



PLAN COMMISSION MEETING AGENDA

MONDAY, MARCH 13, 2023 AT 4:30 PM

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

By Phone or GoToMeeting: Members of the media and the public may attend by calling:
1 866 899 4679 Access Code: 991-462-613 or <https://meet.goto.com/991462613>

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: Site Plan Review minutes dated February 27, 2023
- B. Review and take action: Plan Commission minutes dated February 27, 2023

3. BUSINESS

- A. Conduct public hearing: 713 Milford Street– Conditional Use Permit (CUP) request for a Community Living Arrangement (nine to 15 residents) under Section 550-30B(2)(e)
- B. Review and take action: 713 Milford Street– Conditional Use Permit (CUP) request for a Community Living Arrangement (nine to 15 residents) under Section 550-30B(2)(e)
- C. Preapplication Conference and Concept Plan: Hunter Oaks Planned Unit Development Plan (PUD) General Development Plan (GDP)
- D. Discussion: Town of Emmet Boundary Agreement

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, 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

SITE PLAN REVIEW COMMITTEE
February 27, 2023

Section 2, Item A.

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Brian Zirbes of Building, Safety & Zoning; Jeff Meloy of the Police Department; Kristine Butteris of Parks, Recreation & Forestry; Mike Zitelman of the Water Department; Maureen McBroom of Stormwater Utility and Engineering; Anthony Rauterberg of the Fire Department; and Matt Willmann of the Street Department. Also in attendance were Nathan Peters and Tina Crave.

1. Call to Order

The meeting was called to order by Chairperson Brian Zirbes.

2. Review and approve Site Plan Review Committee Minutes Dated February 13, 2023

Motion was made by Doug Zwieg and seconded by Kristine Butteris to approve the February 13, 2023 Site Plan Review minutes as submitted. Unanimously approved.

3. Review and take action: 713 Milford Street – Proposed youth crisis mental health facility

Nathan Peters and Tina Crave of the Greater Watertown Community Health Foundation were present to explain the proposal. The Greater Watertown Community Health Foundation is proposing to lease out a 6,700 square foot building for a youth crisis mental health facility. Jefferson County would work with Wisconsin Community Services to implement this intake facility for children between the ages of 10 and 17 so the youths could stay between 3-5 days until it is deemed safe for them to return home. There are currently only 2 facilities of this nature in Wisconsin. This would be the third.

The following was presented by city staff:

Zoning:	There is an associated rezoning for this property to adjust the northern boundary to match the remaining property area. This will be going to Plan Commission for a public hearing for the conditional use permit request on March 13, 2023. Additional information will be needed for the lighting plan as well as the passenger loading area.
Building:	Architect-stamped plans will be required for the remodeling. The plans can be reviewed in-house at the city. Be sure to apply for the appropriate permits.
Fire:	A final inspection will need to be completed before official use, including the sprinkler and alarm system.
Police:	Clarified that the admissions will be a voluntary basis. There will be gender separations for the bedrooms and restrooms (6 on one side, 6 on the other). The kitchen and living room are shared areas and will be staffed.
Mayor:	Confirmed that the driveway will be private.

Motion was made by Doug Zwieg and seconded by Maureen McBroom to recommend approval to the Plan Commission for this item as submitted with the following conditions:

- A) Final inspection with the Fire Department.
- B) Obtain the required permits from the Building, Safety & Zoning Department.

Unanimously approved.

4. Adjournment

Motion was made by Doug Zwieg and seconded by Mike Zitelman to adjourn. Unanimously approved.

Respectfully submitted,
Nikki Zimmerman, Recording Secretary

NOTE: These minutes are uncorrected, and any corrections made thereto will be noted in the proceedings at which these minutes are approved.

PLAN COMMISSION MINUTES
February 27, 2023 | 4:30 p.m.

Section 2, Item B.

The Plan Commission met on the above date in the Council Chambers.

The following members were present: Mayor Emily McFarland (Chair), Jaynellen Holloway PE (Director of Public Works/City Engineer), Brian Zirbes (Zoning), Alyse Talaga (Citizen Member), Brian Konz (Park & Rec. Rep), Melissa Lampe (Citizen Member), Nick Krueger (remote) (Citizen Member), and James Romlein PE (Recording Secretary).

1. CALL TO ORDER

Mayor McFarland called the meeting to order.

2. APPROVAL OF MINUTES

A. Review and take action: Site Plan Review Minutes dated February 13, 2023

Motion to approve by Lampe, Second by Konz.
Unanimous by voice vote

3. BUSINESS

Mayor McFarland read the Item 3 A header, and called Mr. Zirbes to present the matter.

A. Initial Review - and Set Public Hearing Date: A rezoning requested to change the zoning on a portion of a parcel located at 713 Milford Street from Single-Family Residential Zoning to Planned Office and Institutional Zoning.

Mr. Zirbes presented the specifics in the February 20 letter shown below to the members for consideration.

Parcel PIN: 291-0815-0813-000

SITE DETAILS:

Acres: 32.54

Current Zoning: Planned Office and Institutional & Single-Family Residential

Existing Land Use: Institutional

Future Land Use Designation: Planned Neighborhood & Planned Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to change the zoning designation of a strip of land along the northern edge of the property from Single-Family Residential Zoning to Planned Office and Institutional Zoning. The purpose of the rezoning is to align the Planned Office and Institutional Zoning District boundary with the north property line. The property line changed due to a Certified Survey Map adopted last year. The rezoning would put the entire parcel under the Planned Office and Institutional Zoning District.

STAFF EVALUATION:

Land Use and Zoning:

Nearby Future Land Use designations include Planned Neighborhood to the north and Planned Mixed Use to the south. The parcel itself exists partial in both the Planned Neighborhood & Planned Mixed Use Future Land Use Categories.

Nearby Zoning includes Single-Family Residential Zoning to the north and Planned Office and Institutional Zoning to the south.

Zoning Code

The zoning code requires the Plan Commission to conduct an initial review of the rezoning and schedule a public hearing before the Common Council.

Per Section § 550-141E:

- E. Initial review by the Plan Commission and scheduling of Common Council public hearing. The Common Council shall not make an amendment to the Official Zoning Map without allowing for a recommendation from the Plan Commission per the provisions of this subsection.
- (1) The Plan Commission shall schedule a reasonable time and place for a public meeting to hear the application within 45 days of the acceptance and determination of the complete application as determined by the Zoning Administrator. The applicant may appear in person, by agent and/or by attorney.
 - (2) Within 60 days after the public meeting (or within an extension of said period requested in writing by the applicant and granted by the Plan Commission), the Plan Commission shall schedule a public hearing before the Common Council.

OPTIONS:

The following are possible options for the Plan Commission:

- 1. Set public hearing date for March 21, 2023.

Mayor McFarland asked for questions or objections to setting the hearing date as requested. Hearing none, requested a motion to set the public hearing date.

**Motion by Holloway to set the date for March 21, 2023 and seconded by Lampe.
Mayor asked for questions, and called the question. Unanimous by voice vote**

Mayor McFarland opened Item 3 B and requested that Mr. Zirbes provide a description of the issues under review

B. Initial Review and Set Public Hearing Date: 407 S. Washington Street - Comprehensive Plan Amendment.

Mr. Zirbes presented the specifics in the February 20 letter shown below to the members for consideration.

**A rezoning requested by Jerome Keeser to change the zoning on a portion of a parcel located at 407 S Washington Street from Two Family Residential Zoning to Central Business District Zoning.
Parcel PIN: 291-0815-0424-059**

SITE DETAILS:

Acres: 0.32
Current Zoning: Two-Family Residential
Existing Land Use: Single Family Residential & Commercial
Future Land Use Designation: Two-Family Residential

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to change the zoning designation of the eastern 6,514 sq ft of the parcel from Two-Family Residential Zoning to Central Business District Zoning. A Plan Amendment and Certified Survey Map related to the rezoning are also pending. This rezoning will run concurrently with the Comprehensive Plan Amendment. The parcel cannot be rezoned without adoption of the associated Comprehensive Plan Amendment.

STAFF EVALUATION:

Land Use and Zoning:

Nearby Future Land Use designations include Central Mixed Use directly adjacent to the south, as well as, across the street to the east and to the north. Two-Family Residential Future Land Use exists to the west.

Nearby Zoning includes Central Business District Zoning directly adjacent to the south, Neighborhood Business Zoning directly adjacent to the north, and Central Business District Zoning with a Planned Unit Development Overlay across the street to the east. Two-Family Residential Zoning exists to the west.

Zoning Code

The zoning code requires the Plan Commission to conduct an initial review of the rezoning and schedule a public hearing before the Common Council.

Per Section § 550-141E:

E. Initial review by the Plan Commission and scheduling of Common Council public hearing. The Common Council shall not make an amendment to the Official Zoning Map without allowing for a recommendation from the Plan Commission per the provisions of this subsection.

(1) The Plan Commission shall schedule a reasonable time and place for a public meeting to hear the application within 45 days of the acceptance and determination of the complete application as determined by the Zoning Administrator. The applicant may appear in person, by agent and/or by attorney.

(2) Within 60 days after the public meeting (or within an extension of said period requested in writing by the applicant and granted by the Plan Commission), the Plan Commission shall schedule a public hearing before the Common Council.

OPTIONS:

The following are possible options for the Plan Commission:

1. Set public hearing date for March 21, 2023
2. Set public hearing to a later date

Engineer Holloway stated her understanding of the request, listing in chronological order, each individual action, the reason for the specific action, the resulting end state.

Mr. Zirbes confirmed the end state configuration and then expanded by explaining the specifics of the owner's stated needs and original proposed property division solution which were not code compliant. He then described the changes Owner made with their proposed solution to develop a code compliant solution that would also satisfy their objectives which were restated by Engineer Holloway.

Mr. Konz verified the property address which triggered a further discussion on the land use designation in this area which lies between two differing land use designation areas.

Mayor McFarland explained that this issue of concern, in the past, was undesirable results have resulted in some rezoning of land use areas where the original approved planned land use operation had not come to fruition, but was instead, replaced by an undesirable land use operation in that specific area.

Mr. Zirbes listed all the land use categories that would be allowed in this Central Business proposed configuration if approved.

After due reflection a consensus by the members was established.

Mayor McFarland called for a motion to set the Public Hearing Date.

**Motion by Holloway to set the Public Hearing Date for the Comprehensive Plan Amendment on March 21, 2023, Second by Krueger.
Unanimous by voice vote.**

Mayor McFarland opened the item 3 C observing that this item, and item 3 B, have identical issues and is therefore dispensing with the item setup.

C. Initial Review and Set Public Hearing Date: 407 S. Washington Street - rezoning request from TR-6, Two Family Residence to CB, Central Business.

Mayor McFarland asked for any questions or a motion to set the Public Hearing Date.

**Motion by Holloway, Second by Lampe
Unanimous by voice vote**

4. ADJOURNMENT

Mayor McFarland asked for a Motion to Adjourn

Motion to Adjourn by Romlein, Second by Lampe
Unanimous approval by voice vote

Meeting closed at 4.52 p.m.

Respectfully Submitted,
James W. Romlein Sr. PE
Recording Secretary

Note: These meeting notes are uncorrected, and any corrections made will thereto be noted in the proceedings at which these minutes are approved.

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: March 13, 2023
SUBJECT: 713 Milford Street, Conditional Use Permit - CUP

SITE DETAILS:

Acres: 32.5
Current Zoning: Planned Office and Institutional
Existing Land Use: Institutional
Future Land Use Designation: Planned Mixed Use & Planned Neighborhood.

BACKGROUND AND APPLICATION DESCRIPTION:

Applicant is seeking approval of a conditional use permit to utilize an existing 6,700 sq ft building to house a Youth Crisis Mental Health Facility. The facility will have 12 beds and provide treatment services for boys and girls ages 10 to 17. The facility will operate 24/7, 365 days a year with the average youth stay being 3 to 5 days. Staffing will consist of a minimum of 2 full-time employees but will increase as necessary to maintain a 1 to 3 ratio of staff to children. Light renovation of the building is planned prior to the opening of the facility at the end of June 2023.

STAFF EVALUATION:

Site Plan Review Committee:
See Minutes of February 27, 2023.

Land Use and Zoning:

1. Within the Planned Office and Institutional (PO) Zoning District 'Institutional Residential' is a principal land use permitted as a Conditional Use [per § 550-30B(2)(d)]. 'Institutional Residential' includes limited care facilities, rehabilitation centers, and similar land uses among the allowed uses [per § 550-51F]. The existing 32.5 acre parcel exceeds the requirement of having at least 800 sq. ft. of gross site area per occupant and exceeds the requirement that a minimum of 30% of the gross site area be held as permanent green space [per § 550-51F].

Applicable regulations for 'Institutional Residential' land uses include the following:

- The proposed site shall be located so as to avoid disruption of an established or developing office area. Within the Neighborhood Office (NO) and the Planned Office and Institutional (PO) Districts, institutional residential developments shall be designed so as to maintain the character of the adjacent properties. [per § 550-51F(1)(a)].
- Shall be located with primary vehicular access on a collector or arterial street [per § 550-51F(1)(b)].
- No access shall be permitted to a local residential street [per § 550-51F(1)(c)].

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

- Applicant shall provide off-street passenger loading area at a minimum of one location within the development *[per § 550-51F(1)(d)]*.
 - All structures shall be located a minimum of 50 feet from any residentially zoned property which does not contain an institutional residential land use *[per § 550-51F(1)(e)]*.
2. The Planned Office and Institutional (PO) Zoning District requires 'Institutional Residential' uses to follow the regulations of the Multifamily Residential – 10 Zoning District *[per § 550-30F]*. The proposal meets or exceeds all the residential density, intensity, and bulk requirements of the Multifamily Residential – 10 Zoning District *[per § 550-27F]*.
 3. Parking and traffic circulation requirements for the facility will be met by utilizing existing driveways and parking areas. Access to the facility is provided by a driveway from Milford Street.
 4. Lighting of structures, parking areas, and traffic circulation areas will utilize existing lighting fixtures as well as new lighting along the driveway from Milford St. Lighting fixtures existing prior to the effective date of the zoning code are considered legal conforming uses *[per § 550-110D(6)]*.
 5. A required off-street passenger loading area has been designated by the applicant.

WISCONSIN STATUTES:

All Conditional Use Permits are subject to the requirements of Wisconsin Act 67.

Under 2017 Wisconsin Act 67: Section 16. 62.23 (7) (de) Conditional Use Permits.

1. 62.23 (7) (de)(1) *In this paragraph:*
 - a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
 - b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.
2. 62.23 (7) (de)(2)
 - a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
 - b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.
3. 62.23 (7) (de)(3)

Upon receipt of a conditional use permit application and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.
3. 62.23 (7) (de)(4)

Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.
4. 62.23 (7) (de)(5)

If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

PLAN COMMISSION DECISIONS:

Institutional Residential Land Use Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
	Yes	No	Yes	No	Yes	No
1. The proposed site shall be located so as to avoid disruption of an established or developing office area. Within the Neighborhood Office (NO) and Planned Office and Institutional (PO) District, institutional residential developments shall be designed so as to maintain the character of the adjacent properties.						
2. Shall be located with primary vehicular access on a collector or arterial street.	Yes	No	Yes	No	Yes	No
3. No access shall be permitted to a local residential street.	Yes	No	Yes	No	Yes	No
4. Applicant shall provide off-street passenger loading area at a minimum of one location within the development.	Yes	No	Yes	No	Yes	No
5. All structures shall be located a minimum of 50 feet from any residentially zoned property which does not contain an institutional residential land use.	Yes	No	Yes	No	Yes	No

If Plan Commission answers “no” to any of the questions, above, the CU permit must be denied. Otherwise, proceed to the conditions of approval.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the Conditional Use Permit, based on failure to provide substantial evidence to meet one or more of the regulatory standards.
2. Approve the Conditional Use Permit without conditions, based on successfully providing substantial evidence of regulatory compliance.
3. Approve the Conditional Use Permit with conditions as identified by the Plan Commission.

ATTACHMENTS:

- Application materials

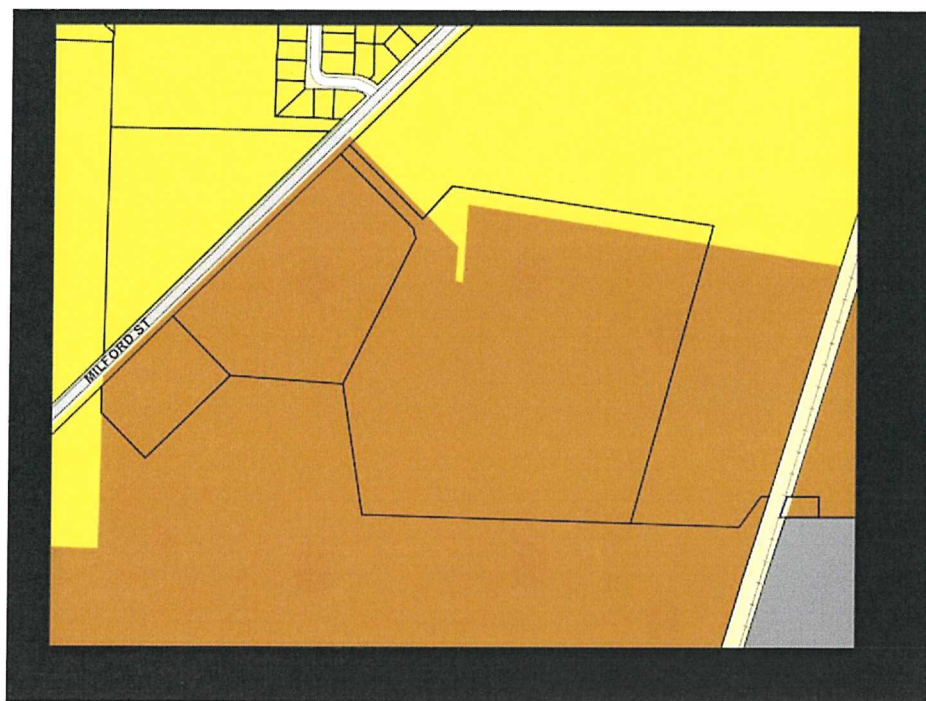
Conditional Use Permit - Planned Office & Institutional zoning to allow 'Institutional Residential.'

