



**PLAN COMMISSION MEETING AGENDA**

**MONDAY, NOVEMBER 13, 2023 AT 4:30 PM**

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

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**By Phone or GoToMeeting:** Members of the media and the public may attend by calling: (Toll Free): 1 866 899 4679 Access Code: 638-849-149 or <https://meet.goto.com/638849149>

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

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

- A. Review and take action: Plan Commission minutes dated October 23, 2023

**3. BUSINESS**

- A. Review and take action: W5245 Navan Road – Extraterritorial Certified Survey Map (CSM)

- B. Review and take action: W6911 Silver Creek Road – Extraterritorial Certified Survey Map (CSM)

- C. Review and take action: W6911 Silver Creek Road – Remodel of redi-mix plant and construction of aggregate storage building

- D. Review and take action: 903 Oak Street & 905 Oak Street – Condominium Plat

- E. Reset Public Hearing Date: Correction of Town of Emmet Annexation Ordinance – originally set for November 21st, change to December 5th

- F. Review and take action: Accept public improvements through final completion for Hepp Heights Phase III Subdivision

- G. Review and take action: Accept public improvements through final completion for Grandview Heights Addition No. 7 Subdivision

**4. ADJOURNMENT**

*Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at [mdunneisen@CityofWatertown.org](mailto:mdunneisen@CityofWatertown.org), 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*

**PLAN COMMISSION  
MINUTES  
October 23, 2023**

Section 2, Item A.

**The Plan Commission met on the above date in the council chambers.**

**The following members were present:** Mayor McFarland, Blanke, Holloway, Konz, Krueger, Lampe, Talaga (virtual), Zirbes, Beyer

**Also in attendance:** Sonya Kruesel of Vandewalle and Associates

**1. Call to order (4:30pm)**

**2. Approval of Minutes** (A and B voted on jointly)

**A. Plan Commission minutes September 25, 2023**

**B. Plan Commission minutes October 02, 2023**

Motion to approve both the September 25<sup>th</sup> and October 2<sup>nd</sup> minutes was made by Holloway and seconded by Konz, passed on unanimous voice vote.

**3. Business**

**A. Initial Review and Set Public Hearing Date:** Chapter 545 Repeal and Recreation

Andrew Beyer introduced Sonya Kruesel of Vandewalle and Associates to present the recreation of Chapter 545 of the municipal code which had last been updated in 1998.

The code needs to be brought up to current standards due to statutory changes.

Motion was made by Blanke and seconded by Holloway to approve CSM, passed on a unanimous voice vote.

**B. Review and take action:** Correction of Town of Emmet Annexation Ordinance

Brian Zirbes brought this to the commission to correct the error in the legal description of a plot of land that was annexed by the city.

Motion was made by Krueger and seconded by Lampe to forward the correction, passed on a unanimous voice vote.

**C. Discussion:** Amendment of Emmet Boundary Agreement – Possible Changes and Priorities

The commission discussed the Emmet boundary agreement and what direction it would like to take. No action was taken at this time.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/October%2023,%202023%20Plan%20Commission%20Meeting%20Packet.pdf>

**4. Adjournment**

Motion to adjourn was made by Holloway and seconded by Lampe and passed on a unanimous voice vote.

Respectfully Submitted,

Alderman Brad Blanke



Main Office 920-262-4060	Brian Zirbes 920-262-4041	Mark Hady 920-342-0986
Nikki Zimmerman 920-262-4045	Dell Zwiieg 920-262-4042	
Doug Zwiieg 920-262-4062	Dennis Quest 920-262-4061	

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TO: Plan Commission  
DATE: November 13<sup>th</sup>, 2023  
SUBJECT: W5245 Navan Road - Extraterritorial Certified Survey Map (CSM)

A request by Daniel Simarron and Paola Rodriguez Perez to create a one lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN: 020-0814-2422-001

**SITE DETAILS:**

Parent Parcel Acres: 10.0  
Proposed Lot Size(s): 3.7 acres  
Jurisdiction: Town of Milford

**BACKGROUND & APPLICATION DESCRIPTION:**

The applicant is proposing to create a one lot Certified Survey Map with access to Navan Road.

**STAFF EVALUATION:**

The preliminary CSM lot is not located within the Airport Approach Protection Zone. Navan Road was not identified in the 2019 City of Watertown Comprehensive Plan as having an expanded right-of-way, a 66 ft ROW (33ft from centerline) as depicted on the preliminary CSM is adequate.

**PLAN COMMISSION OPTIONS:**

The following possible options for the Plan Commission:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the Plan Commission:

**ATTACHMENTS:**

- Application materials.

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

BEING A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 24, T8N, R14E, TOWN OF MILFORD, JEFFERSON COUNTY, WISCONSIN.

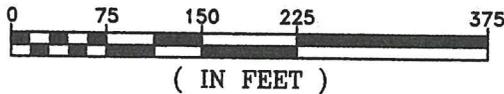
# COPY

### BEARING BASIS:

ALL BEARINGS REFER TO THE NORTH LINE, NW 1/4 WHICH HAS AN ASSUMED BEARING OF N88°31'46"E



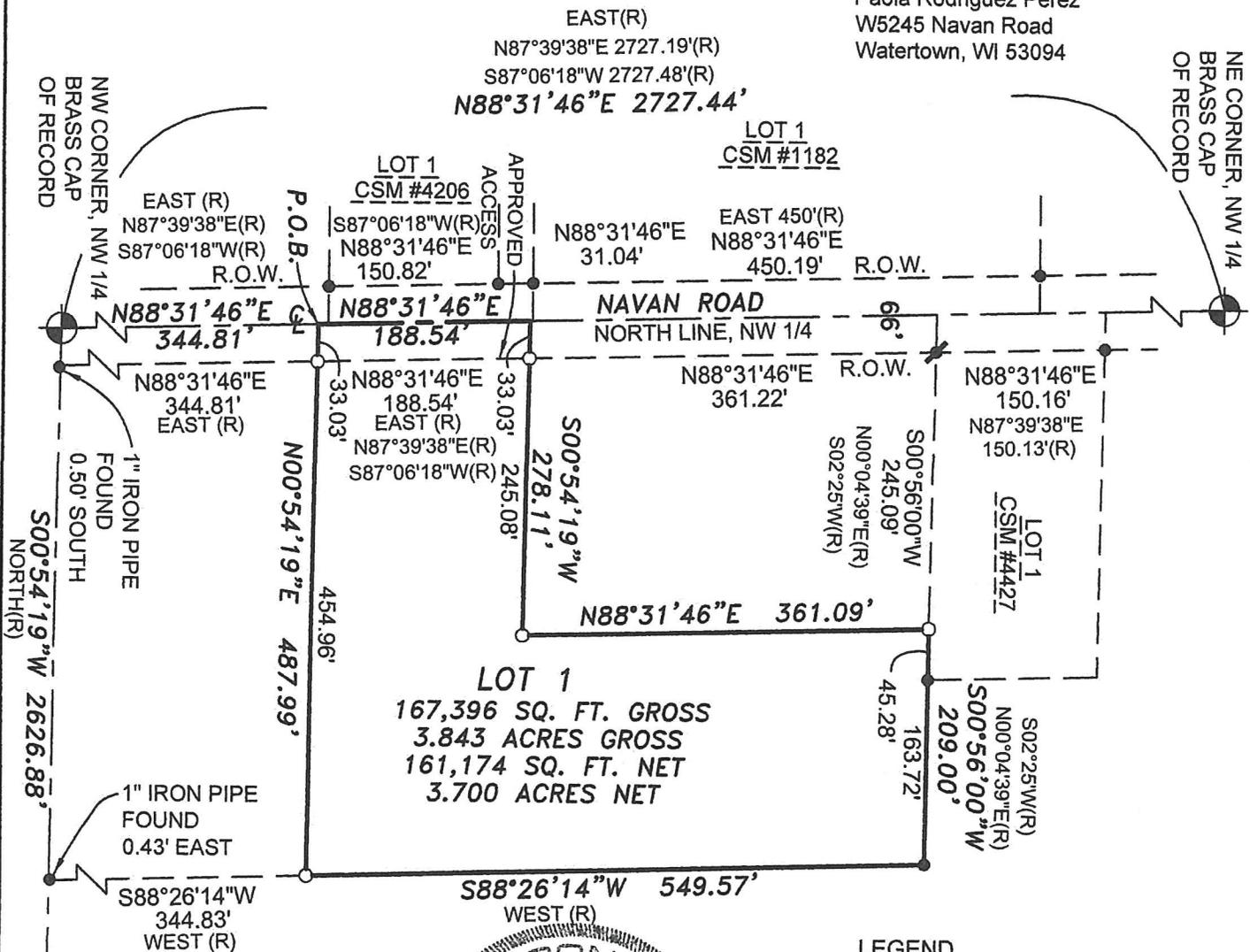
### GRAPHIC SCALE



Petition # R4488A-23 Zoning A-2  
Check for subsequent zoning changes with Jefferson County Zoning

### OWNERS:

Daniel Simarron Tecalero &  
Paola Rodriguez Perez  
W5245 Navan Road  
Watertown, WI 53094



### LEGEND

- 3/4" IRON REBAR FOUND
- 1" I.D. IRON PIPE FOUND
- 3/4"x18" IRON REBAR (1.502 lbs/lin ft) w/ORANGE PLASTIC CAP STAMPED 'J.C. KANNARD P.L.S. S-2248' SET
- SECTION CORNER FOUND AS NOTED
- SOIL BORING
- (R) RECORDED AS

## SOUTHWEST SURVEYING & ASSOCIATES, Inc.

P.O. BOX K, PALMYRA, WI. 53156  
262-495-4910  
920-674-4884

JOB No.: T-223102  
DATE: OCTOBER 16, 2023  
SHEET 1 OF 2

**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

BEING A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 24 , T8N, R14E, TOWN OF MILFORD, JEFFERSON COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, John C. Kannard, Professional Land Surveyor No. 2248, hereby certify:

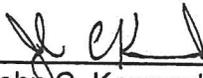
That I have surveyed, divided, mapped this Certified Survey Map being a part of the NW 1/4 of the NW 1/4 of Section 24, T8N, R14E, Town of Milford, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the Brass Cap Monument that marks the Northwest corner of the NW 1/4 of said Section 24; Thence N88°31'46"E, along the North line of said NW 1/4, a distance of 344.81 feet, to the POINT OF BEGINNING of the lands to be described; Thence continue N88°31'46"E, along said North line, a distance of 188.54 feet; Thence S00°54'19"W, parallel with the West line of said NW 1/4, a distance of 278.11 feet, to a Set 3/4"x18" Iron Rebar (1.502 lbs/ lin ft) with an orange plastic cap stamped "J.C. Kannard P.L.S. S-2248" (Set 3/4" Rebar); Thence N88°31'46"E, parallel with the North line of said NW 1/4, a distance of 361.09 feet, to the West line of Lot 1 of Certified Survey Map No. 4427 as recorded as Document No. 1123427 and to a Set 3/4" Rebar; Thence S00°56'00"W, along said West line, and said West line extended, a distance of 209.00 feet, to a Found 1" I.D. Iron Pipe; Thence S88°26'14"W, a distance of 549.57 feet, to a Set 3/4" Rebar; Thence N00°54'19"E, parallel with the West line of said NW 1/4, a distance of 487.99 feet, to the POINT OF BEGINNING, containing 167,396 square feet or 3.843 acres of land, more or less.

Subject to all rights, reservations, restrictive covenants and easements of record.

I further certify that I have made this survey and map under the direction of Daniel Simarron Tecalero and Paola Rodriguez Perez, owners of said lands, and that this Certified Survey Map is a correct representation of the boundary surveyed and described and that I have complied fully with the provisions of Chapter 236.34 of the State of Wisconsin Statutes, and the Subdivision Ordinance of Jefferson County, Wisconsin in surveying and mapping same.

Certified this 16th day of October, 2023

  
John C. Kannard, P.L.S. 2248



**CITY OF WATERTOWN EXTRATERRITORIAL APPROVAL:**

This Certified Survey Map is hereby approved by the City of Watertown.

Dated this \_\_\_\_ day of \_\_\_\_\_, 202\_

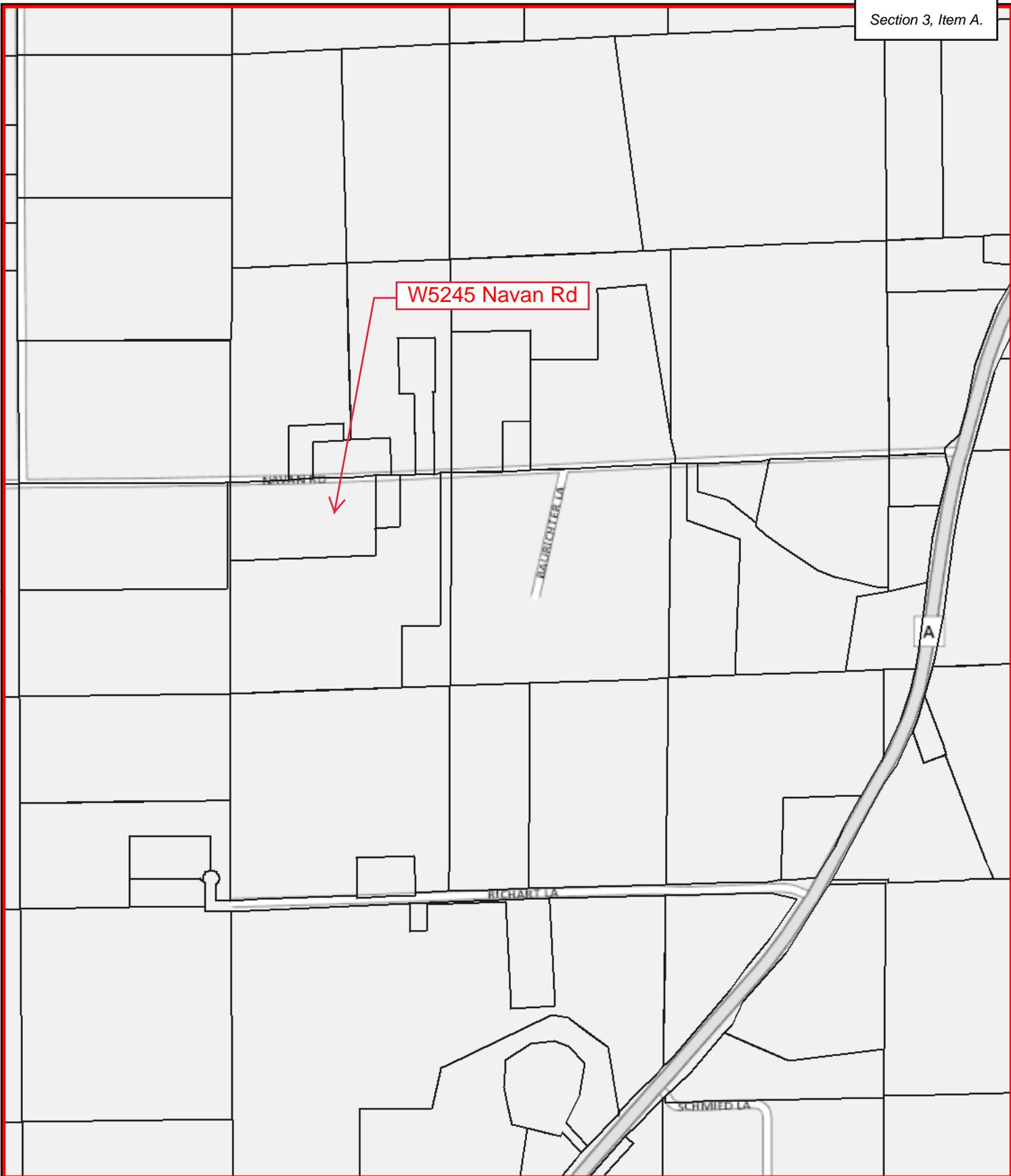
\_\_\_\_\_  
Emily McFarland, Mayor

**PLANNING AND ZONING COMMITTEE APPROVAL:**

This Certified Survey Map is hereby approved by the Planning and Zoning Committee of Jefferson County.

Dated this \_\_\_\_ day of \_\_\_\_\_, 202\_

\_\_\_\_\_  
Matt Zangl, Director of Planning & Zoning



Parcels



City Limits



City of Watertown Geographic Information System

Scale: 1 inch = 800 feet

SCALE BAR = 1"

Printed on: October 31,

Author: Private User

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



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	

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TO: Plan Commission  
DATE: November 13<sup>th</sup>, 2023  
SUBJECT: W6911 Silver Creek Road - Extraterritorial Certified Survey Map (CSM)

A request by Lycon Inc to create a one lot Certified Survey Map (CSM) from four existing parcels within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 016-0915-2911-000, 016-0915-2911-001, 016-0915-2911-002, 016-0915-2911-003.

