



**PLAN COMMISSION MEETING AGENDA**

**MONDAY, AUGUST 12, 2024 AT 4:30 PM**

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

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**Virtual Meeting**

**Info:** <https://us06web.zoom.us/j/2371460557?pwd=UXJvqLXKCdw12jI4jI1b7GIUPaClat.1&omn=89931023593> or call 1-646-931-3860 and use Meeting ID: 237 146 0557 Passcode: 144391

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

- [A.](#) Plan Commission minutes from July 8, 2024
- [B.](#) Plan Commission minutes from July 22, 2024

**3. BUSINESS**

- [A.](#) Review and take action: 321 Front Street Certified Survey Map (CSM)
- [B.](#) Review and take action: 1911 Gateway Drive Certified Survey Map (CSM)
- [C.](#) Review and take possible action: WisDOT/FHWA-Watertown-Urban Area Boundary Update

**4. ADJOURNMENT**

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

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

**PLAN COMMISSION  
MINUTES  
July 08, 2024**

*Section 2, Item A.*

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

**The following members were present:** Mayor McFarland, Alderperson Blanke, Beyer, Konz, Krueger Lampe, Talaga, Zirbes

**Also in attendance:** Robert Stocks, Tracy Shroeder of Endeavour Corp., Mike Braatz of MSI General

**1. Call to order (4:31pm)**

**2. Approval of Minutes**

**A. Site Plan Review minutes June 24, 2024**

**B. Plan Commission minutes June 10, 2024**

**C. Plan Commission minutes June 24, 2024**

Motion to approve Site Plan Review minutes and both Plan commission minutes was made by Konz and seconded by Talaga, passed on unanimous voice vote.

**3. Business**

**A. Conduct public hearing:** 211 Hiawatha Street – Conditional Use Permit (CUP) request for Outdoor Storage under Section 550-53B(1)(i)

There was one written public comment from Jonathan Lampe speaking positively about the changes at the site.

**B. Review and take action:** 211 Hiawatha Street – Conditional Use Permit (CUP) request for Outdoor Storage under Section 550-53B(1)(i)

Brian Zirbes presented the request for the CUP to redevelop an existing school bus storage yard.

Motion to approve the CUP with the conditions that the applicant submit a landscaping plan, adjust the parking stall depth on the employee parking lot, obtain an erosion control stormwater permit and obtain any needed sign permits was made by Lampe, seconded by Krueger and passed on a on a unanimous voice vote.

**C. Make recommendation to Common Council:** 700 Hoffman Drive Zoning Map Amendments

Brian Zirbes presented the request by the Rock River Ridge subdivision to amend the zoning map for the development.

Motion to approve the CSM with the condition that the zoning and final plat approval move through the approval process simultaneously was made by Blanke, seconded by Lampe and passed on a unanimous voice vote.

**D. Review and discussion:** 127 Dayton Street – Future Land Use Designation Change

Brian Zirbes presented the interest to possibly change 127 Dayton Street to mixed use industrial. This type of industrial would be clean, with no noise and more green space and landscaping on the site. The commission agreed that before changing the land use designation they would like to see the project being proposed but were open to the idea of changing the designation once a project came forward.

**E. Review and discussion:** Potential Housing Policy Ideas

Mason Becker was present to discuss the checklist from More Housing Wisconsin on the state of housing in the City.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/July%208,%202024%20PC%20Packet.pdf>

**4. Adjournment**

Motion to adjourn was made by Blanke and seconded by Talaga and passed on a unanimous voice vote.  
(5:02pm)

Respectfully Submitted,

Alderman Brad Blanke

**PLAN COMMISSION**

**MINUTES**

**July 22, 2024**

*Section 2, Item B.*

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

**The following members were present:** Mayor McFarland, Alderman Blanke, Beyer, Konz, Krueger Lampe, Zirbes

**Also in attendance:** Mike Hoppenrath, Tom Schultz, Jill Schloesser, Karl Zarling, Mason Becker

- 1. Call to order**
- 2. Approval of Minutes**  
None

**3. Business**

**A. Review and take action: N8258 County A Extraterritorial Certified Survey Map (CSM)**

Brian Zirbes presented the request for a CSM for N8258 County Road A.

Motion to approve the CSM with the conditions that the airport elevations, lot number designations, and a signature page for the mayor and clerk be added was made by Lampe, seconded by Konz and passed on a unanimous voice vote.

**B. Review and take action: CTH A Certified Survey Map (CSM)**

Brian Zirbes presented the request for a CSM for the city owned land on County Road A (Milford St.).

Motion to approve the CSM with the condition that the airport height limitations be clarified Lampe, seconded by Krueger and passed on a 4-0 vote with Mayor McFarland and Andrew Beyer abstaining.

**C. Review and make recommendation to Common Council: 1310 Allwardt Street Comp Plan Amendment**

Mason Becker was present to discuss the comments from the public hearing. The changes made were presented to the council and the concessions that were made to the residents of the existing neighborhood were highlighted in a presentation to the commission. The commission discussed the project and the positive impact it will have on the community and the concerns of the residents living in the area.

Motion was made by Krueger to make a positive recommendation to the Common Council, seconded by Mayor McFarland and passed on a 5-1 vote with Blanke voting no.

**D. Review and make recommendation to Common Council: 1310 Allwardt Street Rezoning**

Mason Becker was present to discuss the comments from the public hearing. The changes made were presented to the council and the concessions that were made to the residents of the existing neighborhood were highlighted in a presentation to the commission. The commission discussed the project and the positive impact it will have on the community and the concerns of the residents living in the area.

Motion was made by Krueger to make a positive recommendation to the Common Council, seconded by Lampe and passed on a 5-1 vote with Blanke voting no.

**E. Review public hearing comments and make recommendation: Hunter Oaks PUD – GDP Amendment**

Brian Zirbes presented the request to change the PUD for Hunter Oaks and the commission reviewed the public comments pertaining to the proposed change.

Motion was made by Blanke to make a positive recommendation to the Common Council, seconded by Konz and passed on a unanimous voice vote.



All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/July%2022,%202024%20Plan%20Commission%20Meeting%20Packet.pdf>

**4. Adjournment**

Motion to adjourn was made by Lampe and seconded by Blanke and passed on a unanimous voice vote.  
(5:18pm)

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 Zwieg  
920-262-4042

Doug Zwieg  
920-262-4062

Dennis Quest  
920-262-4061

TO: Plan Commission  
DATE: Aug 12<sup>th</sup>, 2024  
SUBJECT: Preliminary Certified Survey Map (CSM)

A request by Joshua Schuett to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-0331-016 & 291-0815-0331-015

SITE DETAILS:

Proposed Lot Size(s): Lot 1 – 26,222 Sq Ft, Lot 2 – 12,941 Sq Ft  
Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two lot CSM to adjust the lot line between two existing parcels to facilitate a planned addition to the existing home on Lot 1. Both proposed lots exceed the minimum lot area requirements for the Single-Family Residential (SR-4) Zoning District in which they are located. The proposed lots are located within the Airport Approach Protection Zone with maximum elevation of 955 feet above mean sea level for all buildings and vegetation. A note indicating this elevation has been added to the CSM. The proposed street frontage on Front Street for both lots is sufficient as depicted.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

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

ATTACHMENTS:

- Application materials.