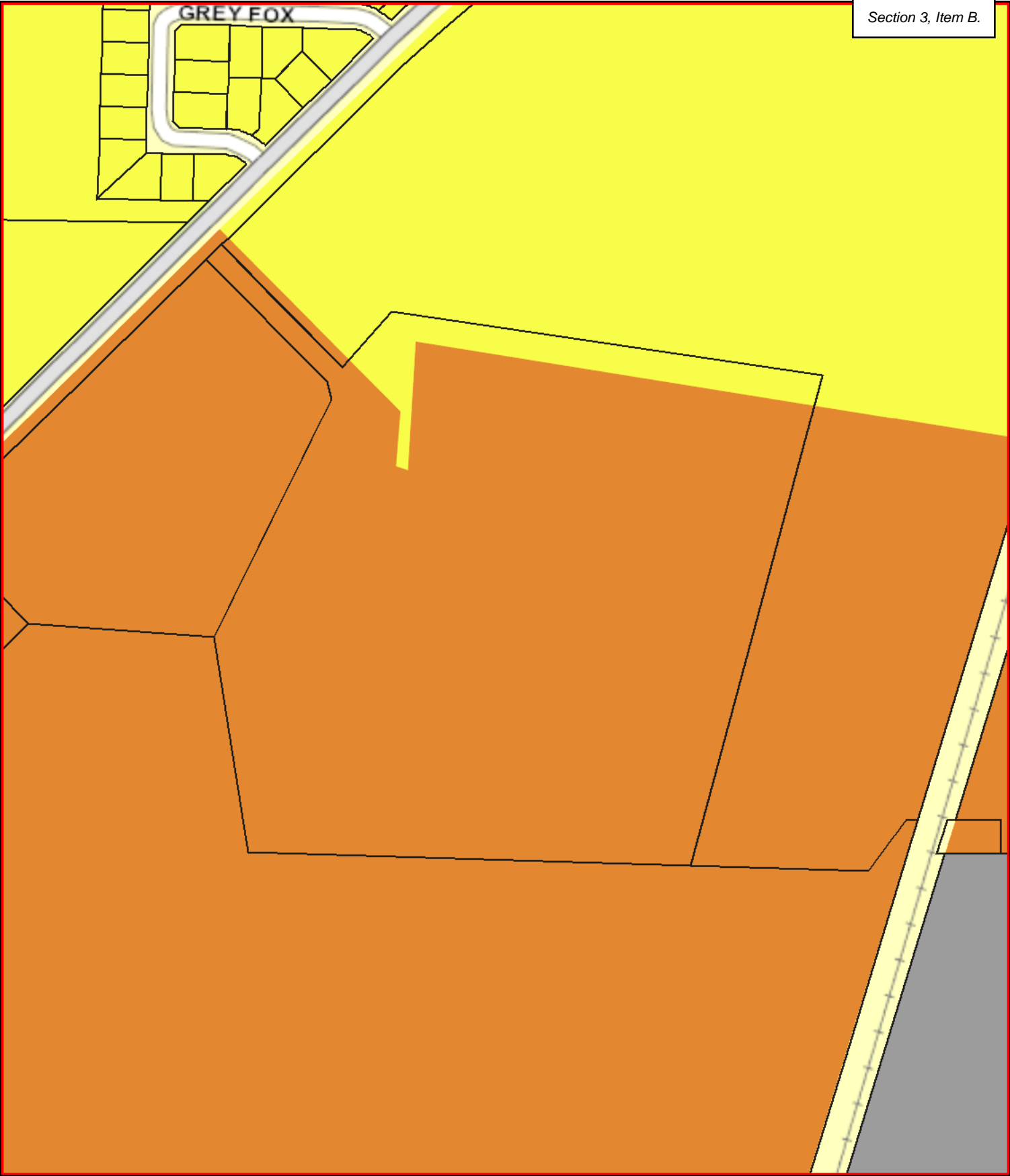
Hoffman Matz LLC (100% owned subsidiary of GWCHF) will lease a 6,700 square foot building to Jefferson County Human Services for the purpose of programing a 24/7/365 Youth Crisis Mental Health facility. It will serve as a 12 bed (6 boys/6 girls) short term residential placement to prevent, deescalate and treat mental health crisis for ages 10-17. The average youth stay for this voluntary program is 3-5 days receiving behavioral health therapy and care coordination. Jefferson County is partnering with Wisconsin Community Services (WCS) who operate one of these facilities in Milwaukee. The minimum staffing on site will be 2 Full Time Employees with a staffing to youth ratio of 1 staff member for ever 3 children.

Given the need, the State of Wisconsin is investing \$1.1MM to support the startup of this desperately needed service. This service will allow children to be served locally in a safe environment while reducing time constraints on local law enforcement when called for crisis circumstances.

Light renovation is expected to occur in March of 2023. Anticipated construction schedule will be 60-90 days with an operating target timetable of 6/30/23.

Regarding the Zoning Change, majority of the property is already zoned Office & Institutional. Requesting the zoning of Office & Institutional to match the property CSM.





Zoning

	Unknown
	Two-Family Residential-6
	Single-Family Residential-4
	Senior Residential

	Rural Holding
	Planned Unit Development
	Planned Office And Institutional
	Planned Industrial
	Planned Business
	Neighborhood Office

	Neighborhood Business
	Multiple Zoning
	Multi-Family Residential-8
	Multi-Family Residential-10
	Heavy Industrial
	General Industrial

	General Business
	Conditional Use
	Central Business District
	City Limits

THE CITY OF WATERTOWN
Opportunity runs through it.

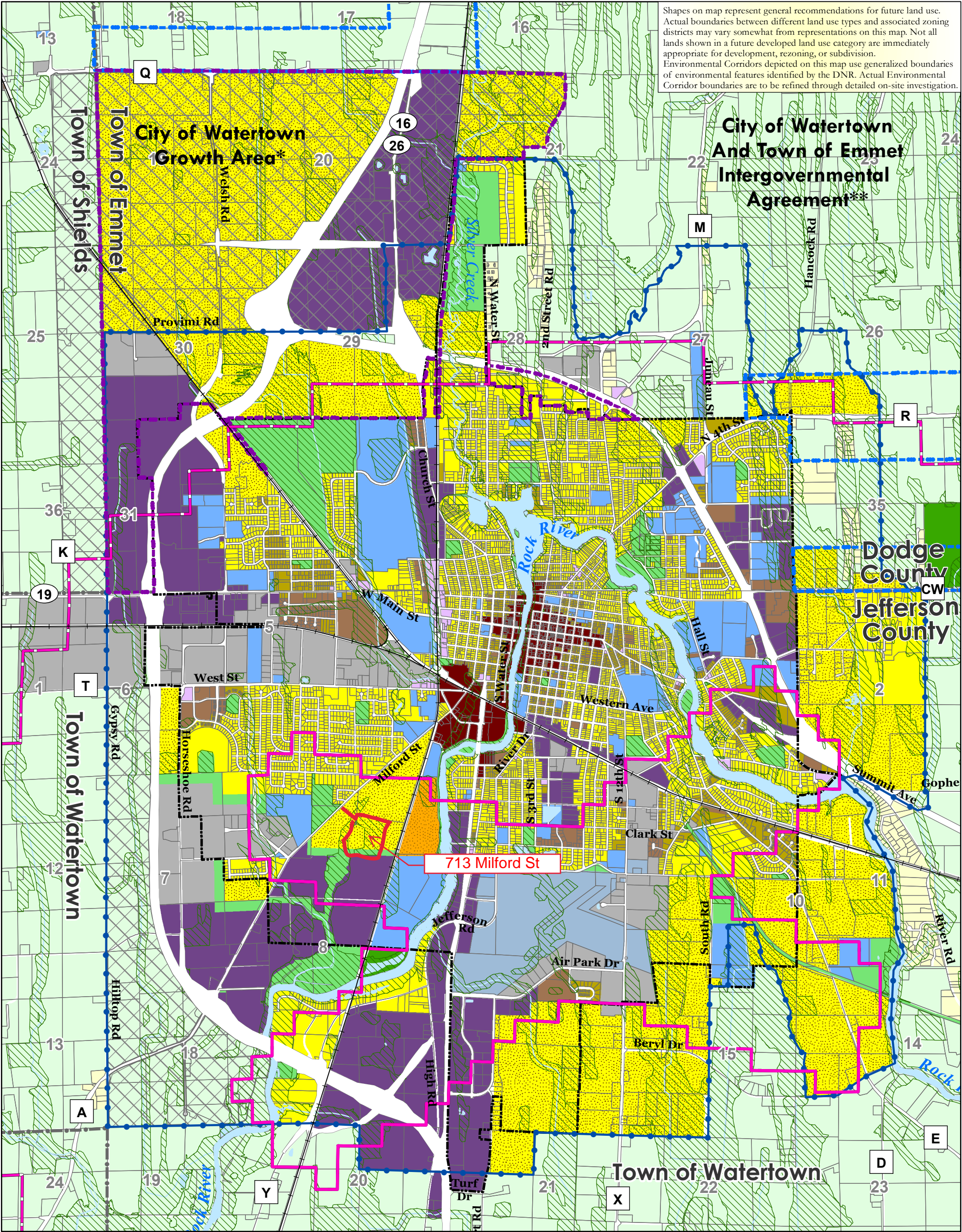
City of Watertown Geographic Information System

Scale: 1 inch = 300 feet
SCALE BAR = 1"

Printed on: February
Author:

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.

12



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:**

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

THE CITY OF WATERTOWN

Opportunity runs through it.

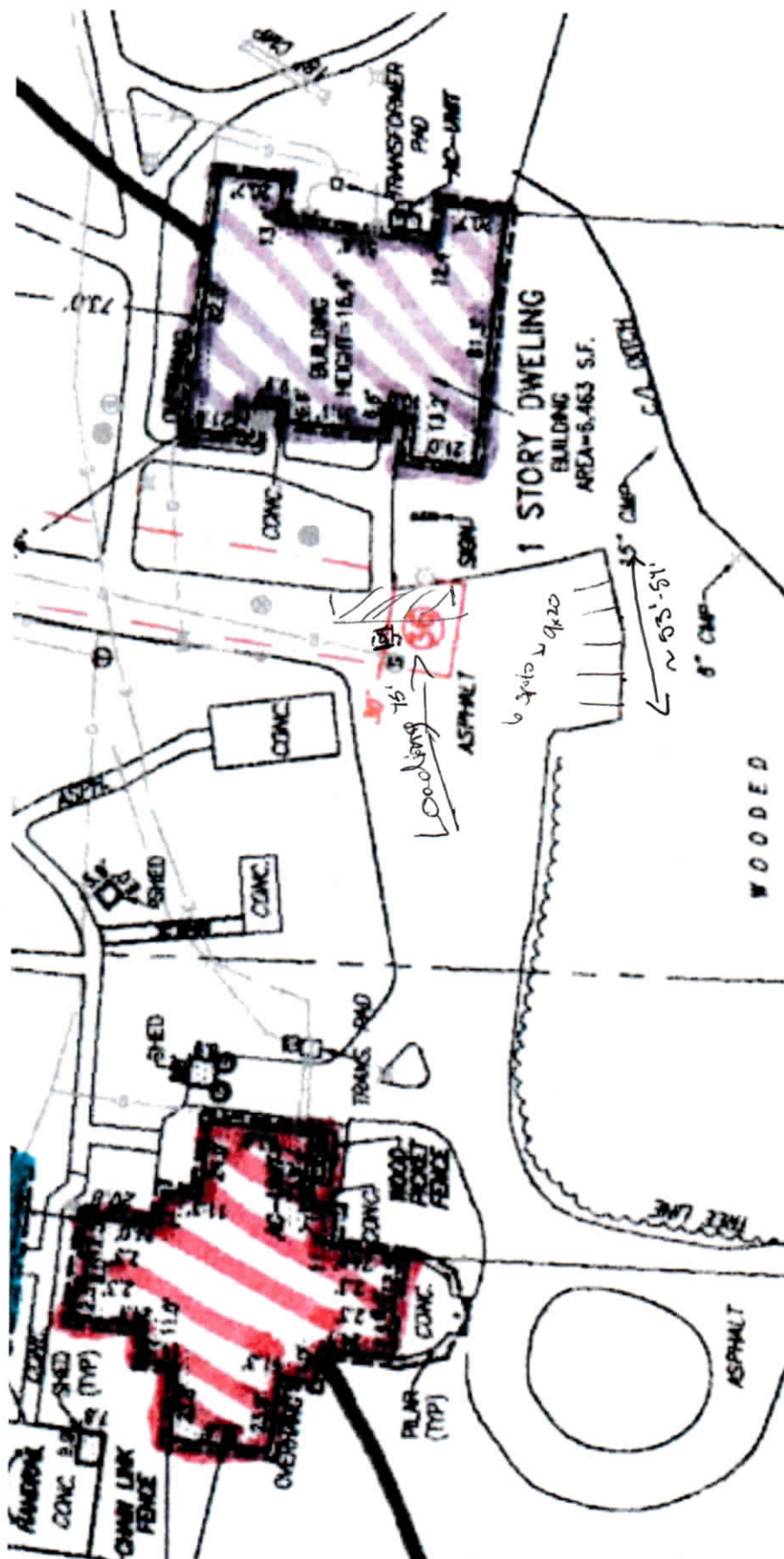
VANDEWALLE & ASSOCIATES INC.

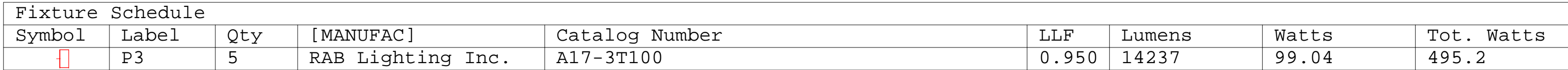
Shaping places. shaping change

Draft: August 7, 2019

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

Miles





1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. CED Pewaukee assumes no responsibility for installed light levels due to field conditions, etc.



Color: Bronze

Weight: 11.2 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	1.0A
208V	0.60A
240V	0.50A
277V	0.40A
Input Watts	98.98W

LED Info

Watts	100W
Color Temp	5000K (Cool)
Color Accuracy	72 CRI
L70 Lifespan	100,000 Hours
Lumens	14,533
Efficacy	146.8 lm/W

Technical Specifications**Compliance****UL Listed:**

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

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: PLDJDJEMPOD0

Electrical**Driver:**

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 1.50A, 208V: 0.70A, 240V: 0.70A, 277V: 0.60A

Dimming Driver:

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

THD:

3.44% at 120V, 10.54% at 277V

Power Factor:

99.9% at 120V, 94% at 277V

Surge Protection:

10kV

Performance**Lifespan:**

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

Construction**IES Classification:**

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

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

Lens:

Polycarbonate lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Technical Specifications (continued)

Construction

IP Rating:

Ingress protection rating of IP65 for dust and water

Vibration Rating:

3G vibration rating per ANSI C136.31

EPA:

- 1 Fixture: 0.46
- 2 Fixtures at 90°: 0.60
- 2 Fixtures at 180°: 0.93
- 3 Fixtures at 90°: 0.93
- 4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately)

- 1 Fixture: 0.66
- 2 Fixtures at 90°: 0.80
- 2 Fixtures at 180°: 1.32
- 3 Fixtures at 90°: 1.32
- 4 Fixtures at 90°: 1.32

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Long-life, high-efficiency, 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.

Other

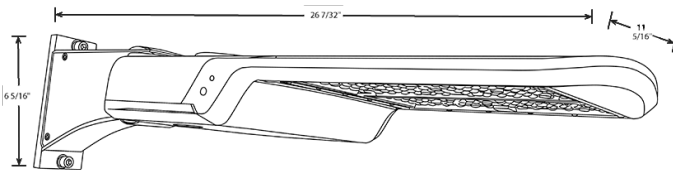
5 Yr Limited Warranty:

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.

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

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, Limited Warranty

Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	–	3T	100			
	3T = Type III	70 = 70W/10,000LM	Blank = Universal Pole Mount	Blank = 5000K (Cool)	Blank = 120-277V, 0-10V	Blank = No Option
	4T = Type IV	100 = 100W/15,000LM	SF = Slipfitter (Factory installed	N = 4000K (Neutral)	Dimming	/3PRS = 3-pin Receptacle and
	5T = Type V	150 = 150W/22,500LM	SF available in 150W)		/480 = 480V, 0-10V	Shorting Cap
		200 = 200W/30,000LM			Dimming ¹	/7PRS = 7-pin Receptacle and
		240 = 240W/36,000LM				Shorting Cap
		300 = 300W/45,000LM				/MVS = Microwave Motion
		375 = 375W/51,800LM				Sensor
						/LC = Lightcloud® Controller

¹ 480V driver available standard on 150W and 300W and by special order on 100, 240 and 375W. Not available on 70W or 200W models.

