Ⓣ SQUARE INLET
- Ⓜ STORM SEWER END SECTION
- Ⓔ SANITARY MANHOLE
- Ⓕ CITY COMMUNICATION MH
- Ⓖ SANITARY CLEANOUT OR SEPTIC VENT
- Ⓣ SANITARY INTERCEPT MANHOLE
- Ⓜ WATER VALVE
- Ⓣ HYDRANT
- Ⓔ WATER SERVICE CURB STOP
- Ⓕ WATER MANHOLE
- Ⓖ WELL
- Ⓣ WATER SURFACE
- Ⓜ WETLANDS FLAG
- Ⓣ MARSH
- ☼ CONIFEROUS TREE

- DECIDUOUS TREE
 ○ SHRUB
 ○ AC CONDENSOR
 & HANDICAP ACCESS
 PLSTUMP
- ~~~~~ -EDGE OF TREES
 _____ FM- FORCE MAIN
 _____ S- SANITARY SEWER
 _____ STO- STORM SEWER
 _____ W- WATERMAIN
 _____ G- MARKED GAS MAIN
 _____ E- MARKED ELECTRIC
 _____ OHW- OVERHEAD WIRES
 _____ B- BUREAU ELEC. SERV.
 _____ T- MARKED TELEPHONE
 _____ TV- MARKED CABLE TV LINE
 _____ FO- MARKED FIBER OPTIC
- 780.00 INDICATES EXISTING
 CONTOUR ELEVATION
 × 780.55 INDICATES EXISTING
 SPOT ELEVATION

- | | |
|----------|---|
| 780.00 | INDICATES EXISTING
CONTOUR ELEVATION |
| x 780.55 | INDICATES EXISTING
SPOT ELEVATION |



EXISTING CONDITIONS & DEMO PLAN 1" = 30'



ISSUE DATES:	
Budget:	02/20/2024
Proposal:	08/09/2024
Contract:	xx/xx/xxxx
Construction / Permit:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx

REVISIONS

PROJECT ADDRESS:

STREET ADDRESS
1207 BOOMER STREET
CITY/ STATE / ZIP
WATERTOWN, WI 5309

Architect: _____ Engineer: _____ Reviewed By: _____

BJZ	AEK
-----	-----

Sheet Title:
SITE PLAN


Sheet Number

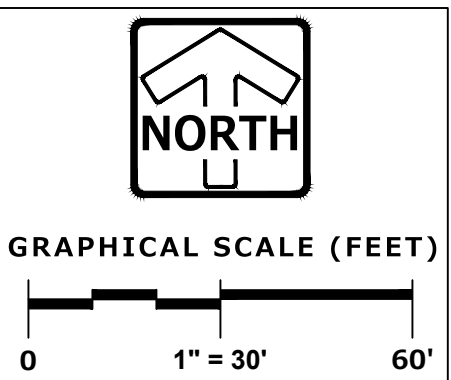
C-002

Project Number

P13601

EASEMENT TABLE	
EASEMENT OWNER/INFORMATION	PURPOSE
12' WEPKO ESMT. PER DOC #758753 (12)	ELECTRIC
WEPKO ESMT. (WIDTH VARIES) PER DOC. #762946 (13)	ELECTRIC
WEPKO ESMT. (WIDTH VARIES) PER DOC. #871102 (14)	ELECTRIC
12' WEPKO ESMT. PER DOC #875768 (15)	ELECTRIC
WEPKO ESMT. (WIDTH VARIES) PER DOC. #882014 (16)	ELECTRIC
15' STORM SEWER ESMT. PER DOC. #1006158 (17)	STORM

LEGEND	
	HEAVY DUTY ASPHALT PAVEMENT

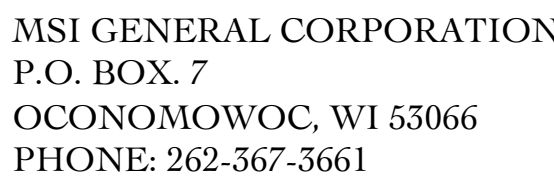


PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
PLAN | DESIGN | DELIVER

WISCONSIN OFFICE:
20725 WATERTOWN RD
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE
PEG JOB #: 5452.00-WI

SITE PLAN 1" = 30'



ISSUE DATES:	
Budget Set:	02/20/2022
Proposal:	08/09/2022
Contract:	xx/xx/xxxx
Construction / Permit:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx

[illegible]

STREET ADDRESS
1207 BOOMER STREET
CITY/ STATE / ZIP
WATERTOWN, WI 5309

Sheet Title:
**GRADING & EROSION
CONTROL PLAN**
Sheet Number:

P13601

GRADING & EROSION CONTROL PLAN 1" = 30'



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REVISIONS:

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PROJECT NAME
CONSOLIDATED IND. ADDITION

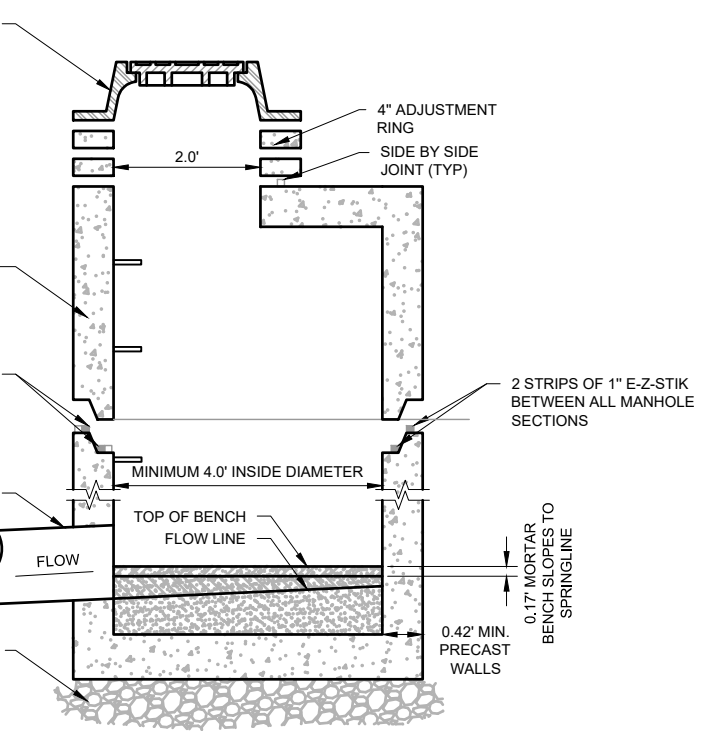
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Architect: Engineer: Reviewed By:

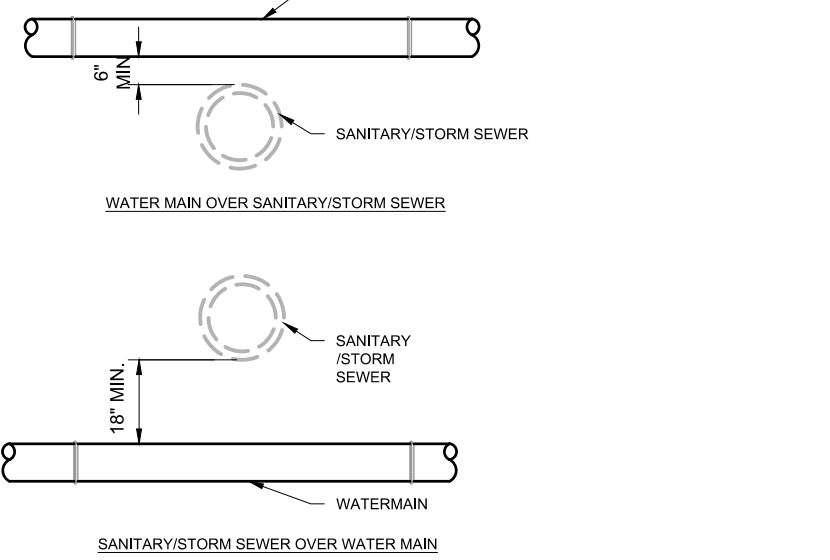
Sheet Title:
Sheet Number:

CONSTRUCTION
DETAILS
C-004
Project Number:
P13601



- NOTES:
- CLEAN UNDERSIDE OF ADJUSTING RING OR CAST IRON FRAME AND SET IN PLACE.
 - TUCK PORT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL COPIES.
 - THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A FLAT TAPERED TOP.
 - MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
 - ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR 4' OF ROADWAY.

STORM SEWER MANHOLE



- NOTES:
- AT CROSSING, ONE FULL 18 FOOT LENGTH OF WATERMAIN SHALL BE COVERED ON THE SEWER. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 8 FEET.

WATER MAIN SEPARATION

Accutrol Weirs
Tag:

Flow Control for Roof Drains

ACCUTROL® WEIR FLOW CONTROL.

SPECIFICATION: Watts Drainage Products epoxy coated cast iron Accutrol® Weir is designed with parabolic openings which limit the flow of rain water off a roof. Each weir slot controls flow to 5 gpm per inch of head to a maximum of 30 gpm at 6" head (for large sump). 25 gpm at 5" head (for small sump). The Accutrol Weir is secured to the flashing clamps of the roof drain. The Accutrol Weir is available in 1, 1.5, 2, 2.5, 3, 4, 5, 6, 8, 10, 12, 15, 18, 24, 30, 36, 42, 48, 54, 60, 66, 72, 78, 84, 90, 96, 102, 108, 114, 120, 126, 132, 138, 144, 150, 156, 162, 168, 174, 180, 186, 192, 198, 204, 210, 216, 222, 228, 234, 240, 246, 252, 258, 264, 270, 276, 282, 288, 294, 300, 306, 312, 318, 324, 330, 336, 342, 348, 354, 360, 366, 372, 378, 384, 390, 396, 402, 408, 414, 420, 426, 432, 438, 444, 450, 456, 462, 468, 474, 480, 486, 492, 498, 504, 510, 516, 522, 528, 534, 540, 546, 552, 558, 564, 570, 576, 582, 588, 594, 600, 606, 612, 618, 624, 630, 636, 642, 648, 654, 660, 666, 672, 678, 684, 690, 696, 702, 708, 714, 720, 726, 732, 738, 744, 750, 756, 762, 768, 774, 780, 786, 792, 798, 804, 810, 816, 822, 828, 834, 840, 846, 852, 858, 864, 870, 876, 882, 888, 894, 900, 906, 912, 918, 924, 930, 936, 942, 948, 954, 960, 966, 972, 978, 984, 990, 996, 1002, 1008, 1014, 1020, 1026, 1032, 1038, 1044, 1050, 1056, 1062, 1068, 1074, 1080, 1086, 1092, 1098, 1104, 1110, 1116, 1122, 1128, 1134, 1140, 1146, 1152, 1158, 1164, 1170, 1176, 1182, 1188, 1194, 1200, 1206, 1212, 1218, 1224, 1230, 1236, 1242, 1248, 1254, 1260, 1266, 1272, 1278, 1284, 1290, 1296, 1302, 1308, 1314, 1320, 1326, 1332, 1338, 1344, 1350, 1356, 1362, 1368, 1374, 1380, 1386, 1392, 1398, 1404, 1410, 1416, 1422, 1428, 1434, 1440, 1446, 1452, 1458, 1464, 1470, 1476, 1482, 1488, 1494, 1500, 1506, 1512, 1518, 1524, 1530, 1536, 1542, 1548, 1554, 1560, 1566, 1572, 1578, 1584, 1590, 1596, 1602, 1608, 1614, 1620, 1626, 1632, 1638, 1644, 1650, 1656, 1662, 1668, 1674, 1680, 1686, 1692, 1698, 1704, 1710, 1716, 1722, 1728, 1734, 1740, 1746, 1752, 1758, 1764, 1770, 1776, 1782, 1788, 1794, 1800, 1806, 1812, 1818, 1824, 1830, 1836, 1842, 1848, 1854, 1860, 1866, 1872, 1878, 1884, 1890, 1896, 1902, 1908, 1914, 1920, 1926, 1932, 1938, 1944, 1950, 1956, 1962, 1968, 1974, 1980, 1986, 1992, 1998, 2004, 2010, 2016, 2022, 2028, 2034, 2040, 2046, 2052, 2058, 2064, 2070, 2076, 2082, 2088, 2094, 2100, 2106, 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MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

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ISSUE DATES:	
Budget:	02/12/2024
Site Plan Submittal:	04/08/2024
Plan Comm. Submittal:	08/08/2024
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx

[illegible]

PROJECT ADDRESS:

PROJECT NAME
Consolidated Ind. Building Addition
STREET ADDRESS
1207 Boomer Street
CITY/ STATE / ZIP
Watertown WI 53094

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BJZ	Pinnacle	--

Sheet Title:

RENDERINGS

Sheet Number:

A-210

Project Number

P13601

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



SOUTHWEST VIEW

1



SOUTHEAST VIEW

2

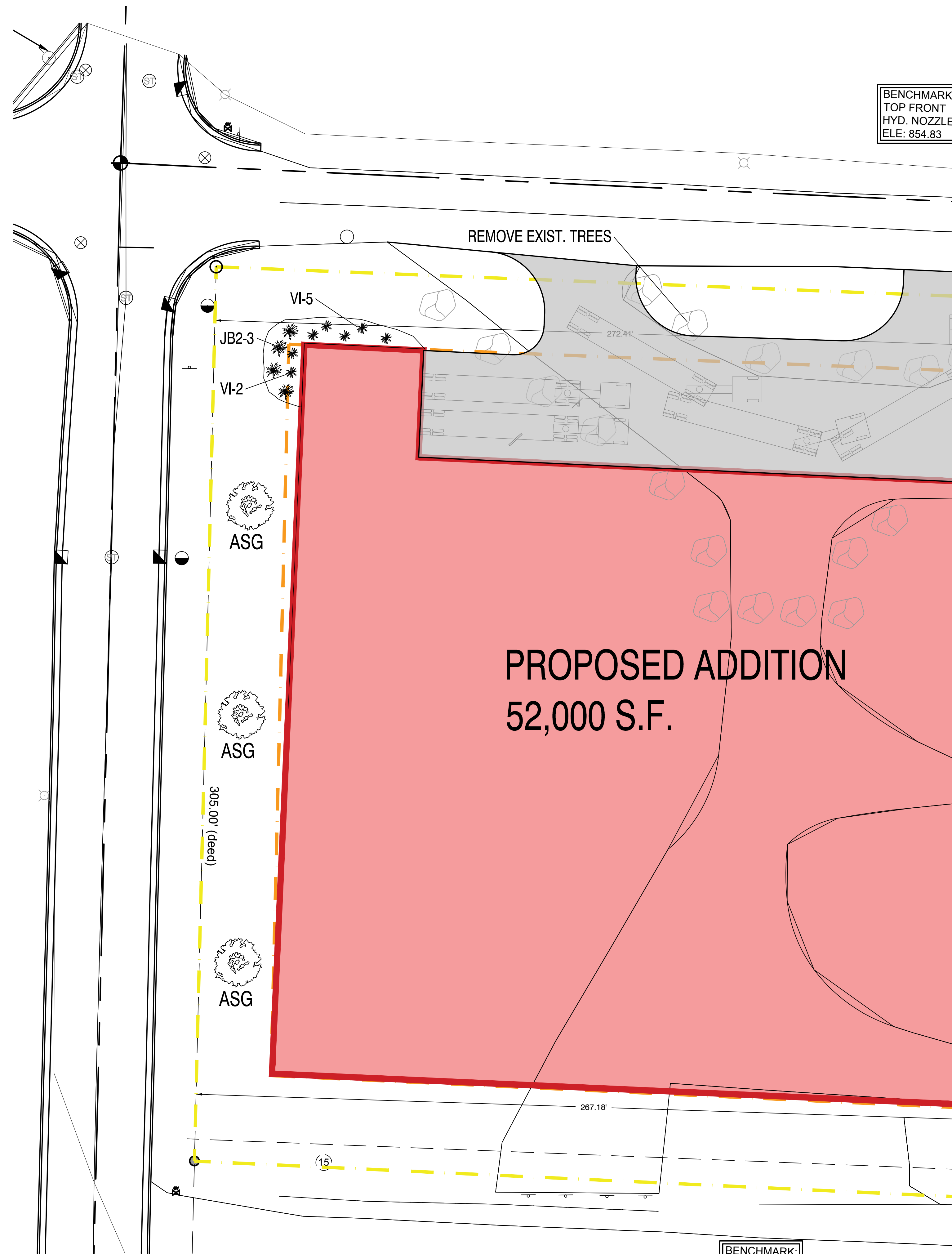
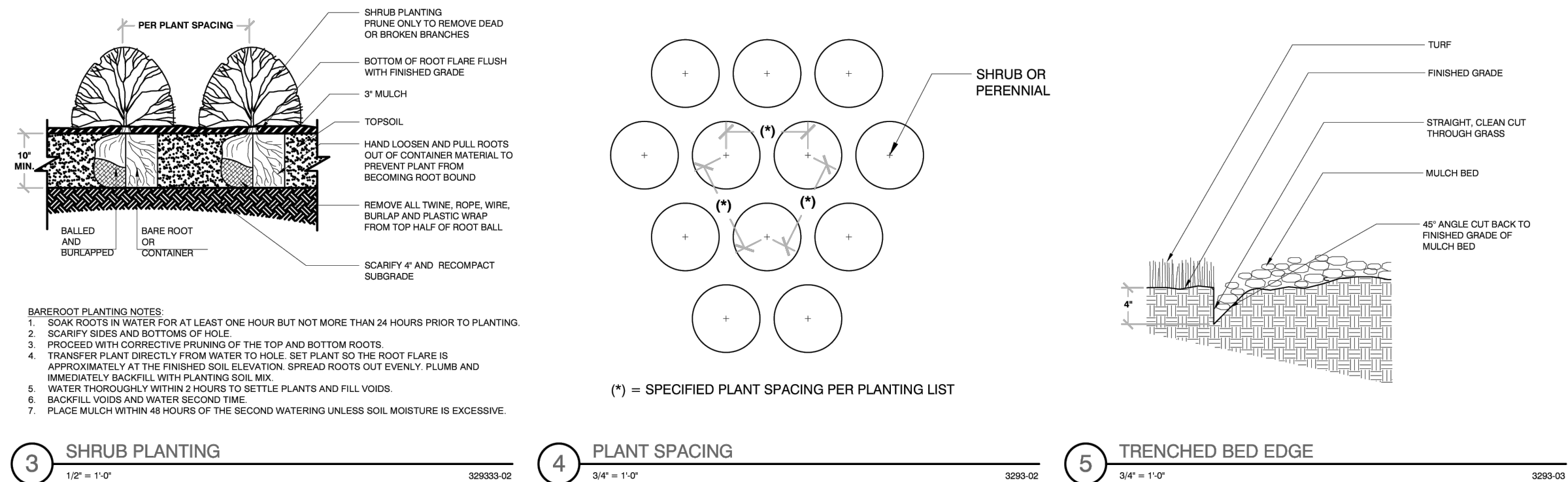
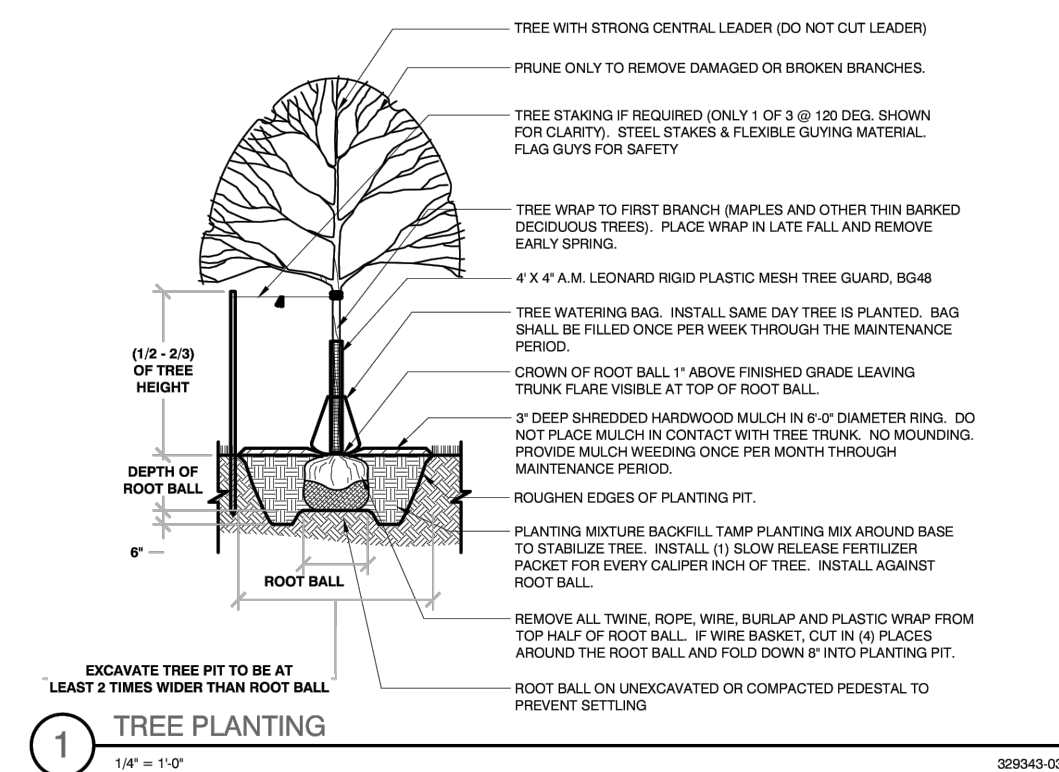
SOUTHERN AERIAL

3

RENDERINGS N.T.S.