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

BEING A REDIVISION OF LOTS 18 AND 19 OF SCHULZ'S ADDITION. BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

PREPARED BY:  
FRANKLIN J. LEHMAN  
PO BOX 202  
LAKE MILLS, WI 53551  
262-767-8786

PREPARED FOR:  
GREENLEAF INVESTMENTS, LLC (OWNER LOT 19)  
JOSHUA P. SCHUETT  
MARIE A. SCHUETT  
  
321 FRONT ST.  
WATERTOWN, WI, 53094  
  
CRAIG R TARR (OWNER LOT 18)  
CARRIE J TARR (OWNER LOT 18)  
319 FRONT ST.  
WATERTOWN, WI, 53094

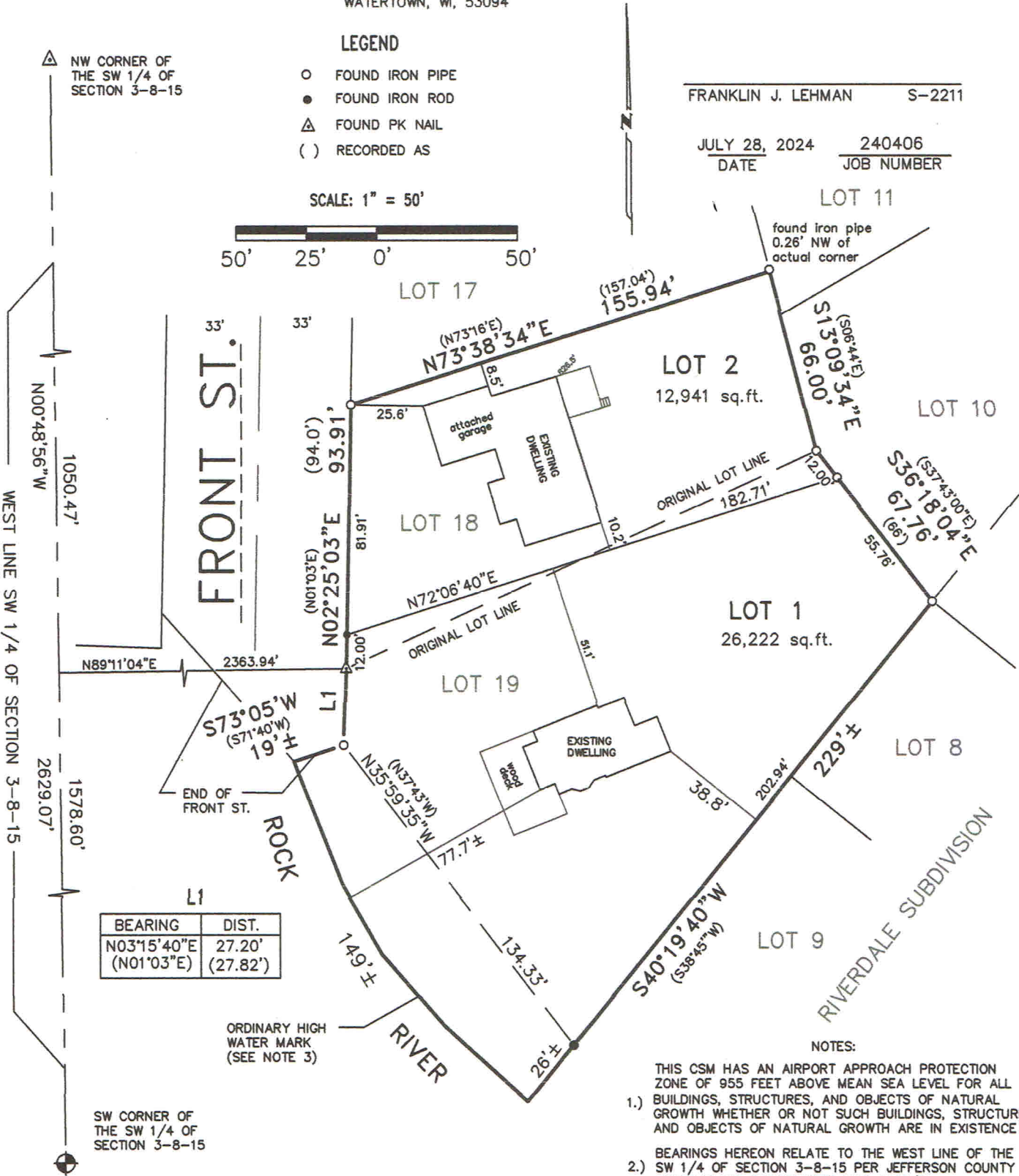
LEGEND

- FOUND IRON PIPE
- FOUND IRON ROD
- △ FOUND PK NAIL
- ( ) RECORDED AS

SCALE: 1" = 50'

FRANKLIN J. LEHMAN S-2211

JULY 28, 2024 240406  
DATE JOB NUMBER



BEARING	DIST.
N03°15'40"E	27.20'
(N01°03'E)	(27.82')

- NOTES:
- THIS CSM HAS AN AIRPORT APPROACH PROTECTION ZONE OF 955 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
  - BEARINGS HEREON RELATE TO THE WEST LINE OF THE SW 1/4 OF SECTION 3-8-15 PER JEFFERSON COUNTY STATE PLANE COORDINATES NAD 1983/91 ASSUME: N00°48'56"W
  - ORDINARY HIGH WATER MARK AS SHOWN IS FOR REFERENCE ONLY

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

BEING A REDIVISION OF LOTS 18 AND 19 OF SCHULZ'S ADDITION. BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

I, FRANKLIN J. LEHMAN, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF GREENLEAF INVESTMENTS (OWNER'S OF LOT 1) AND CRAIG R. AND CARRIE J. TARR (OWNER'S OF LOT 2) OF THIS CERTIFIED SURVEY MAP, HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF LOTS 18 AND 19 OF SCHULZ'S ADDITION ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE NE 1/4 OF THE SW 1/4 OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW COR OF THE SW 1/4 OF SAID SECTION 3-8-15. THENCE NORTH 00°48'56" WEST ALONG THE WEST LINE OF SAID SW 1/4, 1578.60 FEET;

THENCE NORTH 89°11'04" EAST, 2,363.94 FEET TO THE SW'LY CORNER OF LOT 18 AS ORIGINALLY PLATTED AND THE PLACE OF BEGINNING OF A PARCEL OF LAND HEREINAFTER DESCRIBED:

THENCE NORTH 02°25'03" EAST, 93.91 FEET (rec'd as North 01°03' East, 94.0 feet) TO THE NORTHERLY LINE OF LOT 18 AS PLATTED:

THENCE NORTH 73°38'34" EAST, 155.94 FEET (recorded as North 73°16' East, 157.04 feet) ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF SAID LOT 18:

THENCE SOUTH 13°09'34" EAST (rec'd as South 06°44' East), 66.00 FEET ALONG SAID EASTERLY LINE;

THENCE SOUTH 36°18'04" EAST, 67.76 FEET (rec'd as South 37°43' East, 66.0') ALONG THE EASTERLY LINE OF LOT 19 AS ORIGINALLY PLATTED:

THENCE SOUTH 40°19'40" WEST ( recorded as South 38°45' West), 202.94 FEET TO A MEANDER LINE.