Type II distribution available as special order

Wall mount and adjustable universal pole mount available as optional field-installed accessories

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: March 13, 2023
SUBJECT: Hunter Oaks PUD Pre-Application and Concept Review

Pre-Application and Concept Review for a Planned Unit Development (PUD) requested by John Donovan, agent for Bielinski Homes Inc., Hunter Oaks Subdivision, West Street, Watertown, WI. Parcel PIN(s): 291-0815-0642-005, 291-0815-0642-004, 291-0815-0642-003, 291-0815-0642-006, 291-0815-0642-007, 291-0815-0643-001 & 291-0815-0644-022

SITE DETAILS:

Acres: 58.89

Current Zoning: PUD Overlay

Existing Land Use: Undeveloped

Future Land Use Designation(s): Neighborhood Mixed Use, Multi-Family, Two Family, & Single-Family

BACKGROUND AND APPLICATION DESCRIPTION:

Applicant is seeking review and discussion before the Plan Commission regarding a conceptual Planned Unit Development (PUD). The properties are currently zoned Planned Unit Development (PUD), however, they have no current General Development Plan. The proposal looks to revise a now expired General Development Plan from 2017. The proposal consists of 27 two-family Ranch Style Condominiums, 34 two-family Sabrina Ranch Style condominiums, and 91 single-family home lots. A developer's agreement is also being drafted which will dedicate a neighborhood park and transfer a detention pond to the City.

STAFF EVALUATION:

Site Plan Review Committee:

See Minutes of March 13, 2023.

Land Use and Zoning:

The proposed PUD General Development Plan is requesting flexibilities to Zoning Standards as allowed under Section § 550-152B of the Zoning Code. For the proposed condominiums, the applicant seeks to reduce the Minimum Lot Area requirements from 4,350 sq. ft. per dwelling unit to 2,600 sq. ft. per dwelling unit and reduce the Minimum Street Yard from 40 ft to 25 ft. For the single-family homes, the applicant seeks to reduce the Minimum Lot Width from 75 ft to 50 ft.

An additional flexibility requested by the applicant is the use of condominium plats for a few areas of the proposed development. Approval of this flexibility would allow multiple principal structures per lot and private streets.

Flexibilities allowed by a Planned Unit Development under Section § 550-152B:

B. Provision of flexible development standards for planned unit developments.

- (1) *Permitted location. Planned unit developments shall be permitted with the approval of a Planned Unit Development Overlay Zoning District specific to the approved planned unit development.*

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Opportunity Runs Through It

- (2) *Flexible development standards. The following exemptions to the development standards of the underlying zoning district may be provided with the approval of a planned unit development:*
- (a) *Land use requirements. All land uses listed as "residential," "institutional" or "commercial" may be permitted within a planned unit development.*
 - (b) *Density and intensity requirements. All requirements listed for residential density and nonresidential intensity may be waived within a planned unit development.*
 - (c) *Bulk requirements. All residential and nonresidential bulk requirements may be waived within a planned unit development.*
 - (d) *Landscaping requirements. All landscaping requirements may be waived within a planned unit development.*
 - (e) *Parking and loading requirements. All requirements for off-street parking, traffic circulation, and off-street loading may be waived within a planned unit development.*
 - (f) *Drainageway Overlay District requirements. All Drainageway Overlay District requirements may be waived within a planned unit development.*
- (3) *Requirements to depict all aspects of development. Only development which is explicitly depicted on the required site plan approved by the Common Council as part of the approved planned unit development shall be permitted, even if such development (including all aspects of land use, density and intensity, bulk landscaping, and parking and loading) is otherwise listed as permitted. Requested exemptions from these standards shall be made explicit by the applicant in the application and shall be recommended by the Plan Commission and approved explicitly by the Common Council. If not so requested and approved, such exemptions shall not be permitted. Flexible development standards shall be limited to density and intensity bonuses of no greater than 25% higher than otherwise permitted by the MR-10 District, unless specifically granted by the Common Council, and shall be limited to reductions in bulk, landscaping, parking and loading requirements of no greater than 25% lower than otherwise permitted for the proposed land uses, unless specifically granted by the Common Council.*

Per Sections § 550-152F(3) & § 550-152F(4), the Concept Review step is non-binding:

- (3) *At the Plan Commission meeting, the applicant shall engage in an informal discussion with the Plan Commission regarding the conceptual PUD. Appropriate topics for discussion may include the any of the information provided in the PUD concept plan submittal packet or other items as determined by the Plan Commission.*
- (4) *Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the applicant or the City but should be considered as the informal nonbinding basis for proceeding to the next step. The preferred procedure is for one or more iterations of Plan Commission review of the concept plan to occur prior to introduction of the formal petition for rezoning which accompanies the general development plan (GDP) application.*

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. No action required, non-binding discussion.

ATTACHMENTS:

- Application materials.



Planned Unit Development General Development Plan

(Remaining Undeveloped Parcels)

City of Watertown

February 1st, 2023



PROJECT NARRATIVE

In 1999, Bielinski Homes, Inc. ("Bielinski") and the City of Watertown ("City") reached an agreement for a mixed-use neighborhood at the corner of Horseshoe Road and West Street in the City. The project comprises approximately 170 acres and is commonly known as the Hunter Oaks neighborhood. Over the years, several phases of the project have been improved with public utilities, roads, parks, private homes, and condominiums pursuant to a General Development Plan dated October 6, 1999. As new phases advance from the conceptual stages outlined in this General Development Plan to construction, subject to any applicable development agreement, Bielinski has continued to find ways to refine and improve the project.

Most recently, Bielinski received approval from the City to develop the westerly portion of Area B, known as Hunter Oaks Villas Phase II, to construct 6 additional individual condominium buildings, consisting of 12 units, which construction is estimated to begin in Summer 2023. Currently, Bielinski is evaluating all remaining undeveloped parcels as identified on this General Development Plan dated February 1, 2023, and proposing some changes to the uses of Area C(b), which now consist of 13.1 acres and is designed to feature two-family ranch style condominiums named "The Sabrina 1302" condominium, and which includes updated architecture design standards. Further, consistent with this 2023 GDP for Hunter Oaks, Bielinski and City acknowledge that Bielinski will be petitioning for Belmont Rd. from Steeplechase Dr. on the north to the southern intersection of Oakland Ave. and Belmont Dr, running directly through Area C(b), to be vacated. As the marketplace continues to shift, Bielinski recognizes changing lifestyles and the demand for different housing options. The intent of the Hunter Oaks Neighborhood continues to offer mixed land uses, providing housing opportunities for a wide range of people, incomes, and preferences.

From a planning perspective, the subject site is ideally situated for a mix of residential housing because of the surrounding attached residential/condominium buildings, existing industrial land use to the north, and the proposed commercial use to the west. The proposed concept will improve the overall vision and intent of Hunter Oaks Neighborhood and help blend land uses in this area for the City's future housing needs.

PROPOSALS AND COMMITMENTS

The Petitioner, Bielinski, respectfully requests that the City Planning Commission and Common Council approve this updated General Development Plan in substantial conformance with the enclosed Site Plan. The site has been redesigned, with extensive input from the city staff, to offer a common architectural theme, inter-connected green space, and an overall better plan. Bielinski is very excited to implement this plan and begin providing the city with high-quality and innovative housing products.

Specifically, this new GDP includes:

- Areas A-D, C(b), G, H, and I, which remain subject to Bielinski and the City entering into development agreements.
- As a part of the terms of a Developers Agreement, Bielinski shall dedicate the Neighborhood Park (Area I), and the City shall take ownership of the existing Detention Pond located in Area K upon the completion of certain improvements, such as the installation of utilities, sidewalks, curbing, and the binder course, during Bielinski's development of Area H-2 (Phase I). Bielinski plans to develop the 23 lots within Area H-2 (Phase I) in 2024. Development of Area H-2 (Phase I) will include restoration work for the existing Detention Pond located in Area K.

VISION

- To continue with creating high quality residential neighborhood that responds to the needs of changing household sizes and lifestyles.
- To offer future housing solutions for the City of Watertown. This group includes young professionals, empty-nesters and single-person and family households.
- Provide a memorable place that features high quality construction and extensive landscaping and open spaces.

RATIONALE

- The Hunter Oaks Plan is based on market demand for newly constructed housing options that are high quality, low maintenance and are close proximity to work, shopping and recreation.
- Due to the lack of an off ramp from the new highway bypass, the market for commercial development in this area has decreased.
- The revisions are consistent with the intent and purpose of the Planned Unit Development.
- The proposed uses are more compatible with the surrounding land uses and is a more efficient use of land with existing public utilities.
- The PUD district provides the flexibility to offer greater open space and greater City design control while creating a neighborhood that is compatible with the adjacent and proposed land uses.

PUBLIC BENEFITS

- High quality housing that is priced for the marketplace.
- Logical and adaptive land use for a unique property.
- Provides a compatible transition between the future commercial, existing industrial and residential areas.
- Project requires public infrastructure (sewer, water, roadway, etc.); that should have minimal impact on City services.
- Project will create a significant increase in taxable value for the city without creating a burden for the Watertown School District or other public entities.
- Project creates construction jobs that will support residents and families living in the area.
- Pedestrian friendly environment and Dedication of the Neighborhood Park and surrounding rights-of-way sooner.
- Bielinski Homes will provide any irrevocable letter of credit that is necessary for the public and private improvements for each individually constructed phase of this project.

ESTIMATED HOUSING VALUES (Per Area)

Areas A-D & B: Hunter Oaks Villas Phase I, II and III (54 Units)	\$16,200,000.00
Area C(b): Condominium Project with "The Sabrina" (68 Units)	\$20,740,000.00
Area H2: Phases 1-4 Single Family Homes (91 Lots)	\$36,400,000.00
Total Estimated Value	\$73,340,000.00

PROPERTY LOCATION

The Hunter Oaks Neighborhood development is located within the City of Watertown on the south side of West Street and east of Horseshoe Road.



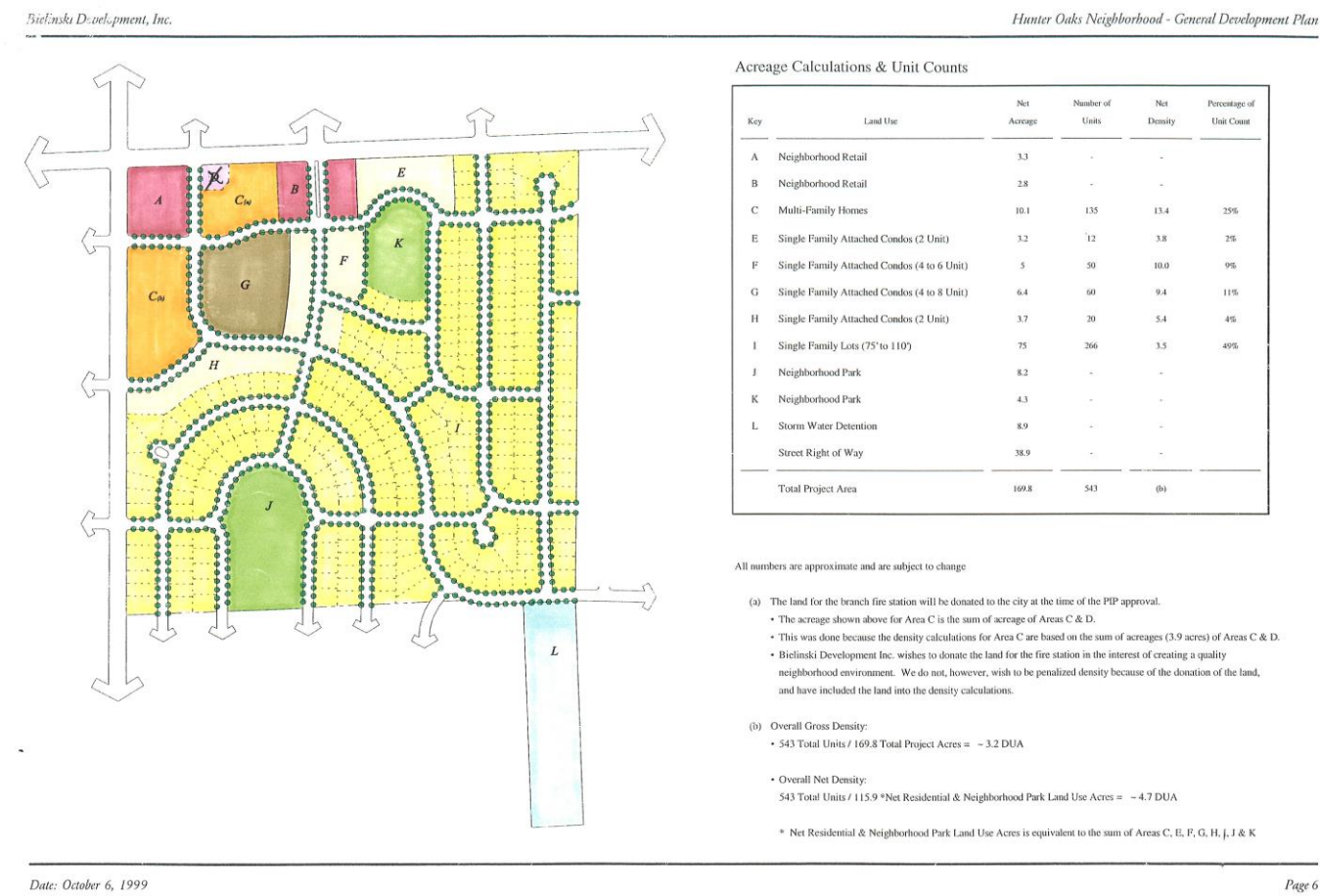
Surrounding Zoning

Hunter Oaks Neighborhood	
North:	General Industrial
South:	PUD
East:	PUD
West:	PUD

Surrounding Land Use

Hunter Oaks Neighborhood	
North:	Industrial/Business Park
South:	Vacant Farmland and Single Family
East:	Developed Condominiums, a Park and Single-Family Homes
West:	Vacant Farmland & HWY 26 bypass

EXPIRED GENERAL DEVELOPMENT PLAN – for reference only



UPDATED GENERAL DEVELOPMENT PLAN

See next page for proposed General Development Plan Site Map

General Mix of Dwelling Unit Types and Land Uses

This General Development Plan will consist of changes to the originally approved and expired GDP with an additional 27 Two-family Ranch Style Condominiums known as "Hunter Oaks Villas" and Condominium Area C(b) with 34 Two-family 1302 Sabrina Ranch Style condominium buildings and 91 single family home lots with revised site layouts and architecture design standards.

Relationship to Nearby Properties / Public Streets

The subject property is located amongst a variety of land uses which makes the area unique. Directly north of Hunter Oaks Neighborhood is an existing industrial/business park served by West Street. West and South of the property are currently farmland and then HWY 26 bypass. East of the property is fully developed as condominiums, single family lots and a park.

RELATIONSHIP TO MASTER PLAN

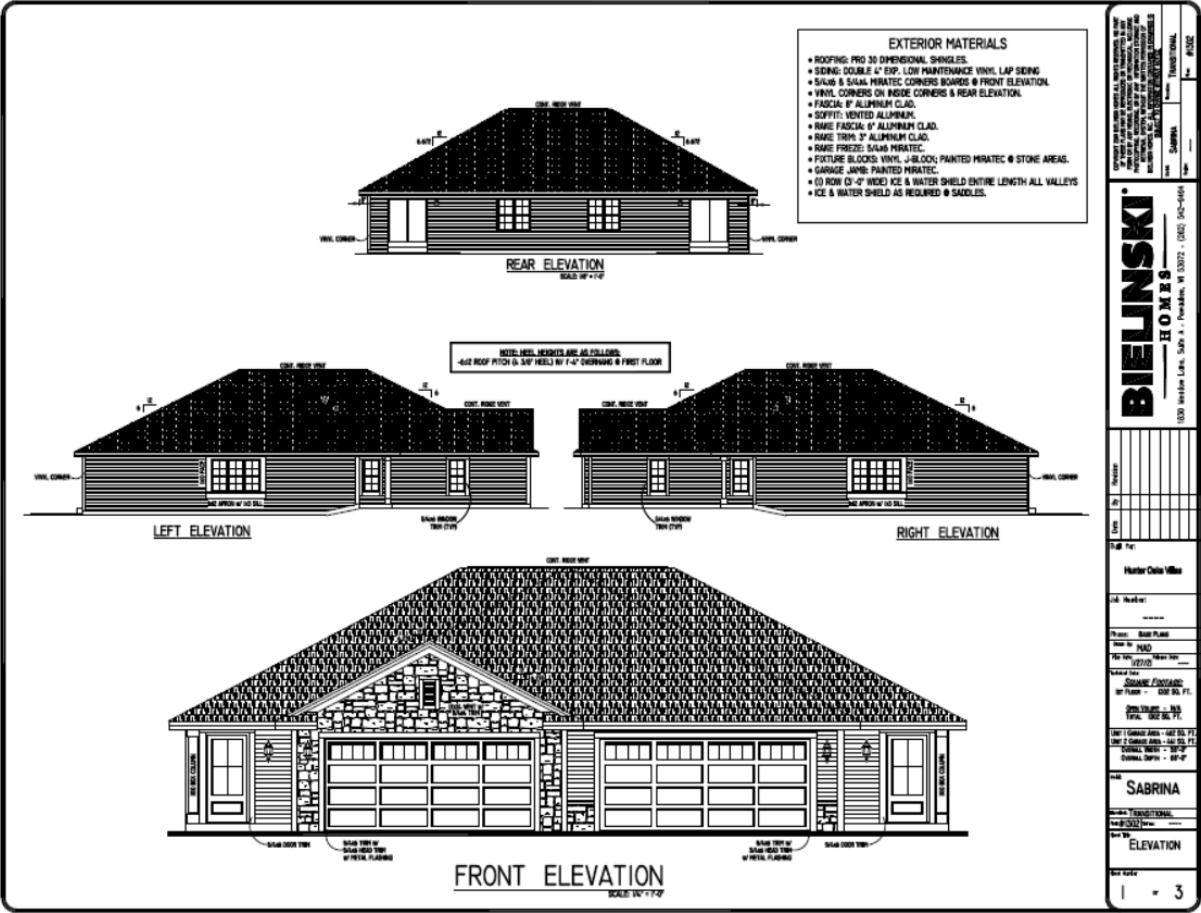
The comprehensive land use plan for the City of Watertown currently designates this property as Planned Neighborhood. According to the Plan, this land use category is designed for a careful mixed use of residential development with active recreation nearby.