**SITE DETAILS:**

Parent Parcel Acres: 1.21, 0.64, 4.58, 3.22  
Proposed Lot Size(s): 9.26 acres  
Jurisdiction: Town of Emmet

**BACKGROUND & APPLICATION DESCRIPTION:**

The applicant is proposing to create a one lot Certified Survey Map with access to County Road L and Silver Creek Road.

**STAFF EVALUATION:**

The preliminary CSM lot is not located within the Airport Approach Protection Zone. County Road L and Silver Creek Road are not identified in the 2019 City of Watertown Comprehensive Plan as having expanded right-of-ways, ROWs as depicted on the preliminary CSM are adequate.

**PLAN COMMISSION OPTIONS:**

The following possible options for the Plan Commission:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the Plan Commission:

**ATTACHMENTS:**

- Application materials.



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A REDIVISION OF PART OF CSM 2352, CSM 96 AND LANDS IN THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 15 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF EMMET, DODGE COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE

I, STEVEN M. ARNOLD, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND KNOWN AS:

A REDIVISION OF PART OF CSM 2352, CSM 96 AND LANDS IN THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 15 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF EMMET, DODGE COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 15 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF EMMET, DODGE COUNTY, WISCONSIN; THENCE N 88°38'04" W ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION, 809.12 FEET; THENCE S 03°34'13" E, 36.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 03°34'13" E, 248.16 FEET; THENCE N 88°38'04" W, 80.30 FEET; THENCE S 03°34'13" E, 506.12 FEET; THENCE S 84°49'48" W, 183.02 FEET; THENCE S 00°54'12" E, 135.09 FEET; THENCE N 88°24'12" W, 285.00 FEET; THENCE N 00°54'12" W, 835.32 FEET; THENCE N 26°05'43" E, 81.05 FEET; THENCE S 88°22'38" E, 476.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 403,476 SQ. FT. OR 9.26 ACRES OF LAND, MORE OR LESS.

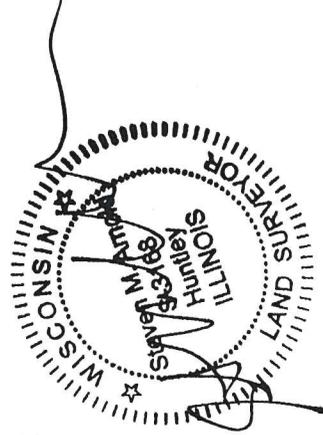
THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF LYCON, INC., OWNER OF SAID LAND.

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

I FURTHER CERTIFY THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND THE VILLAGE OF EMMET SUBDIVISION REGULATIONS, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 23RD DAY OF OCTOBER, 2023.

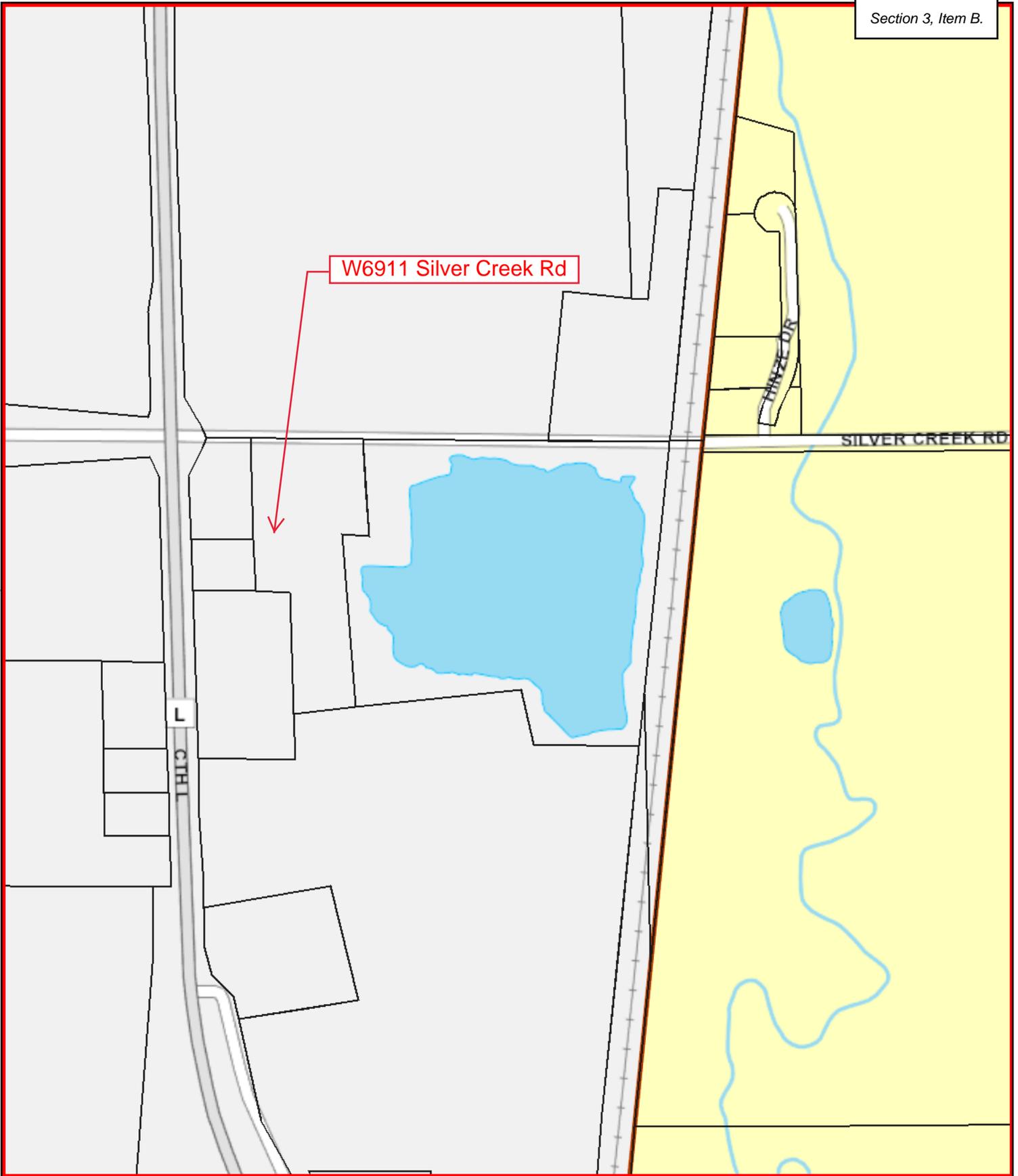
STEVEN M. ARNOLD  
PROFESSIONAL LAND SURVEYOR  
PLS No. S-3168







Section 3, Item B.



Parcels

City Limits



THE CITY OF WATERTOWN  
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1 inch = 380 feet

SCALE BAR = 1"

Printed on: October 3, 2012

Author: Private User

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



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: November 13th, 2023  
SUBJECT: Lycon Inc. Batch Plant Site Plan Review

A request by the Lycon Inc. for review and approval of a site plan to remodel a redi-mix batch plant and construct an aggregate storage building within the City of Watertown 'City Growth Area' under the City of Watertown – Town of Emmet Cooperative Boundary Agreement. Parcel PIN(s): 016-0915-2911-000, 016-0915-2911-001, 016-0915-2911-002, 016-0915-2911-003.

SITE DETAILS:

Acres: 9.26 acres.

BACKGROUND:

The proposed site plan includes removal of antiquated and unused equipment including an outdoor batch plant, cement silos, an aggregate conveyor system, and bunkers, as well as the razing of unused buildings. A new batch plant, conveyor system, and aggregate storage facility will be constructed.

Per Section 6.05 of the City of Watertown – Town of Emmet Cooperative Boundary Agreement, it is the role of the Plan Commission (on behalf of the City) to perform development reviews within the 'City Growth Area'.

**6.05 Building Inspections/Zoning Enforcement**

During the term of this Agreement the parties agree that the City may elect to perform all building inspection and zoning enforcement services and functions **and development reviews within all or a part of the "City Growth Area" .....**

A CSM approval under the City's Extraterritorial Plat Review Jurisdiction associated with this Site Plan Review is also pending.

The development proposed within the site plan area is not located within the Airport Approach Protection Zone height restrictions.

PLAN COMMISSION OPTIONS:

The following 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 identified by the Plan Commission:
  - a. A lighting plan consistent with the requirements of the City of Watertown Zoning Code §550-110 be submitted.

- b. A landscaping plan consistent with the requirements of the 'City of Watertown HI - Heavy Industrial Zoning District' and 'Article X Landscaping and Bufferyard Regulations' be submitted.
- c. Plan commission approval of a CSM combining the four existing parcels into one lot.

Section 3, Item C.

ATTACHMENTS:

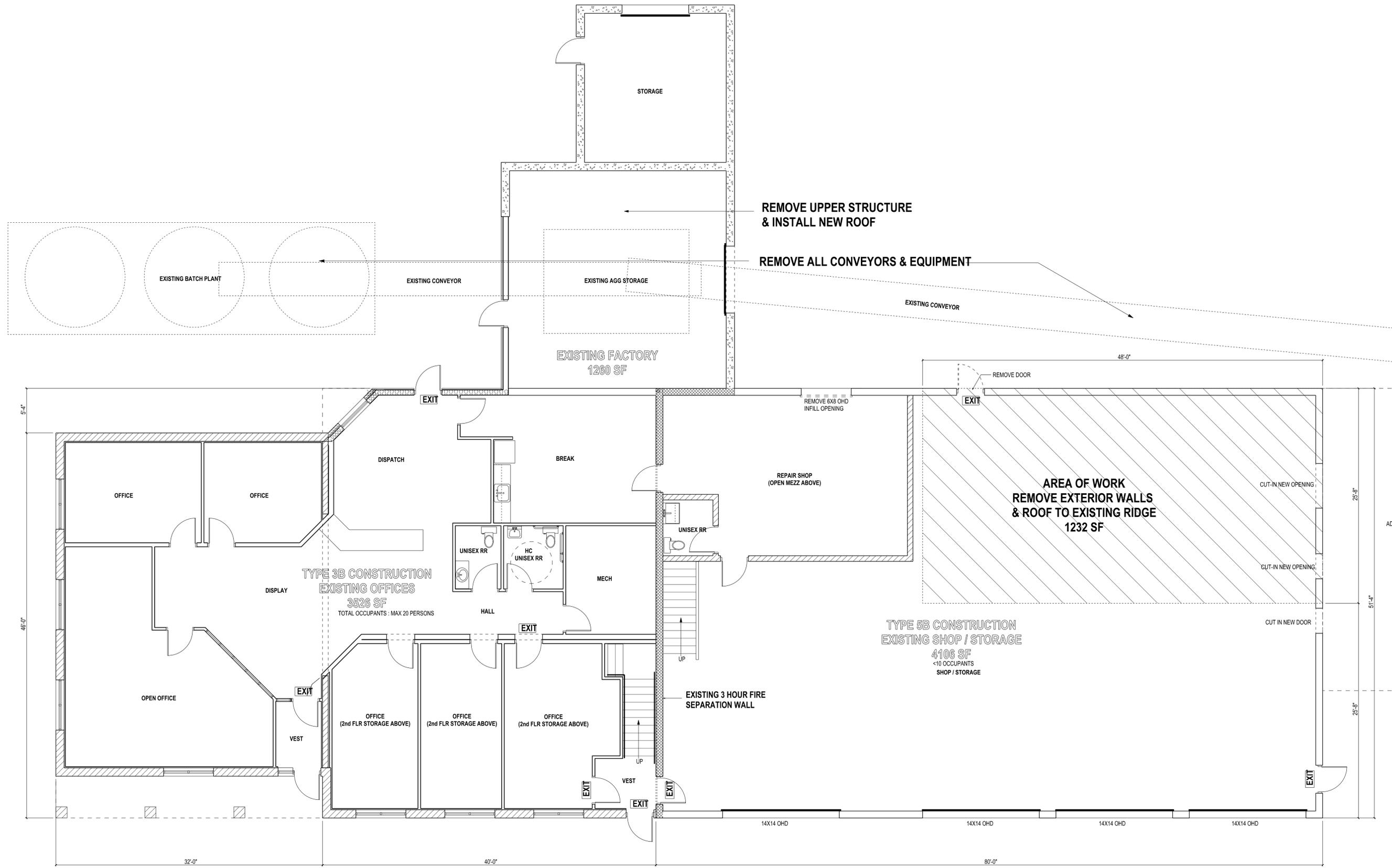
- Application materials.

Planning Commission  
City of Watertown, WI

**RE: Project Description**

Lycon ,Inc  
6911 Silver Creek Rd  
Town of Emmet, Dodge County

Lycon Concrete has purchased the Dodge County Concrete property and some surrounding land with the intention to further develop and upgrade the current operations. To that end we have combined these properties into one CSM to allow for the addition of an aggregate storage facility, conveyor system and updated indoor concrete batching plant. The existing outdoor batch plant, cement silos and aggregate conveyor system and bunkers would be dismantled and some vacant buildings will be demolished. In addition, it is our intention to clean up the site, removing antiquated and unused equipment. The new batch plant will be provided in an alteration and small addition to the existing office/storage building. A new aggregate storage facility is located to utilize the existing grade changes for maximum use of the site topography. These developments are as shown on the accompanying plans. It is our intention to proceed soonest possible.



**EXISTING / DEMOLITION PLAN**

3/16"=1'-0"

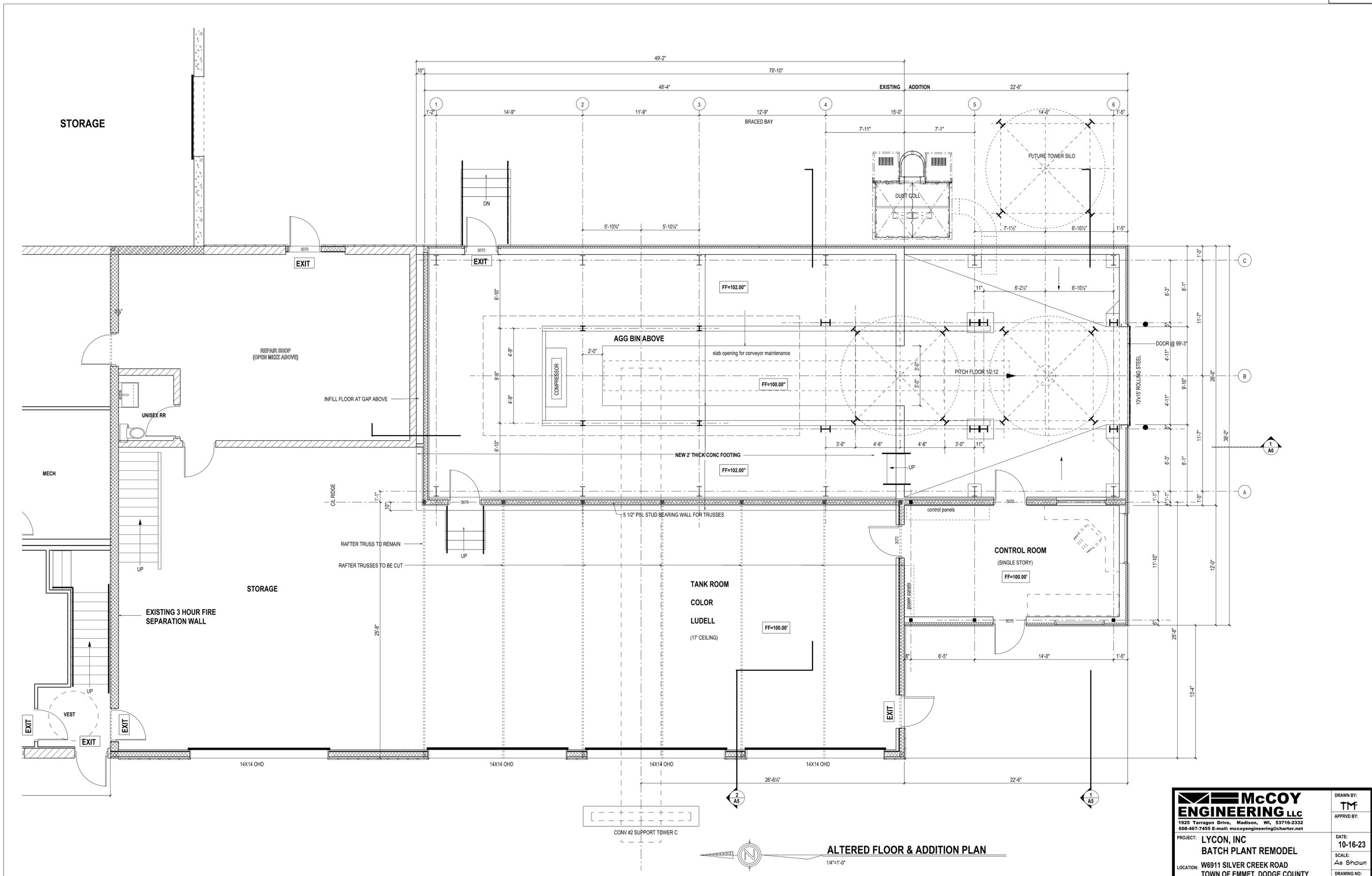


**GENERAL BUILDING NOTES:**

- Multiple Occupancies: Business, F2 Factory & S1 Storage
- Type 3b: Ext Masonry & Type 5b Wood Framed Construction
- 1232 sf Level 2 Alteration (<50%) & 855 sf Addition, 2087 sf Total
- Alteration & Addition WI IBC 503.1.1 Special Industrial Occupancy
- Less than 30 building occupants

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 These plans and designs depicted therein, including, but not limited to, the overall form, arrangement and composition of spaces and elements of the design, are protected under Copyright Laws. Collectively they are the property of Thomas W. McCoy. Any copying or other unauthorized use can result in the cessation of such construction or the demolition of such resultant construction.