THENCE NORTH 35°59'35" WEST. (rec'd as North 37°43' West) ALONG SAID MEANDER LINE, 134.33 FEET;

THENCE NORTH 03°15'40"EAST, 27.20 FEET (rec'd as North 37°43' West, 27.82 feet) TO THE PLACE OF BEGINNING.

LOT 1 TO INCLUDE ALL LANDS WEST OF THE MEANDER LINE TO THE ORDINARY HIGH WATER MARK OF THE ROCK RIVER.

CONTAINING 0.899 Ac OR 39,163 sq.ft. OF LAND

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

FRANKLIN J. LEHMAN	S-2211
JULY 20, 2024	240406
DATE	JOB NUMBER

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

BEING A REDIVISION OF LOTS 18 AND 19 OF SCHULZ’S ADDITION. BEING  
PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3,  
TOWNSHIP 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON  
COUNTY, WISCONSIN.

OWNERS’ CERTIFICATE

GREENLEAF INVESTMENTS (OWNERS OF LOT 2 OF THIS CERTIFIED SURVEY MAP) AND CRAIG R. TARR AND  
CARRIE J. TARR (OWNERS OF LOT 1 OF THIS CERTIFIED SURVEY MAP) HEREBY CERTIFY THAT WE CAUSED  
THIS PROPERTY TO BE SURVEYED, DIVIDED AND MAPPED, AS SHOWN ON THIS CERTIFIED SURVEY MAP.

GREENLEAF INVESTMENTS (OWNERS LOT 2)

\_\_\_\_\_  
JOSHUA P. SCHUETT

\_\_\_\_\_  
MARIE A. SCHUETT

\_\_\_\_\_  
CRAIG R TARR (OWNERS OF LOT 1)

\_\_\_\_\_  
CARRIE J. TARR

FRANKLIN J. LEHMAN	S-2211
JULY 20, 2024	240406
DATE	JOB NUMBER



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

BEING A REDIVISION OF LOTS 18 AND 19 OF SCHULZ’S ADDITION. BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE

APPROVED, THAT THIS CERTIFIED SURVEY MAP, IN THE CITY OF WATERTOWN GREENLEAF INVESTMENTS (OWNERS OF LOT 2) AND CRAIG R. AND CARRIE J. TARR, (OWNER’S OF LOT 1), IS HEREBY APPROVED BY THE PLAN COMMISSION.

APPROVED AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

DATE: \_\_\_\_\_

\_\_\_\_\_ EMILY MC FARLAND MAYOR

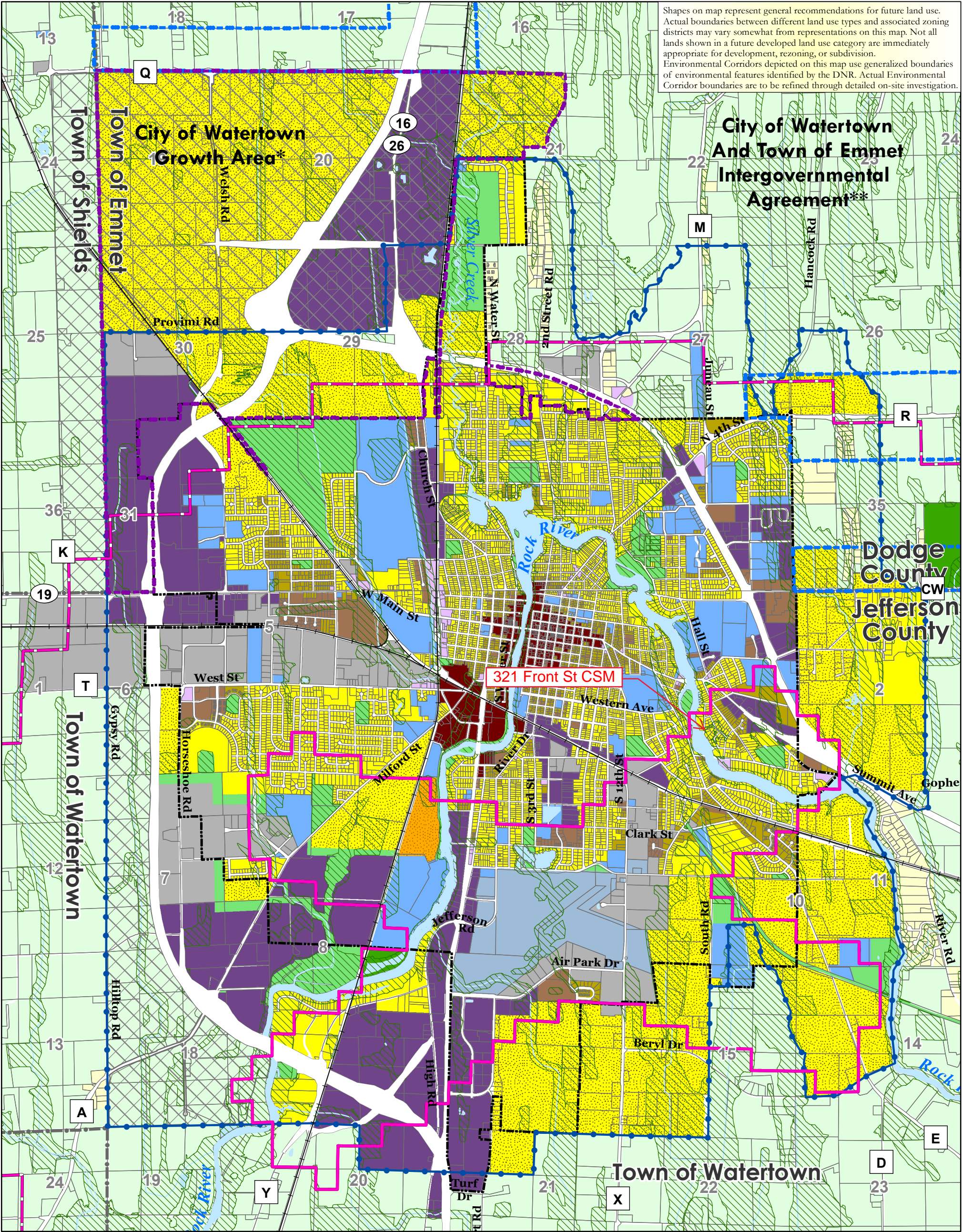
I, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS A TRUE AND CORRECT RESOLUTION ADOPTED BY THE PLANING COMMISSION OF THE CITY OF WATERTOWN.