PLANT SCHEDULE

<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>REMARKS</u>
<u>CLIMAX TREES (75 PTS EACH)</u>					
ASG	3	Acer saccharum `Green Mountain`	Green Mountain Maple	2" Cal.	50' T x 35' W
<u>LOW EVERGREEN SHRUBS (3 PTS EACH)</u>					
JB2	3	Juniperus horizontalis `Blue Forest`	Blue Forest Creeping Juniper	12" W	1' T x 4' W
<u>TALL DECIDUOUS SHRUBS (5 PTS EACH)</u>					
VI	7	Viburnum dentatum deamii `SMVDBL`	All That Glows® Arrowwood Viburnum	24" Ht.	5' T x 5' W
	650 sf	Turf Hydroseed	Drought Tolerant Fescue Blend		



BENCHMARK:
TOP FRONT
HYD. NOZZLE
ELE: 854.83



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P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

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SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:	
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Budget:	02/12/2024
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Record Drawings:	xx/xx/xxxx

REVISIONS:

[illegible]

PROJECT ADDRESS:

PROJECT NAME
Consolidated Ind. Building Addition
STREET ADDRESS
1207 Boomer Street
CITY/ STATE / ZIP
Watertown WI 53094

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BJZ	Pinnacle	--

Sheet Title:
LANDSCAPE PLAN

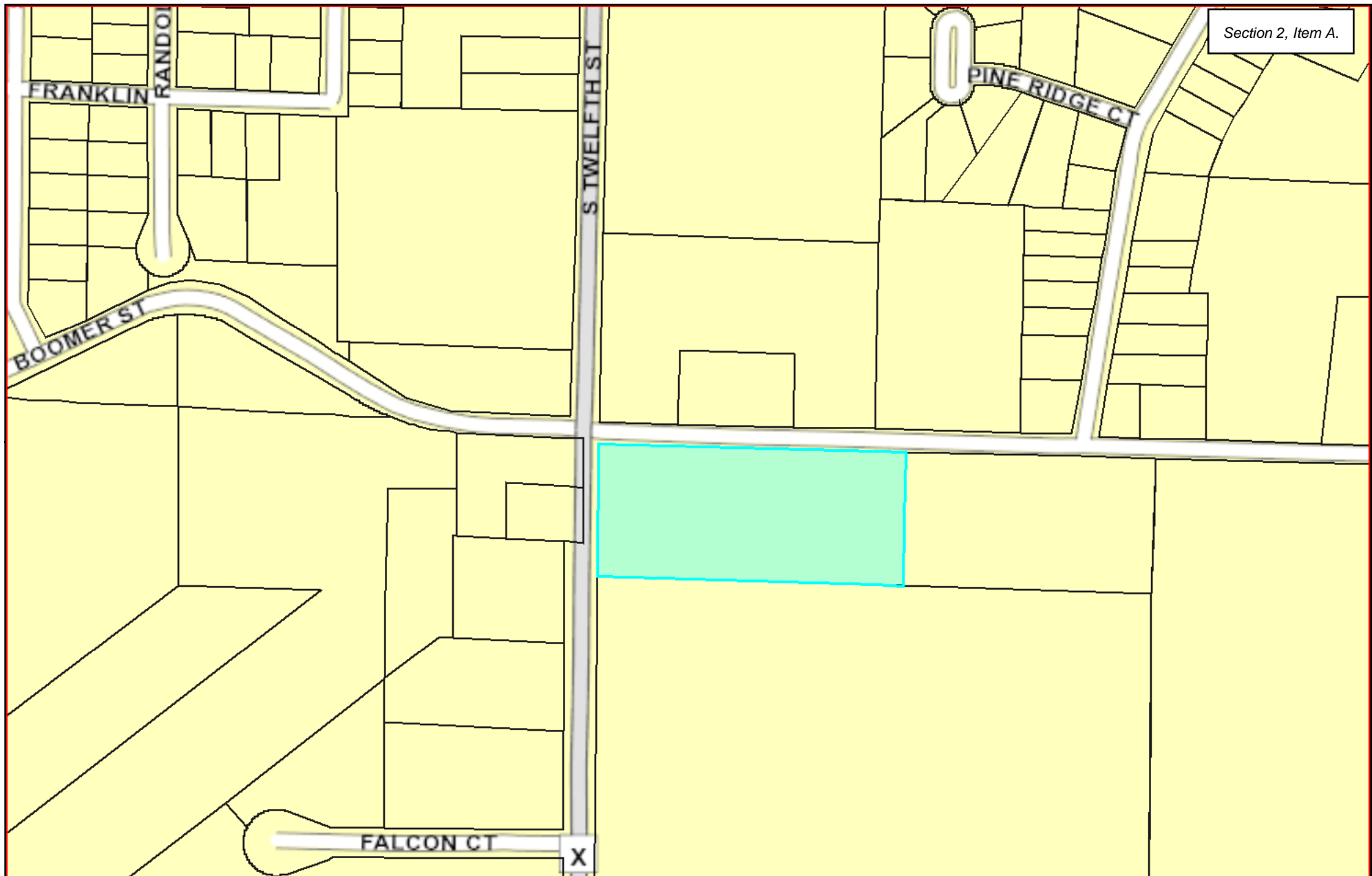
Sheet Number:

L-101

Project Number

P13601

LANDSCAPE PLAN 1" = 20'-0"



Parcels



Override 1

Parcels



City Limits



City of Watertown Geographic Information System

Scale: 1 inch = 300 feet

Printed on: May 17, 2017

SCALE BAR = 1"

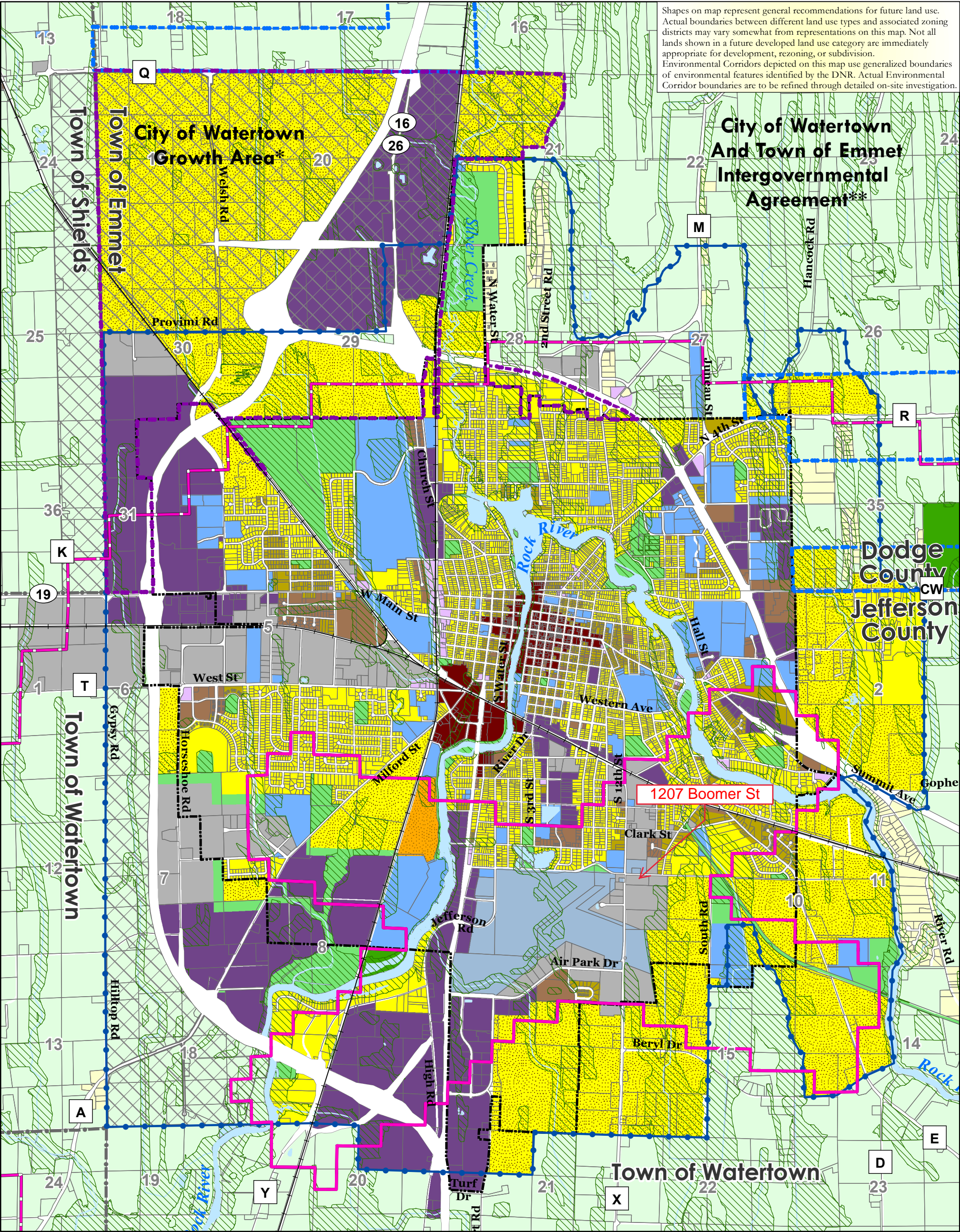
Author: Private Use

DISCLAIMER: This map is not a substitute for an actual field survey or onsite inspection.

The accuracy of this map is limited to the quality of the records from which it was derived.

Other inherent inaccuracies occur during the compilation process.

City of Watertown makes no warranty whatsoever concerning this information.



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.

City of Watertown And Town of Emmet Intergovernmental Agreement**

Dodge
County
Jefferson
County

1207 Boomer St

Future Land Use Urban Area

Map 6b

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

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

*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. Commercial Services/Retail
6. Institutional
7. Parks & Recreation



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

- City of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- 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

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ASSOCIATES INC.
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THE CITY OF
WATERTOWN
Opportunity runs through it.



0 0.25 0.5 1 Miles

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: August 26th, 2024
SUBJECT: Review of public hearing comments and recommendation to Council - County Road A Annexation

A request by Gremar LLC, agent for RJAB LLC, to annex land into the City of Watertown. Parcel PIN(s): 032-0815-0741-002

SITE DETAILS:

Acres: 20.0
Current Jurisdiction: Town of Watertown
Existing Land Use: Agriculture – Single-Family
Future Land Use Designation: Planned Neighborhood

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to annex approximately 20 acres from the Town of Watertown into the City of Watertown for a conceptual 48 lot residential subdivision. The annexation area includes one existing home with outbuildings owned by the applicant.

STAFF EVALUATION:

Chapter 550 Zoning

The Plan Commission, together with its other statutory duties, shall make reports and recommendations relating to the planning and development of the City to the Common Council. [Per §550-155A]

Wisconsin Statutes

Per Wisconsin Statutes a petition for direct annexation may be filed with the City Clerk for consideration by the Common Council.

Per Wisconsin State Statute § 66.0217(2)

(2) **DIRECT ANNEXATION BY UNANIMOUS APPROVAL.** Except as provided in this subsection and sub. (14), and subject to ss. 66.0301 (6) (d) and 66.0307 (7), **if a petition for direct annexation signed by all of the electors residing in the territory and the owners of all of the real property in the territory is filed with the city or village clerk, and with the town clerk of the town or towns in which the territory is located, together with a scale map and a legal description of the property to be annexed, an annexation ordinance for the annexation of the territory may be enacted by a two-thirds vote of the elected members of the governing body of the city or village** without compliance with the notice requirements of sub. (4). In an annexation under this subsection, subject to sub. (6), the person filing the petition with the city or village clerk and the town clerk shall, within 5 days of the filing, mail a copy of the scale map and a legal description of the territory to be annexed to the department and the governing body shall review the advice of the department, if any, before enacting the annexation ordinance. No territory may be annexed by a city or village under this subsection unless the territory to be annexed is contiguous to the annexing city or village.

PUBLIC HEARING COMMENT:

Section 2, Item B.

Public comments from the August 6th, 2024 Public Hearing before the Common Council are attached.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Negative recommendation of the Annexation to Common Council.
2. Positive recommendation of the Annexation to Common Council.
3. Positive recommendation of the Annexation to Common Council, with conditions identified by the Plan Commission:

ATTACHMENTS:

- Application materials.

Terry Lischka of 916 Casey Dr.

Eric Kluge of 915 Casey Dr.

Bill Hugin of 907 Casey Dr.

Robyn Kugath of 906 Casey Dr.

Laura Jedrzekewski of 917 Ridge Ct.

Kathie Hugin of 907 Casey Dr.

All spoke opposing the annexation stating concerns of:

- Rainwater mitigation
- Infrastructure
- Additional traffic
- Quality of the new builds
- Lack of high paying jobs
- Watertown becoming a commuter city
- Higher taxes due to increase in city services.

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102

wimunicipalboundaryreview@wi.gov
<https://doa.wi.gov/municipalboundaryreview>

Section 2, Item B.

Online Submittal and Payment: Instead of this form go to <https://appengine.egov.com/apps/wi/dir/annexation>
This will speed up the process by eliminating the time it used to take to mail the check to us.

Petitioner Information

Name: **Gremar LLC**

Phone: **920 543 5403**

Email: **cory@looshomes.com**

Contact Information if different than petitioner:

Representative's Name: **Cory ODonnell**

Phone:

E-mail:

1. Town(s) where property is located: **Watertown**

2. Petitioned City or Village: **City**

3. County where property is located: **Jefferson**

4. Population of the territory to be annexed:

5. Area (in acres) of the territory to be annexed: **20**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
032-0815-0741-002

Include these required items with this form:

- ☒ Legal Description meeting the requirements of [s.66.0217 \(1\) \(c\)](#) [see attached annexation guide]
- ☒ Map meeting the requirements of [s. 66.0217 \(1\) \(g\)](#) [see attached annexation guide]
- ☒ Signed Petition or Notice of Intent to Circulate [see attached annexation guide]
- ☒ Check or money order covering review fee [see next page for fee calculation]

(November 2022)

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

- \$350 Initial Filing Fee** (required with the first submittal of all petitions)
- \$200 – 2 acres or less
 - \$350 – 2.01 acres or more
-
- \$800 Review Fee** (required with all annexation submittals except those that consist ONLY of road right-of-way)
- \$200 – 2 acres or less
 - \$600 – 2.01 to 10 acres
 - \$800 – 10.01 to 50 acres
 - \$1,000 – 50.01 to 100 acres
 - \$1,400 – 100.01 to 200 acres
 - \$2,000 – 200.01 to 500 acres
 - \$4,000 – Over 500 acres
-
- \$1150 TOTAL FEE DUE** (Add the Filing Fee to the Review Fee)

Include check or money order, payable to: **Department of Administration**

DON'T attach the check with staples, tape, ...

**THE DEPARTMENT WILL NOT PROCESS
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee & form received: _____

Payer: _____

Check Number: _____

Check Date: _____

Amount: _____

ANNEXATION SUBMITTAL GUIDE

Section 2, Item B.

s. 66.0217 (5) THE PETITION

- ☒ State the purpose of the petition:
 - Direct annexation by unanimous approval; OR
 - Direct annexation by one-half approval; OR
 - Annexation by referendum.
- ☒ Petition must be signed by:
 - All owners and electors, if by unanimous approval.
 - See 66.0217 (3) (a), if by one-half approval.
 - See 66.0217 (3) (b), if by referendum.
- ☒ State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexe (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

- ☒ The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR
- ☐ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.
- ☐ The land may NOT be described only by:
 - Aliquot part;
 - Reference to any other document (plat of survey, deed, etc.);
 - Exception or Inclusion;
 - Parcel ID or tax number.

s. 66.0217 (1) (g) THE MAP

- ☒ The map shall be an **accurate reflection** of the legal description of the parcel being annexed. As such, it must show:
 - A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
 - Bearings and distances along all parcel boundaries as described.
 - All adjoining as referenced in the description.
- ☒ The map must include a **graphic scale**.
- ☒ The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]




s. 66.0217 FILING

- ☒ The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.
- ☐ If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).

ANNEXATION MAP

PART OF THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8
NORTH, RANGE 15 EAST, IN THE TOWN OF
WATERTOWN, JEFFERSON COUNTY, WISCONSIN

LEGEND

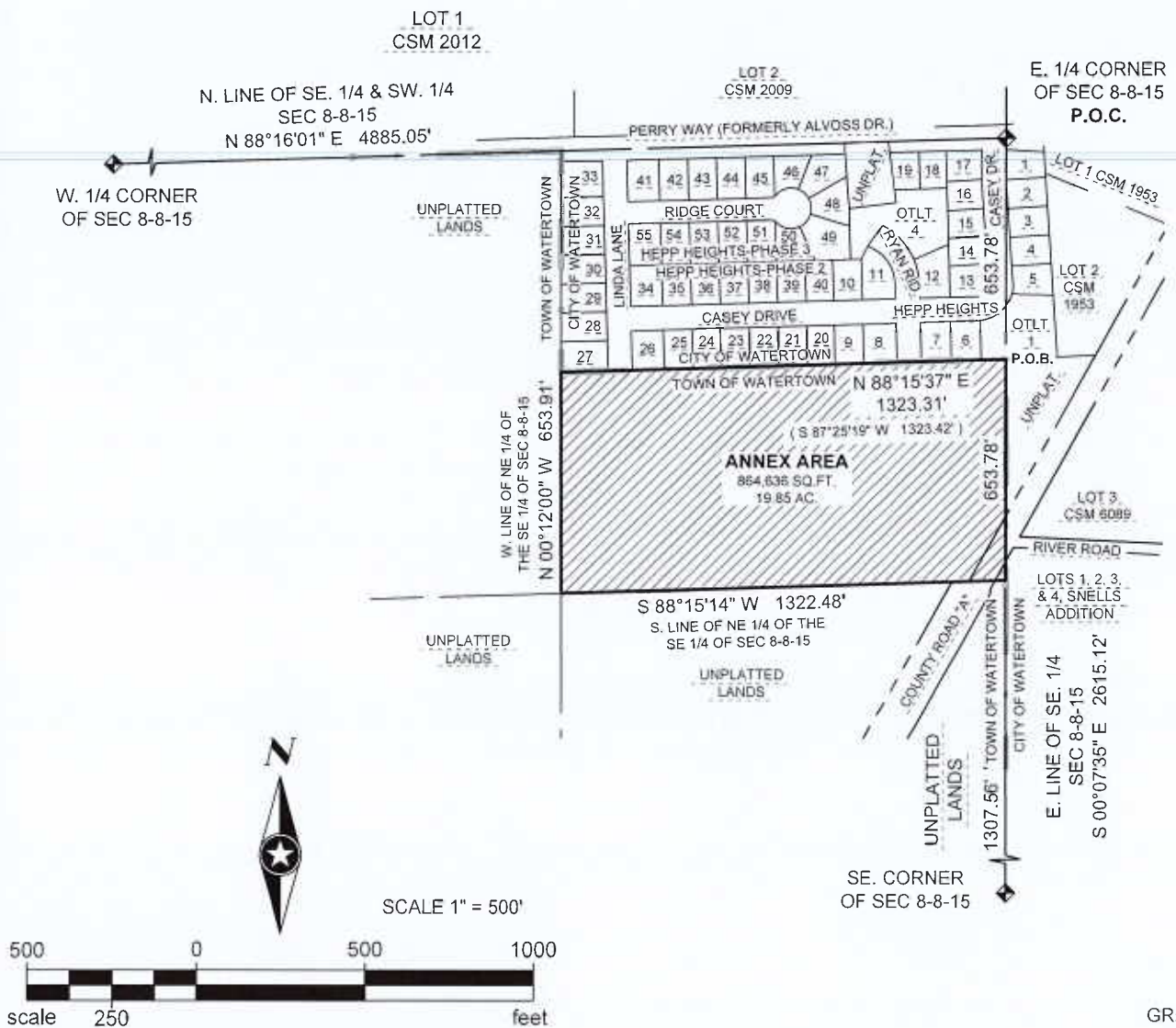
-  - ALUMINUM SECTION CORNER MONUMENT FOUND
-  - CORPORATE BOUNDARY
- P.O.C.** - POINT OF COMMENCEMENT
- P.O.B.** - POINT OF BEGINNING
- (XXXX)** - PLATTED AS BEARING & DISTANCE
-  - ANNEXATION AREA

LEGAL DESCRIPTION

Part of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 8 North, Range 15 East, in the Town of Watertown, Jefferson County, Wisconsin, more particularly described as follows:

Commencing at the East 1/4 corner of Section 8; thence South 00°07'35" East, along the East line of said Southeast 1/4 a distance of 653.78 feet to the Point of Beginning; thence continuing South 00°07'35" East along said East line a distance of 653.78 feet; thence South 88°15'14" West, along the South line of the Northeast 1/4 of the Southeast 1/4 a distance of 1322.48 feet; thence North 00°12'00" West, along the West line of the Northeast 1/4 of the Southeast 1/4 a distance of 653.91 feet to the Southwest corner of Lot 27 of Hepp Heights Phase 2; thence North 88°15'37" East, along the South line of said Hepp Heights Phase 2 and Hepp Heights, a distance of 1323.31 feet to the Point of Beginning.