<p><b>McCoy ENGINEERING LLC</b>                  1925 Tarragon Drive, Madison, WI, 53716-2332                  608-467-7455 E-mail: mccoymccoyengineering@charter.net</p>	DRAWN BY: <b>TMF</b>
	APPRVD BY:
PROJECT: <b>LYCON, INC BATCH PLANT REMODEL</b>	DATE: <b>10-16-23</b>
LOCATION: <b>W6911 SILVER CREEK ROAD TOWN OF EMMET, DODGE COUNTY WATERTOWN, WI</b>	SCALE: <b>As Shown</b>
SHEET TITLE: <b>EXISTING &amp; DEMOLITION PLAN</b>	DRAWING NO: <b>T2301a</b>
	SHEET NO: <b>A-2</b>

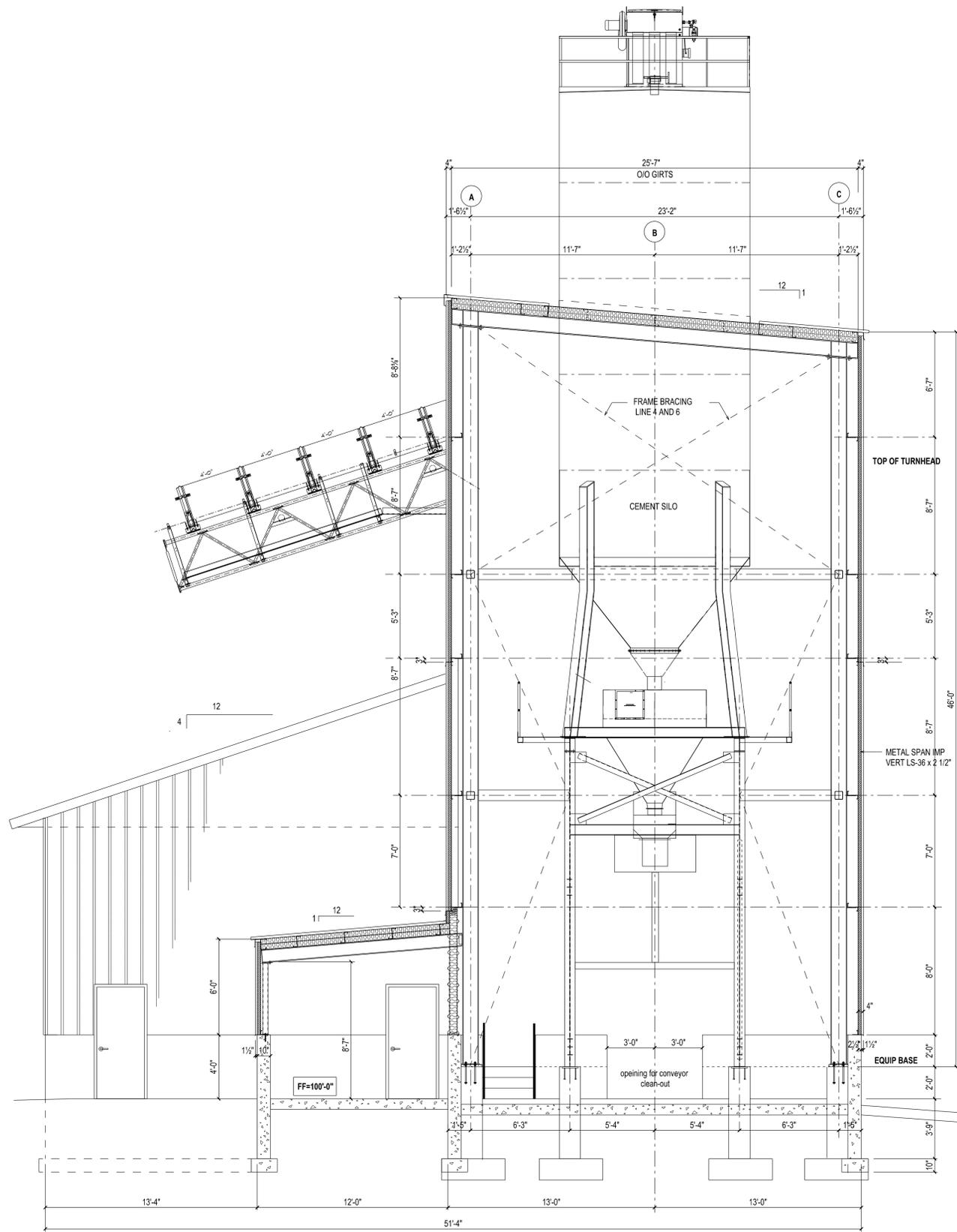


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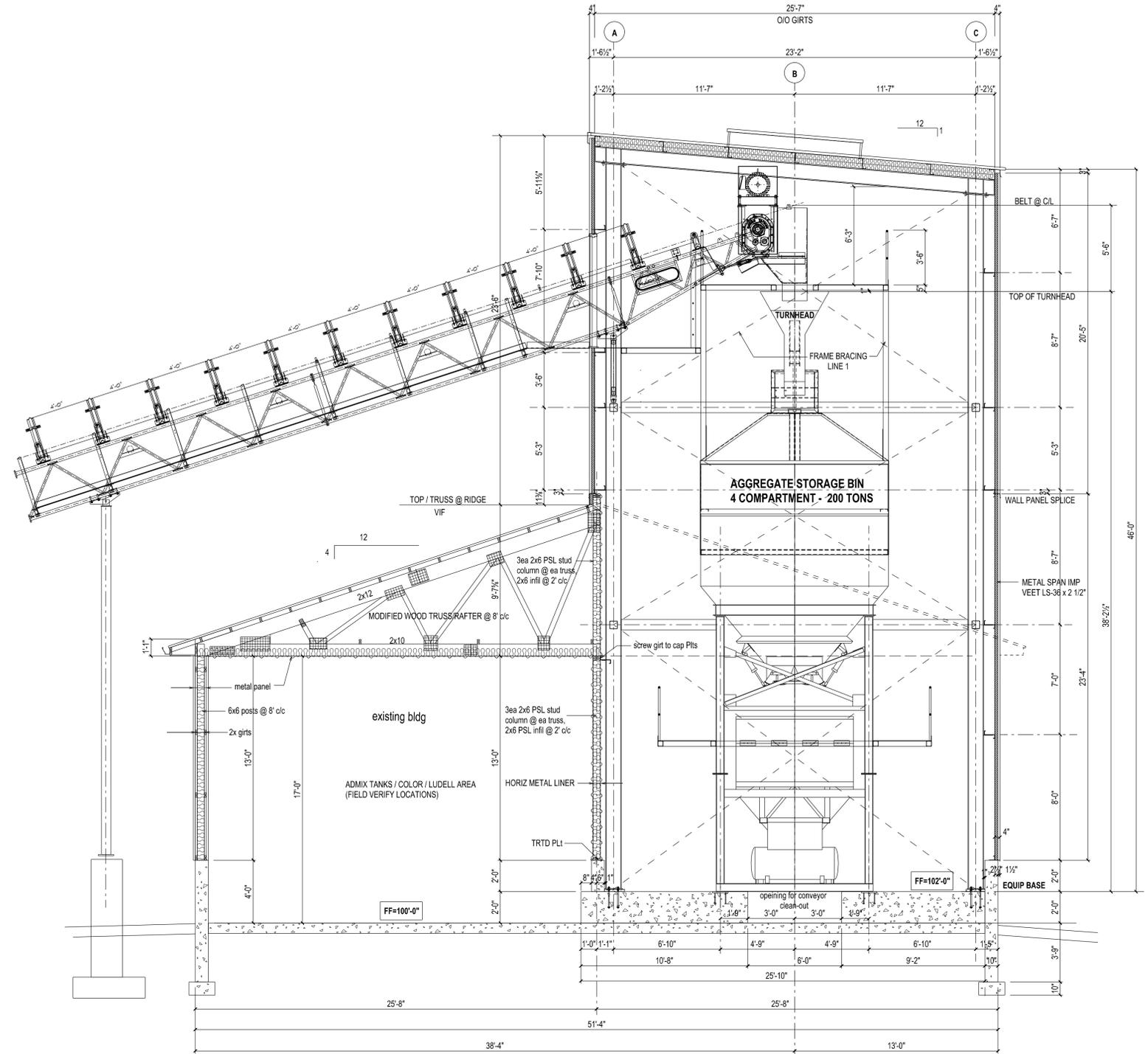
**ALTERED FLOOR & ADDITION PLAN**  
 1/4"=1'-0"

<p><b>McCoy ENGINEERING LLC</b>          1925 Tarragon Drive, Madison, WI, 53716-2332          608-467-7455 E-mail: mccoyengineering@charter.net</p>	DRAWN BY: 	
	APPROVD BY: 	
	PROJECT: <b>LYCON, INC</b> <b>BATCH PLANT REMODEL</b>	DATE: <b>10-16-23</b>
	LOCATION: <b>W6911 SILVER CREEK ROAD</b> <b>TOWN OF EMMET, DODGE COUNTY</b> <b>WATERTOWN, WI</b>	SCALE: <b>As Shown</b>
SHEET TITLE: <b>ALTERATION &amp; ADDITION PLAN</b>	DRAWING NO: <b>T2301a</b>	
	SHEET NO: <b>A-3</b>	





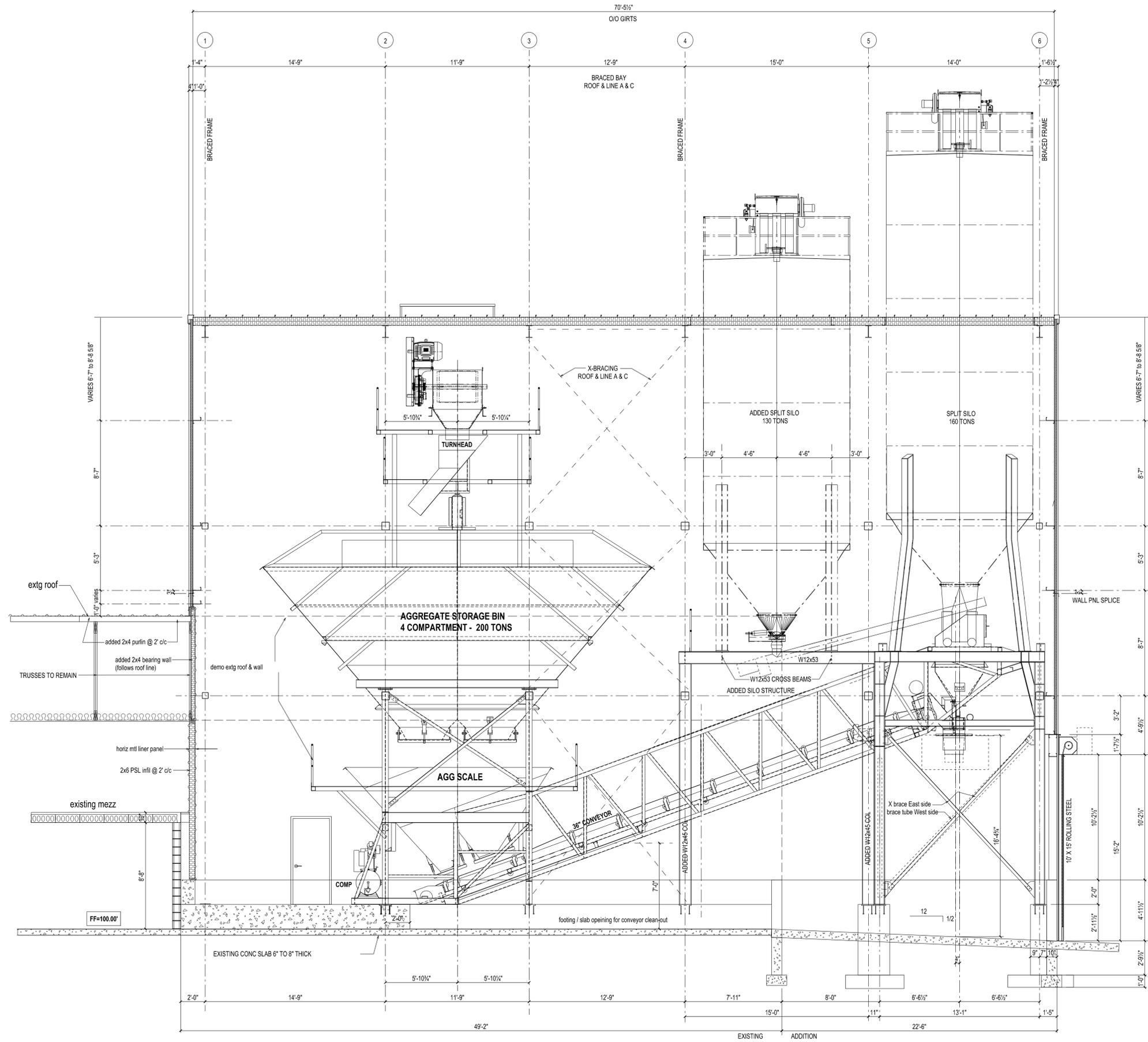
**1 BUILDING SECTION @ CONTROL RM**  
1/4"=1'-0"



**2 BUILDING SECTION @ AGG BIN**  
1/4"=1'-0"

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<p><b>McCOY ENGINEERING LLC</b> 1925 Tarragon Drive, Madison, WI, 53716-2332 608-467-7455 E-mail: mccoysengineering@charter.net</p>		DRAWN BY:	TW
		APPROVED BY:	
PROJECT: LYCON, INC		DATE:	10-16-23
BATCH PLANT REMODEL		SCALE:	As Shown
LOCATION: W6911 SILVER CREEK ROAD TOWN OF EMMET, DODGE COUNTY WATERTOWN, WI		DRAWING NO:	T2301a
SHEET TITLE:		SHEET NO:	A-5
<b>BUILDING SECTIONS</b>			