DATE: \_\_\_\_\_

\_\_\_\_\_ MEGAN DUNNEISEN, CITY CLERK

FRANKLIN J. LEHMAN	S-2211
JULY 20, 2024	240406
DATE	JOB NUMBER





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

321 Front St CSM

## 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





Main Office  
920-262-4060

Brian Zirbes  
920-262-4041

Mark Hady  
920-342-0986

Nikki Zimmerman  
920-262-4045

Dell Zwieg  
920-262-4042

Doug Zwieg  
920-262-4062

Dennis Quest  
920-262-4061

TO: Plan Commission  
DATE: Aug 12<sup>th</sup>, 2024  
SUBJECT: Preliminary Certified Survey Map (CSM)

A request by JML Family Properties LLC, agent for Watertown Land Improvement Inc., to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-1624-000, 291-0815-1624-002, 291-0815-1624-003, 291-0815-1624-004, 291-0815-1624-005, & 291-0815-1624-006.

SITE DETAILS:

Proposed Lot Size(s): Lot 1 – 33.32 acres  
Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one lot CSM by combining six existing parcels. The purpose of the CSM is to prepare the property for future multi-family development. The proposed lots are located within the Airport Approach Protection Zone with maximum elevations ranging from 888 feet to 968 feet above mean sea level for all buildings and vegetation, with the higher allowed elevations toward the south end of the property. A note indicating this elevation range has been added to the CSM. The CSM also dedicates a portion of ROW for Gateway Drive that was not previously dedicated. The ROW for both Gateway Dr and Air Park Dr are sufficient as depicted.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

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

ATTACHMENTS:

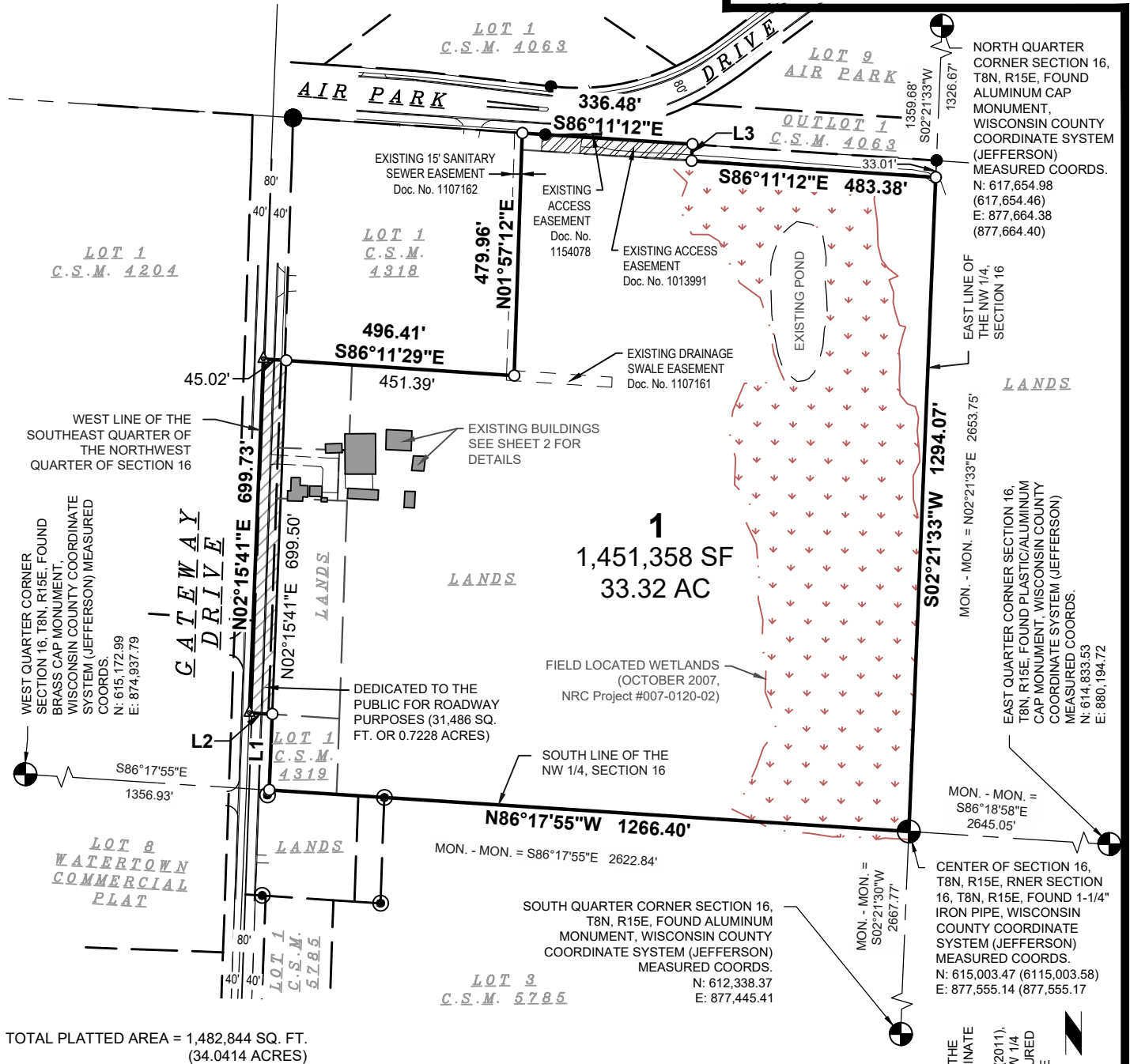
- Application materials.