Said lands contain 864,636 square feet, 19.85 acres, more or less.



PETITION FOR ANNEXATION OF LANDS
TO THE CITY OF WATERTOWN
DIRECT ANNEXATION BY UNANIMOUS CONSENT

TO: City of WATERTOWN
TO: Town of WATERTOWN

1. Pursuant to Section 66.0217 of the Wisconsin State Statues, I/we the undersigned, being the sole owner(s) and elector(s) of the land described in Annexation Map attached hereto, petition for Direct Annexation by Unanimous Consent of the land described in said Annexation Map from the Town of Watertown, in Jefferson County, Wisconsin, to the City of Watertown.
2. The population of said land is 2. The number of electors that reside on the lands to be annexed is 2.
3. Said land is contiguous to the City of Watertown and is presently part of the Town of Watertown, in Jefferson County, Wisconsin.
4. Area of lands to be annexed contains 20 acres.
5. Tax Parcel number(s) of lands to be annexed: 032-0815-0741-002

- Attach a copy of a complete legal description of the property.
- Attach a copy of a scale map of the property.
- Attach a copy of the most recent real estate tax bill.

Dated this 20th day of May, 2024

PROPERTY OWNER SIGNATURE(S):

Robert H. Weiland

Manager, RTA B LLC



THE CITY OF WATERTOWN

Building, Safety and Zoning Department

PLAN COMMISSION & SITE PLAN REVIEW APPLICATION

The following information must be submitted two weeks prior to any meeting for staff review and agenda placement. Meetings are every second & fourth Monday in the Council Chambers on the second floor of the Municipal Building, 106 Jones Street, Watertown, WI 53094.

OFFICE USE

Section 2, Item B.

Date Submitted: _____

Total Fees: \$ _____

Cash/Check/CC#: _____

Checks made payable to "City of Watertown".

Accepted by: _____

APPLICANT INFORMATION

Name	Gremar LLC		
Address	435 Village Walk Suite 2A	City, State, Zip: Johnson Creek WI 53038	
Phone	920 543 5403	Email: cory@looshomes.com	

PROPERTY OWNER INFORMATION

Name	RJAB LLC		
Address	W182N9049 Amy Ln Menomonee Falls WI 53051		
Phone		Email:	

SUBJECT PROPERTY INFORMATION

Property Address:	County Rd A Watertown WI	Property PIN:	032-0815-0741-002
Proposed Project:	48 lot residential development project		

APPLICATION TYPE (Select all that apply)

Item	Fees	Item	Fees
<input checked="" type="checkbox"/> Annexation	\$500	<input type="checkbox"/> Street Vacation	\$300
<input type="checkbox"/> Certified Survey Map (CSM) - City	\$300 + Park Ded. Fees	<input type="checkbox"/> Subdivision - Preliminary Plat - City	\$100 + \$50/acre
<input type="checkbox"/> Certified Survey Map (CSM) - Extraterritorial	\$50	<input type="checkbox"/> Subdivision - Final Plat - City	\$100 + \$50/lot + Park Ded. Fees
<input type="checkbox"/> Comp. Plan Amendment	\$500	<input type="checkbox"/> Subdivision Plat - Township	\$100 + \$50/lot
<input type="checkbox"/> Conditional Use Permit (CUP)	\$500	<input type="checkbox"/> Temporary Use	\$200
<input type="checkbox"/> Condominium	\$300	<input type="checkbox"/> Zoning Map Change (Rezoning)	\$500
<input type="checkbox"/> Group Development	\$500	<input type="checkbox"/> Zoning Ord. Change (Text Amendment)	\$200
<input type="checkbox"/> Planned Unit Development (PUD)	\$1,000	<input type="checkbox"/> Other: _____ Fee: \$ _____	
<input type="checkbox"/> Site/Building Plan Review	\$300		

This application, as completed, is true and correct.

SIGNATURE Robert H. Weiland, Manager RJAB LLC Date 5/20/2024

Please see Chapter 550-145 of the City of Watertown Ordinances for detailed submittals at www.ci.watertown.wi.us or contact the City of Watertown Zoning Administrator at 920-262-4060 to identify items that need to be provided for review. At minimum, the following should be provided:

- 1) One digital plan set shall be submitted to the Building, Safety & Zoning Department.
- 2) A brief description of the proposed project.

All storm water plans will be reviewed with applicable fees charged back to the applicant via City invoice.

Plan Commission Meeting Date _____ Meeting Time: 4:30 p.m.
Site Plan Meeting Date _____ Meeting Time: 1:30 p.m.

**PETITION FOR ANNEXATION OF LANDS
TO THE CITY OF WATERTOWN
DIRECT ANNEXATION BY UNANIMOUS CONSENT**

TO: City of WATERTOWN
TO: Town of WATERTOWN

1. Pursuant to Section 66.0217 of the Wisconsin State Statutes, I/we the undersigned, being the sole owner(s) and elector(s) of the land described in Annexation Map attached hereto, petition for Direct Annexation by Unanimous Consent of the land described in said Annexation Map from the Town of Watertown, in Jefferson County, Wisconsin, to the City of Watertown.
 2. The population of said land is 2. The number of electors that reside on the lands to be annexed is 2.
 3. Said land is contiguous to the City of Watertown and is presently part of the Town of Watertown, in Jefferson County, Wisconsin.
 4. Area of lands to be annexed contains 20 acres.
 5. Tax Parcel number(s) of lands to be annexed: 032-0815-0741-002
-
- Attach a copy of a complete legal description of the property.
 - Attach a copy of a scale map of the property.
 - Attach a copy of the most recent real estate tax bill.

Dated this 20th day of May, 2024

PROPERTY OWNER SIGNATURE(S):

Robert H. Winkler

Manager, RTA LLC

ELECTOR(S) SIGNATURE:

Kenneth M. Bubitz
KEN BUBITZ

Deborah A. Bubitz
DEB BUBITZ

ANNEXATION ORDINANCE

SPONSOR: MAYOR MCFARLAND, CHAIR
FROM: PLAN COMMISSION WITH POSITIVE RECOMMENDATION

WHEREAS, Greemar, LLC (applicant) and RJAB, LLC (owner) have filed with the Common Council, a Petition for Direct Annexation of Real Estate by Unanimous Approval with the City of Watertown, Jefferson and Dodge Counties, Wisconsin; and

WHEREAS, a copy of said Petition has been reviewed by the City of Watertown Plan Commission and the state of Wisconsin Department of Administration, and has been provided to the Town Clerk of the Town of Watertown, Jefferson County, Wisconsin, in compliance with Section 66.0217(2) of the Wisconsin Statutes; and

WHEREAS, the City of Watertown Plan Commission and the State of Wisconsin Department of Administration have indicated their support for the annexation.

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF WATERTOWN DO ORDAIN
AS FOLLOWS:

SECTION 1: That the following described real estate be, and the same is, hereby annexed to the corporate city limits of the City of Watertown from the Town of Watertown, Jefferson County, Wisconsin, to-wit:

Part of the Northeast ¼ of the Southeast ¼ of Section 7, Township 8 North, Range 15 East, in the Town of Watertown, Jefferson County, Wisconsin, more particularly described as follows:

Commencing at the East ¼ corner of Section 7; thence South 00°07'35" East, along the East line of said Southeast ¼ a distance of 653.78 feet to the Point of Beginning; thence continuing South 00°07'35" East along said East line a distance of 653.78 feet; thence South 88°15'14" West, along the South line of the Northeast ¼ of the Southeast ¼ a distance of 1322.48 feet; thence North 00°12'00" West, along the West line of the Northeast ¼ of the Southeast ¼ a distance of 653.91 feet to the Southwest corner of Lot 27 of Hepp Heights Phase 2; thence North 88°15'37" East, along the South line of said Hepp Heights Phase 2 and Hepp Heights, a distance of 1323.31 feet to the Point of Beginning.

Said lands contain 864,636 square feet, 19.85 acres, more or less.

PIN: 032-0815-0741-002 (N9009 County Road A, Watertown, WI 53094);

IT IS FURTHER ORDAINED AS FOLLOWS:

That the above-described real estate shall be made a part of the 5th Aldermanic District, 9th Ward of the City of Watertown, Jefferson County, Wisconsin.

IT IS FURTHER ORDAINED AS FOLLOWS:

That the above-described real estate shall be zoned as the Single-Family Residential (SR-4) Zoning District.

SECTION 2. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall take effect and be in force the day after its passage and publication.

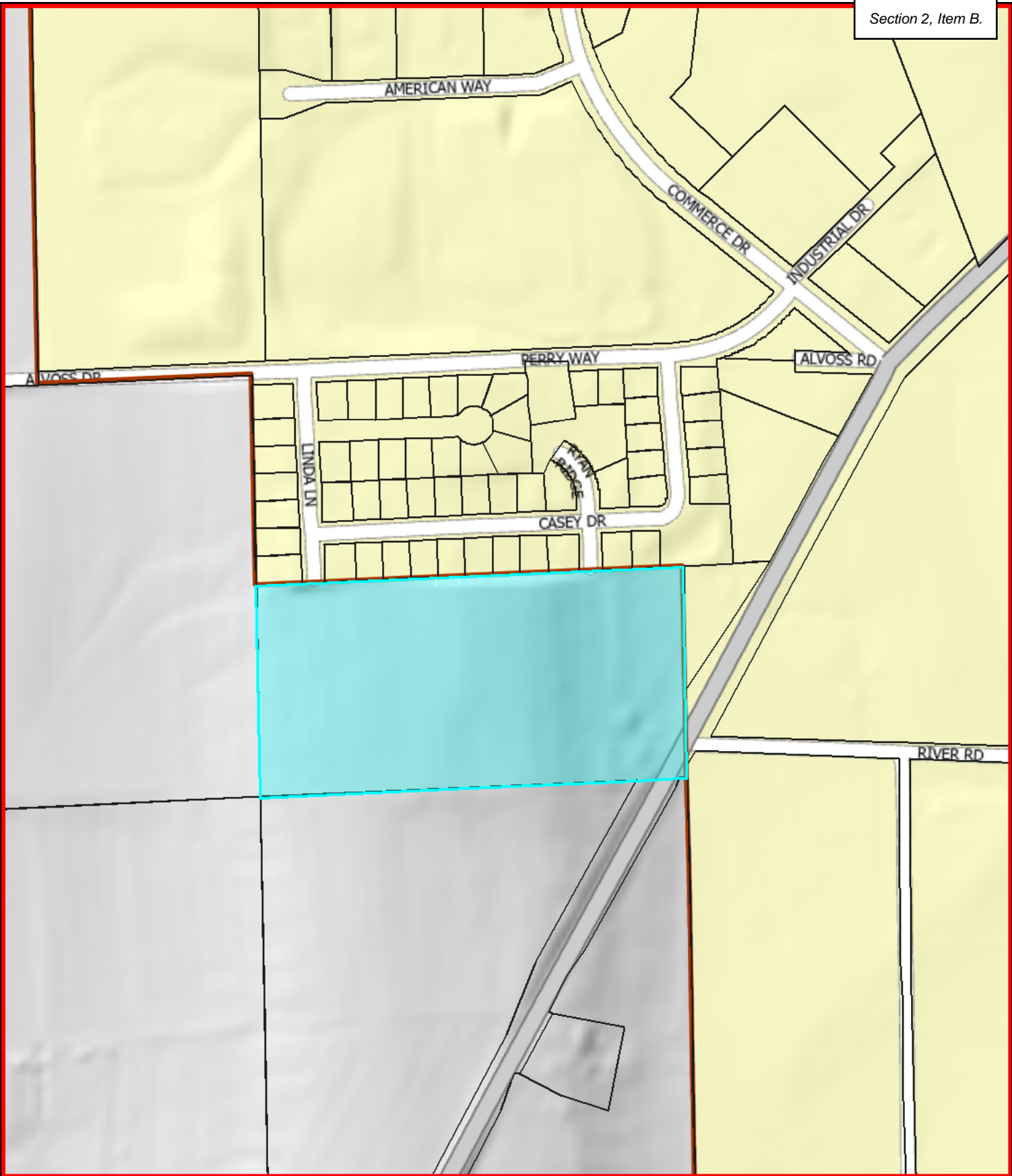
DATE:	Sept 3, 2024		Sept 17, 2024	
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
BOARD				
BARTZ				
BLANKE				
SMITH				
SCHMID				
WETZEL				
MOLDENHAUER				
MAYOR MCFARLAND				
TOTAL				

ADOPTED August 20, 2024

CITY CLERK

APPROVED August 20, 2024

MAYOR



Parcels



Override 1

Parcels



City Limits



City of Watertown Geographic Information System

Scale: 1 inch = 400 feet

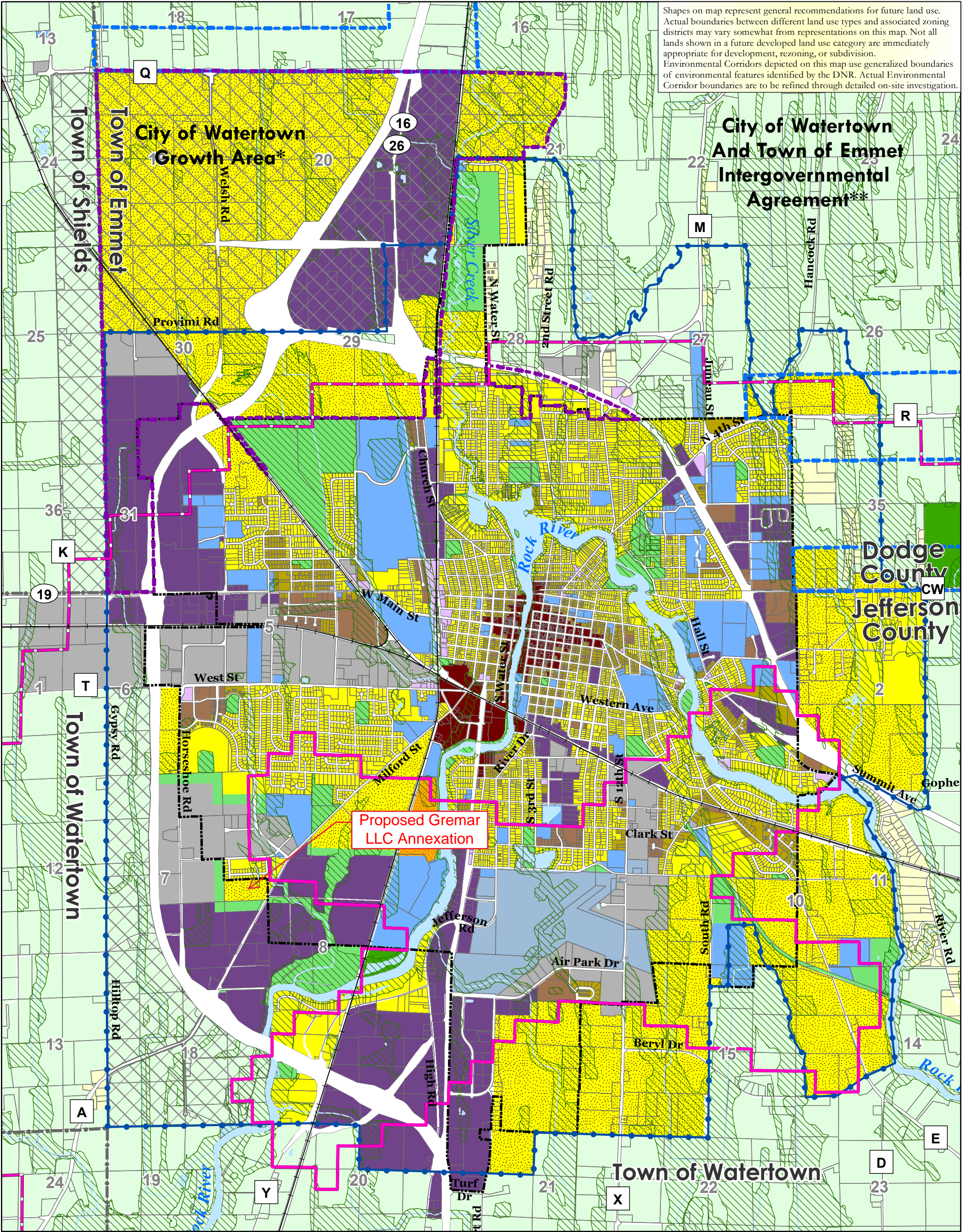
SCALE BAR = 1"

Printed on: May 30, 2024

Author: Private Use

DISCLAIMER: This map is not a substitute for an actual field survey or on-site investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.





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.

City of Watertown And Town of Emmet Intergovernmental Agreement**

Dodge
County
Jefferson
County

Proposed Greomar
LLC Annexation

Future Land Use Urban Area

Map 6b

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

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

*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. Commercial Services/Retail
6. Institutional
7. Parks & Recreation



- City of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- 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

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change



0 0.25 0.5 1 Miles

Gremar LLC Annexation Schedule 8-21-24

Timeline	Annexation
June 24	Plan Commission Meeting <ul style="list-style-type: none"> Review and Recommendation of Annexation Ordinance to Council
June 25	<ul style="list-style-type: none"> Submit the Notice of Public Hearing to the local paper indicating the date of the Public Hearing for the Rezoning. Submit annexation ordinance to City attorney for review and approval.
July 1	<ul style="list-style-type: none"> Publication of Notice of Public Hearing (<i>Class 1 at least 30 days prior to Public Hearing</i>)
Aug 6	Common Council Meeting: <ul style="list-style-type: none"> Public Hearing on Annexation
Aug 26	Plan Commission Meeting <ul style="list-style-type: none"> Review of Public Comments and Recommendation of Annexation Ordinance to Council
Sept 3	Common Council Meeting: <ul style="list-style-type: none"> Common Council 1st reading of Annexation Ordinance
Sept 17	Common Council Meeting: <ul style="list-style-type: none"> Common Council 2nd reading and approval of Annexation Ordinance
Next Steps: <ul style="list-style-type: none"> Platting <ul style="list-style-type: none"> State Review County Review Engineering Review Site Plan Review and Approval Plan Commission Review and Approval Common Council Review and Approval Grading Construction of Roads and Infrastructure Building Permits Home Construction 	

WATERTOWN

Regular Plan Commission Meeting: Second & Fourth Mondays

Regular Common Council Meetings: First and Third Tuesdays

Newspaper: Published daily; Legal notices due 3 days prior to publishing

MEMO

Administration

To: Plan Commission and Mayor McFarland

From: Mason Becker, Strategic Initiatives and Development Coordinator

Date: August 21, 2024

Subject: Staff response to public annexation comments/questions

Background

This memo is intended to address some of the concerns and questions that were brought up at the public hearing on August 6, 2024, about the petition for direct annexation and future development of land by Greomar LLC at N9009 County Road A. The annexation item on the agenda at the August 6, 2024, Common Council meeting was tabled and sent back to Plan Commission, in order to allow the Plan Commission to review the public comments given.

The following major items were expressed as questions or concerns:

Stormwater concerns: City staff, including our stormwater project manager, will review the developer's stormwater plans before issuing any of the necessary pre or post stormwater permits. We will also investigate the status of the current pond to ensure it is being properly maintained. It is customary at this point in a development to not have engineered stormwater plans.

Park and sidewalks: We have consulted with the developer and also our Parks & Recreation Director, Kristine Butteris. A preliminary concept has been agreed to that would create a new neighborhood park on undeveloped lots within the current Hepp Heights subdivision. This park would serve residents in both the existing and the new subdivision. Further improvement and creation of additional public sidewalks would be an issue for the Public Works Commission to examine.

Infrastructure and traffic flow: Linda Lane and Ryan Ridge were both built with planned future expansion south. Further, an outlet going west is in their concept plan.

Quality of homes built: The developer, Loos Homes, has built many houses already in our community, including in Hepp Heights and Grandview Heights. We have heard some of these owners speak proudly of their homes in public meetings. The developer has indicated these will not be in a starter home price range, but in a range of \$400,000 and up.

Lack of high-paying jobs/Watertown becoming a "bedroom/commuter" city: We currently have at least one major employer looking at a possible expansion. We have also had several employers of

MEMO

different sizes express that lack of available housing in Watertown is a key barrier to them attracting and retaining workforce. It could be argued that adding more housing will make it more likely that we attract additional employers and jobs, not less.

Higher taxes due to increased city services: Growing the City's tax base makes it more likely that the mill rate will remain more stable over time.

Start of construction: The developer has indicated a likely Spring 2025 start of construction.