Hunter Oaks has been granted entitlements and zoning approval for a mix use neighborhood. The requested amendments reflect an adjustment in the use, site design, architectural and modifications on unit counts.

ARCHITECTURAL THEMES & IMAGES

Bielinski Homes strives to upgrade architecture and curb appeal designs by developing popular distinct Ranch Style condominium building to enhance the internal streetscape on all sites. The buildings utilize traditional styles which incorporate other warm character elements into the design to create a sense of place and neighborhood. The proposed Sabrina 1302 buildings for Areas A-D (Phase III) and Area C(b) will be 2-unit ranch style condominium buildings arranged with 2-bedroom configurations and designed to attract young professionals, retirees, single and small family households. The buildings feature individual garages for each unit and efficient living spaces. Below is the proposed condominium building for the 2-unit areas.

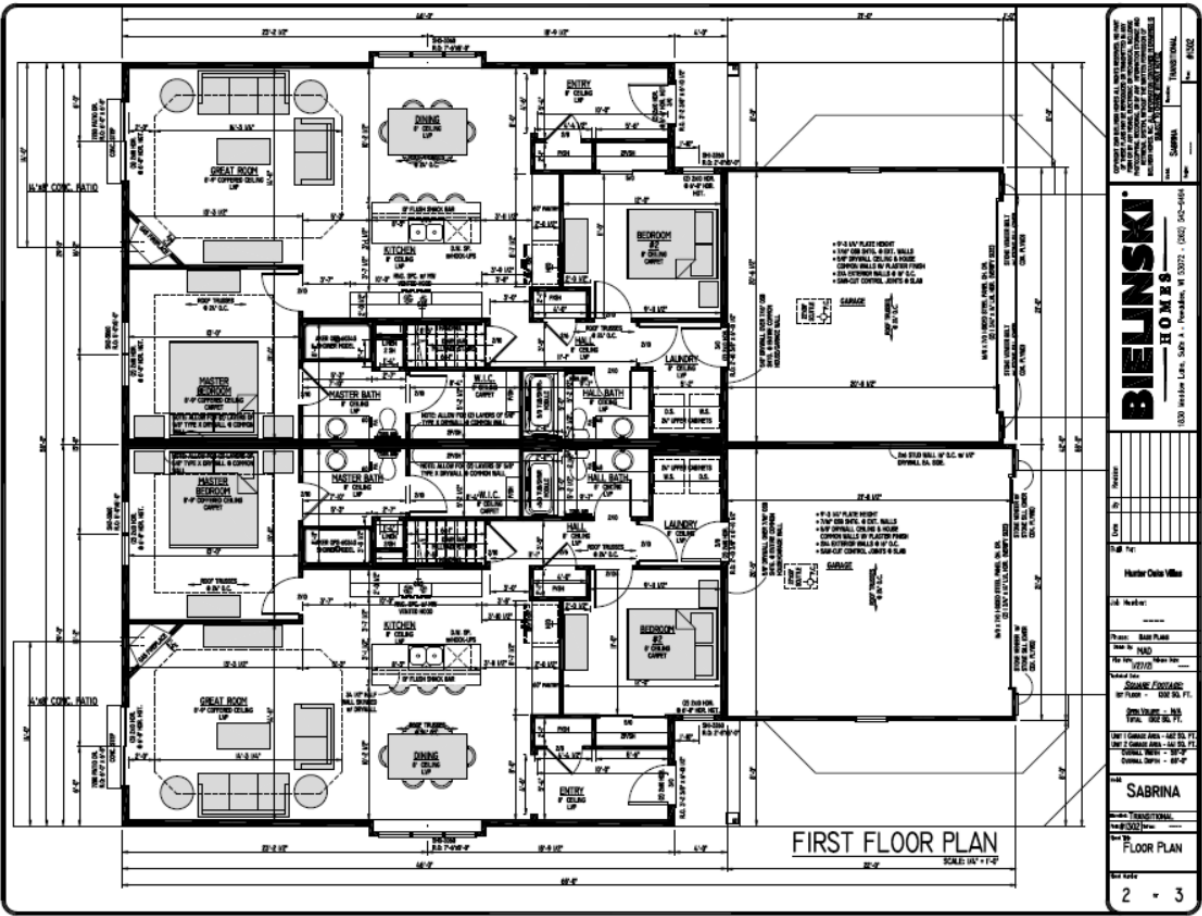
Sabrina 1302 Elevations



AMENITIES

- A Ranch Style Condominium
- Private Entry
- 2 Bedroom and 2 Full Baths
- Master Bedroom with Coffered Ceiling
- Great Room with Coffered Ceiling and Corner Gas Fireplace
- First Floor Laundry
- 2 car garage
- Concrete Patio
- Quality Interior Finishes
- Washer & Dryer in Each Unit
- Individually Metered Utilities
- Individual HVAC Units & Hot Water Heaters

Sabrina 1302 Floor Plan



Initial List of Zoning Standards Which Will Not Meet the PUD

Bielinski Homes is seeking the flexibility allowed by the Planned Unit Development with respect to land use and zoning. The requested amendment does not require any relief from the bulk zoning requirements, however the proposed use, layouts and densities calculations are proposed to change.

Areas A-D, B and C(b) Two-Family Ranch Style Condominiums

General Requirement	Baseline Multi-Family District	Proposed PUD
Minimum Lot Area	4,350 Sq. Ft. per dwelling unit	2,600 Sq. Ft. per dwelling unit
Minimum Lot Width	100'	SAME
Minimum Street Frontage	50'	SAME
Minimum Street Yard	40'	25'
Minimum Side Yard	10' Lot Width or 8' minimum	SAME
Minimum Rear Yard	25'	SAME
Minimum Paved Surface Setback	3' : rear/side, 10' : street	SAME
Minimum Between Buildings	20'	SAME
Maximum Building Height	35'	SAME
Required Off-Street Parking	2 spaces per unit	SAME

Written Description of potentially requested exemptions from the requirements of the underlying zoning district.

Land Use Exemptions:	The applicant seeks to amend the use in areas: A-D, B and C(b).
Density Exemptions:	from Neighborhood Commercial to Multifamily
Bulk Exemptions:	None Requested.
Landscape Exemptions:	None Requested.
Parking Exemptions:	None Requested.

Area H-2 Phase 1-4: Single Family Home Sites (Standard R1 Zoning)

Single Family Zoning	AREA H-2	
General Required Setbacks	R1 Zoning Standards	Proposed PUD
Minimum Lot Area	8,000 Sq. Ft.	8,000 Sq. Ft.
Minimum Lot Width	75'	50'
Minimum Front Yard (2 Story)	25'	SAME
Minimum Front Yard (Corner Lot)	25'	SAME
Minimum Side Yard (1 to 2 Story)	8'	SAME
Minimum Rear Yard	25'	SAME
Minimum Paved Surface Setback	NA	NA
Minimum Between Buildings	16'	SAME
Maximum Building Height	35'	SAME
Required Off-Street Parking	2 Spaces per unit	SAME

Written Description of potentially requested exemptions from the requirements on the underlying zoning district.

Land Use Exemptions:	The applicant seeks to amend the use in areas: H-2, Phases 1-4 (91 single family home sites)
Density Exemptions:	from Multifamily to Single Family
Bulk Exemptions:	None Requested.
Landscape Exemptions:	None Requested.
Parking Exemptions:	None Requested.



EXPIRED GDP SITE CALCULATIONS

Site Data Table (Original)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% Unit Count
A	Neighborhood Retail	3.3			
B	Neighborhood Retail	2.8			
C(a)	Multi-Family Homes	3.8	54	14.2	9.0%
C(b)	Multi-Family Homes	6.2	81	13.1	16.7%
D	Branch Fire Station				
E	Single-Family Attached Condos (2-Unit)	3.2	12	3.8	2.0%
F	Single-Family Attached Condos (4 to 6 Unit)	5	50	10	9.0%
G	Single-Family Attached Condos (4 to 8 Unit)	6.4	60	9.4	11.0%
H	Single-Family Attached Condos (2-Unit)	3.7	20	5.4	4.0%
I	Single-Family Lots (75'w to 110'w)	3.8	294	3.9	51.0%
J	Neighborhood Park	8.2	N/A	N/A	
K	Neighborhood Park	4.3	N/A	N/A	
L	Storm Water Detention	8.9	N/A	N/A	
	Street Right-of-Way	38.9			
	Total Project Area	169.7	571		



PROPOSED GDP SITE CALCULATIONS

(Lands Owned & Developed by Bielinski Homes, Inc.)

Site Data Table (Revised)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% Unit Count
A-D	Two-Family Ranch Condos (2)	6.5	34	5.23	6.8%
B	Two-Family Ranch Condos (2)	3.5	20	5.71	4.0%
C(b)	Two-Family Ranch Condos (2)	13.1	68	5.20	13.7%
E	Two-Family Attached Condos (2-Unit)	3.3	12	3.64	2.4%
F	Multi-Family Attached Condos (4 to 6 Unit)	5.1	50	9.80	10.1%
G	Two-Family Condos (2-Unit)	3.8	20	5.26	4.0%
H-1	Single-Family Lots	48.1	202	3.60	40.8%
H2-P1	Single-Family Lots	7.5	23	3.07	4.6%
H2-P2	Single-Family Lots	5.7	19	3.33	3.8%
H2-P3	Single-Family Lots	7.8	20	2.56	4.0%
H2_P4	Single-Family Lots	8.7	29	3.33	5.8%
J	Neighborhood Park	7.1	N/A	N/A	
I	Neighborhood Park	4.4	N/A	N/A	
	Storm Water Detention Pond	8.9	N/A	N/A	
	Street Right-of-Way	30.0			
	Total Project Area	173.20	497		

Overall Gross Density:

- 497 Total Units / 173.20 Total Project Acres = 2.86 DUA

Overall Net Density:

- 497 Total Units / 140.70 = 3.53 DUA
- *Net Residential & Neighborhood Park Land Use Acres is Equal to Areas A-D, B, C(b), E, F, G, H-1, H2 (P1-4), I, J,

TREATMENT OF NATURAL AREAS

The site design for this neighborhood offers plentiful green and open space for the residents to enjoy. Lawn areas or “common greens” are an important feature of the project. These areas are intended for the residents to enjoy as common space. The abundance of pervious areas improves water quality and promotes infiltration for groundwater recharge.

LANDSCAPING

Detailed landscaping plans for each condominium area will be completed by a landscape designer as part of the individual Precise Implementation Plans (PIP) for each project or phases move forward. The plans will include an overall plan with individual building landscape designs in accordance with the City of Watertown Ordinance requirements.

COMMUNITY AMENITIES

To command a higher standard of living and attract quality residents, this project has been enhanced by the addition of several site amenities including common areas and pedestrian connections.

Hunter Oaks includes sidewalks that provides pedestrian circulation through the site and connects the various phases to one another, an important feature in a mixed-use planned development.

PARK

Area I is identified on the GDP as the second Neighborhood Park in Hunter Oaks Subdivision and is located on the highest point of the site and preserves a mature wooded area. It will add more common space with limited parking, accommodate smaller gatherings and allow for more recreation use for the surrounding residents.

DEDICATIONS

The City of Watertown has requested that the Neighborhood Park (Area J) and certain adjacent rights-of-way be dedicated to the city earlier than what is required by the expired General Development Plan and Bielinski Homes is willing to cooperate with that request. Bielinski Homes shall cause the dedication of the Neighborhood Park (Area I) to the City of Watertown along with the dedication of the required rights-of-way which will be further defined in the Developers Agreement for the Single - Family H2-PH1-4.

Bielinski Homes shall not be required to improve nor pay for the improvement of the Neighborhood Park or any of the above-listed rights-of-way in any manner, including but not limited to grading, utility installation, asphalt roads or sidewalks, as part of this dedication. Any improvements needed for future phases of the Hunter Oaks Neighborhood will be addressed at the time a Precise Implementation Plan for that area is approved and development of said area occurs.

FINANCIAL CAPIBILITIES

Bielinski Homes Inc. has been in business for over 60 years and will finance each individual project with local, state or national lending institutions and will provide any irrevocable letter of credit that is necessary for the public and private improvements for each project.

LIST OF EXHIBITS

- **Location Map**
- **General Development Plan Exhibits**
- **Site Plans: General Development Plan dated Jan. 23rd, 2023**
Areas A-D, B, C(b), H-2 (Phases 1-4) and I (Park)
- **Architectural Plans with Elevation Perspectives**
Areas:
A-D (Phase III): Sabrina 1302 Condominium
B (Phase I & II): Adalyn 1300 Condominium
C(b): Sabrina 1302 Condominium

GENERAL DEVELOPMENT PLAN**"Hunter Oaks Neighborhood"**

City of Watertown, Wisconsin

Site Data Table (Original)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Unit Count
A	Neighborhood Retail	3.3			
B	Neighborhood Retail	2.8			
C(a)	Multi-Family Homes	3.8	54	14.2	9.0%
C(b)	Multi-Family Homes	6.2	81	13.1	16.7%
D	Branch Fire Station				
E	Single-Family Attached Condos (2-Unit)	3.2	12	3.8	2.0%
F	Single-Family Attached Condos (4 to 6 Unit)	5	50	10	9.0%
G	Single-Family Attached Condos (4 to 8 Unit)	6.4	60	9.4	11.0%
H	Single-Family Attached Condos (2-Unit)	3.7	20	5.4	4.0%
I	Single-Family Lots (75'w to 110'w)	3.8	294	3.9	51.0%
J	Neighborhood Park	8.2	-	-	
K	Neighborhood Park	4.3	-	-	
L	Storm Water Detention	8.9	-	-	
	Street Right of Way	38.9			
Total Project Area		169.7	571		

Site Data Table (Revised)

Acreage Calculations & Unit Counts					
Area	Land Use	Net Acreage	Number of Units	Net Density	% of Unit Count
A-D	Multi-Family Condos (2-Unit)	6.5	34	5.23	6.8%
B	Single-Family Attached Condos (2-Unit)	3.5	20	5.71	4.0%
C(b)	Multi-Family Homes	13.1	68	5.2	13.7%
E	Single-Family Attached Condos (2-unit)	3.3	12	3.64	2.4%
F	Single-Family Attached Condos (4 to 6 Unit)	5.1	50	9.80	10.1%
G	Single-Family Attached Condos (2-Unit)	3.8	20	5.26	4.0%
H-1	Single-Family Lots	55.3	202	3.60	40.8%
H-2 (P1)	Single-Family Lots	7.5	23	3.07	4.6%
H-2 (P2)	Single-Family Lots	5.7	19	3.33	3.8%
H-2 (P3)	Single-Family Lots	7.8	20	2.56	4.0%
H-2 (P4)	Single-Family Lots	8.7	29	3.33	5.8%
I	Neighborhood Park	7.1	-	-	
J	Neighborhood Park	4.4	-	-	
K	Storm Water Detention	8.9	-	-	
	Street Right of Way	32.5			
Total Project Area		173.2	497		

Overall Gross Density:

- 497 Total Units / 173.2 Total Project Acres = 2.87 DUA

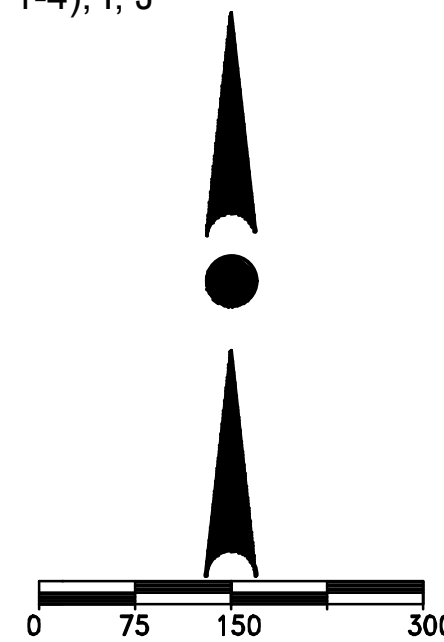
Overall Net Density:

- 497 Total Units / 140.7 = 3.53 DUA
- *Net Residential & Neighborhood Park Land Use Acres

*Net Residential & Neighborhood Park Land Use Acres is
Equal to Areas A-D, B, C(b), E, F, G, H-1, H-2(P1-4), I, J