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

**LOT 1, CERTIFIED SURVEY MAP NUMBER 4319, AS RECORDED IN  
VOLUME 21 OF CERTIFIED SURVEY MAPS, ON PAGES 229-231,  
DOCUMENT NUMBER 1095342, JEFFERSON COUNTY REGISTRY, AND  
LANDS LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST  
QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST,  
CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.**

LOT 1, CERTIFIED SURVEY MAP NUMBER 4319, AS RECORDED IN  
VOLUME 21 OF CERTIFIED SURVEY MAPS, ON PAGES 229-231,  
DOCUMENT NUMBER 1095342, JEFFERSON COUNTY REGISTRY, AND  
LANDS LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST  
QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST,  
CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



TOTAL PLATTED AREA = 1,482,844 SQ. FT.  
(34.0414 ACRES)

LINE TABLE		
LINE #	BEARING	DIST. (FT)
<b>L1</b>	N02°15'41"E	150.05'
<b>L2</b>	N86°17'55"W	45.01'
<b>L3</b>	S02°15'39"W	33.01'

**AIRPORT APPROACH**  
**PROTECTION NOTE:**  
LOT 1 OF THIS CERTIFIED SURVEY MAP HAS  
AN AIRPORT APPROACH PROTECTION  
ZONE ELEVATION LIMIT RANGING FROM 888  
FEET TO 968 FEET ABOVE MEAN SEA LEVEL  
FOR ALL BUILDINGS, STRUCTURES AND  
OBJECTS OF NATURAL GROWTH.

BEARINGS ARE BASED ON THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM, JEFFERSON  
COUNTY WISCONSIN NAD83 (2011),  
THE SOUTH LINE OF THE NW 1/4  
OF SECTION 16-08-15, MEASURED  
AS BEARING S86°18'27"E

0 300  
FEET

C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

**LEGEND**

- 3/4" SOLID IRON REBAR FOUND  
(UNLESS OTHERWISE NOTED)
- 1-1/4" SOLID IRON REBAR FOUND
- ⊙ 1-1/2" IRON PIPE FOUND  
(UNLESS OTHERWISE NOTED)
- 3/4" x 18" SOLID IRON RE-ROD SET,  
WT. 1.50 lbs./ft.
- △ PK/MAG NAIL SET
- ◐ SECTION MONUMENT

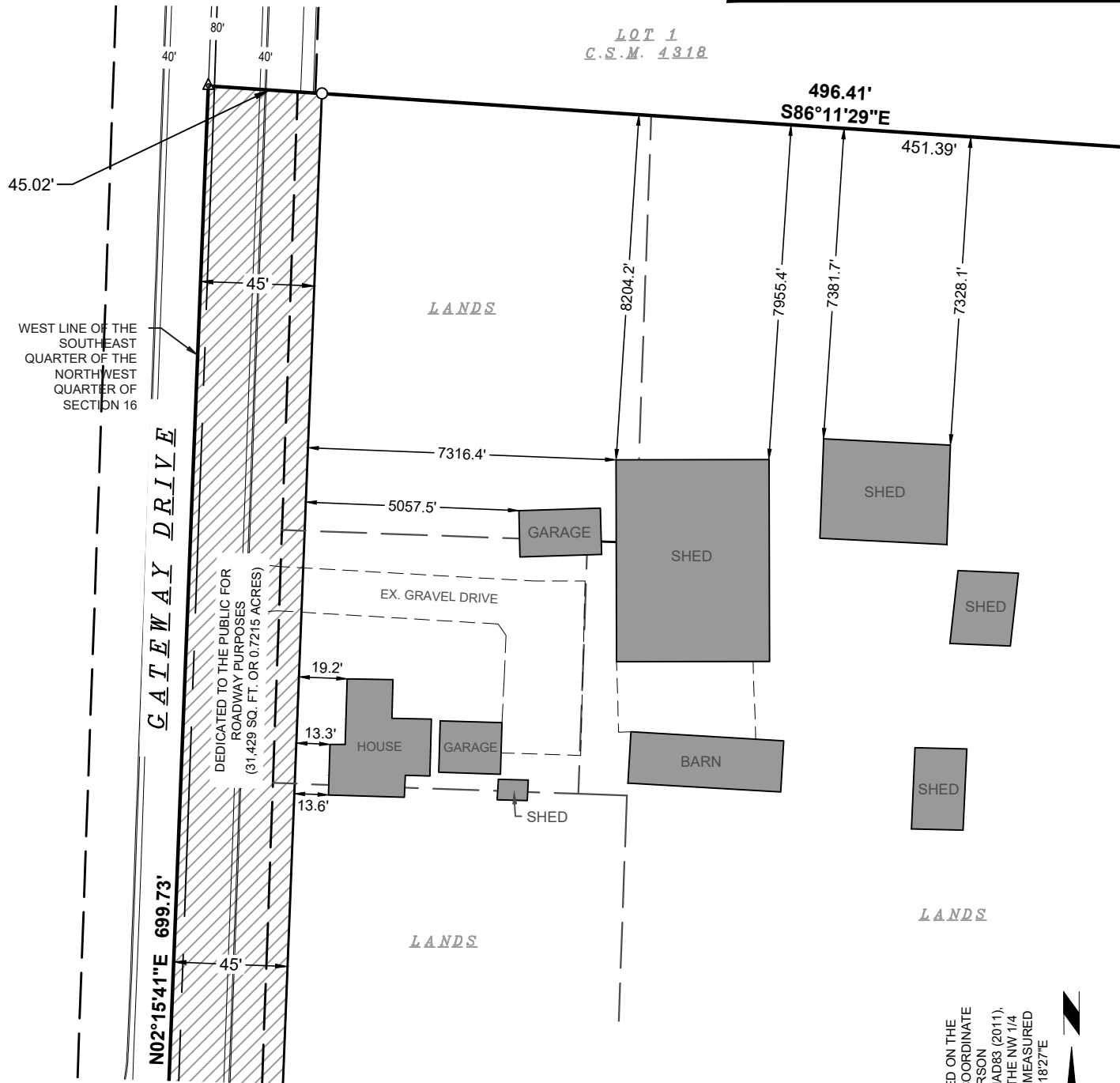
(   ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE  
NEAREST HUNDREDTH OF A FOOT

 <b>SNYDER &amp; ASSOCIATES</b>	<b>SURVEYED FOR:</b> JML Family Properties 148 E. Milwaukee Street Suite 1054 Jefferson, WI 53549	<b>SURVEYED BY:</b> Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com	FN: 124.0907.30 DATE: 07-25-24 <b>REVISIONS:</b> REV1: 07-29-24 REV2 REV3
			<b>SHEET 1 OF 4</b>

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

LOT 1, CERTIFIED SURVEY MAP NUMBER 4319, AS RECORDED IN VOLUME 21 OF CERTIFIED SURVEY MAPS, ON PAGES 229-231, DOCUMENT NUMBER 1095342, JEFFERSON COUNTY REGISTRY, AND LANDS LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



NOTES: (Per Title Commitment No. 37381C, committment date January 30, 2024 @ 7:00 am, issued by Fidelity Land Title, Ltd.)

- 13. This C.S.M. is subject to Private Sewage System Maintenance Agreement Covenant between Duane Strauss and the County of Jefferson recorded as Document No. 945507.
- 14. Covenants, Conditions and Restrictions as set forth in Certificate of Compliance recorded on 03/08/96, as Document No. 952335.
- 18. Covenants, Conditions and Restrictions as set forth in Resolution for the proposed Heron Landing Subdivision recorded on 05/21/08, as Document No. 1240055.