Budget Goal

1. Proactively maintains and improves our parks and infrastructure in an effort to ensure quality, safety, and compliance.
2. Promotes and fosters innovative approaches for community development and growth.

Financial Impact

Annexation of this land into the City will generate property tax revenue, which will increase once the proposed subdivision is built. In turn, the new homes will generate economic activity within the city during and after construction and will help address our identified shortage of available housing.

Recommendation

City staff recommend that the Plan Commission send this annexation back to the Common Council with a positive recommendation.



Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: Aug 26th, 2024
SUBJECT: Recommendation to Council, Rock River Ridge - Final Plat

A requested by Nate Peters, agent for the Greater Watertown Community Health Foundation, for review and recommendation of the Rock River Ridge Final Plat within the City of Watertown. Parcel PIN(s): 291-0815-0814-001

SITE DETAILS:

Acres: 48.53
Current Zoning: Planned Office and Institutional
Existing Land Use: Vacant Land
Future Land Use Designation: Riverside Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is seeking review and recommendation to Common Council of a final plat to create a 97 Lot subdivision plat with a mixture of Single-Family, Twin-Home, and Multi-Family Lots. Lots 1 thru 18 are proposed for Twin Home Development, lots 19 thru 96 are proposed for Single-Family Development, and Lot 97 is proposed for Multi-Family Development. In addition, parkland is being dedicated to the south of Lot 97 and three Outlots are proposed. The plat will dedicate an extension of Johnson St to the south ending in cul-du-sac to be called Johnson Court. Three other roads are also being dedicated by the plat: Cedar Court, Ridgeview Drive, and Ridgeview Court. Ridgeview Drive will connect with Hoffman Drive to the east.

STAFF EVALUATION:

Wisconsin Statutes

Per the Wisconsin Statutes it is the role of the Plan Commission to review and recommend to Council all plats of land within the City.

Per Wisconsin State Statute § 62.23(5):

- (5) **Matters referred to city plan commission.** The council, or other public body or officer of the city having final authority thereon, shall refer to the city plan commission, for its consideration and report before final action is taken by the council, public body or officer, the following matters: The location and architectural design of any public building; the location of any statue or other memorial; the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley or other public way, park, playground, airport, area for parking vehicles, or other memorial or public grounds; the location, extension, abandonment or authorization for any public utility whether publicly or privately owned; **all plats of lands in the city** or within the territory over which the city is given platting jurisdiction by ch. 236; the location, character and extent or acquisition, leasing or sale of lands for public or semipublic housing, slum clearance, relief of congestion, or vacation camps for children; and the amendment or repeal of any ordinance adopted pursuant to this section. Unless such report is made within 30 days, or such longer period as may be stipulated by the common council, the council or other public body or officer, may take final action without it.

106 Jones Street • P.O. Box 477 • Watertown, WI 53094-0477 • Phone 920.262.4060

Opportunity Runs Through It

Land Use

Within the City Code, Chapter 545 Subdivision of Land outlines the procedures and requirements for final plat review of subdivisions within the City. [*per § 545-14*] Under the final platting procedures, requests for approval of the final plat shall be submitted to the Plan Commission and the State of Wisconsin. The plat can also be sent the county for review and comment.

Jefferson County Comments:

No additional comments.

State Agency Comments:

WDOA provided comments (attached). Applicant has indicated all these corrections have been made.

The Plan Commission shall recommend approval, denial, or approval with conditions of the final plat to the Common Council [*per § 545-14A(3)*].

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the final plat.
2. Approve the final plat without conditions.
3. Approve the final plat with conditions as identified by the Plan Commission:

ATTACHMENTS:

- Application materials.

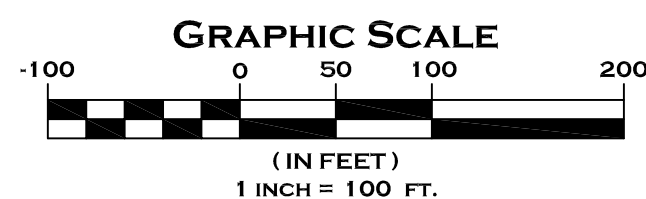
ROCK RIVER RIDGE SUBDIVISION

LOT 1 OF CERTIFIED SURVEY MAP NO. 4146, BEING PART OF GOVERNMENT LOTS 1 AND 2 IN SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SEE SHEET 2 FOR AIRPORT HEIGHT RESTRICTIONS
SEE SHEET 3 FOR CURVE AND LINE TABLES



BEARING BASIS:
ALL BEARINGS REFER TO THE NORTH LINE OF THE
NORTHEAST 1/4 OF SECTION 8, WHICH HAS A
WISCONSIN COUNTY COORDINATE SYSTEM (JEFFERSON
COUNTY) BEARING OF N 86°54'23" W.



- LEGEND**
- — INDICATES A 1 1/4"X18" IRON ROD WEIGHING 3.65 LBS/FT, SET
 - — INDICATES IRON PIPE FOUND AND ACCEPTED UNLESS NOTED OTHERWISE
 - △ — MAG NAIL FOUND
 - ⓓ — ALL OTHER CORNERS ARE MONUMENTED BY AN 3/4"X18" IRON ROD WEIGHING 1.68 LBS/FT., SET
 - ⓓ — 291,515 SQ. FT. DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

LOT PAIRINGS

THE FOLLOWING LOTS ARE TO BE COMBINED IN PAIRS FOR 1 STRUCTURE PER TWO LOTS

- 1-2
- 3-4
- 5-6
- 7-8
- 9-10
- 11-12
- 13-14
- 15-16
- 17-18

Office of the Register of Deeds

County, Wisconsin

Received for Record _____ 20____

at _____ o'clock _____ M as document # _____

_____ in _____

Register of Deeds

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

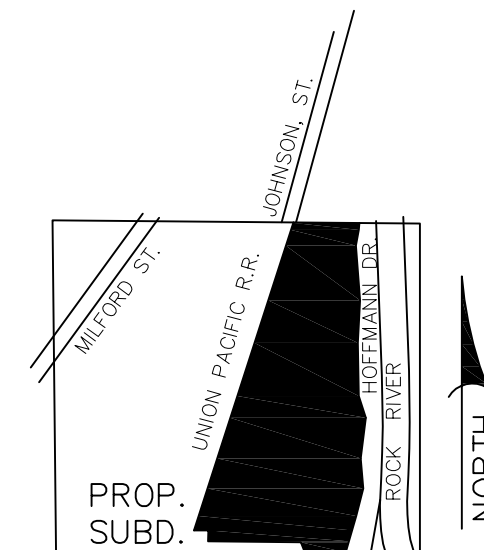
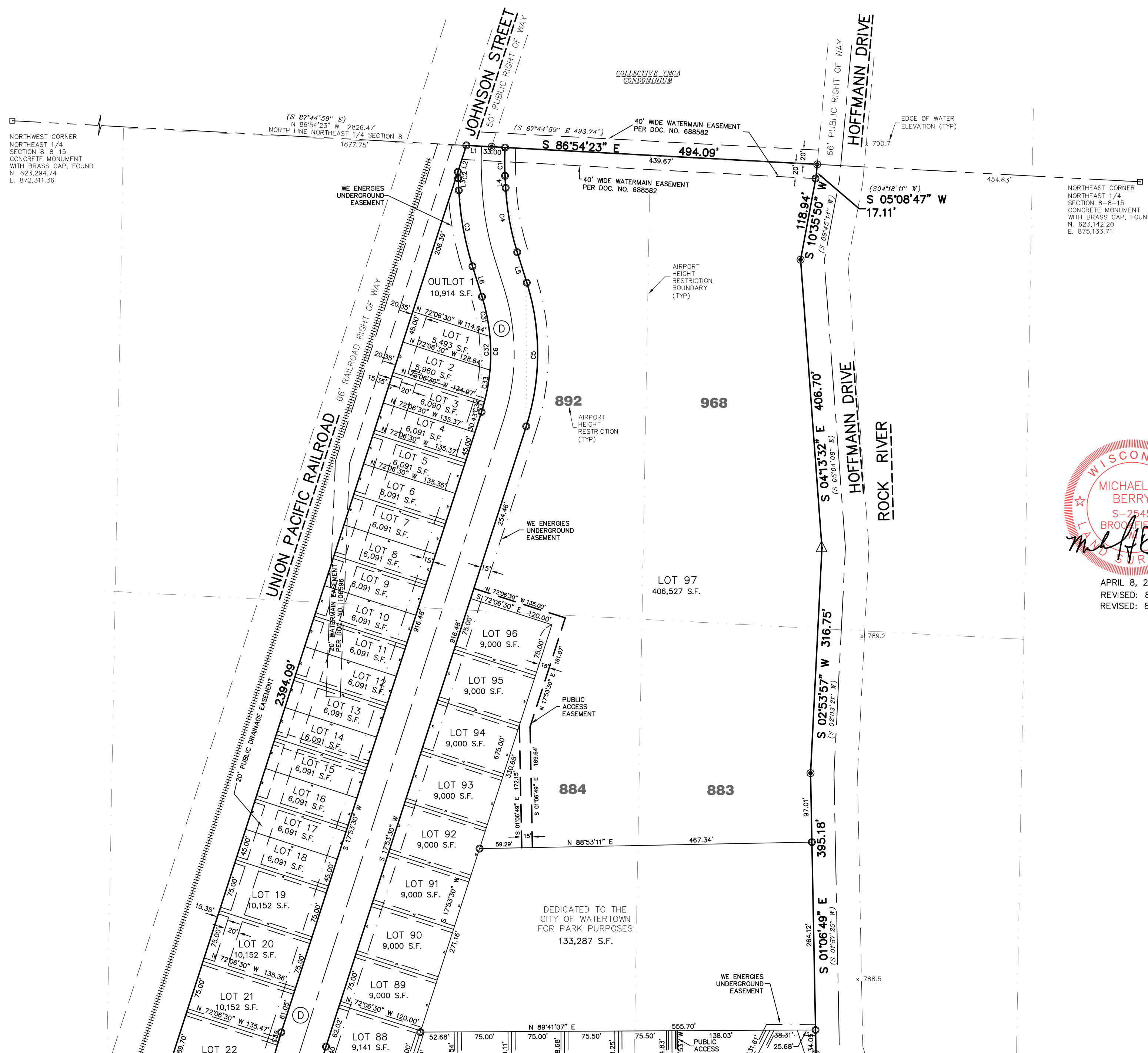
Certified _____, 20____

Department of Administration



CSE

CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM



VICINITY MAP
1" = 2000'
NE 1/4 8-8-15

OWNER/SUBDIVIDER:
HOFFMANN MATZ, LLC
600 E. MAIN ST.
WATERTOWN, WI 53094

SURVEYOR:
CAPITOL SURVEY ENTERPRISES
2015 LaCHANDELLE CT.
BROOKFIELD, WI 53045
262-786-6000

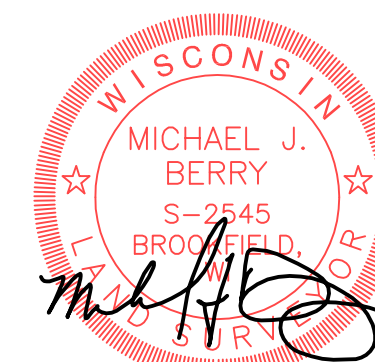
NOTES
LOTS 29 - 57 & 67 ARE WITHIN 500' OF
A WASTEWATER TREATMENT FACILITY.
SUBDIVIDER AND LOT OWNER AGREE THAT
IDENTIFIED LOTS WITHIN THE SUBDIVISION
PLAT ARE LOCATED WITHIN WASTEWATER
TREATMENT FACILITY SEPARATION
DISTANCES IDENTIFIED IN WISCONSIN
DEPARTMENT OF NATURAL RESOURCES NR
110, SEWERAGE SYSTEMS, FOR MECHANICAL
TREATMENT FACILITIES, EFFLUENT HOLDING
AND POLISHING PONDS, AND
ACKNOWLEDGES PRESENCE OF NUISANCE
ASSOCIATED WITH WASTEWATER TREATMENT
FACILITY OPERATION WITHIN REFERENCED
SEPARATION DISTANCES.

THIS PLAT HAS AIRPORT APPROACH
PROTECTION ZONE ELEVATION LIMITS AS
SHOWN ON SHEET 2 FOR ALL BUILDINGS,
STRUCTURES AND OBJECTS OF NATURAL
GROWTH, WHETHER OR NOT SUCH BUILDINGS,
STRUCTURES AND OBJECTS OF NATURAL
GROWTH ARE IN EXISTANCE.

ALL CONVEYANCES OF LOTS 1 - 18 IN
THIS SUBDIVISION SHALL BE DEEMED TO
INCLUDE AS AN APPURTENANCE AN
UNDIVIDED 1/18 INTEREST IN OUTLOT 1. ALL
CONVEYANCES OF LOTS 19-96 IN THIS
SUBDIVISION SHALL BE DEEMED TO INCLUDE
AS AN APPURTENANCE AN UNDIVIDED 1/78
INTEREST IN OUTLOTS 2 & 3. THE
STORMWATER MANAGEMENT AREAS,
WHETHER OR NOT SUCH FRACTIONAL
INTEREST IS SPECIFICALLY SET FORTH IN
THE CONVEYING INSTRUMENT, UNLESS SUCH
FRACTIONAL INTEREST IDENTIFIED WITH A
PARTICULAR LOT HAS BEEN ACQUIRED BY A
MUNICIPALITY OR OTHER LOT OWNER IN
THIS SUBDIVISION, SUCH UNDIVIDED
FRACTIONAL INTERESTS SHALL BE HELD AS
TENANTS IN COMMON WITH THE FRACTIONAL
INTERESTS HELD BY OTHER LOT OWNERS,
AND SHALL NOT BE CONVEYED WITHOUT
THE LOT TO WHICH IT IS APPURTENANT
EXCEPT AS ABOVE.

THE OWNER CAUSING THIS LAND TO
BE PLATTED SHALL INCORPORATE A
HOMEOWNER'S ASSOCIATION OPERATING
UNDER WIS. STATUTE 779.70 FOR THE
PURPOSE OF MANAGING THE STORMWATER
MANAGEMENT AREA COMMON PROPERTY
AND LEVYING SUCH ASSESSMENTS AS
REQUIRED. IF THE HOMEOWNER'S
ASSOCIATION DEFAULTS ON REQUIRED
MAINTENANCE, THE CITY MAY PERFORM
NECESSARY MAINTENANCE AND ASSESS THE
COST PRO RATA TO THE HOLDERS OF
FRACTIONAL INTERESTS IN OUTLOT 1.

UTILITY EASEMENT RESTRICTION
UTILITY EASEMENTS SET FORTH HEREIN ARE FOR THE
USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES
HAVING THE RIGHT TO SERVE THIS SUBDIVISION. NO
UTILITY POLE, PEDESTAL OR CABLE SHALL BE PLACED SO
AS TO DISTURB ANY SURVEY MONUMENT OR OBSTRUCT
VISION ALONG ANY LOT OR STREET LINE. THE
UNAUTHORIZED DISTURBANCE OF A SURVEY MONUMENT IS
A VIOLATION OF S.236.32 OF WISCONSIN STATUTES.

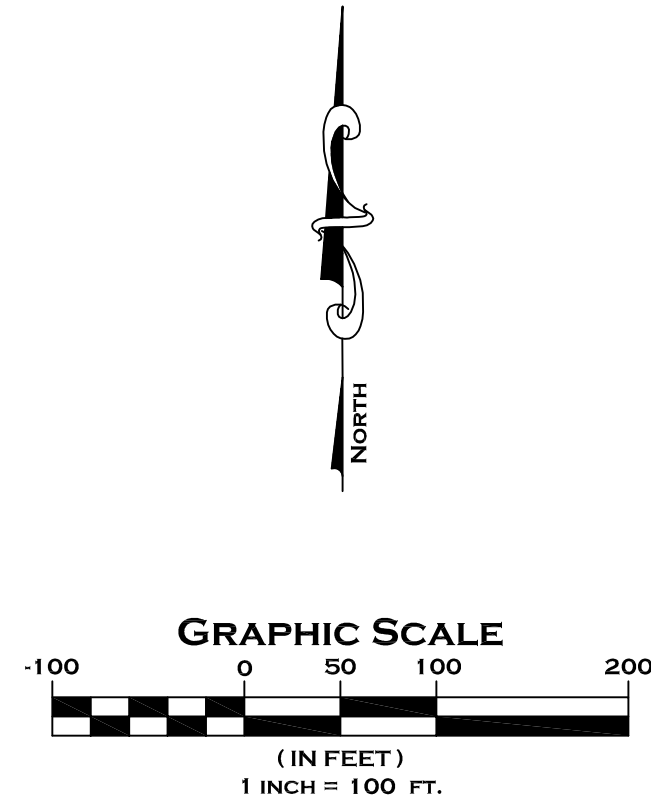


APRIL 8, 2024
REVISED: 8/14/24
REVISED: 8/20/24

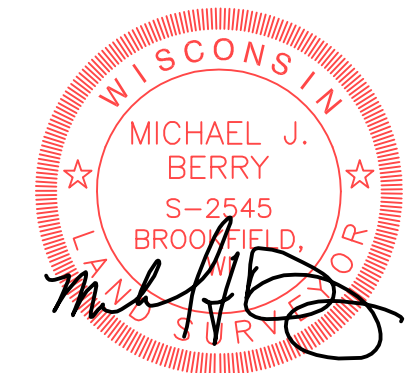
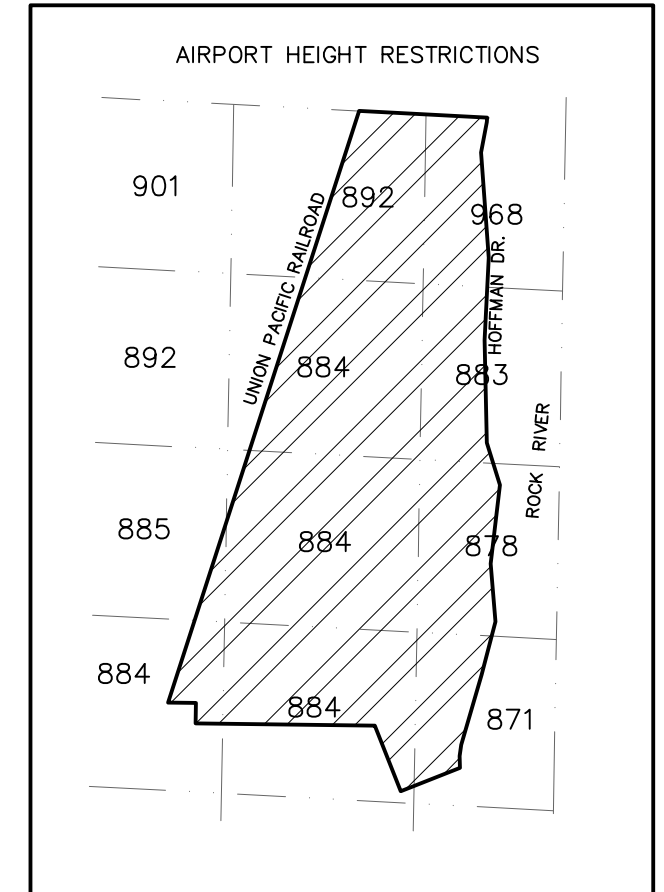
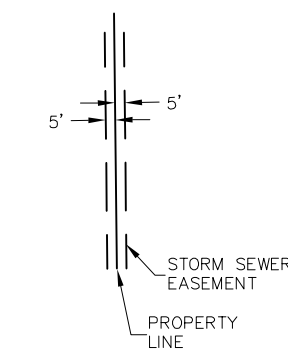
ROCK RIVER RIDGE SUBDIVISION

LOT 1 OF CERTIFIED SURVEY MAP NO. 4146, BEING PART OF GOVERNMENT LOTS 1 AND 2 IN SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SEE SHEET 3 FOR CURVE AND LINE TABLES



DETAIL
PRIVATE
STORM SEWER
EASEMENT
(TYPICAL)



APRIL 8, 2024
REVISED: 8/14/24
REVISED: 8/20/24

CSE
CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

THIS INSTRUMENT DRAFTED BY MICHAEL J BERRY

SHEET 2 OF 3

ROCK RIVER RIDGE SUBDIVISION

LOT 1 OF CERTIFIED SURVEY MAP NO. 4146, BEING PART OF GOVERNMENT LOTS 1 AND 2 IN SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
JEFFERSON COUNTY) SS

I, MICHAEL J BERRY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4146, BEING PART OF GOVERNMENT LOTS 1 AND 2 IN SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.
BOUNDED AND DESCRIBED AS FOLLOWS:

LOT 1 OF CERTIFIED SURVEY MAP NO. 4146, RECORDED IN THE JEFFERSON COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 1064067, BEING PART OF GOVERNMENT LOTS 1 AND 2 IN SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

CONTAINING: 2,115,957 SQUARE FEET OR 48.5757 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF HOFFMAN MATZ LLC, OWNERS OF SAID LAND.