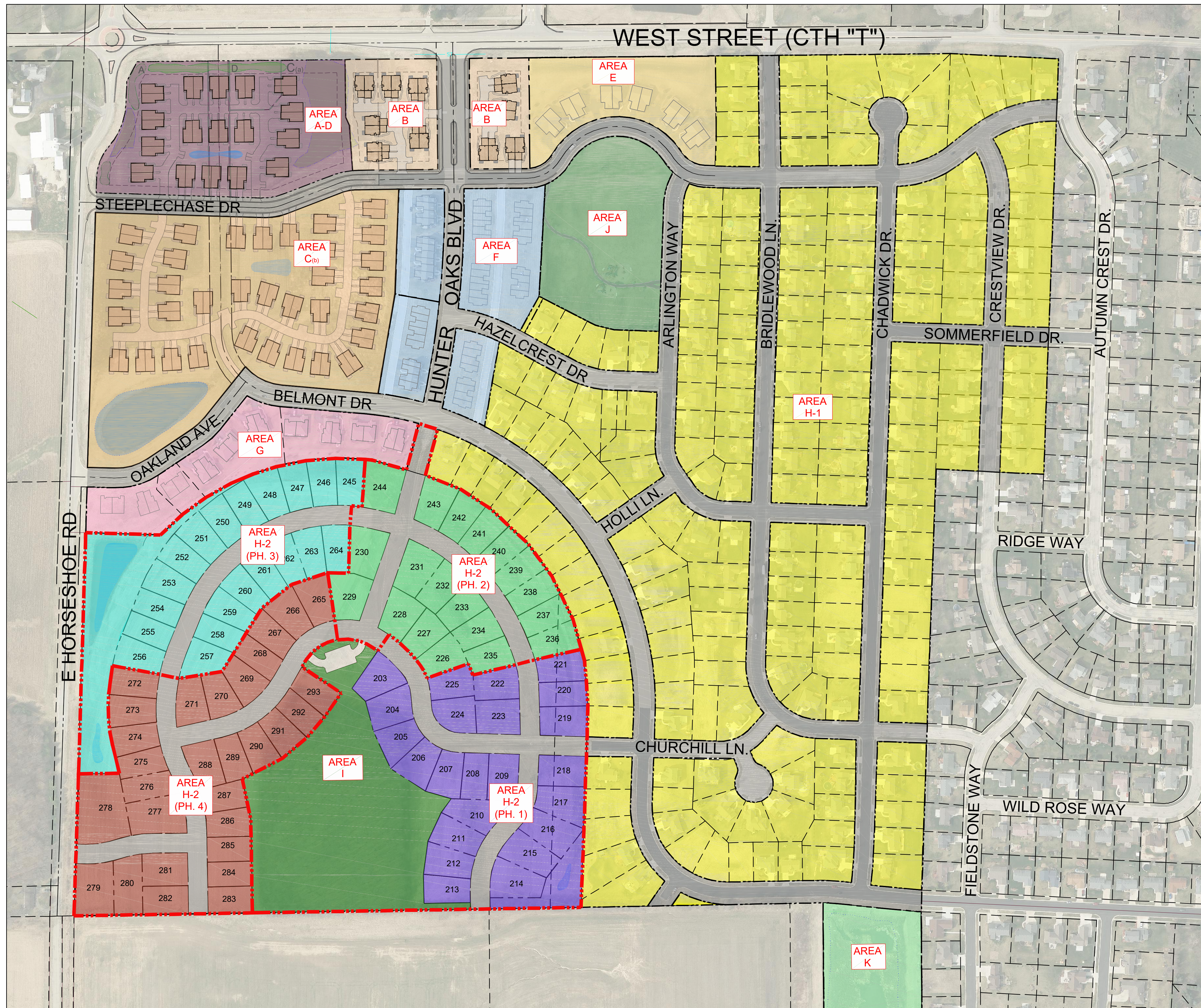
4100 North Calhoun Road
Brookfield, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com



Scale: 1" = 150' (22"x34")

Scale: 1" = 300' (11"x17")

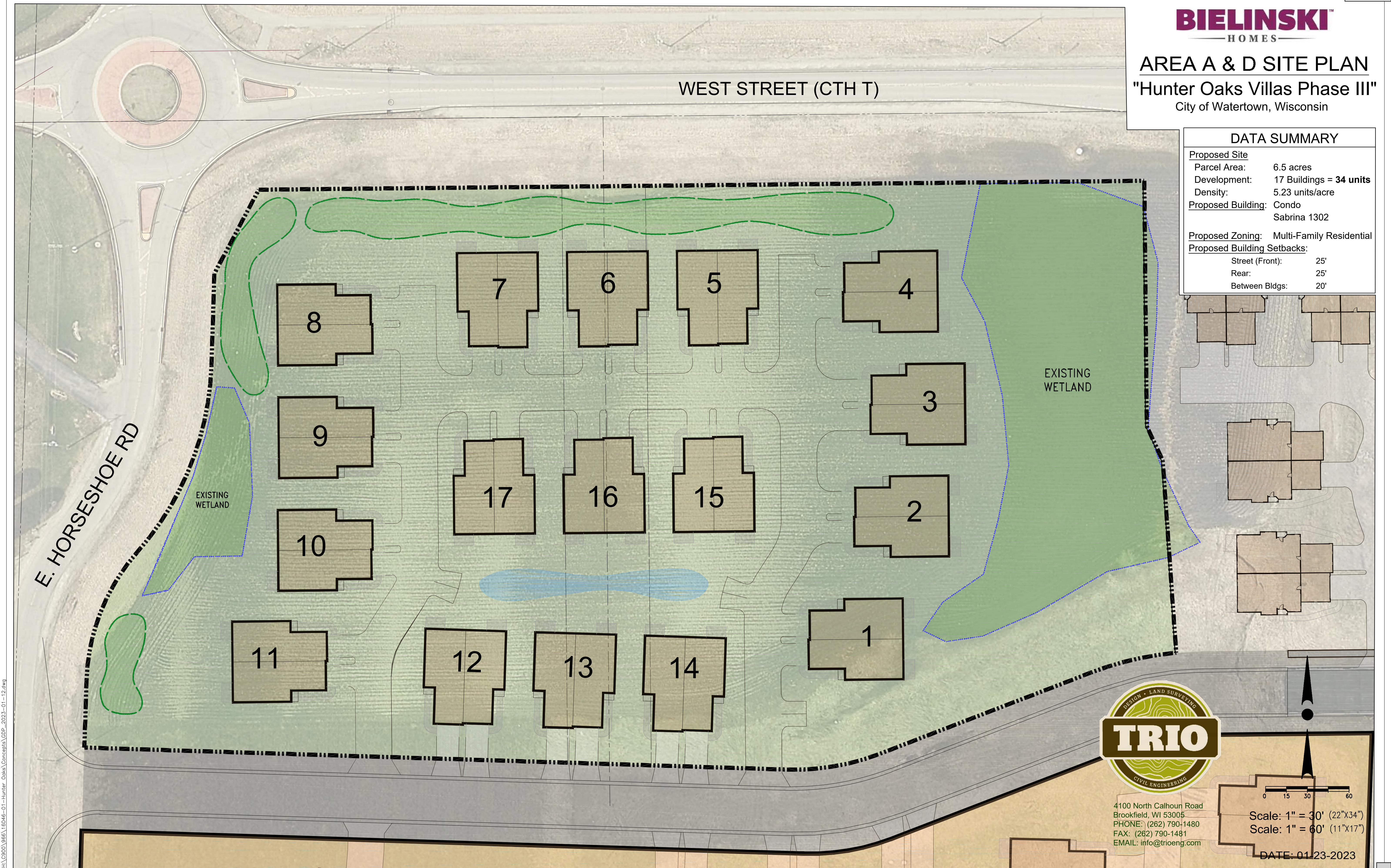
DATE: 01-23-2023





AREA A & D SITE PLAN
"Hunter Oaks Villas Phase III"
City of Watertown, Wisconsin

DATA SUMMARY	
<u>Proposed Site</u>	
Parcel Area:	6.5 acres
Development:	17 Buildings = 34 units
Density:	5.23 units/acre
<u>Proposed Building:</u> Condo	
Sabrina 1302	
<u>Proposed Zoning:</u> Multi-Family Residential	
<u>Proposed Building Setbacks:</u>	
Street (Front):	25'
Rear:	25'
Between Bldgs:	20'



4100 North Calhoun Road
Brookfield, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

0 15 30 60

Scale: 1" = 30' (22"x34")
Scale: 1" = 60' (11"x17")

DATE: 01/23/2023

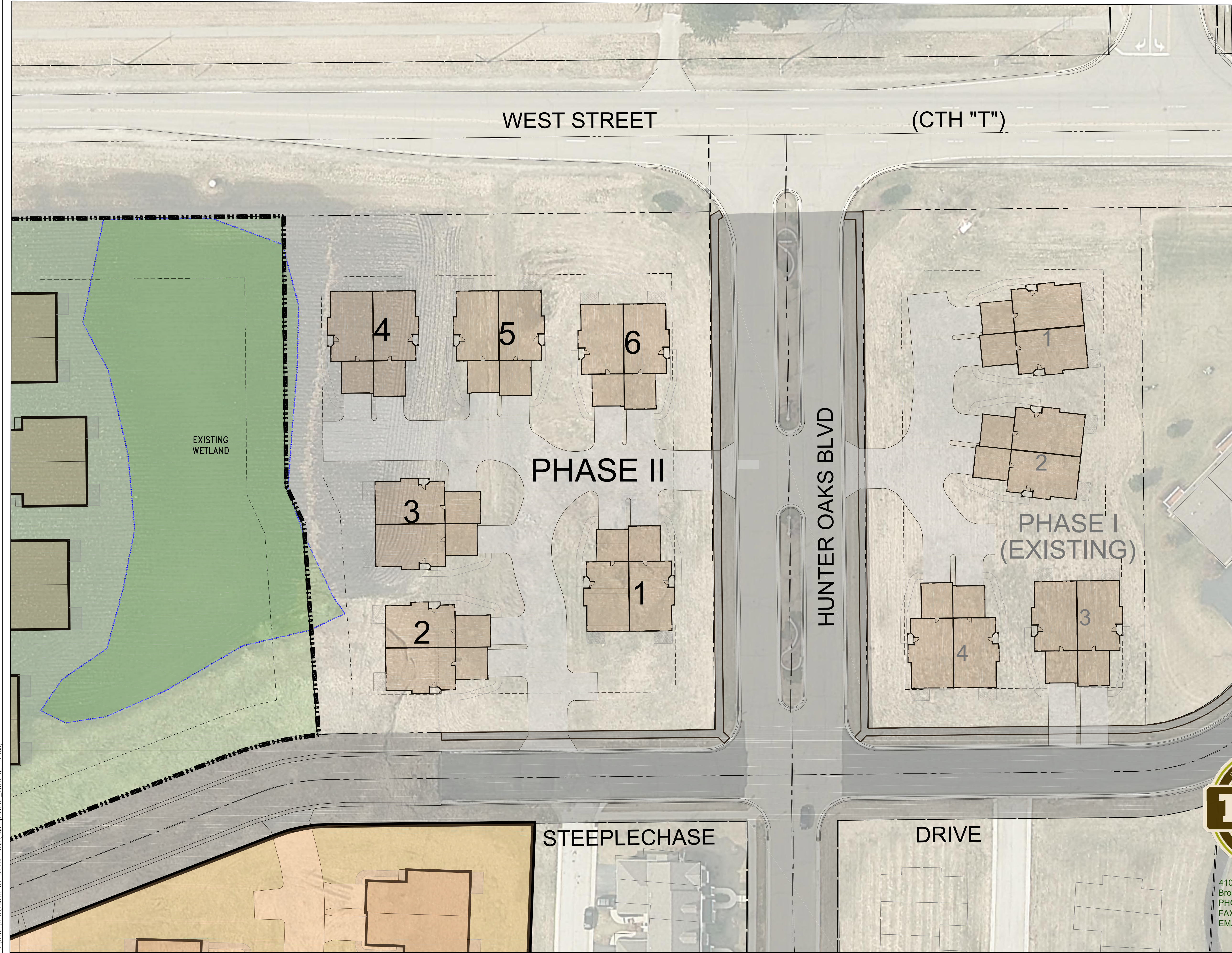


AREA B SITE PLAN
"Hunter Oaks Villas Phase II"
City of Watertown, Wisconsin

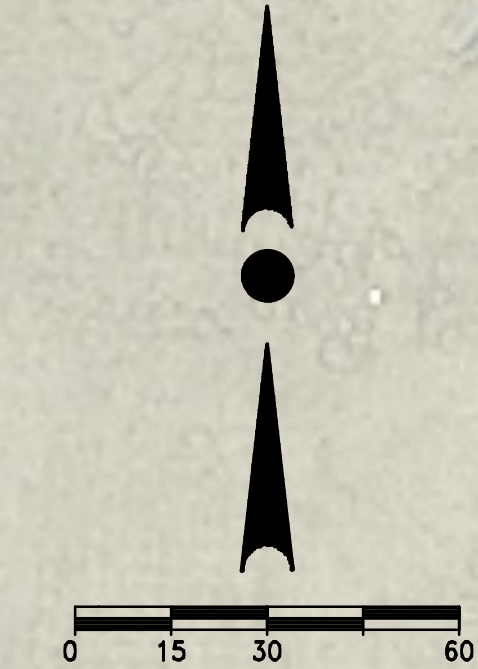
DATA SUMMARY

Proposed Site	
Parcel Area:	3.5 acres
Development:	10 Buildings = 20 units
Density:	5.71 units/acre
Proposed Building:	
Phase 1:	Condo (Existing)
Phase 2:	Condo
	Adalyn 1300

Proposed Zoning: Multi-Family Residential
Proposed Building Setbacks:



4100 North Calhoun Road
Brookfield, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com



Scale: 1" = 30' (22"x34")
Scale: 1" = 60' (11"x17")

DATE: 01-23-2023

AREA C(b) SITE PLAN

"Hunter Oaks Cottages"

City of Watertown, Wisconsin

SITE PLAN 3



DATA SUMMARY

Proposed Site	
Parcel Area:	13.13 acres
Development:	68 Units
Density:	5.18 units/acre
Proposed Building: Condo	
Sabrina 1302	
Proposed Zoning: Multi-Family Residential	
Proposed Building Setbacks:	
Street (Front):	25'
Rear:	25'
Between Bldgs:	20'



4100 North Calhoun Road
Brookfield, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com



0 20 40 80

Scale: 1" = 50' (22"x34")

Scale: 1" = 100'(11"x17")