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, JEFFERSON COUNTY, WISCONSIN NAD83 (2011). THE SOUTH LINE OF THE NW 1/4 OF SECTION 16-08-15, MEASURED AS BEARING S86°18'27"E

0 60 FEET

C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

	SURVEYED FOR: JML Family Properties 148 E. Milwaukee Street Suite 1054 Jefferson, WI 53549	SURVEYED BY: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com	FN: 124.0907.30 DATE: 07-25-24 REVISIONS: REV1: 07-29-24 REV2 REV3
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CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT 1, CERTIFIED SURVEY MAP NUMBER 4319, AS RECORDED IN VOLUME 21 OF CERTIFIED SURVEY MAPS, ON PAGES 229-231, DOCUMENT NUMBER 1095342, JEFFERSON COUNTY REGISTRY, AND LANDS LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Watertown Land Improvement Inc., as owner, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Watertown for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Watertown Land Improvement Inc.

By: \_\_\_\_\_ By: \_\_\_\_\_  
Authorized Member Print Name

State of Wisconsin )  
 )ss.  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named \_\_\_\_\_ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_ My Commission expires: \_\_\_\_\_  
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

\_\_\_\_\_ (lender), a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said \_\_\_\_\_ (lender), has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_ (title), at \_\_\_\_\_, Wisconsin, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(Lender' s Name) \_\_\_\_\_

By: \_\_\_\_\_

State of Wisconsin )  
 )ss.  
County of \_\_\_\_\_ )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_\_, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

\_\_\_\_\_ My Commission expires: \_\_\_\_\_  
Notary Public, State of Wisconsin

C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

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

LOT 1, CERTIFIED SURVEY MAP NUMBER 4319, AS RECORDED IN  
VOLUME 21 OF CERTIFIED SURVEY MAPS, ON PAGES 229-231,  
DOCUMENT NUMBER 1095342, JEFFERSON COUNTY REGISTRY, AND  
LANDS LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST  
QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST,  
CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E7 of the WI Admin. Code and the subdivision regulations of Dane County and under the direction of Watertown Land Improvement Inc, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Lot 1, Certified Survey Map (C.S.M.) Number 4319, as recorded in Volume 21 of Certified Survey Maps, on pages 229-231, as Document Number 1095342, Jefferson County Registry, and including lands located in the Southeast Quarter of the Northwest Quarter of Section 16, Township 8 North, Range 15 East, City of Watertown, Jefferson County, Wisconsin; more fully described as follows:

Commencing at the North Quarter corner of said Section 16, thence S02°21'33"W along the East line of the Northwest Quarter of said Section 16, 1359.68 feet to the point of beginning; thence continuing along said East line, S02°21'33"W, 1294.07 feet to the center of said Section 16; thence N86°17'55"W along the South line of the Northwest Quarter of said Section 16, 1266.40 feet to the easterly right-of-way line of Gateway Drive, point also being the Southwesterly corner of said Lot 1, C.S.M. 4319; thence N02°15'41"E along the easterly right-of-way line of Gateway Drive, 150.05 feet to the Northwesterly corner of said Lot 1, C.S.M. 4319; thence N86°17'55"W, 45.01 feet to the West line of the Southeast Quarter of the Northwest Quarter of said Section 16; thence N02°15'41"E along said West line, 699.73 feet; thence S86°11'29"E, along the southerly line of Lot 1, C.S.M. 4318, Jefferson County Registry, 496.41 feet; thence N01°57'12"E, along the east line of said Lot 1, C.S.M. 4318, 479.96 feet to the North line of the Southeast Quarter of the Northwest Quarter of said Section 16; thence along said North line, S86°11'12"E, 336.48 feet; thence S02°15'39"W, 33.01 feet; thence S86°11'12"E, 483.38 feet to the point of beginning. This description contains 1,482,844 square feet or 34.0414 acres more or less.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Signed: \_\_\_\_\_  
Adam R. Gross, P.L.S. No. 3017  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
608-838-0444  
agross@snyder-associates.com

CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE:

This Certified Survey Map, in the City of Watertown, is hereby approved by the Plan Commission of the City of Watertown.

Approved as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Date: \_\_\_\_\_  
Emily McFarland, Mayor

I hereby certify that the foregoing is a true and correct copy of a Certified Survey Map adopted by the Plan Commission of the City of Watertown.

Date: \_\_\_\_\_  
Megan Dunneisen, City Clerk

REGISTER OF DEEDS CERTIFICATE

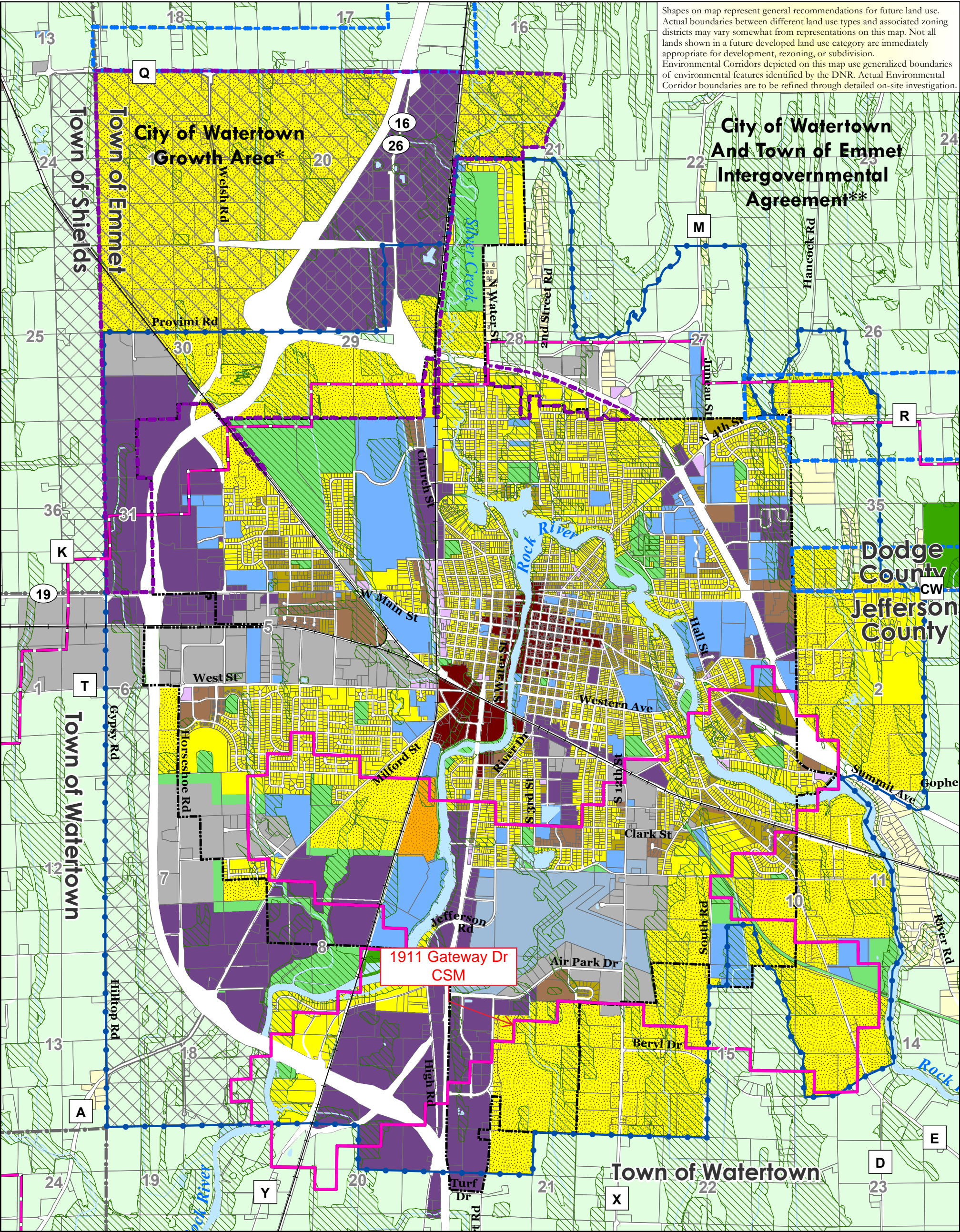
Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock \_\_\_\_m. and  
recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No.  
\_\_\_\_\_.