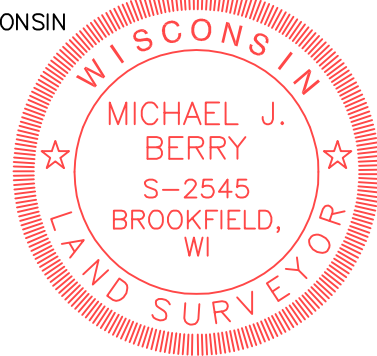
THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN, THE ORDINANCES OF THE CITY OF WATERTOWN, AND THE ORDINANCES OF JEFFERSON COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 8TH DAY OF APRIL, 2024.

REVISED: 8/14/24
REVISED: 8/20/24

PROFESSIONAL LAND SURVEYOR,
S-2545
STATE OF WISCONSIN



UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

_____, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee,

_____, Grantee, and

_____, Grantee

_____, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

CORPORATE OWNER'S CERTIFICATE

HOFFMAN MATZ, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFY THAT THEY HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED, AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF WATERTOWN.

IN WITNESS WHEREOF, HOFFMAN MATZ, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY TINA CRAVE, ITS CEO AT _____, WISCONSIN, THIS _____ DAY OF _____, 2024.

TINA CRAVE,
REPRESENTATIVE

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024 TINA CRAVE, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE

APPROVED, THAT THE PLAT ROCK RIVER RIDGE, IN THE CITY OF WATERTOWN, HOFFMAN MATZ LLC, OWNER, IS HEREBY APPROVED BY THE PLAN COMMISSION.

APPROVED AS OF THIS DAY _____ DAY OF _____, 2024.

DATE: _____
EMILY MCFARLAND, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE PLAN COMMISSION OF THE CITY OF WATERTOWN.

DATE: _____
MEGAN DUNNEISEN, CITY CLERK

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
JEFFERSON COUNTY) SS

I, _____, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF WATERTOWN, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ (DATE) ON ANY LAND INCLUDED IN THE PLAT OF ROCK RIVER RIDGE.

(DATE) _____ CITY OF WATERTOWN TREASURER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
JEFFERSON COUNTY) SS

I, _____, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF JEFFERSON, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ (DATE) AFFECTING THE LANDS INCLUDED IN THE PLAT OF ROCK RIVER RIDGE.

(DATE) _____ TREASURER

CURVE TABLE							
CURVE	LENGTH	RADIUS	CHORD	CH. BEARING	DELTA	TANGENT IN	TANGENT OUT
C1	39.78'	367.00'	39.76'	S 00°04'36" W	61°2'35"	S 00°05'37" W	S 03°01'42" E
C2	9.02'	433.00'	9.02'	S 02°25'54" E	111°1'37"	S 88°09'55" W	S 03°01'42" E
C3	108.72'	433.00'	108.43'	S 10°13'16" E	14°23'08"	S 03°01'42" E	S 17°24'50" E
C4	92.14'	367.00'	91.90'	S 10°13'16" E	14°23'08"	S 03°01'42" E	S 17°24'50" E
C5	205.19'	333.00'	201.96'	N 00°14'20" E	35°18'20"	S 17°24'50" E	S 17°53'30" W
C6	164.52'	267.00'	161.93'	N 00°14'20" E	35°18'20"	S 17°24'50" E	S 17°53'30" W
C7	116.36'	777.00'	116.25'	S 13°38'06" W	8°34'48"	S 17°53'30" W	S 08°18'42" W
C8	274.31'	843.00'	273.10'	S 08°34'11" W	18°38'38"	S 17°53'30" W	S 00°45'08" E
C9	12.21'	7.00'	10.72'	S 40°39'54" E	99°57'12"	S 09°18'42" W	N 89°21'30" E
C10	10.51'	7.00'	9.55'	S 46°20'06" W	86°02'47"	S 89°21'30" W	S 03°18'43" W
C11	55.12'	777.00'	55.10'	S 01°16'47" W	4°03'51"	S 03°18'43" W	S 00°45'08" E
C12	284.70'	443.00'	279.82'	S 19°09'47" E	36°49'18"	S 00°45'08" E	S 37°34'26" E
C13	235.00'	377.00'	231.22'	S 18°36'35" E	35°42'54"	S 00°45'08" E	S 36°28'03" E
C14	10.37'	7.00'	9.45'	N 04°52'34" E	84°54'01"	S 37°34'26" E	S 47°19'35" W
C15	11.75'	7.00'	10.42'	S 84°34'14" E	96°12'23"	S 36°28'03" E	N 47°19'35" E
C16	11.75'	7.00'	10.42'	S 00°46'36" E	96°12'23"	S 47°19'35" W	S 48°52'48" E
C17	10.37'	7.00'	9.45'	S 89°46'35" W	84°54'01"	N 47°19'35" E	S 48°52'48" E
C18	316.25'	443.00'	309.58'	S 68°13'29" E	40°54'09"	S 48°52'48" E	S 88°39'46" E
C19	261.77'	377.00'	256.54'	S 68°46'17" E	39°46'59"	S 48°52'48" E	S 88°39'46" E
C20	20.50'	25.00'	19.93'	N 67°51'04" E	46°58'20"	S 88°39'46" E	N 44°21'54" E
C21	20.50'	25.00'	19.93'	N 65°10'36" W	46°58'20"	S 88°39'46" E	S 41°41'26" E
C22	286.87'	60.00'	81.88'	N 01°20'14" E	27°35'64"	S 41°41'26" E	S 44°21'54" W
C23	20.50'	25.00'	19.93'	N 65°52'20" E	46°58'20"	N 89°21'30" E	N 42°23'10" E
C24	20.50'	25.00'	19.93'	N 67°09'20" W	46°58'20"	N 89°21'30" E	S 43°40'10" E
C25	286.87'	60.00'	81.88'	N 00°38'30" W	27°35'64"	S 43°40'10" E	S 42°23'10" W
C26	170.93'	233.00'	167.12'	S 68°20'32" W	42°01'55"	N 47°19'35" E	N 89°21'30" E
C27	122.51'	167.00'	119.78'	S 68°20'32" W	42°01'55"	N 47°19'35" E	N 89°21'30" E
C28	20.50'	25.00'	19.93'	N 70°48'45" E	46°58'20"	S 47°19'35" W	N 85°42'05" W
C29	20.50'	25.00'	19.93'	S 23°50'25" W	46°58'20"	N 00°21'15" E	N 47°19'35" E
C30	286.87'	60.00'	81.88'	S 42°40'25" E	27°35'64"	N 85°42'05" W	N 00°21'15" E
C31	57.08'	267.00'	56.97'	N 11°17'22" W	12°14'57"		
C32	47.37'	267.00'	47.31'	N 00°04'55" W	10°09'55"		
C33	45.50'	267.00'	45.44'	N 09°52'57" E	9°45'49"		
C34	14.57'	267.00'	14.57'	N 16°19'40" E	3°07'39"		
C35	13.95'	843.00'	13.95'	S 17°25'03" W	0°56'54"		
C36	75.02'	843.00'	75.00'	S 14°23'38" W	5°05'57"		
C37	75.02'	843.00'	75.00'	S 09°17'41" W	5°05'57"		
C38	75.02'	843.00'	75.00'	S 04°11'44" W	5°05'57"		
C39	35.28'	843.00'	35.28'	S 00°26'48" W	2°23'53"		
C40	15.34'	777.00'	15.34'	S 17°19'33" W	1°07'53"		
C41	101.01'	777.00'	100.94'	S 13°02'09" W	7°26'55"		
C42	45.29'	443.00'	45.27'	S 03°40'52" E	5°51'28"		
C43	75.09'	443.00'	75.00'	S 11°27'57" E	9°42'43"		
C44	76.25'	443.00'	76.16'	S 21°15'10" E	9°51'43"		
C45	88.07'	443.00'	87.92'	S 31°52'44" E	11°23'25"		
C46	20.88'	377.00'	20.87'	S 02°20'19" E	3°10'21"		
C47	95.43'	377.00'	95.17'	S 11°10'35" E	14°30'11"		
C48	118.70'	377.00'	118.21'	S 27°26'51" E	18°02'22"		
C49	100.19'	443.00'	99.87'	S 54°15'08" E	12°57'28"		
C50	72.02'	443.00'	71.84'	S 65°23'19" E	9°18'53"		
C51	72.02'	443.00'	71.94'	S 74°42'12" E	9°18'53"		
C52	72.02'	443.00'	71.95'	S 84°01'06" E	9°18'56"		
C53	89.44'	377.00'	89.23'	S 55°40'36" E	13°35'36"		
C54	81.68'	377.00'	81.52'	S 68°40'49" E	12°24'50"		
C55	81.03'	377.00'	80.87'	S 81°02'40" E	12°18'51"		
C56	9.62'	377.00'	9.62'	S 87°55'56" E	1°27'41"		
C57	36.30'	60.00'	35.75'	S 59°01'16" E	34°39'39"		
C58	58.27'	60.00'	56.01'	N 75°49'29" E	55°38'51"		
C59	54.83'	60.00'	52.94'	N 21°49'19" E	52°21'29"		
C60	54.83'	60.00'	52.94'	N 30°32'09" W	52°21'29"		
C61	63.39'	60.00'	60.49'	N 86°58'58" W	60°32'09"		
C62	19.25'	60.00'	19.17'	S 53°33'26" W	18°23'04"		
C63	45.61'	233.00'	45.54'	S 52°55'19" W	11°10'04"		
C64	68.53'	233.00'	68.29'	S 66°58'33" W	16°49'09"		
C65	56.79'	233.00'	56.65'	S 82°22'35" W	13°57'50"		
C66	94.47'	167.00'	93.22'	S 63°31'58" W	32°24'46"		
C67	28.04'	167.00'	28.00'	S 84°32'55" W	9°37'09"		
C68	51.16'	60.00'	49.62'	S 69°52'19" W	48°51'12"		
C69	56.09'	60.00'	54.07'	S 18°39'56" W	53°33'33"		
C70	54.83'	60.00'	52.94'	S 34°17'35" E	52°21'29"		
C71	54.83'	60.00'	52.94'	S 86°39'03" E	52°21'29"		
C72	69.97'	60.00'	66.07'	N 33°45'44" E	66°48'58"		
C73	3.32'	25.00'	3.31'	S 04°09'12" W	7°35'55"		
C74	17.18'	25.00'	16.84'	S 27°38'22" W	39°22'25"		
C75	43.46'	60.00'	42.53'	S 64°22'39" E	41°18'40"		
C76	55.03'	60.00'	53.14'	N 68°31'25" E	52°24'33"		
C77	55.22'	60.00'	53.29'	N 15°54'51" E	52°44'02"		
C78	55.22'	60.00'	53.29'	N 36°49'11" W	52°44'02"		
C79	66.77'	60.00'	63.38'	S 84°56'04" W	63°45'29"		
C80	11.17'	60.00'	11.16'	S 47°43'15" W	10°40'10"		

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.42'	S 86°54'23" E
L2	39.06'	S 17°53'27" W
L3	17.01'	S 03°01'42" E
L4	17.01'	S 03°01'42" E
L5	44.93'	S 17°24'50" E
L6	44.93'	S 17°24'50" E

Plat Review Comments

Department of Administration

Plat Review – DOA

PO Box 1645, Madison WI 53701

plat.review@wi.gov

<https://doa.wi.gov/platreview>

608-266-3200

Date: July 19, 2024

From: Sime, Don R - DOA

To: Michael J. Berry, CAPITOL SURVEY ENTERPRISES, 262-786-6600, mikeb@capitolsurvey.com

Subject: ROCK RIVER RIDGE, File No **121916**

We have reviewed your plat and the changes listed below must be made. If you have questions, please contact us at the number listed above. Please refer to file number **121916**. Thank you!

COMMENTS:

s. 236.15 (1) (ag) Several exterior subdivision boundary corner found monuments are shown as being offset. If the monuments are accepted as marking the corners but are offset from the record corners, it should be so noted on the plat (i.e. found iron pipe .09' S & .06' E of record corner). If the found monuments are not accepted as marking the 'actual' corners then monuments that meet the requirements of this section must be set at the 'actual' corners.

s. 236.15 (2) We find the ratio of error in the latitude and departure closure of several lots as noted on the attached marked print to be greater than $1'/3000'$, as evidenced by the attached excel spreadsheet of our computations. Adjustments must be made to these parcels. Once adjustments are made, please verify the lot areas.

s. 236.16 (1) Lots in counties having more than 40,000 population are required to be no less than 50' in width and 6,000 square feet in area; except "In municipalities, towns and counties adopting SUBDIVISION CONTROL ORDINANCES under s. 236.45, minimum lot width and area may be reduced to dimensions authorized under such ORDINANCES if the lots are served by public sewers." Several lots in this subdivision are less than 50' in width and/or 6,000 square feet in area.

Prior to our certification of the plat, we must be provided with verification that City of Watertown ordinance allows such lot widths and/or areas. Verification may be in the form of a letter or email from the City that cites the ordinance, or you may provide the same.

s. 236.20 (1) The graphic scale on both sheets does not match the drawing scale. Please revise as needed (drawing scale must be no more than 100' to 1").

s. 236.20 (2) (b) The diameter(s) of the found iron pipe monuments must be noted (as stated in the Legend).

The diameter of the 18" iron rod set at all other corners must be noted in the monument description in the Legend.

It appears that the symbol for the Mag Nail found monuments is out of position in the Legend.

s. 236.20 (2) (c) Several lot boundary lengths and/or bearings are missing, as noted on the attached marked print; please revise as needed.

s. 236.20 (2) (j) Our calculations show the area of lot 45 as 10,014 s.f. and lot 53 as 8,182 s.f.; please verify and revise as needed.

s. 236.20 (2) (k) The chords of all main curves must be drawn with dashed or dotted lines in their proper locations.

It appears that the radii of several curves are shown incorrectly in the curve table as noted on the attached marked print; please revise as needed.

s. 236.20 (3) (b) The monuments at both ends of the North line of the NE 1/4 section 8 must be described and noted as found or set.

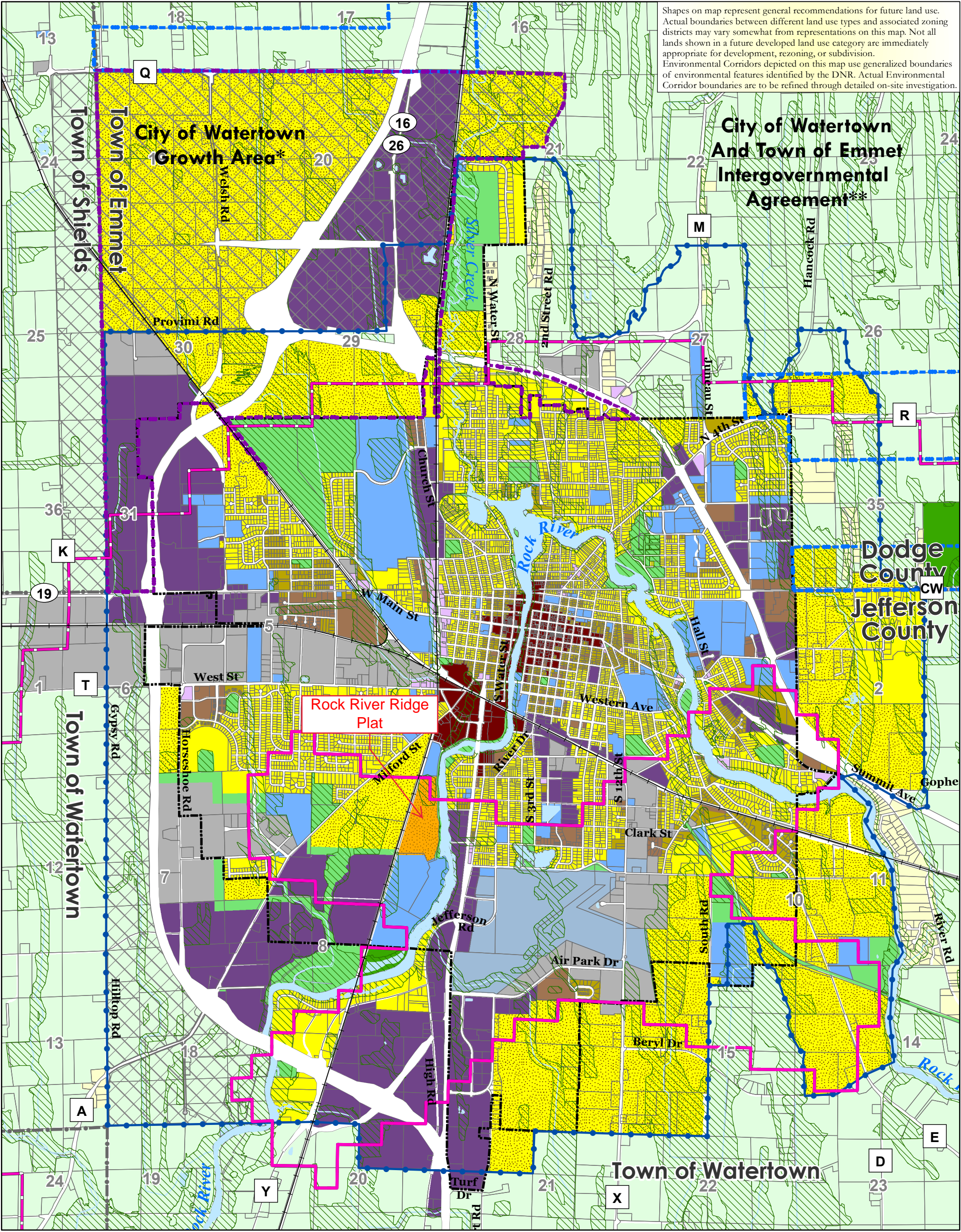
s. 236.20 (4) (a) Underscoring must be removed from the street names within the subdivision. street names are underscored to indicate that they are 'existing' and not being dedicated with the plat.

s. 236.21 (1) (d) The Surveyor certificate must state compliance with Chapter 236 (not 236.34) Wis. stats.

s. 236.21 (3) A City of Watertown certificate of taxes paid (treasurer certificate) must be added to the plat.

NOTES TO SURVEYOR:

-To help us, and other review authorities, track revised drawings, **please include a revision date on each Sheet of your revised drawing.**



Future Land Use Urban Area

Map 6b

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

***Each "Planned Mixed Use Area" may include mix of:**

- Office
- Multi-Family Residential
- Mixed Industrial
- Commercial Services/Retail
- Institutional
- Parks & Recreation

****Planned Neighborhoods" should include a mix of the following:**

- Single-Family - Sewered (predominant land use)
- Two-family Residential
- Multi-Family Residential
- Institutional
- Neighborhood Mixed Use
- Parks & Recreation

*****Each "Riverside Mixed Use Area" may include mix of:**

- Office
- Single-Family - Sewered
- Two-Family Residential
- Multi-Family Residential
- Commercial Services/Retail
- Institutional
- Parks & Recreation

City of Watertown

Town Boundary

Parcel

Railroad

Watertown Urban Service Area

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

Opportunity runs through it.

VANDEWALLE & ASSOCIATES INC.

Shaping places, shaping change

0 0.25 0.5 1 Miles

Scale bar

Main Office
920-262-4060

Brian Zirbes
920-262-4041

Mark Hady
920-342-0986

Nikki Zimmerman
920-262-4045

Dell Zwieg
920-262-4042

Doug Zwieg
920-262-4062

Dennis Quest
920-262-4061

TO: Plan Commission
DATE: August 26th, 2024
SUBJECT: Town of Emmet Attachment - Highway 16 Residential Area

A request by the City of Watertown to review and recommend the Town of Emmet attachment ordinance.

SITE DETAILS:

Acres: 52.57 acres

BACKGROUND & DESCRIPTION:

Per the intergovernmental cooperative plan between the City of Watertown and the Town of Emmet under Wisconsin Statutes § 66.0307, the attachment of the last of four predetermined boundary adjustment areas (Highway 16 Residential Area) is scheduled to be completed on or before September 29th, 2024. The attached ordinance is scheduled to go before the Common Council in September for consideration and approval of the attachment.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Negative recommendation of the attachment ordinance.
2. Positive recommendation of the attachment ordinance.

ATTACHMENTS:

- Ordinance materials.

AN ORDINANCE

FOR ATTACHMENT OF REAL ESTATE BY BOUNDARY ADJUSTMENT FROM THE TOWN OF EMMET TO THE CITY OF WATERTOWN, DODGE COUNTY, WISCONSIN

Sponsor: Emily McFarland, Mayor & Chair
Committee: Plan Commission

WHEREAS, the City of Watertown and Town of Emmet adopted a Cooperative Plan consistent with § 66.0307, Wisconsin Statutes, and which was approved by the Wisconsin Department of Administration, which identifies areas within the Town of Emmet as expansion areas to mandatorily attach to the City of Watertown; and,

WHEREAS, the proposed territory to be attached is located within Area “4” (Exhibit A), Highway 16 Residential Area, is identified in the Intergovernmental Cooperative Plan pursuant to Wisconsin Statute Section 66.0307 agreement between the City of Watertown and the Town of Emmet to undergo a mandatory boundary adjustment on or before September 29th, 2024 and is further outlined in Section 3.02 of the Agreement; and,

WHEREAS, a copy of the Intergovernmental Cooperative Plan pursuant to Wisconsin Statute Section 66.0307 agreement between the City of Watertown and the Town of Emmet has been reviewed by the Watertown Plan Commission and has been given to the Town Board of the Town of Emmet, in compliance with Section 66.0307 (2) and (4) of the Wisconsin Statutes; and,

WHEREAS, the Town of Emmet waives it’s right to oppose attachment under Section 8.05(e) of the Intergovernmental Cooperative Plan; and.