DATE: 01-23-2023

AREA H & I SITE PLAN

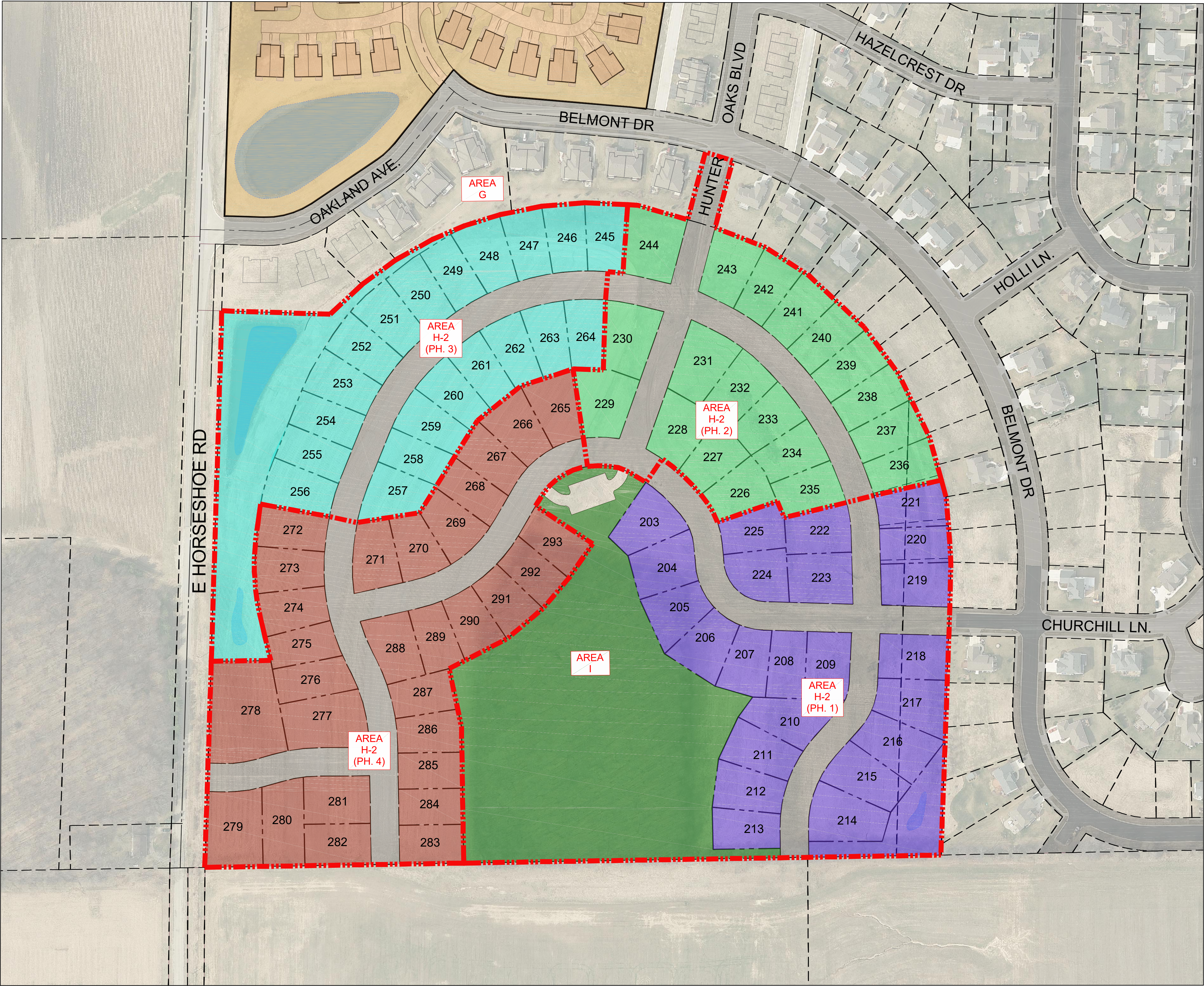
"Hunter Oaks" Neighborhood

City of Watertown, Wisconsin

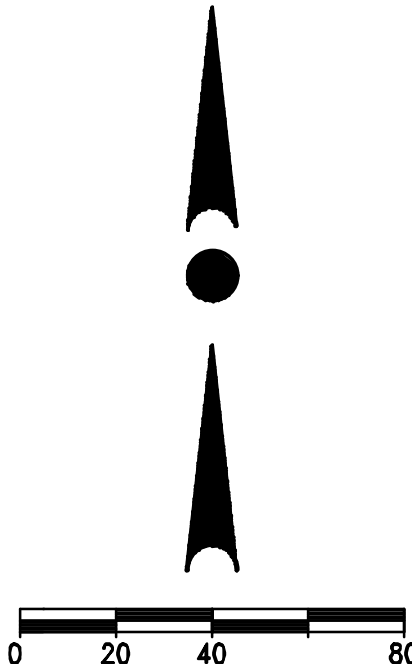


DATA SUMMARY

Proposed Site	
Area H-2:	
Phase 1	23 Single Family Lots Area = 7.5 Acres
Phase 2	19 Single Family Lots Area = 5.7 Acres
Phase 3	20 Single Family Lots Area = 7.8 Acres
Phase 4	29 Single Family Lots Area = 8.7 Acres
Total Lots: 91 Single Family Lots Total Area: 29.7 Acres Density: 3.06 units/acre	
Area I:	Neighborhood Park Net Area = 7.1 acres
Proposed Single Family Lot Requirements:	
Min. Lot Area: 8,000 s.f.	
Min. Lot Width: 75'	
Setbacks:	Street (Front): 25'
	Rear: 25'
	Side: 8'
Total Street Length: 5,580.0 ft.	



4100 North Calhoun Road
Brookfield, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com



Scale: 1" = 100' (22"x34")

Scale: 1" = 200' (11"x17")

DATE: 01-23-2023

HUNTER OAKS VILLAS IN WATERTOWN, WI
HARBOR GREY



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

- EXTERIOR MATERIALS
- STONE: HALOUST STONE VENEER (MANCHESTER)
 - SIDING: DOUBLE 4" EXP. LOW MAINTENANCE VINYL LAP SIDING (HARBOR GREY)
 - SHAKES: VINYL SHAKE SIDING (NATURAL SLATE)
 - CORNER POSTS: VINYL (WHITE)
 - FASCIA: 8" ALUMINUM CLAD (WHITE)
 - SOFFIT: VENTED ALUMINUM (WHITE)
 - ROOFING: PRO 30 DIMENSIONAL SHINGLES (ONYX BLACK)



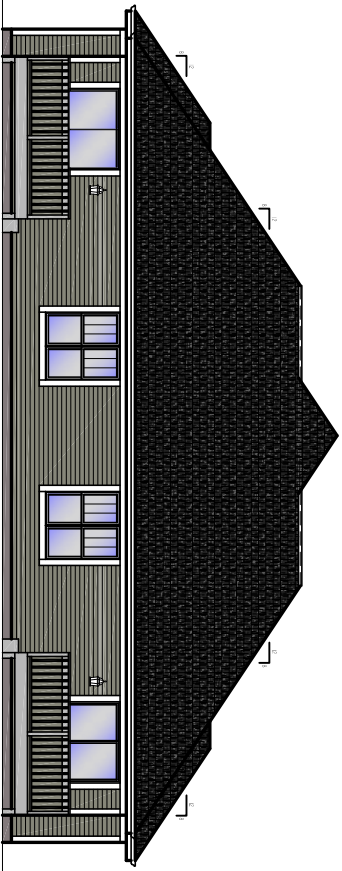
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

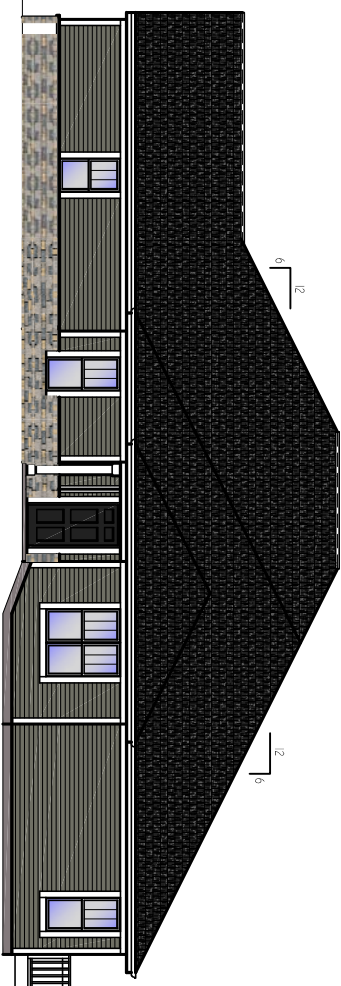
HUNTER OAKS VILLAS IN WATERTOWN, WI
DEEP GRANITE



FRONT ELEVATION

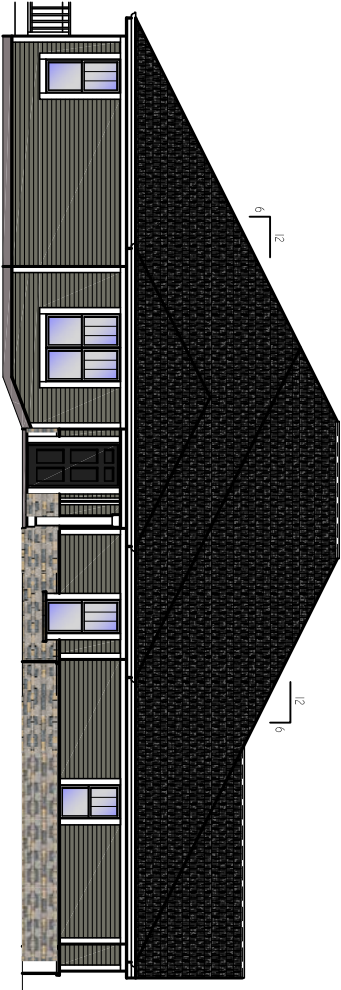
SCALE: 1/4" = 1'-0"

- EXTERIOR MATERIALS
- STONE: HALOUST STONE VENEER (MANCHESTER)
 - SIDING: DOUBLE 4" EXP. LOW MAINTENANCE VINYL LAP SIDING (DEEP GRANITE)
 - SHAKES: VINYL SHAKE SIDING (NATURAL SLATE)
 - CORNER POSTS: VINYL (WHITE)
 - FASCIA: 8" ALUMINUM CLAD (WHITE)
 - SOFFIT: VENTED ALUMINUM (WHITE)
 - ROOFING: PRO 30 DIMENSIONAL SHINGLES (ONYX BLACK)



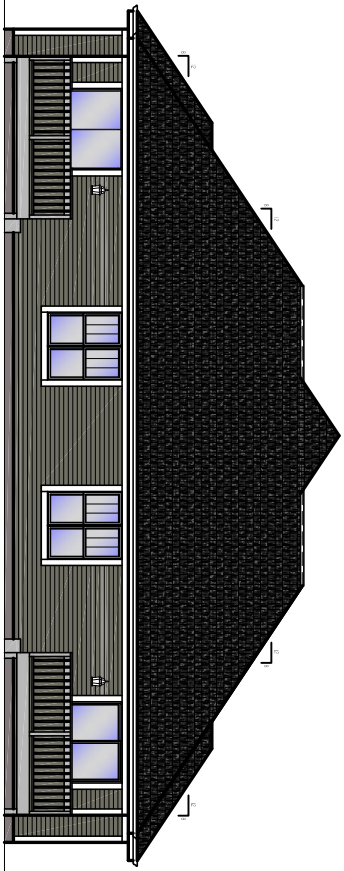
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



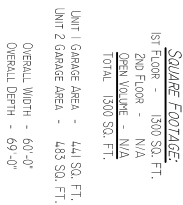
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

$$46^{\circ}0' \quad 23^{\circ}0'$$


HOMES

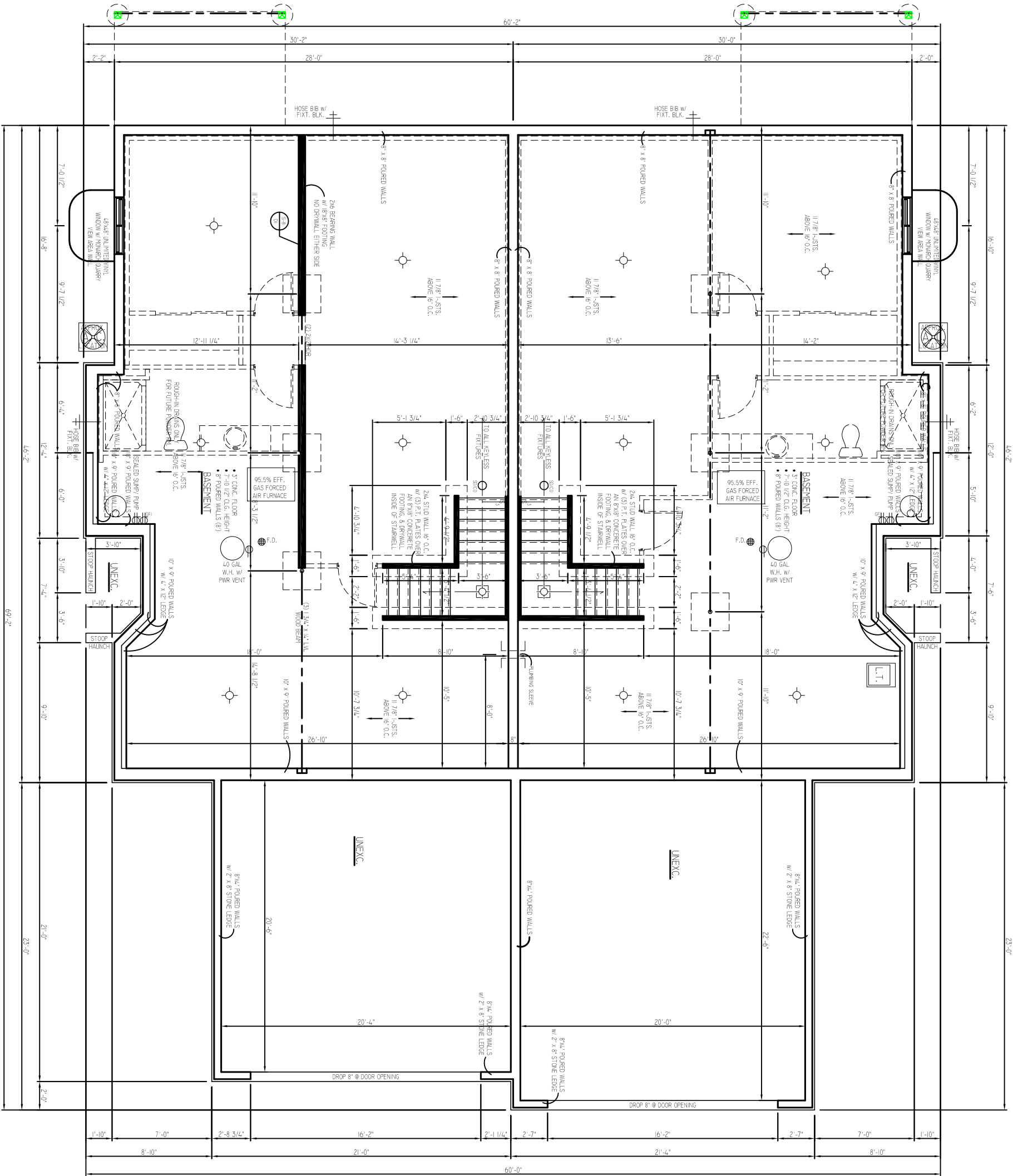
SQUARE FOOTAGE:

1ST FLOOR -	1300 SQ. FT.
2ND FLOOR -	N/A
<u>OPEN VOLUME -</u>	N/A
TOTAL	1300 SQ. FT.

UNIT 1 GARAGE AREA - 441 SQ. FT.
UNIT 2 GARAGE AREA - 483 SQ. FT.

OVERALL WIDTH - 60'-0"
OVERALL DEPTH - 69'-0"

HUNTER OAKS VILLAS IN WATERTOWN, WI



SQUARE FOOTAGE:
1ST FLOOR - 1300 SQ. FT.
2ND FLOOR - N/A
OPEN VOLUME - N/A
TOTAL 1800 SQ. FT.
UNIT 1 GARAGE AREA - 441 SQ. FT.
UNIT 2 GARAGE AREA - 483 SQ. FT.
OVERALL WIDTH - 60'-0"
OVERALL DEPTH - 69'-0"

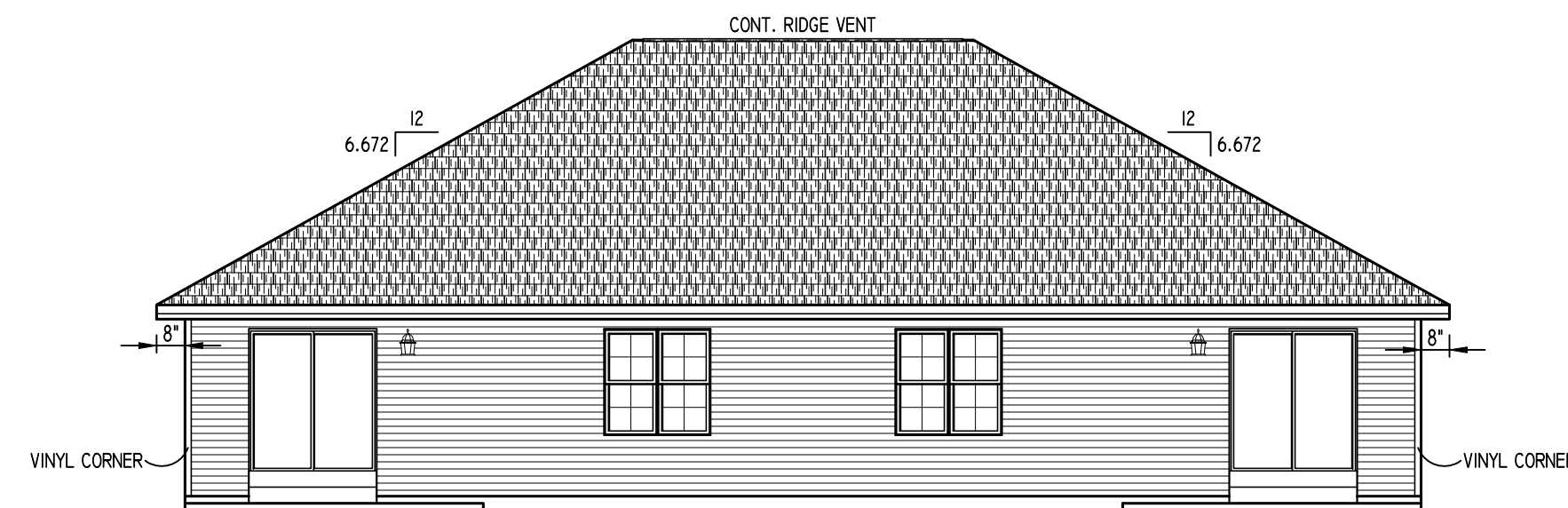
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BIELINSKI
HOMES

1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

EXTERIOR MATERIALS

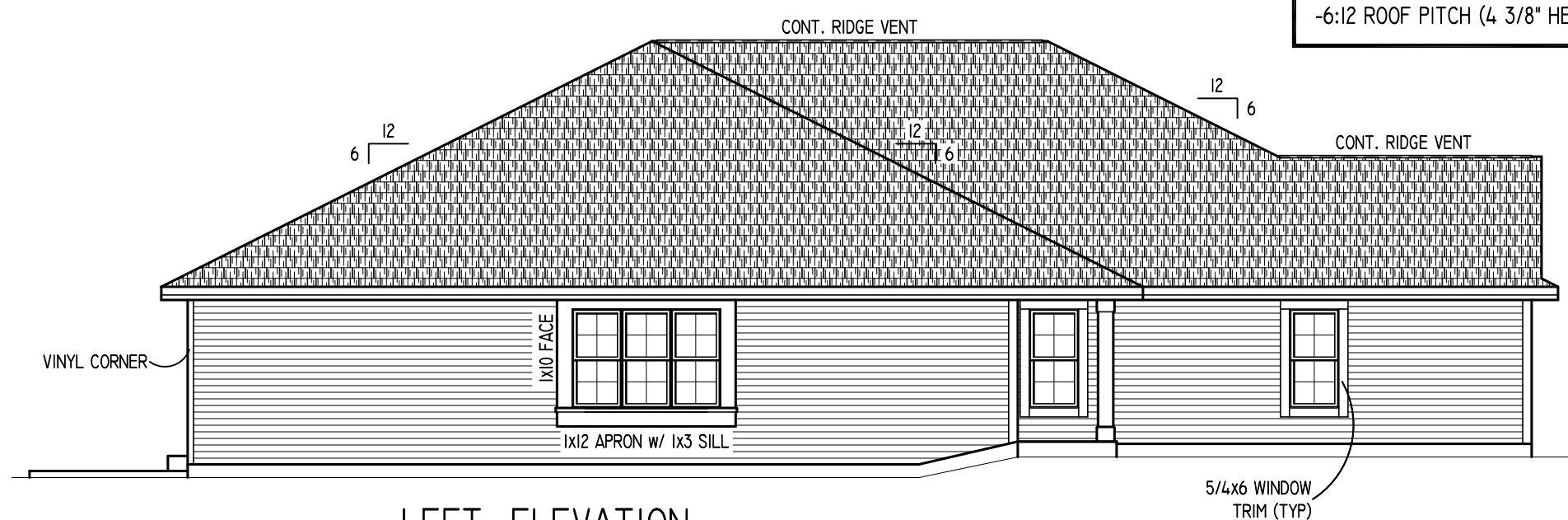
- ROOFING: PRO 30 DIMENSIONAL SHINGLES.
- SIDING: DOUBLE 4" EXP. LOW MAINTENANCE VINYL LAP SIDING
- 5/4x6 & 5/4x4 MIRATEC CORNERS BOARDS @ FRONT ELEVATION.
- VINYL CORNERS ON INSIDE CORNERS & REAR ELEVATION.
- FASCIA: 8" ALUMINUM CLAD.
- SOFFIT: VENTED ALUMINUM.
- RAKE FASCIA: 6" ALUMINUM CLAD.
- RAKE TRIM: 3" ALUMINUM CLAD.
- RAKE FRIEZE: 5/4x6 MIRATEC.
- FIXTURE BLOCKS: VINYL J-BLOCK; PAINTED MIRATEC @ STONE AREAS.
- GARAGE JAMB: PAINTED MIRATEC.
- (1) ROW (3'-0" WIDE) ICE & WATER SHIELD ENTIRE LENGTH ALL VALLEYS
- ICE & WATER SHIELD AS REQUIRED @ SADDLES.