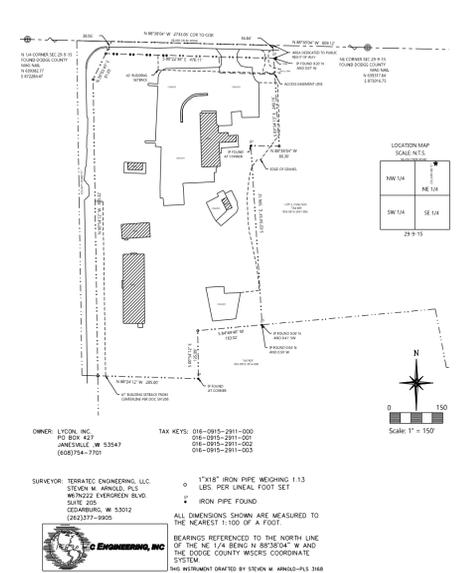


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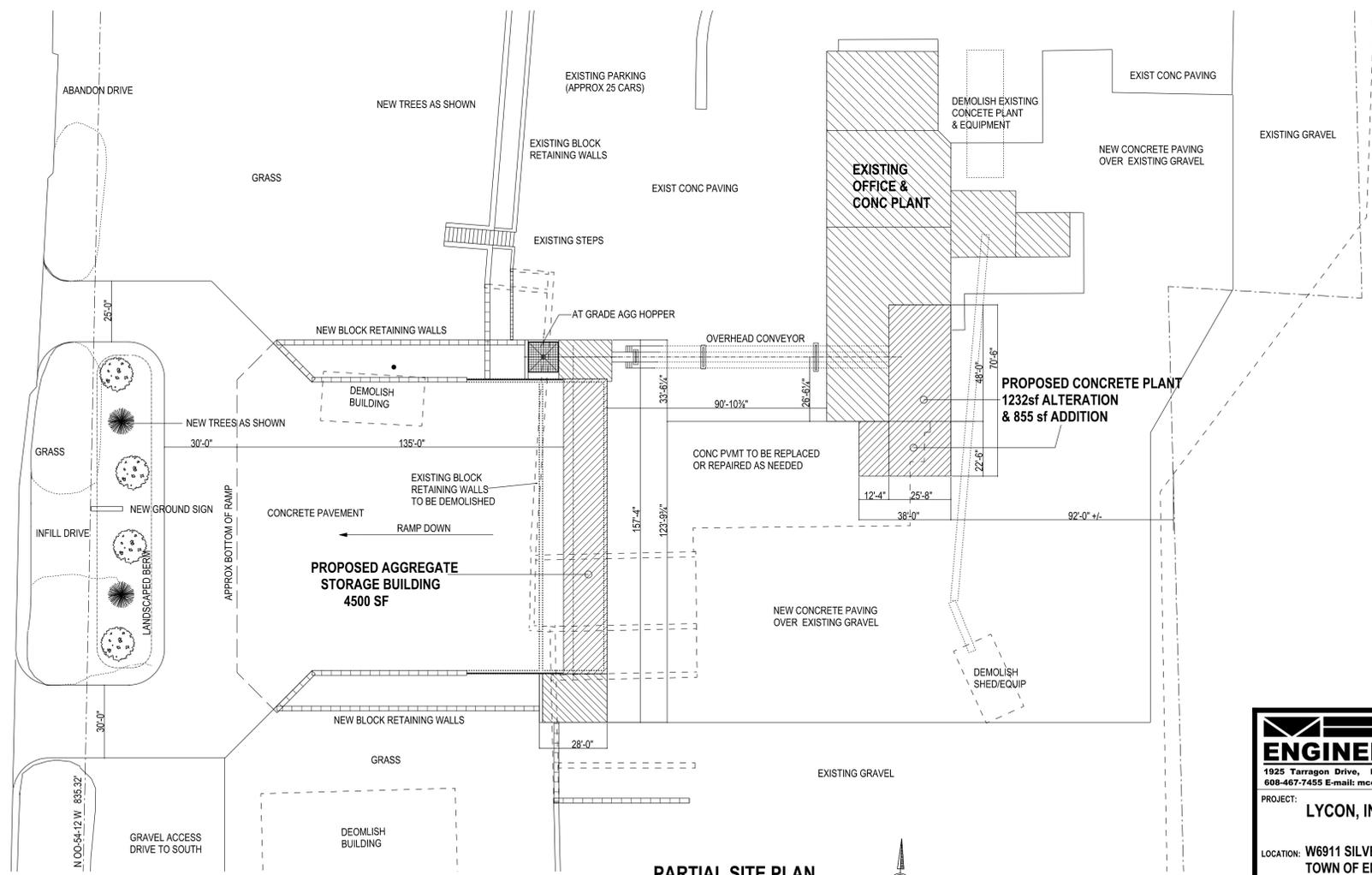
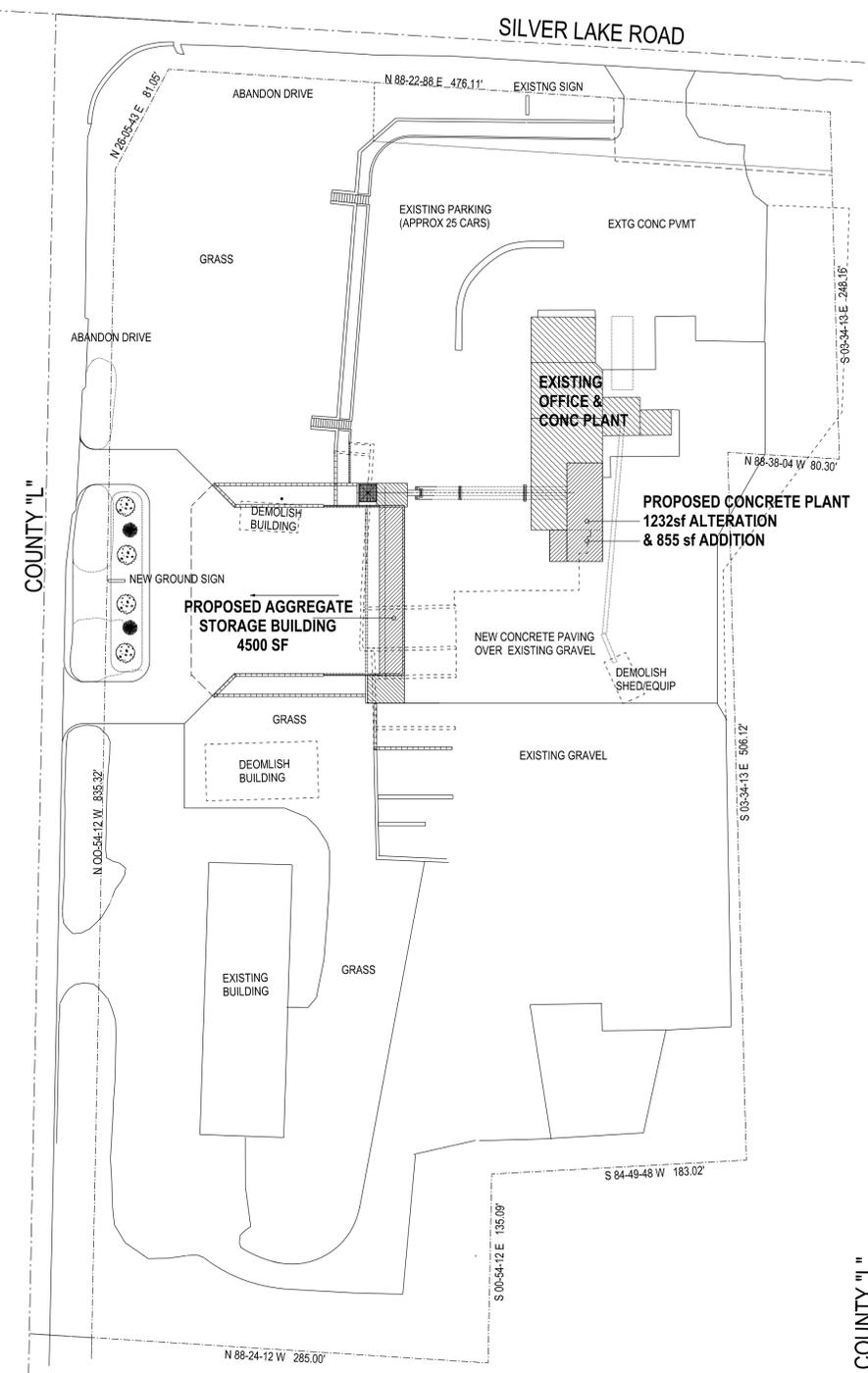
**1 BUILDING SECTION THRU PLANT**  
 1/4"=1'-0"

<p><b>McCOY ENGINEERING LLC</b>                  1925 Tarragon Drive, Madison, WI, 53716-2332                  608-467-7455 E-mail: mccoysengineering@charter.net</p>	DRAWN BY: <b>TM</b>
	APPROVD BY:
PROJECT: <b>LYCON, INC</b> <b>BATCH PLANT REMODEL</b>	DATE: <b>10-16-23</b>
LOCATION: <b>W6911 SILVER CREEK ROAD</b> <b>TOWN OF EMMET, DODGE COUNTY</b> <b>WATERTOWN, WI</b>	SCALE: As Shown
SHEET TITLE: <b>BUILDING SECTIONS</b>	DRAWING NO: <b>T2301a</b>
	SHEET NO: <b>A-6</b>

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
 A REDIVISION OF PART OF CSM 2352, CSM 96 AND LANDS IN THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 15 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF EMMET, DODGE COUNTY, WISCONSIN.

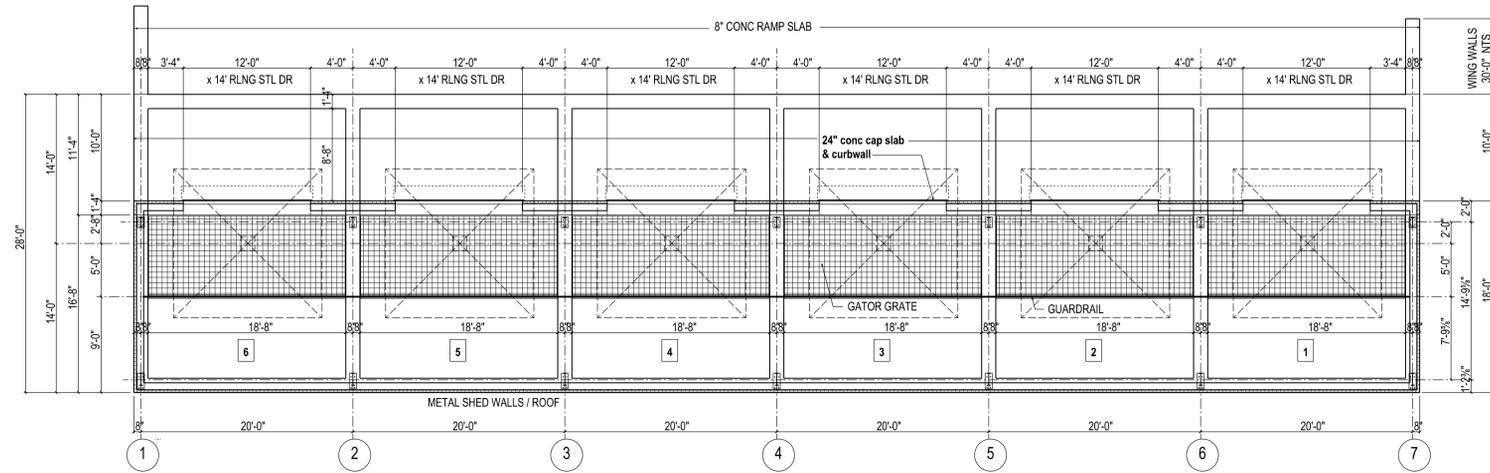


**SATELLITE PHOTO**



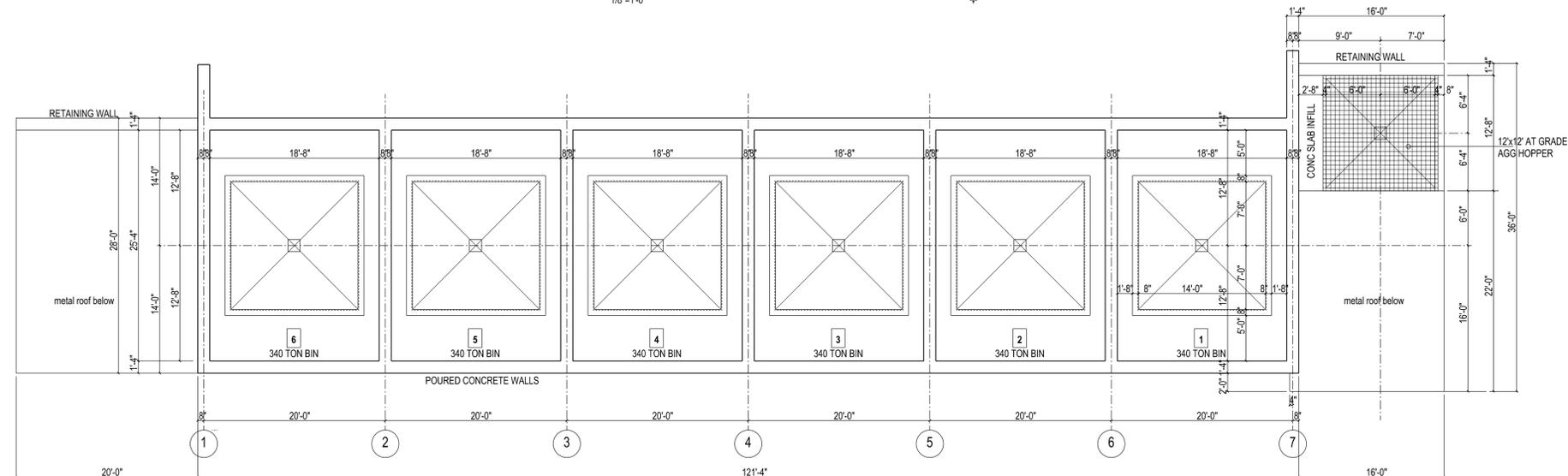
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<p><b>McCoy ENGINEERING LLC</b>          1925 Tarragon Drive, Madison, WI, 53716-2332          608-467-7455 E-mail: mccoyengineering@charter.net</p>		DRAWN BY: <b>TMF</b> APPROVD BY:
PROJECT: <b>LYCON, INC</b>	DATE: <b>10-20-23</b>	SCALE: <b>As Shown</b>
LOCATION: <b>W6911 SILVER CREEK ROAD                  TOWN OF EMMET, DODGE COUNTY                  WATERTOWN, WI</b>	DRAWING NO: <b>T2301</b>	SHEET NO: <b>A-1</b>
SHEET TITLE: <b>SITE PLAN</b>		



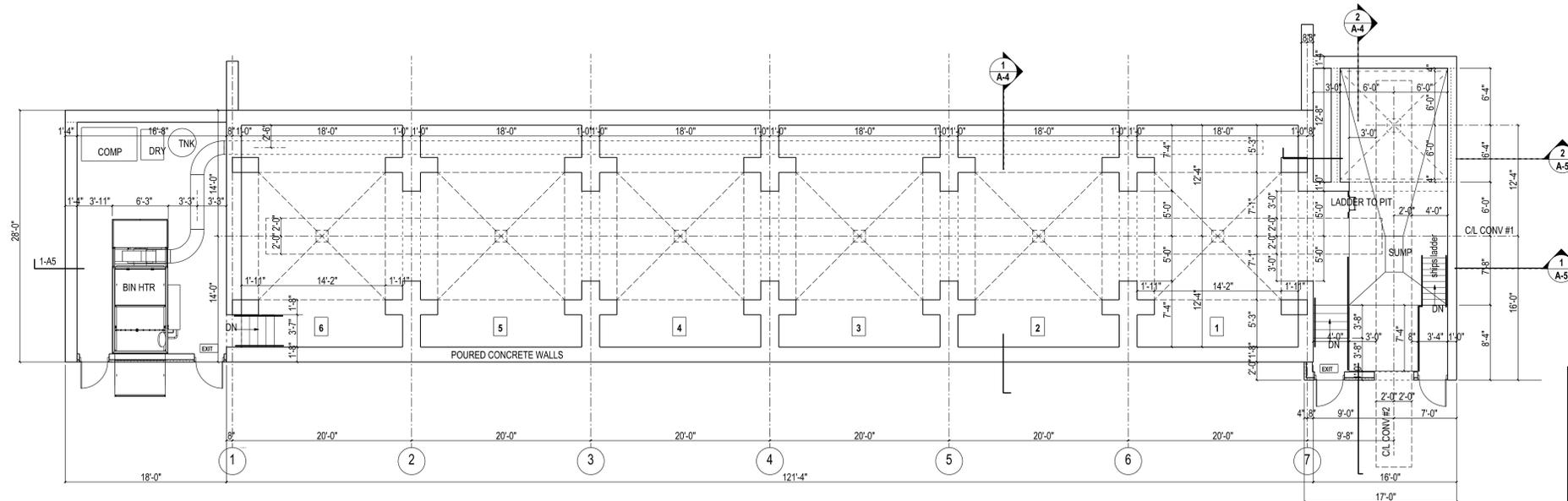
UPPER LEVEL FLOOR PLAN

1/8"=1'-0"



BIN LEVEL FLOOR PLAN

1/8"=1'-0"



LOWER LEVEL FLOOR PLAN

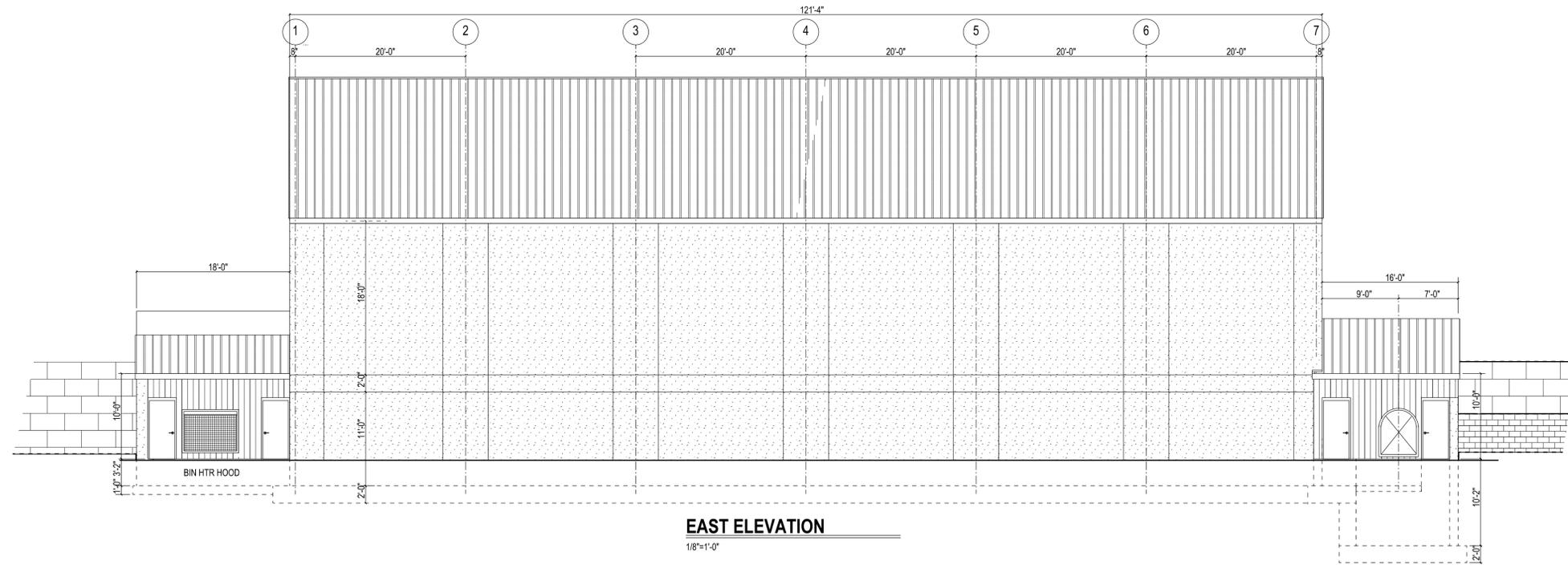
1/8"=1'-0"