WHEREAS, the Watertown Plan Commission has indicated its support and positive recommendation for attachment; and,

WHEREAS, the total assessed value of the below described real estate properties is \$2,662,400.00. (Exhibit C)

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS FOLLOWS:

SECTION 1. That the following described real estate be, and the same is, hereby detached from the Town of Emmet, Dodge County, Wisconsin, and, for the attachment of same to the City of Watertown, Dodge County, Wisconsin, as described and mapped in (Exhibit B).

Attachment Description

Being a part of the SW 1/4 of the SW 1/4 of Section 27 and a part of the SE 1/4 and SW 1/4 of the SE 1/4 and a part of the NE 1/4 and SE 1/4 of the SW 1/4 of Section 28, T9N, R15E, Town of Emmet, Dodge County, Wisconsin, bounded and described as follows:

BEGINNING at the Aluminum Monument that marks the Southeast corner of the SE 1/4 of Section 28; Thence N88°26'07"W Along the South line of said SE 1/4, a distance of 211.35 feet, to the Southeast corner of Parcel 2 of a Certified Survey Map as recorded in Volume 4 of Certified Surveys on Page 100 as Document No. 577726; Thence N49°07'15"W, along the North line of said Parcel 2, and said line extended, a distance of 221.92 feet, to the Center Line of Boulder Road; Thence S40°52'45"W along the Center Line of said Boulder Road, a distance of 106.79 feet, to the Center Line of Center Street; Thence S05°39'56"E, along said Center Line, a distance of 58.45 feet, to the South line of said SE 1/4; Thence N88°26'07"W, along said South line, a distance of 427.47 feet to the Center line of Prospect Street; Thence N00°49'22"W along said Center Line, a distance of 99.01 feet, to the South line extended of Parcel D of Certified Survey Map as recorded in the Dodge County Register of Deeds Office in Volume 1 of Certified Survey Maps on Page 195 as Document No. 536716; Thence S89°08'01"E, along said South line of Parcel D and said South line extended, a distance of 220.47 feet, to the Southeast corner of lands annexed in Document No. 1343557; Thence N 00°55'21"W, along the East line of said Document No. 1343557, a distance of 168.19 feet, to the Northeast corner of said Document No. 1343557, and to the Northerly line of said Parcel D; Thence N89°02'11"W, along the North line of said Document No. 1343557, a distance of 220.19 feet, to the West line of the Easterly 33 feet of Prospect Street; Thence S00°49'22"E, along said Easterly 33 foot line, a distance of 62.72 feet to the North line of lands annexed in Document No. 604733; Thence N88°18'30"W, along said North line, a distance of 42.23 feet, to the Easterly line of Lot 1 of Certified Survey Map No. 7100, as recorded in the Dodge County Register of Deeds Office as Document No. 1237895 ; Thence N00°33'36"E, along the Easterly line of said Lot 1 of said Certified Survey Map No. 7100, a distance of 89.66 feet to the Northeast corner of said Lot 1; Thence N88°09'45"W, along the North line of said Lot 1, a distance of 268.55 feet, to the Northwest corner of said Lot 1; Thence S00°32'08"W, along the West line of said Lot 1, a distance of 90.35 feet, to the North line of Hiller North; Thence N88°25'56"W, along the North line of said Hiller North and Lot 1 of Certified Survey Map No. 3829 as recorded in the Dodge County Register of Deeds Office in Volume 23 of Certified Surveys on Page 168 as Document No. 826760, a distance of 324.55 feet, to the Easterly Right of Way Line of Davis Street; Thence N00°19'08"W, along said Easterly Right of Way line, a distance of 5.59 feet to the Northerly Right of Way line of Robert Street; Thence N88°26'15"W, along said Northerly Right of Way line, a distance of 68.19 feet, to the Southeast corner of Lot 8 of Northern Heights Subdivision; Thence N00°03'30"E, along the East line of said Lot 8, a distance of 184.80 feet, to the Northeast corner of said Lot 8; Thence N89°02'26"W, along the North line of said Northern Heights Subdivision, a distance of 740.95 feet, to center line of North Second Street; Thence N00°23'45"W, along said Center Line, a distance of 292.14 feet; Thence N88°25'52"W, along the North line of Lot 2 of Certified Survey Map No. 5653 as recorded in the Dodge County Register of Deeds Office in Volume 37 of Certified Survey Maps on Page 160 as Document No. 1036122 and said North line extended, a distance of 318.82 feet, to the West line of said SE 1/4 also being the West line of said Lot 2;

Thence S00°23'42"E, along said West line, a distance of 668.26 feet, to an Angle point in the West line of said Lot 2; Thence S88°26'07"E, along said Lot 2, a distance of 12.00 feet, to an angle point; Thence S00°23'42"E, along said Lot 2, a distance of 12.00 feet, to the South line of said SE 1/4; Thence N88°26'07"W, along said South line, a distance of 12.00 feet, to the Southwest corner of said SE 1/4; Thence N88°47'34"W, along the South line of the SW 1/4 of said Section 28, a distance of 267.15 feet, to the Southeast corner of lands described in Warranty Deed Document No. 1324784; Thence N01°59'13"W, along the East line of said Document No. 1324784, a distance of 123.85 feet, to the Southeast corner of Lot 3 of Borchardt Addition; Thence N02°07'11"E, along the East line of Lots 1, 2, and 3 of said Borchardt Addition, a distance of 293.43 feet, to the Southeast corner of Lot 3 of Certified Survey Map No. 798 as recorded in the Dodge County Register of Deeds Office in Volume 7 of Certified Survey Maps on Page 255 as Document No. 618259; Thence N01°26'36"E, along the East line of said Lot 3, a distance of 166.38 feet, to an angle point; Thence N04°16'20"E, along said East line, a distance of 248.36 feet, to an angle point; Thence N00°51'57"W, along said East line, a distance of 124.38 feet to the Northeast corner of said Lot 3; Thence N88°36'53"W, along the North line of said Lot 3, a distance of 851.67 feet to the Northwestern corner of said Lot 3; Thence N00°40'01"E, along the East line of Lot 4 of Certified Survey Map No. 2298 as recorded in the Dodge County Register of Deeds Office in Volume 14 of Certified Survey Maps on Page 168 as Document No. 714174, a distance of 90.00 feet, to the Northeast corner of said Lot 4; Thence N88°42'24"W, along the North line of said Lot 4, and said North line extended, a distance of 231.50 feet, to the West line of the SE 1/4 of said SW 1/4; Thence N00°04'14"E, along said West line, and the West line of the NE 1/4 of said SW 1/4, a distance of 398.35 feet; Thence S39°55'55"E, a distance of 21.22 feet, to the Center Line of N. Water Street; Thence N02°48'31"E, along said Center Line, a distance of 6.22 feet, to the Southerly Right of Way line of State Road 16; Thence N51°24'26"E, along said Southerly Right of Way Line, a distance of 91.54 feet, to an angle point; Thence S79°59'40"E, along said Southerly Right of Way, a distance of 819.75 feet, to an angle point; Thence S10°00'20"W, along said R.O.W. line, a distance of 50.00 feet, to an angle point; Thence S79°59'40"E, along said Southerly R.O.W. line, a distance of 136.38 feet, to an angle point; Thence S70°50'07"E, along said Southerly Right of Way line, a distance of 649.78 feet, to the Center Line of North Second Street; Thence N00°23'44"W, along said Center Line, a distance of 58.55 feet; Thence N53°22'37"E, along said Southerly R.O.W. line, a distance of 99.60 feet, to a Point of Curvature, said curve having it's center point in the Southerly direction, a radius of 5649.64 feet, a delta angle of 07°51'53", a chord bearing of S68°57'07"E, and a chord length of 774.88 feet; Thence Southeasterly along the arc of said curve, a distance of 775.49 feet; Thence S61°50'44"E, along said Southerly Right of Way line, a distance of 725.73 feet, to the Center Line of Prospect Street; Thence S64°58'13"E, along the Northerly line of said Certified Survey Map Document No. 536716, and said line extended, a distance of 455.70 feet, to the Center Line of said Center Street; Thence S51°42'02"E, a distance of 42.17 feet, to the Southerly Right of way line of said State Road 16; Thence N89°47'30"E, along said Southerly Right of Way line, a distance of 113.58 feet, to an angle point; Thence S23°19'39"E, along said

Southerly Right of Way line, a distance of 163.56 feet, to the Center Line of Boulder Road; Thence N86°29'13"E, along said Southerly Right of Way line of said State Road 16, 46.18 feet, to an angle point; Thence N85°17'51"E, along said Southerly R.O.W. line, a distance of 182.38 feet, to an angle point; Thence S64°50'25"E, a distance of 55.85 feet, to a point of curvature, said curve having it's center point in the Southwesterly direction, a radius of 3194.74 feet, a delta angle of 10°18'36", a chord bearing of S59°41'07"E, and a chord length of 573.99 feet; Thence Southeasterly along the arc of said curve, a distance of 574.77 feet, to the South line of the SW 1/4 of the SW 1/4 of Section 27; Thence N89°48'33"W, along said South line, a distance of 518.60 feet, to the POINT OF BEGINNING containing 2,2990,164 Square Feet or 52.575 Acres of land, more or less.

IT IS FURTHER ORDAINED AS FOLLOWS:

SECTION 2. That the above described real estate properties shall be made part of the Twenty-Third (23rd) Ward and Sixth (6th) Aldermanic Districts of the City of Watertown, Dodge County, Wisconsin (Exhibit D).

SECTION 3. That the above described real estate properties have an approximate total population of 30 persons, 24 adults and 6 children.

SECTION 4. That a future, zoning classification on the real estate properties above shall be designated as Single-Family Residential-4 (SR- 4) District, under the City of Watertown Zoning Code.

SECTION 5. That the addresses for the above described real estate properties shall be as follows:

- N590 North Water Street (PIN: 016-0915-2834-000) shall be 1237 North Water Street.
- N578 Second Street Road (PIN: 016-0915-2843-000) shall be 1627 North Second Street.
- N552 Second Street Road (PIN: 016-0915-2843-002) shall be 1617 North Second Street.
- N548 Second Street Road (PIN: 016-0915-2843-003) shall be 1611 North Second Street.
- N544 Second Street Road (PIN: 016-0915-2843-006) shall be 1605 North Second Street.
- 1528 Prospect Street (PIN: 016-0915-2844-006) shall be 1528 Prospect Street.
- 1533 Prospect Street (PIN: 016-0915-2844-009) shall be 1533 Prospect Street.
- 1529 Prospect Street (PIN: 016-0915-2844-010) shall be 1529 Prospect Street.
- 1527 Prospect Street (PIN: 016-0915-2844-011) shall be 1527 Prospect Street.
- 1519 Prospect Street (PIN: 016-0915-2844-014) shall be 1519 Prospect Street.
- 1524 Center Street (PIN: 016-0915-2844-008) shall be 1524 Center Street.
- 1522 Center Street (PIN: 016-0915-2844-013) shall be 1522 Center Street.
- 1518 Center Street (PIN: 016-0915-2844-015) shall be 1518 Center Street.

- 1530 Center Street (PIN: 016-0915-2844-003) shall be 1531 Center Street.
- 1545 Boulder Road (PIN: 016-0915-2844-019) shall be 1545 Boulder Drive.
- 1549 Boulder Road (PIN: 016-0915-2844-020) shall be 1541 Boulder Drive.
- 1537 Boulder Road (PIN: 016-0915-2844-018) shall be 1537 Boulder Drive.
- 1527 Boulder Road (PIN: 016-0915-2844-017) shall be 1527 Boulder Drive.

SECTION 6. That the Right-of-Ways within Area "4" (Exhibit A), Highway 16 Residential Area, shall become City Right-of-Ways as follows:

- North Water Street shall be North Water Street
- Rhine St (Unimproved, Row Only) shall be Rhine St (Unimproved, Row Only)
- Second Street Road shall be North Second Street
- Ranis St (Unimproved, Row Only) shall be Ranis St (Unimproved, Row Only)
- Germania St (Unimproved, Row Only) shall be Germania St (Unimproved, Row Only)
- Prospect St shall be Prospect St
- Center St / CTH M shall be Center St / CTH M
- Boulder Road shall be Boulder Drive

SECTION 7. Following attachment, of the above described real estate properties shall be required to connect to the City's municipal water and sanitary sewer systems within twelve (12) months as outlined in Section 3.02 (d) of the Agreement.

SECTION 8. All ordinances or parts of ordinances inconsistent with the provision of this ordinance are hereby repealed.

SECTION 9. This ordinance shall take effect and be in force the day following its passage and publication.

[End.]

DATE:				
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
BOARD				
BARTZ				
BLANKE				
SMITH				
SCHMID				
WETZEL				
MOLDENHAUER				
MAYOR MCFARLAND				
TOTAL				

ADOPTED _____

CITY CLERK/TREASURER

APPROVED _____

MAYOR

EXHIBIT A

Town Growth Area

City Growth Area

Watertown Emmett Agreement Area

Boundary Adjustment Areas

- 1 - 5.2 acres
- 2 - 6.9 acres
- 3 - 4.0 acres
- 4 - 56.6 acres

Total - 72.7 acres

- City Growth Area
- ▭ Municipal Boundary
- ▭ Parcels
- ▭ Areas 1-4

0 625 1,250 Feet

Date: October 8, 2012
Source: Watertown, USD.A

Draft

Attachment Map

Exhibit B

Being a part of the SW 1/4 of the SW 1/4 of Section 27 and a part of the SE 1/4 and SW 1/4 of the SE 1/4 and a part of the NE 1/4 and SE 1/4 of the SW 1/4 of Section 28, T9N, R15E, Town of Emmet, Dodge County, Wisconsin, bounded and described as follows:

BEGINNING at the Aluminum Monument that marks the Southeast corner of the SE 1/4 of Section 28; Thence N88°26'07"W Along the South line of said SE 1/4, a distance of 211.35 feet, to the Southeast corner of Parcel 2 of a Certified Survey Map as recorded in Volume 4 of Certified Surveys on Page 100 as Document No. 577726; Thence N49°07'15"W, along the North line of said Parcel 2, and said line extended, a distance of 221.92 feet, to the Center Line of Boulder Road; Thence S40°52'45"W along the Center Line of said Boulder Road, a distance of 106.79 feet, to the Center Line of Center Street; Thence S05°39'56"E, along said Center Line, a distance of 58.45 feet, to the South line of said SE 1/4; Thence N88°26'07"W, along said South line, a distance of 427.47 feet to the Center line of Prospect Street; Thence N00°49'22"W along said Center Line, a distance of 99.01 feet, to the South line extended of Parcel D of Certified Survey Map as recorded in the Dodge County Register of Deeds Office in Volume 1 of Certified Survey Maps on Page 195 as Document No. 536716; Thence S89°08'01"E, along said South line of Parcel D and said South line extended, a distance of 220.47 feet, to the Southeast corner of lands annexed in Document No. 1343557; Thence N 00°55'21"W, along the East line of said Document No. 1343557, a distance of 168.19 feet, to the Northeast corner of said Document No. 1343557, and to the Northerly line of said Parcel D; Thence N89°02'11"W, along the North line of said Document No. 1343557, a distance of 220.19 feet, to the West line of the Easterly 33 foot line, a distance of 62.72 feet to the North line of lands annexed in Document No. 804733; Thence N88°18'30"W, along said North line, a distance of 42.23 feet, to the Easterly line of Lot 1 of Certified Survey Map No. 7100, as recorded in the Dodge County Register of Deeds Office as Document No. 1237895; Thence N00°33'36"E, along the Easterly line of said Lot 1 of said Certified Survey Map No. 7100, a distance of 89.66 feet to the Northeast corner of said Lot 1; Thence N88°09'45"W, a long the North line of said Lot 1, a distance of 268.55 feet, to the Northwest corner of said Lot 1; Thence S00°32'08"W, along the West line of said Lot 1, a distance of 90.35 feet, to the North line of Hiller North; Thence N88°25'56"W, along the North line of said Hiller North and Lot 1 of Certified Survey Map No. 3829 as recorded in the Dodge County Register of Deeds Office in Volume 23 of Certified Surveys on Page 168 as Document No. 826760, a distance of 324.55 feet, to the Easterly Right of Way Line of Davis Street; Thence N00°19'08"W, along said Easterly Right of Way line, a distance of 5.59 feet to the Northerly Right of Way line of Robert Street; Thence N88°26'15"W, along said Northerly Right of Way line, a distance of 68.19 feet, to the Southeast corner of Lot 8 of Northern Heights Subdivision; Thence N00°03'30"E, along the East line of said Lot 8, a distance of 184.80 feet, to the Northeast corner of said Lot 8; Thence N89°02'26"W, along the North line of said Northern Heights Subdivision, a distance of 740.95 feet, to center line of North Second Street; Thence N00°23'45"W, along said Center Line, a distance of 292.14 feet; Thence N88°25'52"W, along the North line of Lot 2 of Certified Survey Map No. 5653 as recorded in the Dodge County Register of Deeds Office in Volume 37 of Certified Survey Maps on Page 160 as Document No. 1036122 and said North line extended, a distance of 318.82 feet, to the West line of said Lot 2; Thence S00°23'42"E, along said West line, a distance of 668.26 feet, to an Angle point in the West line of said Lot 2, a distance of 12.00 feet, to an angle point; Thence S00°23'42"E, along said Lot 2, a distance of 12.00 feet, to the South line of said SE 1/4; Thence N88°26'07"W, along said South line, a distance of 12.00 feet, to the Southwest corner of said SE 1/4; Thence N88°47'34"W, along the South line of the SW 1/4 of said Section 28, a distance of 267.15 feet, to the Southeast corner of lands described in Warranty Deed Document No. 1324784; Thence N01°59'13"W, along the East line of said Document No. 1324784, a distance of 123.85 feet, to the Southeast corner of Lot 3 of Borchardt Addition; Thence N02°07'11"E, along the East line of Lots 1, 2, and 3 of said Borchardt Addition, a distance of 293.43 feet, to the Southeast corner of Lot 3 of Certified Survey Map No. 798 as recorded in the Dodge County Register of Deeds Office in Volume 7 of Certified Survey Maps on Page 255 as Document No. 618259; Thence N01°26'36"E, along the East line of said Lot 3, a distance of 166.38 feet, to an angle point; Thence N04°16'20"E, along said East line, a distance of 248.36 feet, to an angle point; Thence N00°51'57"W, along said East line, a distance of 124.38 feet to the Northeast corner of said Lot 3; Thence N88°36'53"W, along the North line of said Lot 3, a distance of 851.67 feet to the Northwesterly corner of said Lot 3; Thence N00°40'01"E, along the East line of Lot 4 of Certified Survey Map No. 2298 as recorded in the Dodge County Register of Deeds Office in Volume 14 of Certified Survey Maps on Page 168 as Document No. 714174, a distance of 90.00 feet, to the Northeast corner of said Lot 4; Thence N88°42'24"W, along the North line of said Lot 4, and said North line extended, a distance of 231.50 feet, to the West line of the SE 1/4 of said SW 1/4; Thence N00°04'14"E, along said West line, and the West line of the NE 1/4 of said SW 1/4, a distance of 398.35 feet; Thence S39°55'55"E, a distance of 21.22 feet, to the Center Line of N. Water Street; Thence N02°48'31"E, along said Center Line, a distance of 6.22 feet, to the Southerly Right of Way line of State Road 16; Thence N51°24'26"E, along said Southerly Right of Way Line, a distance of 91.54 feet, to an angle point; Thence S79°59'40"E, along said Southerly R.O.W. line, a distance of 136.38 feet, to an angle point; Thence S70°50'07"E, along said Southerly Right of Way line, a distance of 649.78 feet, to the Center Line of North Second Street; Thence N00°23'44"W, along said Center Line, a distance of 58.55 feet, to a Point of Curvature, said curve having it's center point in the Southerly direction, a radius of 5649.64 feet, a delta angle of 07°51'53", a chord bearing of S68°57'07"E, and a chord length of 774.88 feet; Thence Southeasterly along the arc of said curve, a distance of 775.49 feet; Thence S81°50'44"E, along said Southerly Right of Way line, a distance of 725.73 feet, to the Center Line of Prospect Street; Thence S84°58'13"E, along the Northerly line of said Certified Survey Map Document No. 536716, and said line extended, a distance of 455.70 feet, to the Center Line of said Center Street; Thence S51°42'02"E, a distance of 42.17 feet, to the Southerly Right of way line of said State Road 16; Thence N89°47'30"E, along said Southerly Right of Way line, a distance of 113.58 feet, to an angle point; Thence S23°19'39"E, along said Southerly Right of Way line, a distance of 163.56 feet, to the Center Line of Boulder Road; Thence N86°29'13"E, along said Southerly Right of Way line of said State Road 16, 46.18 feet, to an angle point; Thence N85°17'51"E, along said Southerly R.O.W. line, a distance of 182.38 feet, to an angle point; Thence S64°50'25"E, a distance of 55.85 feet, to a point of curvature, said curve having it's center point in the Southwesterly direction, a radius of 3194.74 feet, a delta angle of 10°18'36", a chord bearing of S59°41'07"E, and a chord length of 573.99 feet; Thence Southeasterly along the arc of said curve, a distance of 574.77 feet, to the South line of the SW 1/4 of the SW 1/4 of Section 27; Thence N89°48'33"W, along said South line, a distance of 518.60 feet, to the POINT OF BEGINNING containing 2,299,164 Square Feet or 52.575 Acres of land, more or less.