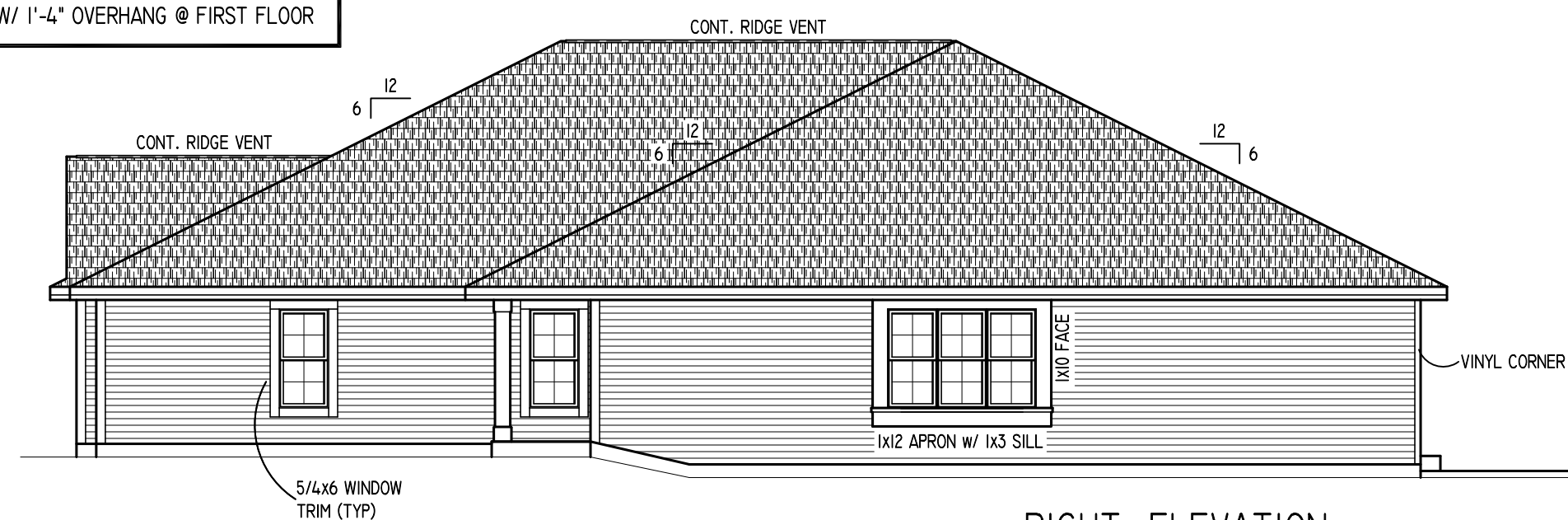
REAR ELEVATION

SCALE: 1/8" = 1'-0"

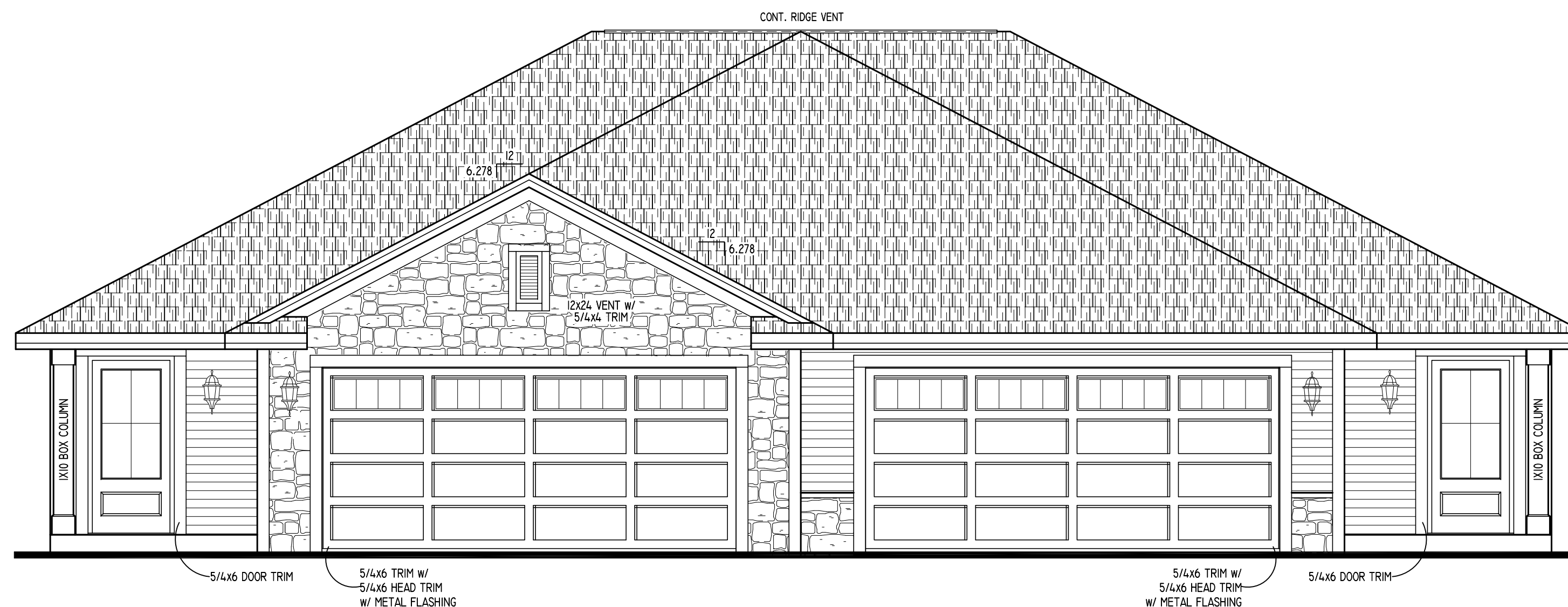
NOTE: HEEL HEIGHTS ARE AS FOLLOWS:
-6:12 ROOF PITCH (4 3/8" HEEL) W/ 1'-4" OVERHANG @ FIRST FLOOR



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

Built for:

Hunter Oaks Villas

Job Number:

Phase: BASE PLANS

Drawn By: MAD

Plan Date: 1/27/21 Release Date: ----

Technical Data:
SQUARE FOOTAGE:
1ST FLOOR - 1302 SQ. FT.

OPEN VOLUME - N/A
TOTAL 1302 SQ. FT.

UNIT 1 GARAGE AREA - 462 SQ. FT.
UNIT 2 GARAGE AREA - 441 SQ. FT.
OVERALL WIDTH - 58'-0"
OVERALL DEPTH - 68'-0"

Model:

SABRINA

Elevation: TRANSITIONAL

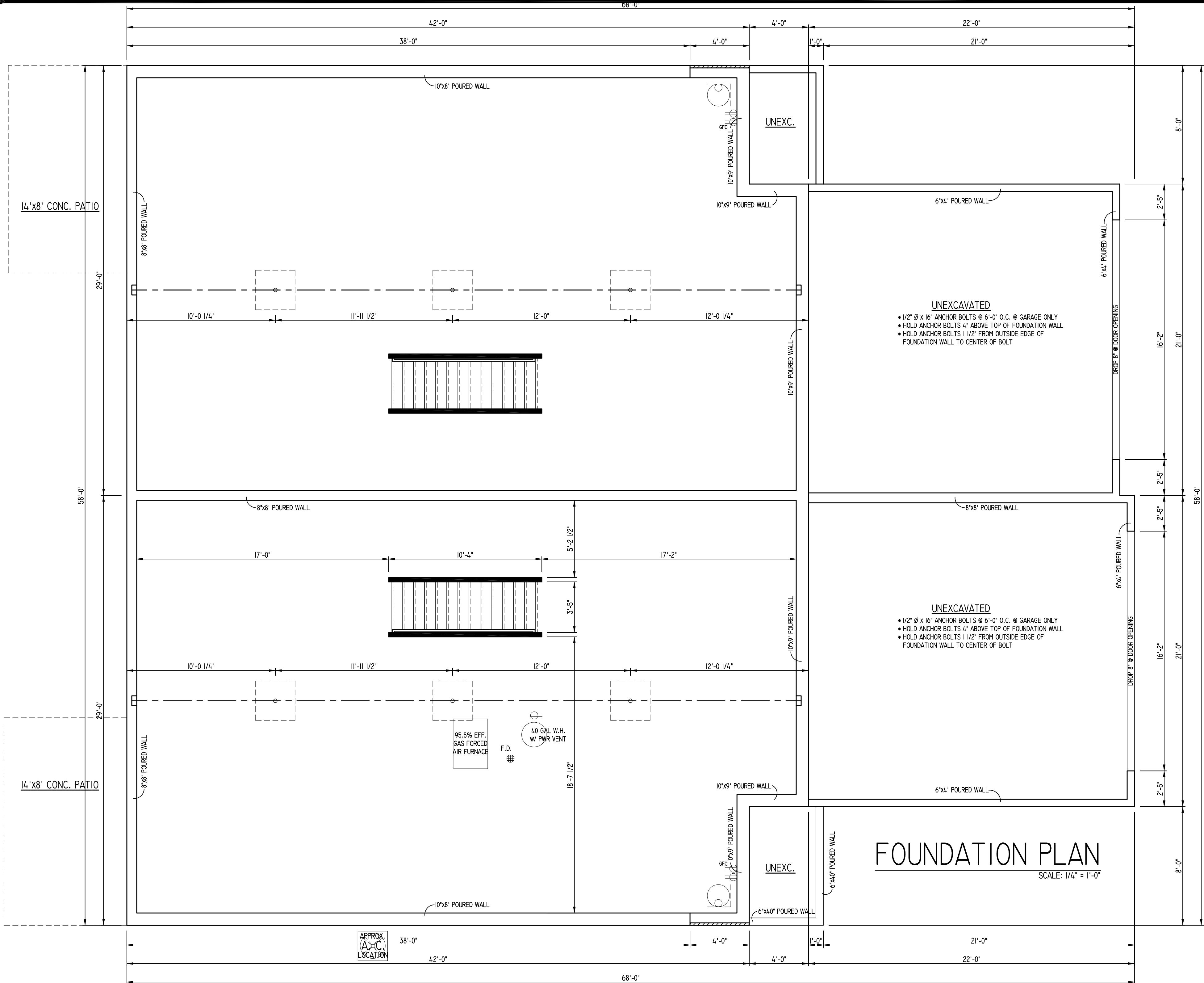
Plan: #1302 Series: ----

Sheet Title

ELEVATION

Sheet Number

1 of 3



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Section 3, Item C.

Model: SABRINA

Elevation: TRANSITIONAL

Series: #1302

BIELINSKI

HOMES

1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

Revision	By	Date

Built for:
Hunter Oaks Villas

Job Number:

Phase: BASE PLANS
Drawn By: MAD
Plan Date: 1/27/21
Release Date: ----

Technical Data:
SQUARE FOOTAGE:
1ST FLOOR - 1302 SQ. FT.

OPEN VOLUME - N/A
TOTAL 1302 SQ. FT.

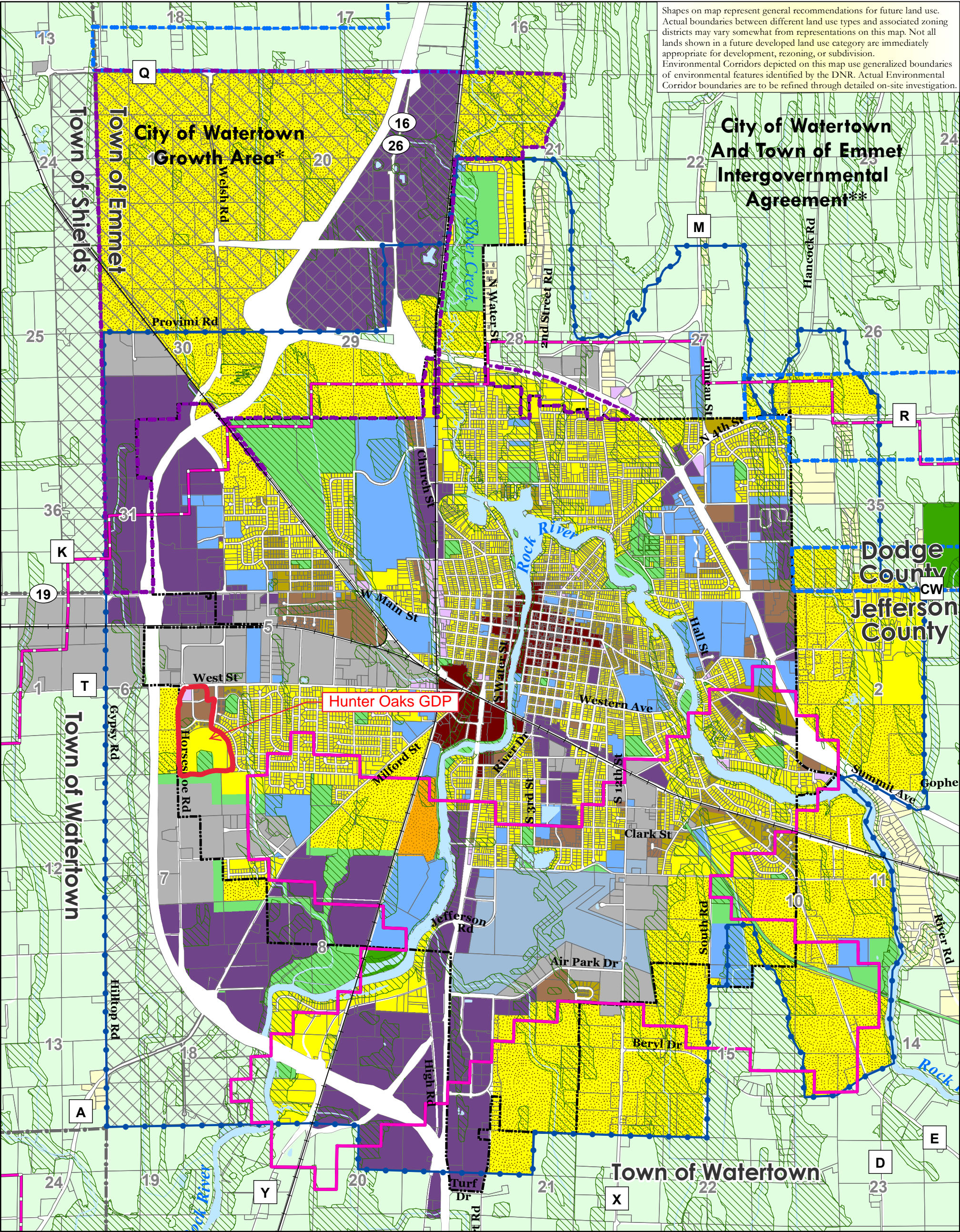
UNIT 1 GARAGE AREA - 462 SQ. FT.
UNIT 2 GARAGE AREA - 441 SQ. FT.
OVERALL WIDTH - 58'-0"
OVERALL DEPTH - 68'-0"