GENERAL BUILDING NOTES:

- Group S2 - Low Hazard Storage
- WI-IBC - 503.1.1 Special Industrial Occupancy
- Type 2b - Non-combustible Construction
- Building is not sprinkled
- Building is not heated
- Building is un-occupied except for specially trained employees for maintenance purposes

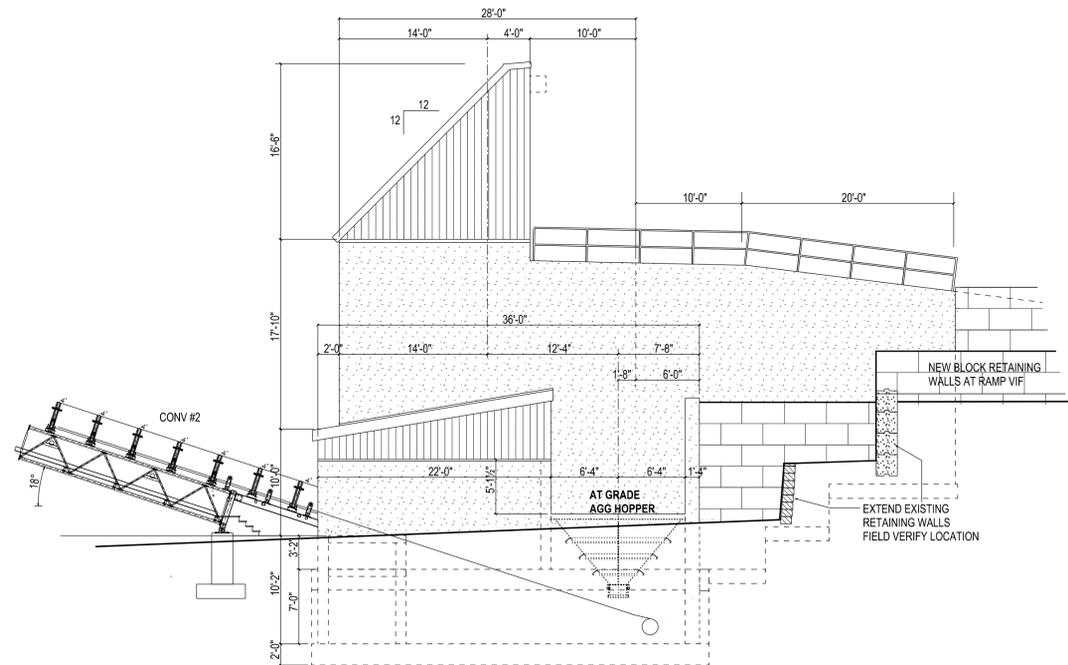
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	APPRVD BY: _____
	PROJECT: <b>LYCON, INC          AGGREGATE STORAGE FACILITY</b>
	DATE: <b>9-29-23</b>
LOCATION: <b>W6911 SILVER CREEK ROAD          TOWN OF EMMET, DODGE COUNTY          WATERTOWN, WI</b>	SCALE: <b>As Shown</b>
SHEET TITLE: <b>FLOOR PLANS</b>	DRAWING NO: <b>T2301</b>
	SHEET NO: <b>A-2</b>



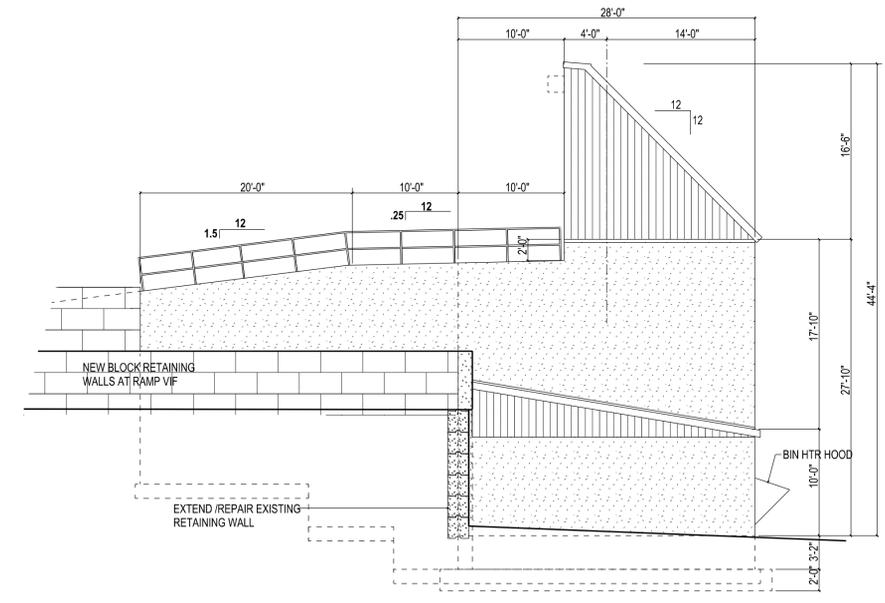
**EAST ELEVATION**

1/8"=1'-0"



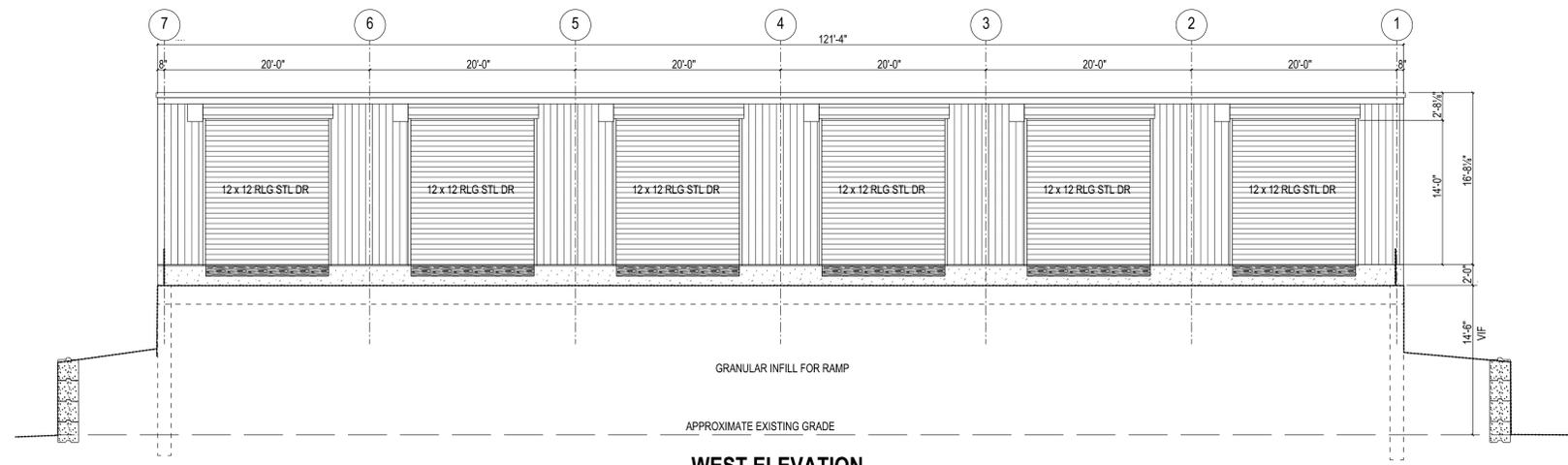
**NORTH ELEVATION**

1/8"=1'-0"



**SOUTH ELEVATION**

1/8"=1'-0"

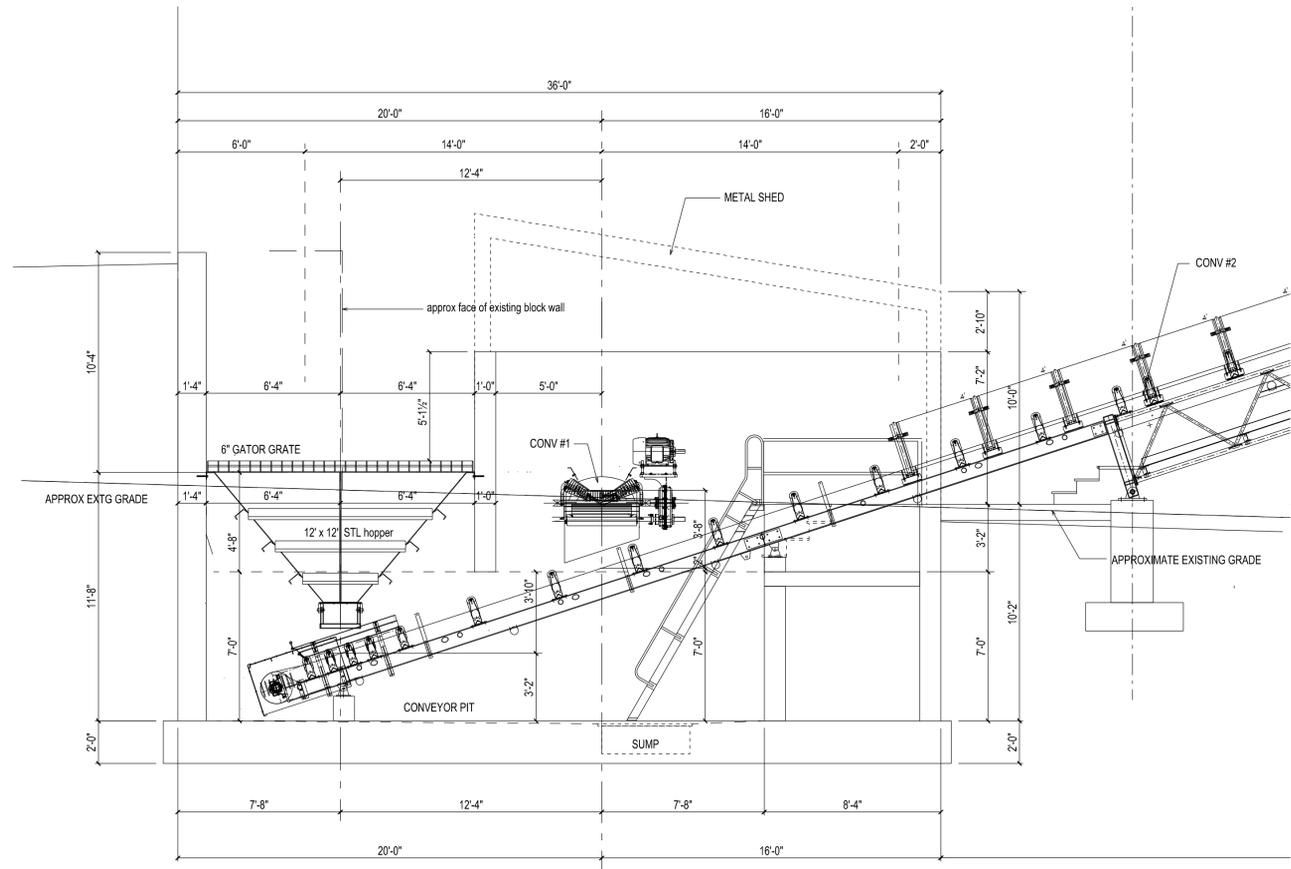


**WEST ELEVATION**

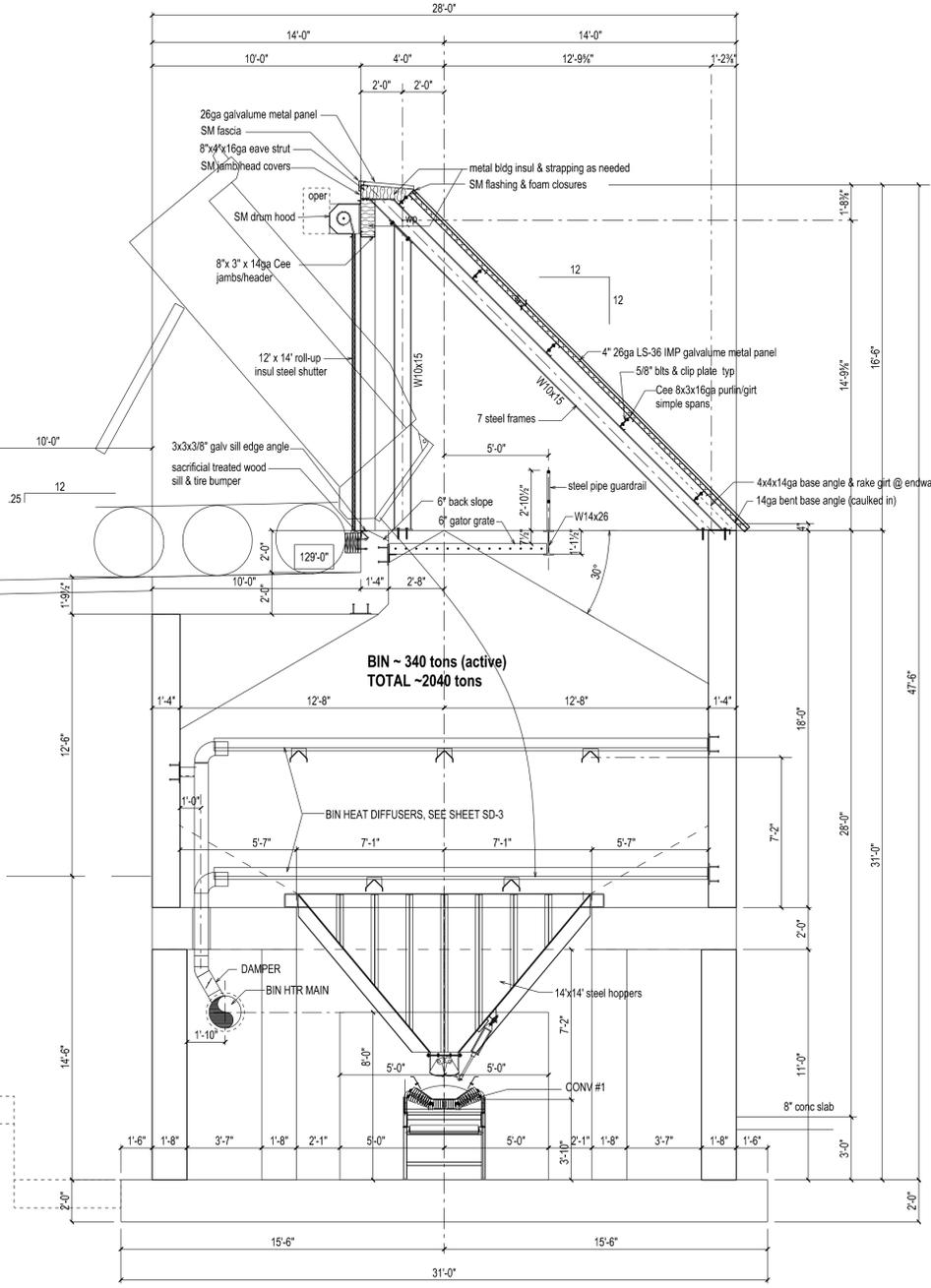
1/8"=1'-0"

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<p><b>McCoy ENGINEERING LLC</b>                  1925 Tarragon Drive, Madison, WI, 53716-2332                  608-467-7455 E-mail: mccoyengineering@charter.net</p>	DRAWN BY:	TW
	APPROVED BY:	
PROJECT:	LYCON, INC	DATE:
	AGGREGATE STORAGE FACILITY	9-29-23
LOCATION:	W6911 SILVER CREEK ROAD	SCALE:
	TOWN OF EMMET, DODGE COUNTY	As Shown
	WATERTOWN, WI	DRAWING NO:
		T2301
SHEET TITLE:	ELEVATIONS	SHEET NO:
		A-3



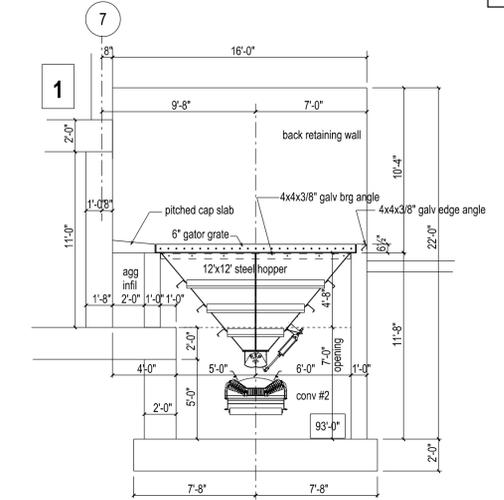
**2 BUILDING SECTION @ NORTH END**  
1/4"=1'-0"