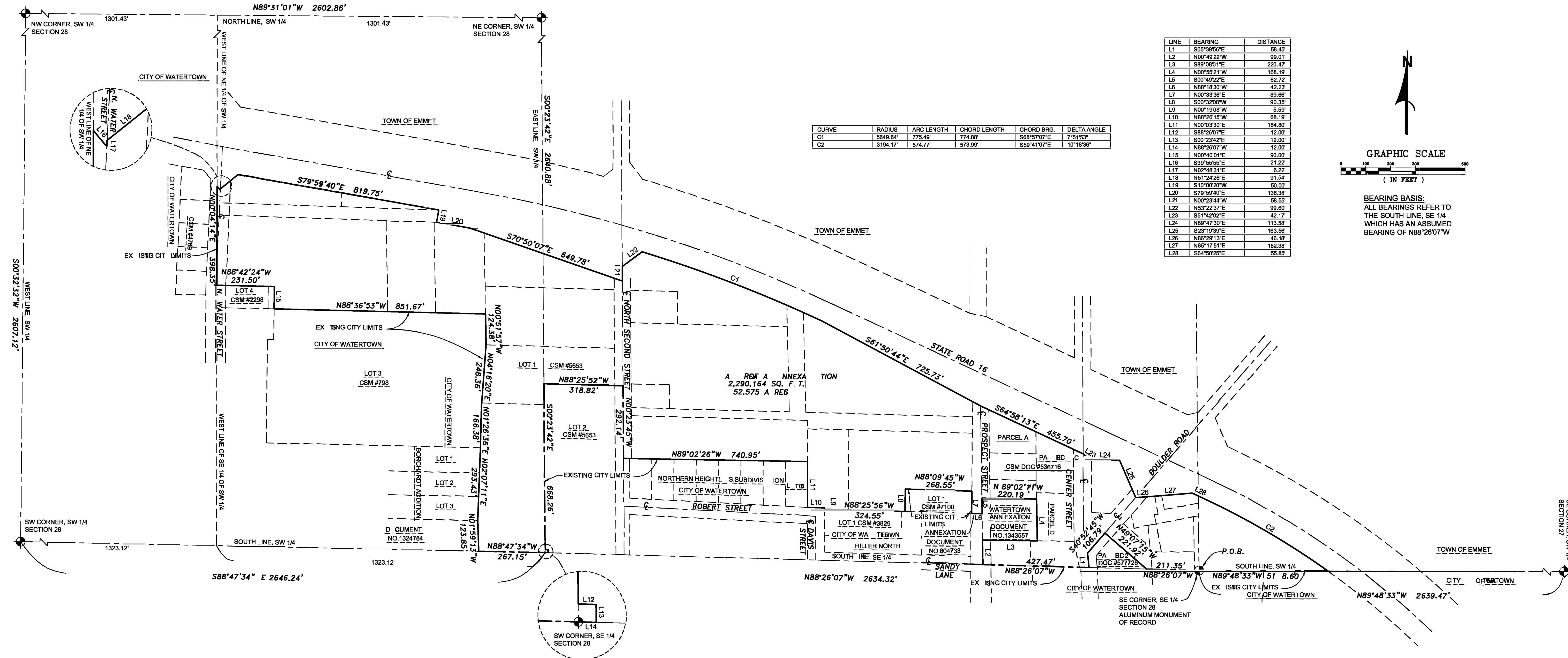
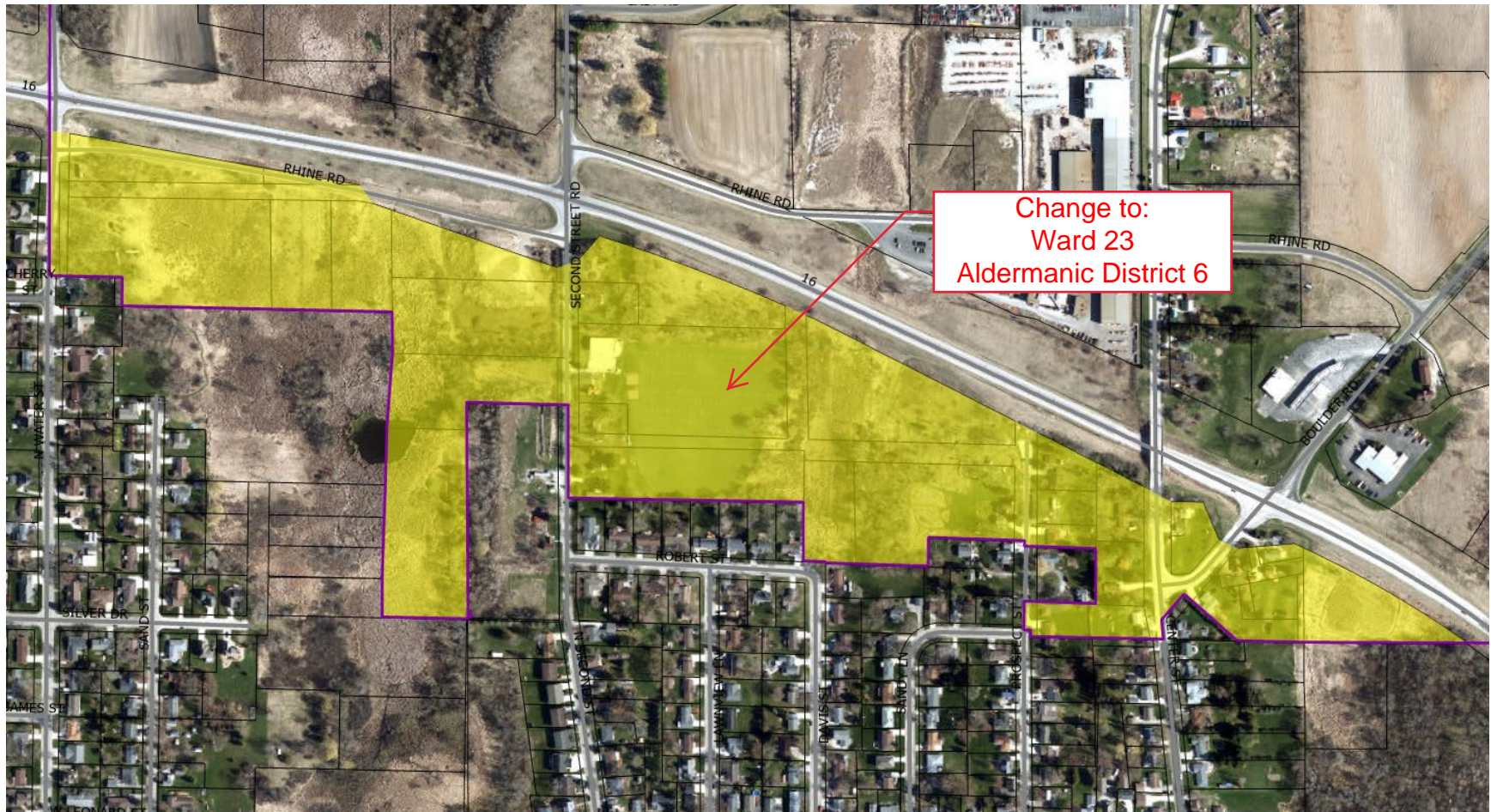


EXHIBIT C

Assessed Values of Attached Real Estate

Property Owner Name	Property Address	Pin	Total Assessed Value
Darcie A Schafer & Delfino Valenzuela Vergara	Boulder Rd	016-0915-2733-004	\$1,200.00
William T Liebhart & James L Liebhart	*Information Not Available*	016-0915-2831-007	\$1,000.00
John M Sullivan	*Information Not Available*	016-0915-2831-008 (part)	\$1,000.00
William T Liebhart & James L Liebhart	N590 N WATER ST	016-0915-2834-000	\$39,500.00
Marion Rumier	*Information Not Available*	016-0915-2834-001	\$4,500.00
William T Liebhart & James L Liebhart	*Information Not Available*	016-0915-2834-002	\$4,500.00
William T Liebhart & James L Liebhart	*Information Not Available*	016-0915-2834-003	\$4,500.00
Benjamin Judd	*Information Not Available*	016-0915-2834-004	\$1,500.00
City of Watertown	*Information Not Available*	016-0915-2834-005	\$0.00
William T Liebhart & James L Liebhart	N578 Second Street Rd	016-0915-2843-000	\$202,100.00
William T Liebhart & James L Liebhart	N578 Second Street Rd	016-0915-2843-001	\$24,000.00
Damian Denault & Mary Denault	N552 Second Street Rd	016-0915-2843-002	\$191,200.00
Alexa C Eiting & Kaleb J Eiting	N548 Second Street Rd	016-0915-2843-003	\$127,100.00
William Liebhart	*Information Not Available*	016-0915-2843-004	\$25,000.00
Michael Edwin Stadler Jr & Holly Marie Stadler	N544 Second Street Rd	016-0915-2843-006	\$152,800.00
Todd J Maier	*Information Not Available*	016-0915-2843-007	\$6,500.00
Hady Electric Inc	*Information Not Available*	016-0915-2843-008	\$62,000.00
Jared M Donner & Stephanie L Donner	1530 Center St	016-0915-2844-003	\$158,200.00
Todd J Maier	*Information Not Available*	016-0915-2844-005	\$149,900.00
Todd J Maier	1528 Prospect St	016-0915-2844-006	\$181,200.00
Terrence J Mckee & Christine M Mckee	1524 Center St	016-0915-2844-008	\$146,400.00
Gerald R Ebert & Mary R Ebert	1533 Prospect St	016-0915-2844-009	\$173,100.00
Brian Kelchner & Kattie Kelchner	1529 Prospect St	016-0915-2844-010	\$47,500.00
Brian Kelchner & Kattie Kelchner	1527 Prospect St	016-0915-2844-011	\$132,800.00
LKDaniels Enterprises LLC	1522 Center St	016-0915-2844-013	\$119,700.00
Edwin & Mary J Nilsen Irrevocable Trust	1519 Prospect St	016-0915-2844-014	\$80,000.00
William F Tessmann & Raymond H Tessmann	1518 Center St	016-0915-2844-015	\$119,800.00
Debra J Ebert	1527 Boulder Rd	016-0915-2844-017	\$139,100.00
Warren J Halbrader & Sheila D Halbrader	1537 Boulder Rd	016-0915-2844-018	\$129,000.00
Darcie A Schafer	1545 Boulder Rd	016-0915-2844-019	\$113,900.00
Jessica J Wortman & Craig M Wortman	1549 Boulder Rd	016-0915-2844-020	\$107,400.00
Jessica J Wortman & Craig M Wortman	*Information Not Available*	016-0915-2844-021	\$15,000.00
Warren J Halbrader & Sheila D Halbrader	*Information Not Available*	016-0915-2844-022	\$1,000.00
TOTAL:			2,662,400.00

EXHIBIT D



What Is Future Land Use?

Adopted on the future land use map in a local jurisdiction's comprehensive plan, future land use categories designate the general location, distribution, and extent of land uses within a community. The purpose of the future land use categories is to guide the growth and development of a community by planning the location and character of mixed-use centers, neighborhoods, commercial areas, office and professional areas, industrial areas, public services, infrastructure, and environmental assets. By planning how land is used, future land use policies ensure compatibility between adjacent land uses, provide for anticipated growth, ensure the availability of public facilities, services, and resources, and protect vital environmental resources and community assets.

What Is Zoning?

Adopted on the zoning map with a local jurisdiction's land development regulations, zoning designations define the specific development standards for each land use designation. Zoning designations are specific and detailed. Zoning standards establish regulatory requirements pertaining to unit types and numbers, building square footage, lot size, architectural design, buffering, screening, and/or landscaping, transportation systems, utilities, recreation facilities, signage, lighting, length or type of occupancy, and construction materials and phasing.

By creating these site-specific, detailed regulatory requirements, zoning standards do not just give a general description of how a community is to be developed, but specify how each piece of land is to be developed consistent with the community's overarching future land use policies.

The Connection between Future Land Use and Zoning

Future land use policies and zoning regulations work in tandem to create a full picture of how land will be used. Future land use categories help guide the growth and development of a community while zoning designations define the specific standards for how land is to be developed.

Communities are not static entities and change with time. This also means the needs of the community might change in a way that warrants a change. Future land use categories may be changed through amendments to the adopted comprehensive plan and zoning designations may be changed through changes to the zoning map. The process to amend the comprehensive plan and change the zoning map is completed through a public process that considers the effects of the proposed change on the surrounding land uses, availability of public services, and community goals. Zoning changes also consider the compatibility of the change with the adopted future land use category. If a zoning map change would create an inconsistency, a change to the future land use map must be done as well.

Land Use Toolbox



Comprehensive Plan describes the future vision of the community and how to achieve that vision.

Zoning Ordinance regulates land use, density, and dimensions of lots and structures.

Land / Subdivision Ordinance regulates the division of land, street and lot layout, and improvements.

Future Land Use Descriptions

2019 Watertown Comprehensive Plan

Figure 7.7 Future Land Use and Existing Zoning District Translation

Future Land Use Category	Associated Zoning District
Agriculture	Outside of the City Limits
Single-Family-Exurban	Countryside Residential-10, Exurban Residential-1, Outside of the City Limits
Single-Family-Urban	Single Family Residential-4
Two-Family	Two Family Residential-6
Multi-Family	Multi-Family Residential-8, Multi-Family Residential-10, and Senior Residential
Planned Neighborhood	All Residential Districts, Neighborhood Office, and Neighborhood Business
Neighborhood Mixed-Use	Neighborhood Office, Neighborhood Business, and all Residential Districts
Planned Mixed-Use	All Office, Commercial, Institutional, and Multi-Family Residential Districts, plus the Planned Industrial District
Riverside Mixed-Use	All Office, Commercial, Institutional, and Residential Districts
Central Mixed-Use	Central Business
Mixed Industrial	Planned Industrial, General Industrial, and Heavy Industrial
Institutional	All Districts
Airport	Planned Industrial
Parks and Recreation	All Districts
Environmental Corridor	All Districts
All Overlay Zoning Districts can be associated with all Future Land Use Categories where appropriate, subject to the standards, rules, and regulations of the Overlay Zoning District.	

Agriculture

Areas shown in this land use category are intended for agricultural uses, farmsteads, and rural housing where the cumulative development density will not exceed one lot for every 35 acres of land. The majority of land around the periphery of the City has been mapped as Agriculture, with the exception of some areas where residential development has already occurred. County exclusive agricultural zoning is appropriate for this land use category.

Policies and Programs:

1. Fully exercise the City's authority to review proposed land divisions within the City's extraterritorial jurisdiction to help ensure the implementation of this desired future land use category.
2. Support land developments in this area only when they are clearly consistent with the category description and when proposed housing density is not greater than one residence (or other non-farm use) per 35 acres. A maximum buildable lot size of two acres is recommended.
3. Do not extend sanitary sewer service or public water service into Agricultural areas until and unless the city changes the future land use category for such areas through a Comprehensive Plan amendment (see the Implementation Chapter).
4. Work with the adjoining towns and Dodge and Jefferson Counties to implement these policies and programs in a cooperative manner, where possible.

This future land use category is intended to accommodate areas of existing single-family detached residential development served by onsite wastewater treatment (septic) systems. This area is mapped in the City's extraterritorial jurisdiction only in areas where development of this type has already occurred. Where such land use might occur in the City limits, the City's existing Rural Holding (RH) District may be the most appropriate zoning district for this land use designation.

Policies and Programs:

1. Exercise the City's extraterritorial land division review authority to ensure that new Single-Family Residential—Unsewered development is not permitted within the City's extraterritorial jurisdiction.

Single-Family Residential—Sewered

This future land use category is intended for single-family detached residential development served by the Watertown public water and sanitary sewer systems. Most developed residential neighborhoods are shown in this land use category. While the City's priority over the next twenty years is infill residential development, there are a few new single-family residential neighborhoods recommended to be located primarily in the following areas of the City: (1) east of Horseshoe Road and south of West Street; (2) between the STH 26 Bypass and the railroad, near Welsh Rd on the far northern portion of the City; (3) the Bethesda campus between Milford Street and the Rock River and (3) south of CTH CW, east of the City's 2019 municipal boundary. The City's Single-Family Residential (SR-4) zoning district may be the most appropriate district to implement this future land use category.

Policies and Programs:

1. Encourage the construction of narrower streets in new neighborhoods, where practical, and require sidewalks along all streets.
2. Plan for interconnected road and open space networks in residential areas and between individual subdivisions. Discourage the use of cul-de-sacs in new neighborhoods whenever possible.
3. Ensure that schools must have sufficient capacity to accommodate new students who will live in the School District.
4. Require grading and stormwater management plans for all new development.

Two-Family Residential

This future land use category is intended for single-family and two-family (e.g. duplexes, townhomes, two-flats) residential development served by City of Watertown sanitary sewer and water systems. Two-Family Residential land use areas are depicted primarily in locations where this type of development existed at this time this Plan was prepared, including the following areas: (1) surrounding the City's historic downtown; (2) on the City's west side between the rail lines; and (3) on the east side of the City west of STH 16. The City's Two-Family Residential (TR-6) zoning district is the most appropriate district to implement this future land use category.

Policies and Programs:

1. Encourage the construction of narrower streets in new neighborhoods, where practical, and require sidewalks along all streets.
2. Plan for interconnected road and open space networks in residential areas and between individual subdivisions.
3. Ensure that schools must have sufficient capacity to accommodate new students who will live in the School District.
4. Require grading and stormwater management plans for all new development.

This future land use category is intended to accommodate a variety of residential uses, including multi-family housing units (e.g. multiplexes, apartments, condominiums, townhouses) and some single- and two-family residences, all served by Watertown sanitary sewer and water systems. Multi-Family Residential is depicted in areas of the City where this type of development existed at the time this Plan was prepared. New development is recommended in the following areas: (1) south of West Street and east of Horseshoe Road; (2) on the City's west side between the rail lines; and (3) north of CTH CW and east of STH 16 on the City's east side. The City's MR-8 and MR-10 zoning districts are most appropriate to implement this future land use category.

Policies and Programs:

1. Disperse multi-family development throughout the City, rather than creating large concentrations of this type of development in just a few areas.
2. Require a detailed site plan, building elevations, landscape plan, lighting plan, grading/stormwater management plan, and signage plan for all residential buildings containing three or more dwelling units prior to development approval.
3. Require Multi-Family Residential housing developments to provide on-site open space areas that serve the needs of the project's residents, in addition to public park land requirements applicable to all residential development.
4. Include facilities for bicyclists (bike storage racks, bike paths, etc.) in all development designs.
5. Link parking lots to building entrances by pedestrian walkways that are physically separated from vehicular movement areas.
6. Encourage the use of balconies, porches, stoops, garden walls, varied building and facade setbacks, varied roof designs, bay windows, and similar design features in new multi-family residential project designs. In general, multifamily dwelling units should be designed so that they appear to be a grouping of smaller residential units and match the scale of the surrounding neighborhood.
7. Promote architectural design of new development that is compatible with the surrounding neighborhood, including building and facade materials, building height, building bulk, setbacks, window and door styles and placements, roof designs, and colors.

The majority of new residential development in the City is intended to be developed as Planned Neighborhoods. This land use category is indicated by yellow with brown polka dot pattern on the Future Land Use maps. Within each Planned Neighborhood, the City encourages a carefully planned mix of development comprised of the following future land use categories (each category is described elsewhere in this chapter):

- Single-Family Residential—Sewered (at least 50 percent of residential units)
- Two-Family Residential (maximum of 20 percent of residential units)
- Multi-Family Residential (maximum of 30 percent of residential units)
- Neighborhood Mixed Use
- Institutional Facilities
- Parks and Recreation

Planned Neighborhoods are intended to provide multiple housing options while maintaining the City's existing balance of residential unit types. Planned Neighborhoods also locate essential community amenities and services within walking distance of neighborhood residents. The existing City zoning districts most appropriate to implement this future land use category include either Planned Development (PD) zoning or a combination of standard zoning districts (e.g., SR-4, TF-6, NB, etc.).

Policies and Programs:

1. Encourage compact growth and provide efficient services to establish a minimum net density of five dwelling units per acre for Planned Neighborhood areas.
2. Utilize natural features to act as buffers between different land uses, when necessary.
3. Promote traditional neighborhood design principles for new neighborhood development. Traditional neighborhoods typically include a full range of housing types (single-family, duplex, multifamily, townhouse); parks, plazas, and public squares; civic buildings and public art; bicycle and pedestrian paths/walkways; institutional uses (churches, schools, community centers, etc.); and neighborhood scale commercial, service, and office uses.