Model: SABRINA

Elevation: TRANSITIONAL
Plan: #1302 Series: ----

Sheet Title
FOUNDATION PLAN

Sheet Number
3 of 3



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

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

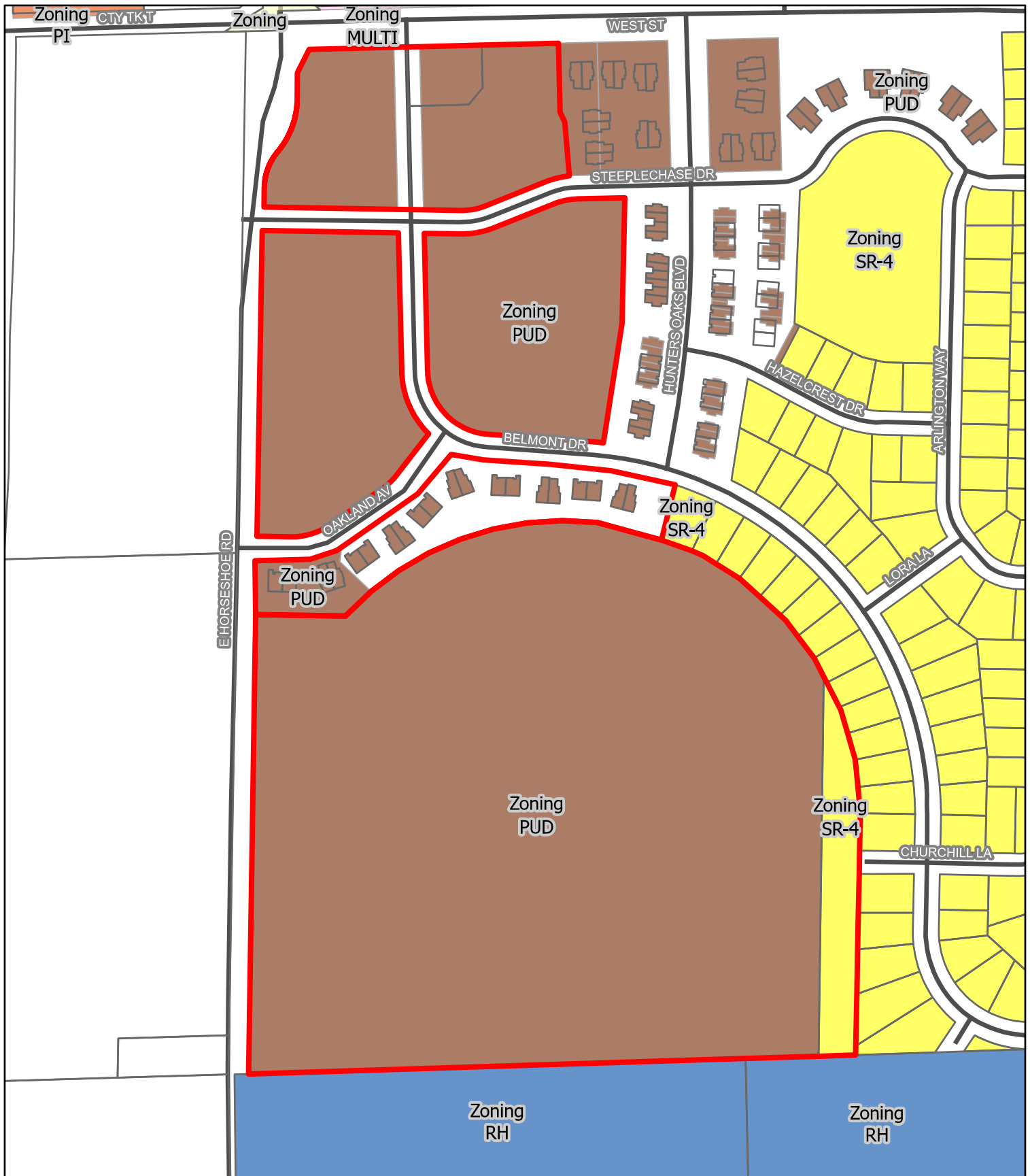
VANDEWALLE & ASSOCIATES INC.
Shaping places. shaping change



0 0.25 0.5 1 Miles

Hunter Oaks GDP

Section 3, Item C.



0 0.03 0.05 0.1 Miles

Boundary Agreements

Boundary agreements are a valuable tool available to local communities to avoid potentially lengthy and costly litigation conflicts over annexation, incorporation, consolidation, land use, revenue, services, environmental resources and issues, new development, and other intergovernmental issues. Instead of dueling against one another in an adversarial and usually reactive manner, boundary agreements enable communities to proactively develop solutions to benefit the area as a whole and move both communities toward their desired future vision and goals.

To assist communities in developing boundary agreements, the Department maintains a list of trained and experienced [Mediators](#). For example, a neutral and professional mediator can be beneficial when communities are struggling over a particular issue.

There are three types of Boundary Agreements allowed by Wisconsin law:

- **Cooperative Boundary Plans (s. 66.0307 Wis. Stats.)** – long-term or permanent agreements between two or more communities. Requires review and approval by the Department of Administration.
- **General Agreements (s. 66.0301 Wis. Stats.)** – short-term agreements no longer than 10 years between two or more communities. In addition to resolving boundary issues, communities also frequently use General Agreements to share municipal equipment, buildings, staff, vehicles, and other service-related items.
- **Stipulations & Orders (s. 66.0225 Wis. Stats.)** – agreements that are used to settle annexation disputes being litigated in court between two communities.

Resources

- **Municipal Data System** - an interactive and searchable database of municipal boundary agreements, as well as boundary adjustment ordinances, consolidations, and incorporations.
- [Distinguishing Between Different Statutory Boundary Agreement Methods](#)
- [Boundary Agreement Law](#)

Municipal Boundary Review

doa.wi.gov/municipalboundaryreview

News

Annexations

Boundary Agreements

Incorporation

Consolidation

Detachments

Alternative Dispute Resolution

Municipal Data System

Intergovernmental Relations

Contact Us

Email

wimunicipalboundaryreview@wi.gov

Mailing Address

PO Box 1645, Madison WI 53701

Shipping Address

101 E Wilson St FL 9
Madison WI 53703

Phone

608-264-6102

Cooperative Boundary Plan Factsheet

Cooperative boundary plans are authorized under [s. 66.0307, Wis.Stats.](#), and are the most thorough and complete method for developing boundary plans in Wisconsin. They are a valuable tool for local communities and a welcome alternative to protracted conflicts and litigation over municipal boundary and land use issues.

Cooperative Boundary Plans feature:

- ▶ Broad notice to area residents and jurisdictions.
- ▶ A public hearing and comment period.
- ▶ Possible referendum. Residents may petition for an advisory referendum on the plan.
- ▶ A jointly developed cooperative plan for the territory that is consistent with each community's comprehensive plan and that may address future streets, sidewalks and trails, layout of neighborhoods, design standards, zoning, and public facilities such as parks, municipal buildings, stormwater management, and utilities.
- ▶ Review by the Department of Administration. The Department may approve, deny, or recommend changes. The Department also defends the plan against appeal.

TIP: For more information, see the Department of Administration's Cooperative Boundary Plan website at:

<http://doa.wi.gov/MunicipalBoundaryReview>



Benefits to Cooperative Boundary Plans:

Cooperative – while annexation and incorporation tend to pit neighboring communities against one another, boundary plans provide a chance to focus on shared values, points of agreement, and solutions that can benefit everyone.

Proactive – while annexation and incorporation put area communities in a reactive mode, cooperative boundary plans enable communities to proactively guide their future.

Flexibility – while statutory boundary change mechanisms such as annexation are rigid in their scope and process, cooperative boundary plans provide communities with tremendous flexibility. Communities may determine the issues to be resolved, the size of plan area, whether municipal boundaries will change or not change over time, the duration of the plan, what services will be provided and by whom, the timing and financing of capital improvements, and how the area will be regulated and by whom. Communities have the discretion to creatively craft their own solutions to their issues.

Certainty – while annexations, consolidations, and incorporations are unpredictable, cooperative boundary plans put communities in charge of their future. This certainty also benefits landowners, developers, businesses, and other community stakeholders.

Broad participation – the public notice, public hearing, public comment, and advisory referendum features of the cooperative boundary plan process ensure that a wide range of affected residents and stakeholder groups participates in developing the plan. Because they helped create it, these participants are more likely to support the plan's adoption and implementation.

Save money \$\$\$ – a cooperative boundary plan can save money by avoiding costly litigation. Also, the plan can identify service sharing opportunities and avoid costly duplication of services and capital facilities. Finally, towns with an adopted cooperative boundary plan are authorized to utilize TIF districts.

Long term – cooperative boundary plans must be a minimum of 10 years' duration, but are usually considerably longer. They allow for a much longer duration than the 10 year maximum permitted by boundary agreements entered into under [s. 66.0301 Wis. Stats.](#) – Wisconsin's general intergovernmental agreement statute.

Enforceable – cooperative boundary plans safeguard community and landowner interests by providing a written contract that is approved by the state. The state is also responsible for defending the plan against appeal.

State & regional issues are addressed up front – state agencies, regional planning commissions, and counties are required to review and comment on proposed cooperative boundary plans. This provides a great opportunity to coordinate state and regional plans, projects, and programs with local community activities and desires. For example, it helps to ensure that the state and regional permits and approvals necessary for development will be available when needed.



Watertown, WI 53094
 Phone: (920) 262-4000
 Fax: (920) 262-4016

For the Town of Emmet:

Mr. William Nass
 Town Chairperson
 Emmet Town Hall
 N1690 State Road 26
 Watertown, WI 53098
 Phone: (920) 261-1611
 Fax: (920) 261-6143

SECTION III. TERRITORY SUBJECT TO THE PLAN.

3.01 Designation of City Growth Area and Town Growth Area.

The territory subject to this Plan incorporates both "City Growth Area" and "Town Growth Area" designated by the Restated Intermunicipal Cooperation Agreement (Exhibit "A"), which is attached and incorporated by reference as a map of the affected "City Growth Area" and "Town Growth Area", marked Exhibit "B". The purpose of Exhibit "B" is to delineate the City Growth Area and Town Growth Area (hereinafter "City Growth Area" or "Town Growth Area"). For the purposes of this Agreement, the City Growth Area within the Town consists of the territory identified on Exhibit "B" as Roman Numeral I. Furthermore, there are four present "Boundary Adjustment Areas" within the City Growth Area, identified as Areas "1", "2", "3", "4" on the aerial, photographic identified on Exhibit "C". For the purposes of this Agreement the Town Growth Area consists of the territory identified on Exhibit "B" as Roman Numeral II, which consists of the remainder of the Town of Emmet located outside of the City Growth Area. This Agreement designates territories in the Town described as either "City Growth Area" or "Town Growth Area."

3.02 Description of the Boundary Adjustment Areas in the City Growth Area.

The territory subject to this Plan specifically includes, but is not limited to, the following Boundary Adjustment Areas:

(a) **Welsh Road Area.** The Welsh Road area more specifically defined as Area "1" in the map set forth in Exhibit "C", which is attached and incorporated by reference, shall be detached from the Town and attached to the City effective upon the expiration of three (3) years from the date of this Agreement.

(b) **Brandt-Quirk Park Railroad Right-of-Way Area.** The Railroad Right-of-Way area running through a portion of Brandt-Quirk Park, more specifically defined as Area "2" in the map set forth in Exhibit "C", which is attached and incorporated by reference, shall be detached from the Town and attached to the City effective upon the expiration of one (1) year from the date of this Agreement.

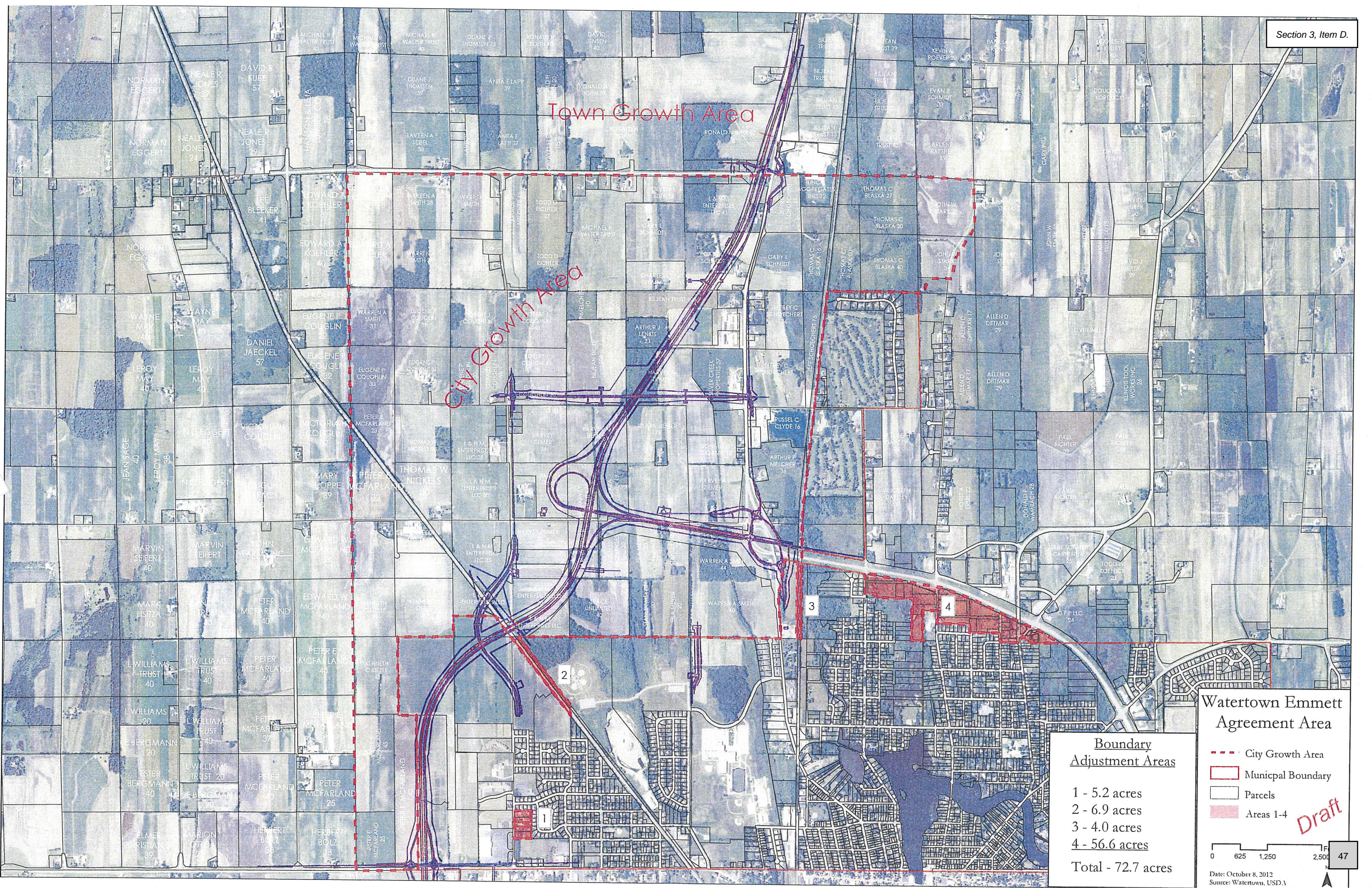
(c) **Highway 16 Railroad Right-of-Way Area.** The Railroad Right-of-Way area running south from Highway 16, parallel to Business Highway 26, more specifically defined as Area "3" in the map set forth in Exhibit "C", which is attached and incorporated by reference, shall be detached from the Town and attached to the City effective upon the expiration of one (1) year from the date of this Agreement.

(d) **Highway 16 Residential Area.** The residential area south of Highway 16 bounded by the current City Limits to the City, more specifically defined as Area "4" in the map set forth in Exhibit "C", which is attached and incorporated by reference, shall be detached from the Town and attached to the City effective upon the expiration of ten (10) years from the date of this Agreement, unless any residence(s) within the area described in Area "4" has a private wastewater treatment system that does not meet the then-current Dodge County Sanitary Code requirements, in which case the property with the failing private wastewater treatment system must attach to the City within twelve (12) months of the date when it is determined that the private wastewater treatment system fails to meet the code requirements.

(e) **State Highway 26-16 Corridor and County Highway "L" Corridor.** An agricultural and commercial area through which the State Highway 26-16 Corridor and County Highway "L" Corridor pass. The area is bounded by the current northerly city limits on the south and east boundaries, County Highway "Q" as a north boundary, and the west boundary of the Town as a west boundary. This area is not numbered nor specifically defined in the map, set forth in Exhibit "C", which is attached and incorporated by reference, but consists of the remainder of the City Growth Area, set forth in Exhibit "C". No planned boundary adjustments or detachments relate to this area as of the effective date of this Agreement but are possible during the remaining term of this Agreement pursuant to the terms of this Agreement.

(f) **Future Town Islands.** In addition to the specific boundary adjustments described in (a) through (d), above; the parties will review the attachment of future town islands in the Area described in (e) above in the remainder of the City Growth Area taking into consideration the following factors:

- (i) Cost-effective, efficient and economical provision of municipal services to the annexed property surrounding the prospective town island.
- (ii) Size and location of proposed town island.
- (iii) Negative environmental impacts.
- (iv) Town land use compatibility with surrounding or adjacent City land uses.



Town Growth Area

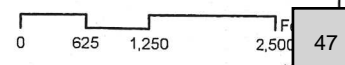
City Growth Area

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



Draft