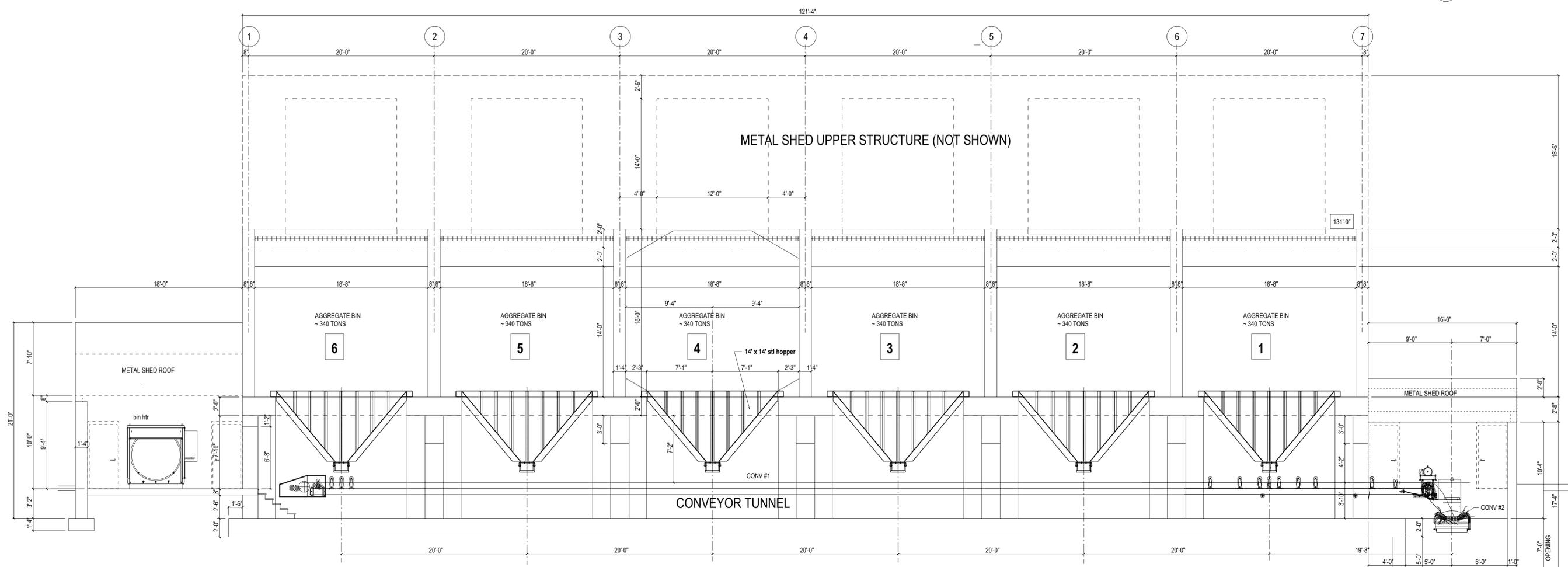
**1 BUILDING SECTION @ BINS**  
1/4"=1'-0"

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<p>1925 Tarragon Drive, Madison, WI, 53716-2332 608-467-7455 E-mail: mccoysengineering@charter.net</p>	<p>DRAWN BY: <b>TM</b></p>
	<p>APPROV BY:</p>
<p>PROJECT: <b>LYCON, INC</b> <b>AGGREGATE STORAGE FACILITY</b></p>	<p>DATE: <b>9-29-23</b></p>
<p>LOCATION: <b>W6911 SILVER CREEK ROAD</b> <b>TOWN OF EMMET, DODGE COUNTY</b> <b>WATERTOWN, WI</b></p>	<p>SCALE: <b>As Shown</b></p>
<p>SHEET TITLE: <b>BUILDING SECTIONS</b></p>	<p>DRAWING NO: <b>T2301</b></p>
	<p>SHEET NO: <b>A-4</b></p>



**2 BUILDING SECTION @ HOPPER**  
3/16"=1'-0"



**1 BUILDING SECTION @ BINS**  
3/16"=1'-0"

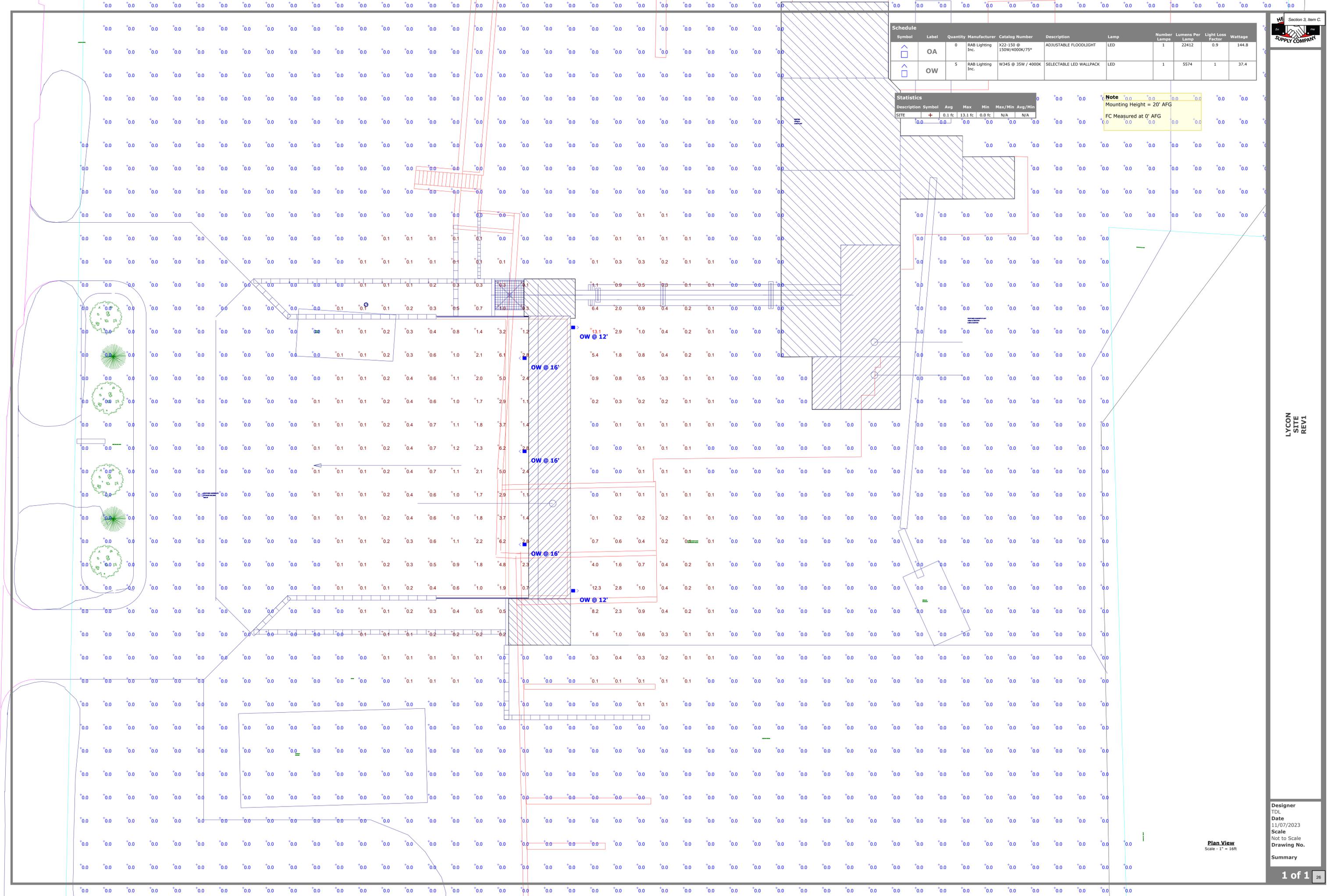
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PROJECT: <b>LYCON, INC          AGGREGATE STORAGE FACILITY</b>	DATE: <b>9-29-23</b>
LOCATION: <b>W6911 SILVER CREEK ROAD          TOWN OF EMMET, DODGE COUNTY          WATERTOWN, WI</b>	SCALE: <b>As Shown</b>
SHEET TITLE: <b>BUILDING SECTIONS</b>	DRAWING NO: <b>T2301</b>
	SHEET NO: <b>A-5</b>

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
⬆	OA	0	RAB Lighting Inc.	X22-150 @ 150W/4000K/75°	ADJUSTABLE FLOODLIGHT	LED	1	22412	0.9	144.8
⬆	OW	5	RAB Lighting Inc.	W34S @ 35W / 4000K	SELECTABLE LED WALLPACK	LED	1	5574	1	37.4

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	0.1 fc	13.1 fc	0.0 fc	N/A	N/A

**Note**  
Mounting Height = 20' AFG  
FC Measured at 0' AFG



LYCON  
SITE  
REV1

Designer  
TDL  
Date  
11/07/2023  
Scale  
Not to Scale  
Drawing No.  
Summary

Plan View  
Scale - 1" = 16ft



Color: Bronze

Weight: 6.6 lbs

Project:

Type:

Prepared By:

Date:

**Driver Info**

Type	Constant Current
120V	0.30A/0.21A/0.15
208V	0.17A/0.13A/0.09A
240V	0.15A/0.11A/0.08A
277V	0.13A/0.09A/0.07A
Input Watts	18.7-39.1W

**LED Info**

Watts	35/25/17W
Color Temp	3000K/4000K/5000K
Color Accuracy	73-75 CRI
L70 Lifespan	100,000 Hours
Lumens	2,728-5,574 lm
Efficacy	131.3-153 lm/W

**Technical Specifications**

**Field Adjustability**

**Field Adjustable:**

Field Adjustable Light Output:  
35W/25W/17W (factory default 35W)  
Color temperature selectable by 5000K, 4000K and 3000K

**Compliance**

**UL Listed:**

Suitable for wet locations

**Trade Agreements Act Compliant:**

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

**DLC Listed:**

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.  
DLC Product Code: S-4568AI

**Electrical**

**Driver:**

Constant Current, Class 2, 120-277V, 50/60Hz:  
35W: 120V: 0.30A, 208V: 0.17A, 240V: 0.15A, 277V: 0.13A  
25W: 0.21A, 208V: 0.13A, 240V: 0.11A, 277V: 0.09A  
17W: 120V: 0.15A, 208V: 0.09A, 240V: 0.08A, 277V: 0.07A

**Dimming Driver:**

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

**THD:**

2.85% at 120V, 6.55% at 277V

**Power Factor:**

99.5% at 120V, 92% at 277V

**Photocell:**

Integrated photocell included with on/off switch

**Performance**

**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

**Wattage Equivalency:**

35W: Replaces up to 175W Metal Halide or 150W High Pressure Sodium  
25W: Replaces up to 125W Metal Halide or 100W High Pressure Sodium  
17W: Replaces up to 100W Metal Halide or 70W High Pressure Sodium

**LED Characteristics**

**LEDs:**

Long-life, high-efficacy, surface-mount LEDs

**Color Uniformity:**

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

**Construction**

**Housing:**

Die-cast aluminum

**Lens:**

Glass

**Reflector:**

Specular aluminum

**Cold Weather Starting:**

The minimum starting temperature is -40°C (-40°F)

**Maximum Ambient Temperature:**

Suitable for use in up to 40°C (104°F)

**Mounting:**

Die-cast backbox with four (4) conduit entry points and knockout pattern for junction box or direct wall mounting. Hinged door for easy re-assembly.

**Green Technology:**

Mercury and UV free. RoHS-compliant components.

## Technical Specifications (continued)

### Finish:

Formulated for high durability and long-lasting color

### Optical

#### BUG Rating:

BUG Rating 35W: B0 U3 G3

BUG Rating 25W: B0 U3 G2

BUG Rating 17W: B0 U2 G2

### Other

#### 5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

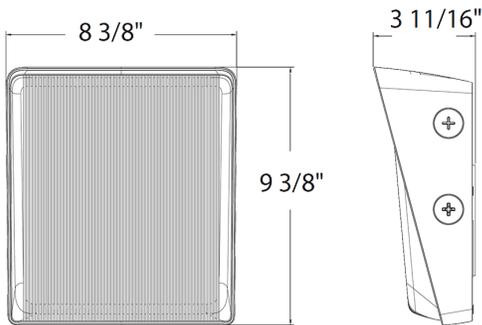
### Note:

All values are typical (tolerance +/- 10%)

### Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

## Dimensions



## Features

100,000-Hour LED lifespan

0-10V dimming standard

5-Year, limited warranty

## Ordering Matrix

Family	Size (Wattages)	Color Temp	Finish	Voltage	Options
W34	S				
S = Small (35W/25W/17W) M = Medium (80W/60W/40W) L = Large (150W/100W/75W)		Blank = 3000K/4000K/5000K CCT Adjustable	Blank = Bronze	Blank = 120-277V, 0-10V Dimming	Blank = Integrated Photocell



Main Office 920-262-4060	Brian Zirbes 920-262-4041	Mark Hady 920-342-0986
Nikki Zimmerman 920-262-4045	Dell Zwiieg 920-262-4042	
Doug Zwiieg 920-262-4062	Dennis Quest 920-262-4061	

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TO: Plan Commission  
DATE: November 13th, 2023  
SUBJECT: 903 & 905 Oak St Condominium Plat

A request by Patrick Caine to create a two-unit Condominium Plat. Parcel PIN: 291-0915-3234-004

SITE DETAILS:

Acres: 0.36  
Current Zoning: Two-Family Residential  
Existing Land Use: Two-Family Residential  
Future Land Use Designation: Two-Family Residential

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two-unit Condominium Plat to split an existing duplex into separate condominium units. Each Condo Unit will have a 1,037 sq. ft. footprint with the remainder of the lot consisting of Common and Limited Common Elements.

STAFF EVALUATION:

Within the City's Subdivision Ordinance Condo Plats are reviewed in the same manner as Certified Survey Maps (CSM). Oak Street does not have a designated extended right-of-way in the 2019 City of Watertown Comprehensive Plan and is properly dedicated. The proposed Condo Plat is located within the Airport Approach Protection Zone with the proper elevation note included on the Plat.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the Condo Plat.
2. Approve the Condo Plat without conditions.
3. Approve the Condo Plat with conditions identified by the City of Watertown Plan Commission.

ATTACHMENTS:

- Application materials.

# 903-905 OAK STREET CONDOMINIUM

CITY OF WATERTOWN, DODGE COUNTY, WISCONSIN

BEING A REDIVISION OF LOT 18 OF QUAIL HOLLOW AS RECORDED IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE ON AUGUST 22ND, 1980 AS DOCUMENT NO. 635132. SAID LANDS LOCATED IN THE SW 1/4 OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 15 EAST IN THE CITY OF WATERTOWN, DODGE COUNTY WISCONSIN.