4. Follow the policies listed above for Single-Family Residential—Sewered, Two-Family Residential, and Multi-Family Residential land use categories for single-family, duplex, townhouse, and multi-family residential development within Planned Neighborhoods.
5. For commercial and office development in Planned Neighborhoods, follow the policies for the Neighborhood Mixed Use land use category described below.

Neighborhood Mixed Use:

Neighborhood Mixed Use is intended to facilitate infill and redevelopment in a carefully planned or controlled manner. This land use category can include a mix of small-scale, neighborhood-serving commercial, office, institutional, and residential development that is designed to establish and protect neighborhood character. Neighborhood Mixed Use is designated in areas adjacent to the north-south rail corridor and at intersections along the STH 16 corridor and is also included as a component of areas mapped as Planned Neighborhoods. The City's Neighborhood Office (NO) and Neighborhood Business (NB) Districts may be most appropriate zoning districts to implement this future land use category.

Policies and Programs:

1. Encourage neighborhood-oriented retail and service businesses in areas that will conveniently serve residential neighborhoods.
2. Require that all proposed commercial and office projects submit a detailed site plan, building elevations, lighting plan, grading/stormwater management plan, utility plan, and signage plan prior to development approval.
3. Require the use of high-quality building materials and designs that are compatible with residential areas, including: residential roof materials, such as shingles; generous window placements; and exterior materials, such as wood, cement board, vinyl siding, brick, decorative block, stone, and other approved materials.
4. Adhere to local ordinances on signage, landscaping, and lighting.
5. Generally, adhere to the design guidelines listed below when reviewing proposals for Neighborhood Mixed Use developments:
 - Encourage small-scale, multi-story buildings, generally with building footprints less than 5,000 square feet and more active uses on first floor, with multi-family residential uses above the ground floor.
 - Promote residential architectural features and materials.
 - Encourage minimal front setbacks.
 - Design buildings and sites for pedestrians not automobiles.
 - Locate parking on streets, to rear of buildings, and/or within parking structures.
 - Orient building entrances to the street.

Central Mixed Use:

This future land use category is intended for pedestrian-oriented commercial, office, community facility, and upper story residential uses in a “downtown” setting, with on-street parking and minimal building setbacks. The Central Mixed-Use land use category includes the historic downtown and the riverfront redevelopment area. The existing City zoning district that is most appropriate to implement this future land use category is the Central Business District (CB).

Policies and Programs:

1. Require that all projects submit and have approved detailed building elevations and site plans, showing the proposed locations of the building(s), parking, storage, loading, signage, landscaping, and lighting prior to development approval.
2. Protect the unique quality of the Downtown by requiring buildings to be two to four stories with a zero-lot line front setback.
3. Provide for public access to the riverfront and the completion of the Riverwalk in and around the Downtown.
4. Require that new and renovated buildings adjacent to the river have two fronts (street side and riverside), with both fronts meeting the aesthetic standards for the downtown.
5. Promote truly mixed-use development with residential above the first floor.

This future land use category is intended to facilitate a carefully controlled mix of commercial and residential uses on public sewer, public water, and other urban services and infrastructure. Planned Mixed Use areas are intended as vibrant urban places that should function as community gathering spots. This category advises a carefully designed blend of Multi-Family Residential, Office, Business, Industrial, and Institutional land uses. This may include high-quality indoor professional office uses, health care facilities, indoor retail, commercial services, community facilities, controlled outdoor display, and light industrial uses. Planned Mixed Use areas have been designated in several different areas throughout the City's Future Land Use maps, most along major commercial corridors and near highway interchanges.

In particular, the STH 26 Bypass interchange at STH 19 on the far west side of the City is an example of an area where a desired mix of future uses centers around additional commercial activity, similar to development trends along South Church Street. This area has been prioritized for future commercial development because of its visibility from the STH 26 Bypass, the number of visitors using the interchange to attend the various tournaments and events at Brandt-Quirk Park, and the fact that it is a community entryway with direct access to downtown and the core of the City.

The best option for future zoning of the lands mapped under the Planned Mixed-Use future land use category is often a Planned Development (PD) zoning district. This district allows the desired mix in uses and provides flexibility in layout, in exchange for superior design. The zoning is tied to City approval of a specific plan for the project. Alternatively, a mix of the City's MR-8, MR-10, PB, PI, and PO zoning districts may also be appropriate for areas within this future land use category.

Policies and Programs:

1. Grant development approvals only after submittal; public review; and approval of site, landscaping, building, signage, lighting, stormwater, erosion control, and utility plans.
2. Place parking lots behind buildings and screen from public view all service areas, loading areas, mechanical equipment, and trash receptacle storage areas from less intensive land uses to the greatest degree possible.
3. Develop conceptual plans for Planned Mixed Use areas as a starting point for individual redevelopment plans.
4. Promote shared driveway access and shared parking spaces whenever possible.
5. Design street and driveway access to minimize traffic congestion by limiting the number of and ensuring adequate spacing between access points.
6. Provide clear and safe pedestrian walkways and bicycle routes that are separated from vehicular traffic areas.
7. Require Stormwater Best Management Practices and low impact development strategies to minimize any adverse impacts to the watershed.

8. Generally, adhere to the design guidelines listed below when reviewing proposals

Mixed Use:

- Promote multi-story buildings, generally with more active uses on first floor and multi-family residential uses above the ground floor.
- Design buildings and sites oriented toward pedestrians not automobiles.
- Locate parking on streets, to the rear of buildings, and/or in parking structures.
- Orient building entrances to street with minimal front setbacks.
- Incorporate amenities such as benches, fountains, and canopy shade trees into commercial projects whenever possible.
- Encourage the use of canopies, awnings, trellises, roof overhangs, recessed entryways, and arcades to add visual interest to building facades.
- Support the use of multi-planed, pitched roofs to avoid the monotony of larger scale buildings.
- Promote the use of high-quality landscaping treatment of bufferyards, street frontages, paved areas, and building foundations, and require parking lots to be heavily landscaped.
- Require high quality signage that is not excessive in height or total square footage.

This future land use category is intended to facilitate a carefully controlled mix of residential, commercial, and institutional uses on public sewer, public water, and other urban services and infrastructure. Riverside Mixed-Use areas are intended as unique locations that should function as neighborhood and community gathering spots. This category advises a carefully designed blend of Single-Family Residential, Two-Family Residential, Multi-Family Residential, Office, Business, Industrial, and Institutional land uses. This may include residential neighborhoods at various scales, high-quality indoor professional office uses, health care facilities, indoor retail, commercial services, and community facilities. Riverside Mixed Use areas have only been designated in one area on the City's Future Land Use maps, adjacent to the western shores of the Rock River on the site of the former Bethesda complex. The best option for future zoning of the lands mapped under the Planned Mixed-Use future land use category is often a Planned Development (PD) zoning district. This district allows the desired mix in uses and provides flexibility in layout, in exchange for superior design. The zoning is tied to City approval of a specific plan for the project. Alternatively, a mix of the City's SR-4, TR-6, SNR, MR-8, MR-10, I, PB, and PO zoning districts may also be appropriate for areas within this future land use category.

Policies and Programs:

1. Follow the policies listed above for the Planned Neighborhood land use category for single-family, duplex, townhouse, and multi-family residential development within the Riverside Mixed Use category.
2. For commercial and office development, follow the policies for the Planned Mixed Use land use category described below.

This future land use category includes both large and small scale industrial and office development at an intensity that is consistent with existing transition and urban intensity development. Mixed Industrial development is designated along the west side of the rail corridor that runs from west to east through the City. The City's Planned Industrial (PI) and General Industrial (GI) District is the most appropriate zoning district to implement this future land use category, with some Heavy Industrial (HI) mixed in.

Policies and Programs:

1. Grant development approvals only after submittal; public review; and approval of site, landscaping, building, signage, lighting, stormwater, erosion control, and utility plans.
2. Strategically locate large parking lots (i.e. employee parking areas or truck parking areas) out of site from public view. Smaller parking lots (i.e. visitor parking lots) may be located in front of the building; however, such parking lots must be well screened from public rights-of-way and non-industrial uses.
3. Separate pedestrian walkways vehicular traffic and loading areas.
4. Design industrial projects so that vehicles servicing the site shall be able to move from one area of the site to another without re-entering a public street.
5. Screen parking lots, loading areas, outdoor storage areas, and mechanical equipment (i.e. air conditioners, ventilation equipment, etc.) from public view, including roof-top and ground equipment.

This future land use category is designed to facilitate large-scale public buildings, schools, religious institutions, power plants and substations, hospitals, and special care facilities. Institutional areas are generally mapped in locations where such facilities currently exist. Future small-scale institutional uses may also be located in areas planned for residential, commercial, office, industrial, or mixed uses. Most of the City's zoning districts are generally appropriate for Institutional uses. In general, the zoning district should reflect the predominant zoning of nearby properties and/or the desired character of the subject property.

Policies and Programs:

1. Require site plan review and high-quality site design, building design, landscaping, lighting, and signage for all institutional uses.
2. Integrate institutional facilities into new neighborhoods and residential areas, and provide an adequate distribution of institutional facilities throughout the City.
3. Buffer nearby residential uses from Institutional use via decorative fencing, vegetative screening, berms, or similar features.
4. Minimize the potential negative effect on existing traffic flows and volumes in the surrounding neighborhood by requiring all parking needs for large institutional uses to be met on site.
5. Require institutional uses to submit expansion plans to minimize the potential for future land use conflicts.
6. Design institutional uses to be easily served by transit vehicles.

Airport

This future land use category includes the Watertown Municipal Airport and related land. The airport is zoned Planned Industrial (PI) in the City's zoning ordinance.

Policies and Programs:

1. Support the long-term development of the Watertown Municipal Airport as specified in the airport's long-range plan.

This future land use category includes park and public open space facilities devoted to playgrounds, play fields, trails, picnic areas and related recreational activities, conservation areas, and land use buffer strips. Any of the City's residential zoning districts would be appropriate to implement this land use category.

Policies and Programs:

1. Provide parks within safe walking distance of all residential neighborhoods.
2. Follow the recommendations of the City's Parks and Open Space Plan when acquiring new parkland or making changes to current parks.

This future land use category includes generally continuous open space systems based on lands that have sensitive natural resources and limitations for development. This category includes Wisconsin DNR identified wetlands subject to existing State mandated zoning, Wisconsin DNR identified Flood Storage Areas, FEMA designated floodplains, waterway and drainageway buffers (75' buffer around perennial streams or 50' buffer around intermittent channels), woodlands (combined 80% cover area), and slopes of 12 percent or greater.

Policies and Programs:

1. Generally, prohibit new development in mapped Environmental Corridor areas.
2. If development is proposed in areas where environmental corridors have been mapped or are adjoining, the landowner or developer is responsible for determining the exact boundaries of the Environmental Corridor based on the wetland, floodplain, steep slope, or other natural feature(s) that comprise the Corridor.
3. Continue to allow existing agricultural uses (cropping, grazing, or other preexisting agricultural uses) within Environmental Corridors.

How to use the ‘Zoning Table of Land Uses’:

- The table lists the various zoning districts horizontally along the top of the table and the different types of land uses vertically along the left side of the table.
- The table is read by cross referencing the Zoning District with the desired Land Use Type.
- The letters in the boxes of the table denote if the use is permitted, conditional, or other.
- An empty box in the tables means the use is not allowed.
- Residential Uses:
 - The beginning of the table along the left side lists residential land uses vertically.
 - The different types of residential land uses and the various lot size or square footage per dwelling unit options are listed.
 - The apartment land uses are broken down by the number of units along with the required square footage per dwelling unit.
 - Single-Family detached homes with a minimum lot size of 8,000 sq ft are the most common type of Single -Family development in the City.

ZONING
Table of Land Uses
[Amended 9-1-2020 by Ord. No. 20-20; 2-2-2021 by Ord. No. 21-10]

KEY:

P = Permitted by right in a conventional development (see § 550-49A)

C = Permitted by a conditional use (see § 550-47)

I = Permitted as a conditional use in an institutional residential development (see § 550-49B)

M = Permitted as a conditional use within a mobile home development or park (see § 550-49C or D)

Type of Land Use		Rural Holding (RH)	Countryside Residential (CR-10a)	Exurban Residential (ER-1)	Single-Family Residential (SR-4)	Two-Family Residential (TR-6)	Multifamily (MR-8)	Multifamily (MR-10)	Senior Residential (SNR)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)
Dwelling Unit Types (See § 550-49)																		
Single-family detached	35 acre lot	P	P	P	P	P	P	P	P	P		P						
Single-family detached	10 acre lot	C*	P	P	P	P	P	P	P	P		P						
Single-family detached	1 acre lot	C*	C*	P	P	P	P	P	P	P		P						
Single-family detached	8,000 sf lot				P	P	P	P	P	P		P						
Twin House/Duplex	4,500 sf per du					P	P	P	P	C		C						
Two-flat	9,000 sf lot					C	P	P	P	C		C						
Townhouse	5,445 sf lot						P	P	P	C		C						
Multiplex	5,445 sf per du						P	P	P	C		C						
Apartment 3-4	4,350 sf per du						C	P	P	C		C						
Apartment 5-24	4,350 sf per du							C	C	C		C						
Institutional Residential	8,000 sf lot						I	I	I	I	I	I	I	I	I			
Mobile Home	8,000 sf lot					M												

NOTE:

* These lots may be permitted, but the zoning district maximum density must be adhered to.

WATERTOWN CODE

Table of Land Uses

KEY:

P = Permitted by right (§ 550-45A)

C = Permitted as a conditional use (§ 550-45B)

Type of Land Use	Rural Holding (RH)	Countryside Residential (CR-10a)	Exurban Residential (ER-1)	Single-Family Residential (SR-4)	Two-Family Residential (TR-6)	Multifamily (MR-8)	Multifamily (MR-10)	Senior Residential (SNR)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)
Nonresidential Land Uses																	
Agricultural Uses (§ 550-50)																	
A. Cultivation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
B. Husbandry	C																
C. Intensive Agriculture	C																
D. Agricultural Services	C																C
E. On-Site Agricultural Retail	P																
F. Selective Cutting	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
G. Clear-Cutting	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Institutional Uses (§ 550-51)																	
A. Passive Outdoor Public Recreational	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
B. Active Outdoor Public Recreational	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
C. Indoor Institutional	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
D. Outdoor Institutional	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
E. Public Services and Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
F. Institutional Residential						C	C	C	C	C	C	C	C	C			
G. Community Living Arrangement (1-8 res.)	P	P	P	P	P	P	P	P	C		C						
H. Community Living Arrangement (9-15)			C	C	P	P	P	C	C	C	C						
I. Community Living Arrangement (16+)						C	C	C	C	C	C						

ZONING

Table of Land Uses

KEY:

P = Permitted by right (§ 550-45A)

C = Permitted as a conditional use (§ 550-45B)

Type of Land Use	Rural Holding (RH)	Countryside Residential (CR-10a)	Exurban Residential (ER-1)	Single-Family Residential (SR-4)	Two-Family Residential (TR-6)	Multifamily (MR-8)	Multifamily (MR-10)	Senior Residential (SNR)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)
Commercial Uses (§ 550-52)																	
A. Office									P	P	P	P	P	P	P	P	P
B. Personal or Professional Service									P	P	P	P	P	P	P		
C. Indoor Sales or Service									C	C	P	P	P	P	C		
D. Outdoor Display												C	C				
E. Indoor Maintenance Service											P	P	P	P	P	P	P
F. Outdoor Maintenance Service																	C
G. Indoor Commercial Entertainment									C	C	C	C	C	C	C		
H. Outdoor Commercial Entertainment	C												C	C			
I. Commercial Animal Boarding	C											C	C				
J. Commercial Indoor Lodging										C		C	C	C			
K. Bed-and-Breakfast Establishments	C	C	C	C	C	C	C	C	C		C	C	C	C			
L. Group Day-Care Center (9+ children)					C	C	C	C	C	C	C	C	C	C	C	C	
M. Campground	C																
N. Boardinghouse						C	C	C	C		C		C	C			
O. Sexually Oriented Land Use	C												C		C	C	C
P. Vehicle Repair and Maintenance												C	C			C	C
Q. Convenient Cash Business												C	C	C			

WATERTOWN CODE

Table of Land Uses

KEY:

P = Permitted by right (§ 550-45A)

C = Permitted as a conditional use (§ 550-45B)

Type of Land Use	Rural Holding (RH)	Countryside Residential (CR-10a)	Exurban Residential (ER-1)	Single-Family Residential (SR-4)	Two-Family Residential (TR-6)	Multifamily (MR-8)	Multifamily (MR-10)	Senior Residential (SNR)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)
Storage/Disposal (§ 550-53)																	
A. Indoor Storage or Wholesaling															P	P	P
B. Outdoor Storage or Wholesaling																C	P
C. Personal Storage Facility													C		C	C	C
D. Junkyard or Salvage Yard	C																C
E. Waste Disposal Facility	C																C
F. Composting Operation	C																C
Transportation Uses (§ 550-54)																	
A. Off-Site Parking Lot													P	P		P	P
B. Airport/Heliport	C									C					C	C	C
C. Freight Terminal																C	C
D. Distribution Center															C	P	P
Industrial Uses (§ 550-55)																	
A. Light Industrial															P	P	P
B. Heavy Industrial																	P
C. Communication Tower	C														C	C	C
D. Extraction Use	C																

ZONING

Table of Land Uses

KEY:

P = Permitted by right (§ 550-45A)

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Type of Land Use	Rural Holding (RH)	Countryside Residential (CR-10a)	Exurban Residential (ER-1)	Single-Family Residential (SR-4)	Two-Family Residential (TR-6)	Multifamily (MR-8)	Multifamily (MR-10)	Senior Residential (SNR)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)
Accessory Uses (§ 550-56)																	
A. Commercial Apartment											C	C	C	P			
B. Farm Residence	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
C. Private Residential Garage or Shed	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
D. Company Cafeteria								P	P	P		P	P	P	P	P	P
E. Company-Provided On-Site Recreation								P/C	P/C	P/C		P/C	P/C	P/C	P/C	P/C	P/C
F. Outdoor Display Incidental	C											C	C				
G. In-Vehicle Sales and Service										C	C	C	C	C	C	C	C
H. Indoor Sales Incident to Light Industrial Use															P	P	P
I. Light Industrial Incident to Indoor Sales											C	C	C	C			
J. Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
K. Family Day-Care Home (4-8 children)	P	P	P	P	P	P	P	P									
L. Intermediate Day-Care Home (9-15 children)	C	C	C	C	C	C	C	C									
M. Migrant Labor Camp	C																C
N. On-Site Parking Lot	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
O. Private Residential Recreational Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
P. Private Residential Kennel	C	C	C														
Q. Private Residential Stable	C	C															
R. Drainage Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

WATERTOWN CODE

Type of Land Use	Rural Holding (RH)	Countryside Residential (CR-10a)	Exurban Residential (ER-1)	Single-Family Residential (SR-4)	Two-Family Residential (TR-6)	Multifamily (MR-8)	Multifamily (MR-10)	Senior Residential (SNR)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)
S. Filling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
T. Lawn Care of Subject Property	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
U. Septic Systems	C	C	C														
V. Exterior Communication Devices	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
W. Caretaker's Residence		C	C														
X. Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment														P			

ZONING

Table of Land Uses

KEY:

T = Permitted as a temporary use (§ 550-45D)

Type of Land Use	Rural Holding (RH)	Countryside Residential (CR-10a)	Exurban Residential (ER-1)	Single-Family Residential (SR-4)	Two-Family Residential (TR-6)	Multifamily (MR-8)	Multifamily (MR-10)	Senior Residential (SNR)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)
Temporary Uses (§ 550-57)																	
A. General Temporary Outdoor Sales											T	T	T	T			
B. Outdoor Assembly	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
C. Contractor's Project Office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
D. Contractor's On-Site Equipment Storage	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
E. Relocatable Building									T	T	T	T	T	T	T	T	T
F. On-Site Real Estate Sales Office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
G. Outdoor Sales of Farm Products	T										T	T	T	T	T	T	

WATERTOWN CODE

Land Use Permitted in Permanently Protected Green Space Areas**KEY:**

C = Permitted as a conditional use per § 550-58.

T = Permitted as a temporary use per § 550-58.

Land Use	Permanently Protected Green Space Areas					
	Natural Resource Protection Overlay Zoning District					Other Permanently Protected Green Space
	Conservancy	Drainageway	Lakeshore	Woodland	Steep Slope	
A. Cultivation						C
B. Passive outdoor recreational	P	P	P	P	P	P
C. Active outdoor recreational						P
D. Outdoor Industrial						P
E. Lawn Care (mow-feed-seed-weed)	C	C	C	C	C	P
F. Golf Course	C	C	C	C	C	P
G. Any Permitted Temporary Use						P,T
H. Drainage Structure	C	C	C	C	C	C
I. Filling	C	C	C	C	C	C
J. Septic System						C
K. Road, Bridge						
L. Utility Lines and Related Facilities	C	C	C	C	C	C
M. Piers and Wharfs	C	C	C	C	C	C