\_\_\_\_\_  
Staci M. Hoffman, Jefferson County Register of Deeds

C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

	SURVEYED FOR: JML Family Properties 148 E. Milwaukee Street Suite 1054 Jefferson, WI 53549	SURVEYED BY: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com	FN: 124.0907.30
			DATE: 07-25-24
			REVISIONS:
			REV1
			REV2
			REV3
			SHEET 4 OF 4





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

## Future Land Use Urban Area

### Map 6b

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

#### 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





## MEMO

TO: Mayor McFarland and Plan Commission Members  
FROM: Andrew M. Beyer, P.E.  
DATE: August 7, 2024  
RE: Plan Commission Meeting of August 12, 2024

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### Item: Review and take possible action: WisDOT/FHWA – Watertown Urban Area Boundary Update

#### Background:

The Federal Highway Administration (FHWA) through the Wisconsin Department of Transportation (WisDOT) maintains Urban Area Boundary Maps for urbanized areas. The Urban Area Boundary is a census defined urban area, and surrounding area that may be developed in the next decade. The map is updated every ten years following the completion of the census.

The map is important to urbanized areas, like Watertown as it impacts potential federal surface transportation block grant funding, like Surface Transportation Program (STP)-Urban and STP-Rural programs. Eligible streets within the Urban Area Boundary are eligible for STP-Urban funding, for which the City could pursue grant funding. Roadways outside of the urban area boundary could receive funding through township grant applications to the STP-Rural program.

The City has been working with WisDOT since early 2024 on updating the map. Key City staff in addition to the City's planner, Vandewalle and Associates, met in March to review the Urban Area Boundary Map provided by WisDOT. After review, proposed map updates were forwarded onto WisDOT. Proposed changes were based on the Comprehensive Plan, development patterns, and areas within the townships most likely to develop in the next decade. WisDOT staff agreed with proposed changes and updated the Urban Area Boundary Map accordingly.

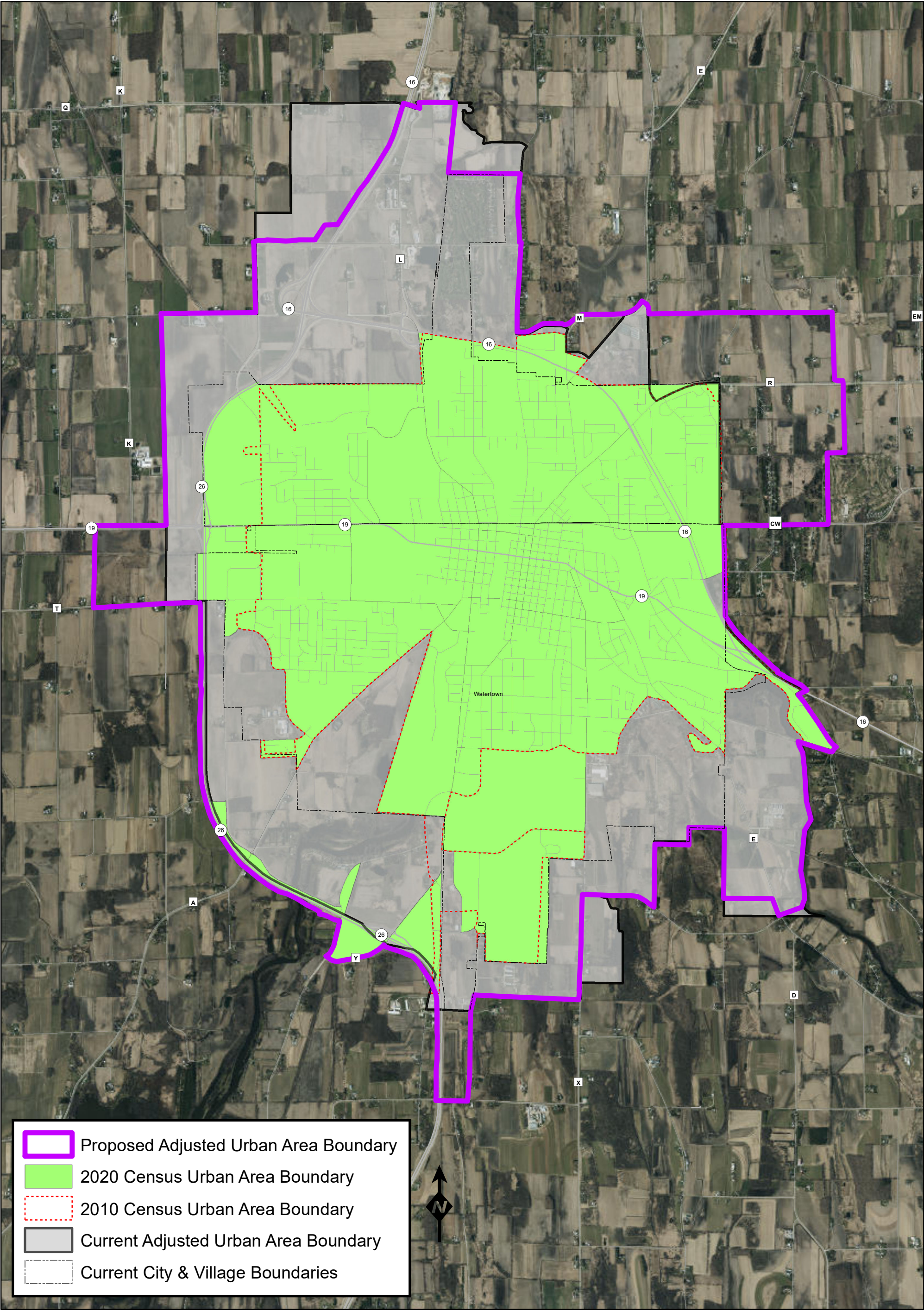
The revised Urban Area Boundary needs to be approved by the City of Watertown Common Council via resolution. A map showing proposed changes to the Urban Area Boundary, a clean version of the proposed Urban Area Boundary Map, and draft resolution are attached for Commission Review.