CONDOMINIUM ADDRESS: 903/905 OAK STREET

PREPARED FOR: PATRICK J. CAINE (OWNER)

PREPARED BY: FRANKLIN J. LEHMAN PLS-2211

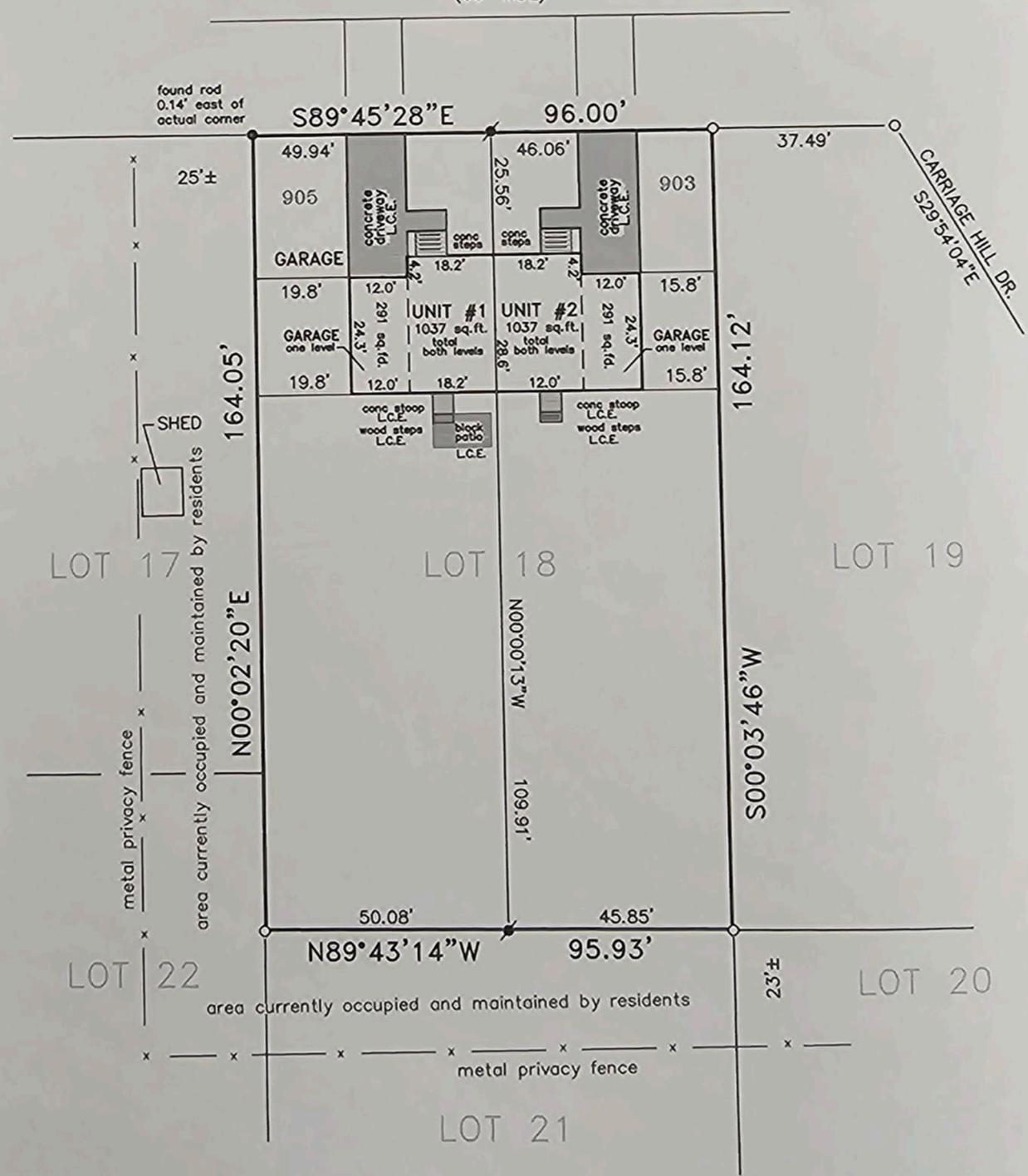
NOTE: UNITS 1 AND 2 HAVE AN AIRPORT APPROACH PROTECTION ZONE ELEVATION LIMIT OF 968 FEET ABOVE MEAN SEA LEVEL FOR ALL BUILDINGS, STRUCTURES, AND OBJECTS OF NATURAL GROWTH; WHETHER OR NOT SUCH BUILDINGS, STRUCTURES, AND OBJECTS OF NATURAL GROWTH ARE IN EXISTENCE.

PLANNING COMMISSION APPROVAL:

EMILY McFARLAND, MAYOR

## OAK STREET

(66' WIDE)

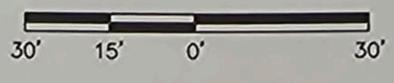


NOTE: ALL BUILDING MEASUREMENTS WERE TAKEN FORM SIDING.

### LEGEND

- FOUND IRON PIPE
- FOUND IRON ROD
- ⦿ SET IRON ROD
- LIMITED COMMON ELEMENT

SCALE: 1" = 30'



I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any, in accordance with 703.11 of Wisconsin Statutes. And that all limited common elements can be determined from this plat.



LIBERTY LAND SURVEYING  
 PO BOX 202  
 LAKE MILLS, WI 53551  
 OFC (262) 767-8786 CELL (262) 901-5116

*Franklin J. Lehman*  
 FRANKLIN J. LEHMAN S-2211  
 REV. 10/31/23  
 10/5/23 DATE  
 210207 JOB NUMBER

Document No.

**DECLARATION OF  
CONDOMINIUM**

Return to:  
Neuberger, Griggs, Sweet & Froehle, LLP  
Attorney Nicole Schrier Froehle  
136 Hospital Drive  
Watertown, WI 53098

Parcel Numbers

**DECLARATION OF 903-905 OAK STREET CONDOMINIUM**

903 Oak Street, Watertown, Wisconsin 53098  
905 Oak Street, Watertown, Wisconsin 53098

THIS DECLARATION OF CONDOMINIUM is made pursuant to the *Condominium Ownership Act*, Chapter 703, *Wisconsin Statutes*, by Patrick J. Caine and Joy A. Caine, under the Laws of the State of Wisconsin, hereafter collectively referred to as Declarant.

THEREFORE, Declarant as the fee simple Owner thereof, hereby declares that all of the property hereinafter described shall be held, sold and conveyed subject to Chapter 703 of *Wisconsin Statutes*:

**DESCRIPTION**

Lots 18, of Quail Hollow Subdivision, of the City of Watertown, Dodge County, Wisconsin.

**ARTICLE I  
DESCRIPTION OF BUILDING AND UNITS**

**Section 1.1** There shall be one (1) residential building containing two (2) Units as follows:

- a. Unit 1, more particularly described as 903 Oak Street, Watertown, Wisconsin 53098 is approximately one-half of the entire building (interior and exterior) excluding the roof on the building, the rain gutters and downspouts, the foundation drainage system, and the common wall separating Unit 1 from Unit 2, all of which are a part of the common elements as herein after set forth. The wall between Unit 1 and Unit 2 on all levels is a common wall.

Unit 1 shall contain a 2 bedroom Unit consisting of a living area, kitchen and bathroom on the main floor, 2 bedrooms and one bathroom on the second floor, and laundry room in a basement area situated beneath and connected to the entire Unit by a fully contained stairway. There is a one-car garage with an overhead door. There is direct inside access from the garage into the living area of the Unit.

- b. Unit 2, more particularly described as 905 Oak Street, Watertown, Wisconsin 53098 is approximately one-half of the entire building (interior and exterior) excluding the roof on the building, the rain gutters and downspouts, the foundation drainage system, and the common wall separating Unit 1 from Unit 2, all of which are a part of the common elements as hereinafter set forth. The wall between Unit 1 and Unit 2, on all levels, is a common wall.

Unit 2 shall contain a 2 bedroom Unit consisting of a living area, kitchen and bathroom on the main floor, 2 bedrooms and one bathroom on the second floor, and laundry room in a basement area situated beneath and connected to the entire Unit by a fully contained stairway. There is a one-car garage with an overhead door. There is direct inside access from the garage into the living area of the Unit.

- c. The building and each Unit is specifically described by dimension and location in the Condominium Plat. The building has two stories and a basement and is principally of frame construction.

**Section 1.2** INTERPRETATION OF PLANS. In interpreting the survey of floor plans or any deed or any other instrument affecting the building or a Unit, the boundaries of the building or Units constructed or reconstructed in substantial accordance with the survey and floor plans shall be conclusively presumed to be the actual boundaries rather than the description expressed in the survey or floor plans, regardless of settling or lateral movement of the building and regardless of minor variations between boundaries shown on the survey and floor plans and those of the building or Units as located and erected.

**Section 1.3** COMMON AND LIMITED COMMON ELEMENTS.

- a. The Common Elements shall consist of the roof on the entire building; all rain gutters and downspouts; all exterior walls and the common wall separating the Units as hereinbefore described; the yard drainage system; the foundation and foundation drainage system; all beams, columns, and other supports used to maintain the structural integrity of the entire building; and all other areas and elements, which is not a part of the Unit or designated as Limited Common Elements. Maintenance of the Common Elements shall be the responsibility and duty of 903-905 OAK STREET CONDOMINIUM ASSOCIATION, an unincorporated Association. No major repair or replacement of the roof or drainage systems shall be made without the consent of the Association, provided, however, that minor repairs not affecting the appearance of the roof shall be made by and at the expense of the Owner of the Unit beneath the roof area

requiring such repair. The Association shall have the duty and responsibility of keeping and maintaining the common wall dividing the Units in good order and repair, provided, however, that damage to one side of the common wall not affecting the other side shall be repaired and maintained by the Owner of the Unit on whose side the damage has occurred or the maintenance is required.

- b. Areas identified in the Condominium Plat as Limited Common Elements are appurtenant to the Unit therein designated and are limited for the exclusive use of the Owner or Owners of such Unit. Maintenance of Limited Common Elements shall be the responsibility of the Owner of the Unit to which such limited Common Elements is appurtenant.

**Section 1.4** PERCENTAGE OF INTEREST IN COMMON ELEMENTS. The ownership of each of the Units includes a one-half (1/2) undivided interest in the Common Elements and Limited Common Elements, and the same shall be conveyed with each of the Units.

**Section 1.5** VOTING. Each Unit Owner shall be entitled to one vote for each Unit owned at all meetings of the Association of Unit Owners. The vote for each Unit shall be exercised as the Unit Owners determine, but in no event shall more than one vote be cast with respect to any Unit. There can be no split vote.

**ARTICLE II**  
**PROPERTY RIGHTS AND OBLIGATIONS OF OWNERS**

**Section 2.1** OWNERS' EASEMENTS OF ENJOYMENT. Each Owner shall have a right and easement of enjoyment in and to the Common Elements which shall be appurtenant to and shall pass with the title to each Unit.

**Section 2.2** OWNERS' RIGHT TO INGRESS AND EGRESS, EASEMENTS. Each Owner shall have the right to ingress and egress over, upon and across the Common Elements, Limited Common Elements and/or the other Unit if necessary, for access to his Unit, and for purposes of repairing and maintaining electrical, plumbing and heating facilities, water pipes and laterals, sewer pipes and laterals, underground electric and telephone cables, wires, etc.; provided, however, that entry into each Unit shall only be at reasonable times and upon notice to the Owner thereof.

**Section 2.3** USE OF UNITS. Each Unit shall be used exclusively for residential purposes. Lease or rental of Unit for residential purposes shall not be considered to be a violation of this covenant. Units may be rented or leased, but not for a term of less than one (1) month. No Unit may be subdivided.

**Section 2.4** USE OF COMMON ELEMENTS. There shall be no obstruction of the Common Elements, nor shall anything be kept or stored on any part of the Common Elements without the prior written agreement of the Owners of both Units. Nothing shall be altered on, constructed in, or removed from the Common Elements except upon the prior written agreement of the Owners of both Units.

**Section 2.5** PAINTING, REDECORATING, AND AESTHETICS. Each Owner shall be responsible for the painting and decorating of the exterior of his Unit, including but not limited to trim, gutters and downspouts. In the event that either Unit Owner desires to change the color of the exterior of his Unit, including the change of the color of the trim, gutters and/or downspouts, such change in color shall be agreed to, in writing, by the Owner of the other Unit and all mortgagees having a collateral security interest in any Unit. Agreement by the Owner of the other Unit shall irrevocably be construed as the agreement of such other Owner to paint and redecorate the exterior of the second Unit, including the trim, gutters and

downspouts, in the same manner and color, contemporaneously with or as a part of the painting and redecorating project of the other Unit Owner. Each Owner or any mortgagee shall have the right to enforce this condition in accordance with the terms of Article VI, Section A.

**Section 2.6** COMMON EXPENSES. The following maintenance costs and expenses and charges which are incurred or levied by or against one Unit for the benefit of both Units or the Association shall be common expenses and shall be paid by the Association:

- a. Repairs to sewer or water laterals;
- b. Annual assessments against the condominium by 903-905 OAK STREET CONDOMINIUM ASSOCIATION.

**ARTICLE III  
RECONSTRUCTION OR REPAIR**

**Section 3.1** DETERMINATION OF WHETHER TO RECONSTRUCT OR REPAIR. In the event the Property is destroyed or damaged so as to render the entire building untenable, the agreement of both Unit Owners shall be determinative as to whether to proceed with repair, reconstruction or sale. If the damage is confined to one Unit, not affecting the other Unit, such damage shall be repaired forthwith by the Owner of the damaged Unit. If the Owners cannot agree or fail to make a determination of whether to repair, reconstruct, or sell, the Property shall be deemed to be owned in common by the Unit Owners in the same percentage as previously owned by each Unit Owner in the common areas and be subject to an action for partition at the suit of either Unit Owner.

**Section 3.2** ENCROACHMENT INTO THE COMMON ELEMENTS OR LIMITED COMMON ELEMENTS. In the event that any Unit requires reconstruction and/or repair which when completed causes the Unit to be situated on a portion of the Common Elements or Limited Common Elements, such encroachment shall be determined and approved at the time the Owners of both Units determine whether such reconstruction or repair shall be undertaken.

**ARTICLE IV  
INSURANCE**

The Association shall obtain and continue, in effect, insurance coverage on each Unit and all of the Common Elements affording protection against loss or damage by fire and such hazards covered by a standard extended coverage endorsement and such other risks or hazards as from time to time shall be customarily covered with respect to buildings similar in construction, location and use. In addition to the aforesaid insurance coverage, the Association shall obtain public liability insurance in such amounts and with such coverage as may be suitable under the circumstances. Insurance premiums shall be common expenses. The Association shall provide each Unit Owner with a memorandum of the casualty and liability policies.

**ARTICLE V  
RIGHT OF FIRST REFUSAL ON CONVEYANCE**

**Section 5.1** NOTICE AND OPTION. Neither Unit Owner shall at any time sell, convey, give away or otherwise transfer his Unit without first complying with the following procedure. No such transfer shall be made or become effective unless the other Unit Owner is given ten (10) business days prior written notice of the terms of any proposed bona fide sale or other transfer as evidenced by a written document of purchase, sale or any transfer, together with the name and address of the proposed transferee. The other Unit

Owner shall have the right and option to purchase said Unit on the same terms as evidenced by such written document and shall execute a legally binding contract to purchase said Unit within the next ten (10) business days following the date of receipt of such notice. If the option is not timely exercised as aforesaid, the Owner may thereafter sell, convey or otherwise transfer ownership of such Unit to the proposed transferee named in such notice. Any attempt to sell, convey, give away or transfer the Unit without complying with the provisions of this Article shall be wholly null and void.

**Section 5.2** WAIVER OF NOTICE AND OPTION. Either Unit Owner may, at any time, waive their right of first refusal. Such waiver shall be in writing and shall specify with particularity that the Unit Owner executing such waiver does not desire to purchase the other Unit. Such waiver shall be in full force and effect for the period specified therein and shall relieve the selling Unit Owner from complying with the procedures as set forth in Section A hereof.

**Section 5.3** APPLICABILITY. The provisions of this Article V shall not be applicable to or binding upon the Declarant, their successors and assigns, but shall be binding and enforceable subsequent to the initial sale by Declarants of both Units which comprise this condominium and shall thereafter be binding and enforceable on all Owners of Units, their heirs, successors and assigns forever.

**ARTICLE VI  
GENERAL PROVISIONS**

**Section 6.1** ENFORCEMENT. Each Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a Waiver of the right to commence suit for partition of the Units and/or the Commons or Limited Common Elements but shall be limited to the provisions contained herein for amending this Declaration.

**Section 6.2** MEDIATION. In the event of any disagreement between the Owners regarding the covenants or restrictions herein contained, such dispute or disagreement shall be submitted to a disinterested mediator, agreeable to both parties, for resolution.

**Section 6.3** SEVERABILITY. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision which shall remain in full force and effect.

**Section 6.4** AMENDMENT. This Declaration may be amended at any time by the agreement of the Owners of each Unit. No amendment shall become effective until the certificate setting forth such amendment is signed by the Owners of each Unit, and recorded in the Office of the Register of Deeds in and for Dodge County, Wisconsin.

**Section 6.5** NOTICES. All notices and other documents required to be given by this Declaration shall be sufficient if given to one registered Owner of a Unit regardless of the number of Owners who may have an interest therein.

**Section 6.6** REGISTERED AGENT FOR SERVICE OF PROCESS. The initial registered agent for service of process shall be Patrick Caine, Managing Member. Change of agent for service of process may be accomplished by a resolution adopted by the Association and upon proper filing of said name with the Register of Deeds for Dodge County, Wisconsin.

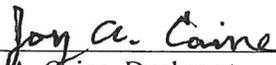
**Section 6.7 BY-LAWS.** The administration of this two-Unit condominium shall be by agreement of the two Unit Owners and except as provided in this Declaration, all expenses and maintenance, repairs or other items which relate to both Units equally shall require the approval of both Unit Owners. The Unit Owners may promulgate rules, regulations or By-Laws not inconsistent with this Declaration or Wisconsin law.

**ARTICLE VII  
THE CONDOMINIUM PLAT**

The Condominium Plat of 903-905 OAK STREET CONDOMINIUM ASSOCIATION which is attached hereto as Exhibit A and made a part hereof by this reference, has been filed for record in the Office of the Register of Deeds in and for Dodge County, Wisconsin.

IN WITNESS WHEREOF, the Declarants have executed this Declaration on the 6th day of November, 2023.

  
\_\_\_\_\_  
Patrick J. Caine, Declarant

  
\_\_\_\_\_  
Joy A. Caine, Declarant

**AUTHENTICATION**

Signature of Patrick J. Caine and Joy A. Caine authenticated this 6th day of November, 2023.

  
\_\_\_\_\_  
Nicole Schrier Froehle  
Title: Member of State Bar of Wisconsin

*This Instrument Drafted By:*  
*Nicole Schrier Froehle*  
*State Bar No. 1081908*  
*NEUBERGER, GRIGGS, SWEET & FROEHLE, LLP*  
*136 Hospital Dr.*  
*Watertown, WI 53098-3338*

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

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

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 attach to the City of Watertown; and,

WHEREAS, the proposed territory to be attached is located within the Highway 16 Residential Area under Section 3.02(d) of the Cooperative Plan, the parcel is furthermore located within the City Growth Area further defined in Section 3.01 of the Cooperative Plan; and,

WHEREAS, Rolf C. & Sandra J. Thornquist have filed a Petition for Attachment of Real Estate by Boundary Adjustment from the Town of Emmet to the City of Watertown, Dodge County, Wisconsin; and,

WHEREAS, a copy of said Petition has been reviewed and positively recommended by the Watertown Plan Commission on April 25, 2022 under Section 8.05(a); and,

WHEREAS, the City of Watertown Under Section 8.05(a) of the City of Watertown and Town of Emmet adopted a Cooperative Plan consistent with § 66.0307, Wisconsin Statutes, has given a minimum of ten (10) days advanced, written notice to the Town of Emmet Clerk; and,

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

WHEREAS, the property owners have requested temporary zoning to wit, Single-Family Residential – 4 (SR-4) District.

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, *to wit*:

A part of Lots 3 and 4, in Block 14 of Schnasse & Bonner's Addition to Watertown lying in the South East ¼ of the South East ¼ of Section 28, Township 9 North, of Range 15 East, in the Town of Emmet, bounded and described as follows:

Commencing at the intersection of the South line of said Lot 4 with the East line of Prospect Street, thence North 4° 33' 10" West along the East line of said street, 173.15 feet; thence North 87° 20' East,

(Type meeting date of the FIRST meeting the ordinance will be considered) Ord. #23-XX

186.76 feet; thence South 4° 33' 10" West, 173.15 feet to a point in the South line of said Lot 4; thence South 87° 20' West along the South line of said Lot 4 a distance of 187.02 feet to the place of beginning. (PIN: 016-0915-2844-012; 1523 Prospect Street)

Also, the easterly 33ft of the Prospect Street Right-of-Way immediately adjacent to and lying to the West of and abutting 1523 Prospect Street as described above.

SECTION 2. Pursuant to Section 8.05(i) of the Cooperative Plan, the Right-of-Way abutting 1523 Prospect Street as described above, be located within the City Limits of the City of Watertown, lying to the West of 1523 Prospect Street and immediately adjacent to.

SECTION 3. That the above-described real estate shall be made part of the Fourth (4<sup>th</sup>) Ward of the Sixth (6<sup>th</sup>) Aldermanic District of the City of Watertown, Dodge County, Wisconsin.

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

SECTION 5. That the property address for the parcel be established as “1523 Prospect Street, Watertown, Wisconsin 53098.”

SECTION 6. That the City’s official map shall be so amended consistent with and pursuant to the alteration to corporate limits resulting by passage and adoption of this Ordinance.

SECTION 7. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 8. This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	<i>First meeting date</i>		<i>Second meeting date</i>	
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
BOARD				
BARTZ				
BLANKE				
SMITH				
SCHMID				
WETZEL				
MOLDENHAUER				

ADOPTED     Type meeting date    

\_\_\_\_\_  
CITY CLERK

APPROVED     Type meeting date    

\_\_\_\_\_  
MAYOR

MAYOR MCFARLAND				
TOTAL				

# Annexation Map 1523 Prospect Street Watertown WI PIN: 016-0915-2844-024

SE ¼ of the SE ¼ of Section 28, T9N, R15E, in the Town of  
Emmet, Dodge County  
7-18-2023

**Existing  
Municipal  
Boundary**

**Area Being  
Annexed  
(Yellow Boundary)**

North 87° 20' East  
186.76 feet  
0.322 ac.

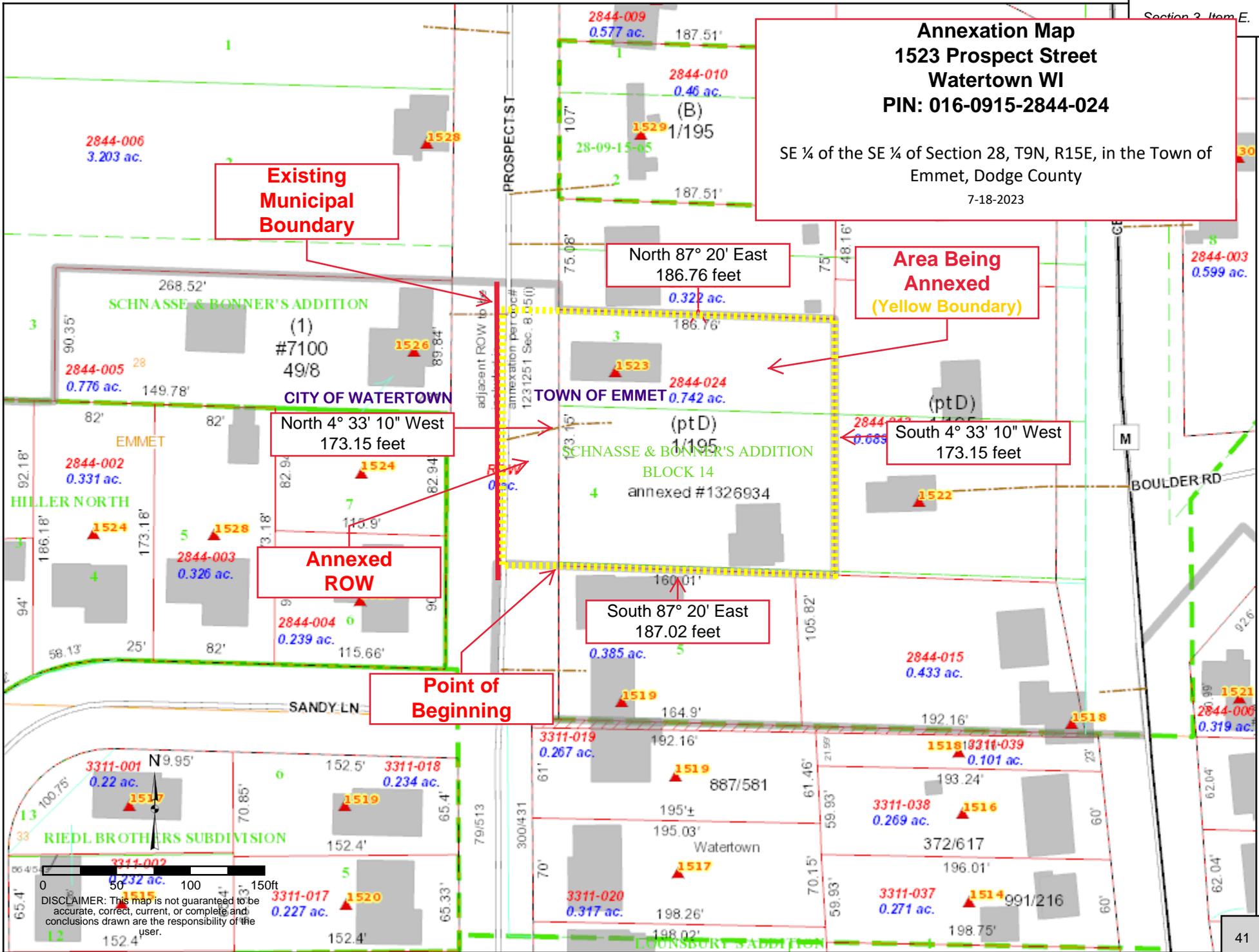
North 4° 33' 10" West  
173.15 feet  
0.326 ac.

South 4° 33' 10" West  
173.15 feet  
0.685 ac.

**Annexed  
ROW**

South 87° 20' East  
187.02 feet  
0.385 ac.

**Point of  
Beginning**



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



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920.262.4050

Andrew Beyer, P.E.  
920.262.4052

Maureen McBroom, ENV SP  
920-206-4264

Ritchie

Section 3, Item F.

920.262.4034

Christopher Newberry  
920-390-3164

Administrative Assistant  
Wanda Fredrick 920.262.4060

## MEMO

TO: Mayor McFarland and Plan Commissioners  
FROM: Andrew Beyer, P.E.  
DATE: November 8, 2023  
RE: Plan Commission Meeting of November 13, 2023

### Agenda Item:

Review and take possible action: Accept public improvements through final completion for Hepp Heights Phase III Subdivision

### Background:

Construction of the Hepp Heights Phase III subdivision began during the summer of 2021. The subdivision development includes improving right-of-way on Ridge Court off Linda Lane in the southwest quadrant of the City.

The developer's contractor has completed all required subdivision improvement work as outlined in the Development Agreement including lot grading, utility installation, curb and gutter installation, & asphalt pavement installation. The developer has addressed all punchlist items. The Developer is looking to dedicate subdivision improvement through final completion to the City of Watertown and have held escrow funds released. Subdivision improvements were dedicated to the City through substantial completion, through the installation of the binder course of asphalt, in 2021 to address winter roadway maintenance.

The remaining escrowed funds are referred to as the defect guarantee. The defect guarantee is 10% of the estimated cost of subdivision improvements escrowed by the developer that the City holds for a period of one year after acceptance of the public improvements to account for potential repairs needed during the warranty period. As public improvements through substantial completion were accepted in 2021, the Engineering Division is proposing to release all escrowed funds, with the exception of 10% of the cost of the asphalt pavement tack coat and surface course of asphalt which has yet to be accepted by the City, a sum of \$1,900.45 to remain in escrow. Remaining escrowed funds would be released one year after the passage of the attached resolution.

The developer has submitted all appropriate testing and utility as-built documentation for the improvements constructed and all improvements meet City standards.

Options available to the Plan Commission:

1. Recommend denial of the dedication of subdivision improvements through final completion to the Common Council.
2. Recommend approval of the dedication of subdivision improvements through final completion to the Common Council.
3. Recommend approval, with conditions identified by the Plan Commission, of the dedication of subdivision improvements through final completion to the Common Council.



**DRAFT RESOLUTION TO  
ACCEPT PUBLIC IMPROVEMENTS FOR HEPP HEIGHTS PHASE III  
SUBDIVISION LOCATED IN THE CITY OF WATERTOWN**

**SPONSOR: MAYOR MCFARLAND  
FROM: PLAN COMMISSION**

**WHEREAS**, Greomar LLC (Developer) has completed right-of-way improvements of Ridge Court as shown on the approved and recorded final plat of the Hepp Heights Phase III Subdivision recorded as Document #1439971, Volume C, Page 78 with the Jefferson County, WI Register of Deeds; and,

**WHEREAS**, public improvements within the Hepp Heights Phase III Subdivision Development have been completed and the City Engineer recommends acceptance of said public improvements in accordance with the Subdivision Development Agreement recorded as Document #1439970 with the Jefferson County Register of Deeds; and,

**WHEREAS**, Developer has submitted the following documentation as evidence that said improvements were constructed in accordance with the design standards agreed upon between the Developer and the City of Watertown:

1. Applicable sanitary sewer and water main testing results
2. Applicable contractor and subcontractor lien waivers
3. Applicable construction material testing results
4. Utility as-built plans signed and stamped by a professional engineer licensed in the State of Wisconsin; and,

**WHEREAS**, Developer has installed bituminous pavement surface course to City standards and has addressed all outstanding punchlist items as outlined by City staff as detailed in City of Watertown Resolution Exhibit #9322; and,

**WHEREAS**, the City of Watertown Plan Commission recommends that all escrowed funds, except for \$1,900.45 to serve as a defect guarantee for bituminous tack coat and surface course pavement, be released by the City of Watertown to the Developer.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WATERTOWN, WISCONSIN:**

Hereby approves and accepts the public infrastructure facilities within the approved final plat of the Hepp Heights Phase III Subdivision Development in conformance with applicable City Ordinance and design standards per the City Engineer and as developed and dedicated by the Developer.

	YES	NO
DAVIS		
LAMPE		
BOARD		
BARTZ		
BLANKE		
SMITH		
SCHMID		
WETZEL		
MOLDENHAUER		
MAYOR MCFARLAND		
TOTAL		

ADOPTED November 21, 2023

\_\_\_\_\_  
CITY CLERK

APPROVED November 21, 2023

\_\_\_\_\_  
MAYOR



Jaynellen J. Holloway, P.E.  
920.262.4050

Andrew Beyer, P.E.  
920.262.4052

Maureen McBroom, ENV SP  
920-206-4264

Ritchi

Section 3, Item G.

920.262.4034

Christopher Newberry  
920-390-3164

Administrative Assistant  
Wanda Fredrick 920.262.4060

## MEMO

TO: Mayor McFarland and Plan Commissioners  
FROM: Andrew Beyer, P.E.  
DATE: November 8, 2023  
RE: Plan Commission Meeting of November 13, 2023

### Agenda Item:

Review and take possible action: Accept public improvements through final completion for Grandview Heights Addition No. 7 Subdivision

### Background:

Construction of the Grandview Heights Addition No. 7 subdivision began during the summer of 2021. The subdivision development includes improving right-of-way on Beacon Drive and Hillendale Court off Schuman Drive in the northeast quadrant of the City.

The developer's contractor has completed all required subdivision improvement work as outlined in the Development Agreement including lot grading, utility installation, curb and gutter installation, & asphalt pavement installation. The developer has addressed all punchlist items. The Developer is looking to dedicate subdivision improvement through final completion to the City of Watertown and have held escrow funds released. Subdivision improvements were dedicated to the City through substantial completion, through the installation of the binder course of asphalt, in 2021 to address winter roadway maintenance.

The remaining escrowed funds are referred to as the defect guarantee. The defect guarantee is 10% of the estimated cost of subdivision improvements escrowed by the developer that the City holds for a period of one year after acceptance of the public improvements to account for potential repairs needed during the warranty period. As public improvements through substantial completion were accepted in 2021, the Engineering Division is proposing to release all escrowed funds, with the exception of 10% of the cost of the asphalt pavement tack coat and surface course of asphalt which has yet to be accepted by the City, a sum of \$2,497.92 to remain in escrow. Remaining escrowed funds would be released one year after the passage of the attached resolution.

The developer has submitted all appropriate testing and utility as-built documentation for the improvements constructed and all improvements meet City standards.

Options available to the Plan Commission:

1. Recommend denial of the dedication of subdivision improvements through final completion to the Common Council.
2. Recommend approval of the dedication of subdivision improvements through final completion to the Common Council.
3. Recommend approval, with conditions identified by the Plan Commission, of the dedication of subdivision improvements through final completion to the Common Council.

**DRAFT RESOLUTION TO  
ACCEPT PUBLIC IMPROVEMENTS FOR GRANDVIEW HEIGHTS  
ADDITION NO. 7 SUBDIVISION LOCATED IN THE CITY OF  
WATERTOWN**

**SPONSOR: MAYOR MCFARLAND  
FROM: PLAN COMMISSION**

**WHEREAS**, Mary Rose Subdivision Inc (Developer) has completed right-of-way improvements of Beacon Drive and Hillendale Court as shown on the approved and recorded final plat of the Grandview Heights Addition No. 7 Subdivision recorded as Document #1313245, Cab. C, Page 128 with the Dodge County, WI Register of Deeds; and,

**WHEREAS**, public improvements within the Grandview Heights Addition No. 7 Subdivision Development have been completed and the City Engineer recommends acceptance of said public improvements in accordance with the Subdivision Development Agreement recorded as Document 1313246 with the Dodge County Register of Deeds; and,

**WHEREAS**, Developer has submitted the following documentation as evidence that said improvements were constructed in accordance with the design standards agreed upon between the Developer and the City of Watertown:

1. Applicable sanitary sewer and water main testing results
2. Applicable contractor and subcontractor lien waivers
3. Applicable construction material testing results
4. Utility as-built plans signed and stamped by a professional engineer licensed in the State of Wisconsin; and,

**WHEREAS**, Developer has installed bituminous pavement surface course to City standards and has addressed all outstanding punchlist items as outlined by City staff as detailed in City of Watertown Resolution Exhibit #9323; and,

**WHEREAS**, the City of Watertown Plan Commission recommends that all escrowed funds, except for \$2,497.92 to serve as a defect guarantee for bituminous tack coat and surface course pavement, be released by the City of Watertown to the Developer.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WATERTOWN, WISCONSIN:**

Hereby approves and accepts the public infrastructure facilities within he approved final plat of the Grandview Heights Addition No. 7 Subdivision Development in conformance with applicable City Ordinance and design standards per the City Engineer and as developed and dedicated by the Developer.

	YES	NO
DAVIS		
LAMPE		
BOARD		
BARTZ		
BLANKE		
SMITH		
SCHMID		
WETZEL		
MOLDENHAUER		
MAYOR MCFARLAND		
TOTAL		

ADOPTED November 21, 2023

\_\_\_\_\_  
CITY CLERK

APPROVED November 21, 2023

\_\_\_\_\_  
MAYOR