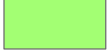





# Watertown Urban Area

(Adjusted Urban Area Boundary)

**DRAFT**



-  Proposed Adjusted Urban Area Boundary
-  2020 Census Urban Area Boundary
-  2010 Census Urban Area Boundary
-  Current Adjusted Urban Area Boundary
-  Current City & Village Boundaries

0 0.25 0.5 1 1.5 2 Miles

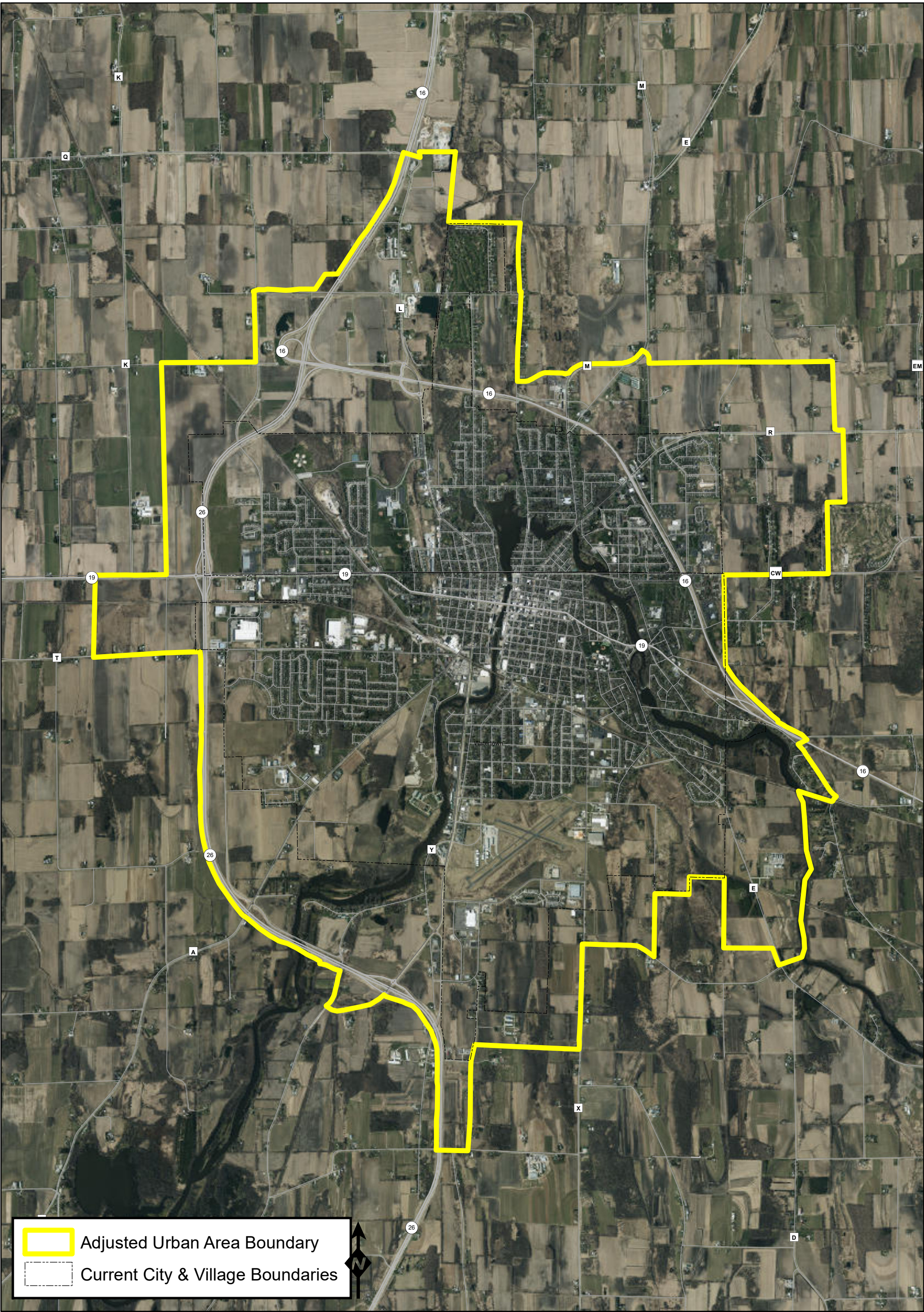
Population (2020): 22,712  
Housing Units: 9,767  
Map Date: 04/02/2024



# Watertown Urban Area

(Adjusted Urban Area Boundary)

**DRAFT**



0 0.25 0.5 1 1.5 2 Miles

Population (2020): 22,712  
Housing Units: 9,767  
Map Date: 06/19/2024



**DRAFT RESOLUTION TO  
APPROVE WISCONSIN DEPARTMENT OF TRANSPORTATION  
(WISDOT) URBAN AREA BOUNDARY MAP**

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

**WHEREAS**, the Wisconsin Department of Transportation every 10 years, following the release of decennial census data, leads a process to adjust Urban Area Boundaries (UABs) across the state of Wisconsin, in conjunction with the Federal Highway Administration of Wisconsin; and

**WHEREAS**, the Federal Highway Administration allows states to adjust the census-defined urban area boundaries for planning and funding purposes; and

**WHEREAS**, the Wisconsin Department of Transportation has submitted an adjusted urban area boundary for the City of Watertown urban area; and

**WHEREAS**, after review by City of Watertown staff, and recommended for approval by the City of Watertown Plan Commission, the proposed adjusted Urban Area Boundary has been found to be justified.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WATERTOWN, WISCONSIN:**  
that the City of Watertown informs the Wisconsin Department of Transportation that the Adjusted Urban Area Boundary as reflected in the City of Watertown Urban Area Boundary Map, as shown in Exhibit 1 to this Resolution are approved and adopted on this 20<sup>th</sup> day of August 2024.

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

ADOPTED August 20, 2024

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

APPROVED August 20, 2024

\_\_\_\_\_  
MAYOR