



PLAN COMMISSION MEETING AGENDA

MONDAY, APRIL 22, 2024 AT 4:30 PM

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

By Phone or GoToMeeting: Members of the media and the public may attend by calling: (Toll Free): 1 866 899 4679 Access Code: 501-574-941 or <https://meet.goto.com/501574941>
All public participants' phones will be muted during the meeting except during the public comment period.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A. Review and take action: Plan Commission minutes dated April 8, 2024

3. BUSINESS

A. Review and take action: 672 Johnson Street Certified Survey Map (CSM)

B. Review and take action: 672 Johnson Street Condominium Plat

C. Review and take action: 717 W. Main Street Condominium Plat

D. Preapplication Conference/Concept Review: 1508 Doctors Court Planned Unit Development (PUD)

E. Review and Discussion: Town of Emmet 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, 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

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

The following members were present: Mayor McFarland, Alderman Blanke, Beyer, Konz, Krueger (Virtual), Lampe, Talaga(Virtual) Zirbes.

Also in attendance: Richard Jaeger of St. Paul’s Church, Karl Zaring of Shorewest Realtors, Dan Maki, Nick Jung of F Street, Mike Duffek of Duffek Construction, Joe Galbraith of GCA, Peter McFarland of McFarlandale Dairy, Christine Bender of McFarlandale Dairy, Mason Becker

1. Call to order

2. Approval of Minutes

A. Plan Commission minutes March 25, 2024

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

3. Business

A. Review and take action: N9276 County Road SC – Extraterritorial Certified Survey Map (CSM)

The property is looking to add a mound system, playground and combine some existing lots.

Motion was made to approve the CSM with no conditions was made by Lampe and seconded by Beyer, passed on a unanimous voice vote.

B. Review and take action: N302 County Road K – Extraterritorial Certified Survey Map (CSM)

The owners requested that no expanded right of way be required with this CSM. There is an issue with the setback required by county conflicting with future construction plans if the right of way is expanded per city policy. Mayor McFarland suggested to the commission suggested the possibility to have the right of way be increased on the West side of the road more than the East side in order to accommodate the construction plans if the county will not allow an exemption to the setback requirement. Since the owners and city need to communicate with the county on the setback, no action was taken at this time and this item will return at a future meeting.

C. Preapplication conference (PUD): 1508 Doctors Court

The applicant is requesting a PUD to add a commercial apartment to the existing building. The plan would convert a little over half of the building to an apartment and have a live/work scenario. Several commissioners expressed concerns with the long-term implication of a PUD on this property and what would happen should the current applicant choose to move on from this property. There was further discussion on the possibility of restrictions on the PUD to what can be in the outdoor yard.

D. Presentation: F Street Townhomes

Mason Becker introduced Nick Jung of F Street to present the townhome proposal for N. 1st Street.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/April%208,%202024%20Plan%20Commission%20Meeting%20Packet.pdf>

4. Adjournment

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

Respectfully Submitted,

Alderman Brad Blanke



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

TO: Plan Commission
 DATE: April 22nd, 2024
 SUBJECT: 672 Johnson Street – Preliminary Certified Survey Map (CSM)

A request by Nathan Peters, agent for Collective/YMCA Condominium Association, to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-0544-004

SITE DETAILS:

Proposed Lot Size(s): Lot 1 – 8.4 acres
 Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one lot CSM and dedicate a strip of land from existing parcel for right-of way purposes. Lot 1 of the preliminary CSM contains an existing building and parking areas with vehicle access from Johnson St. The proposed lot exceeds the minimum lot area requirements for the Planned Office and Institutional (PO) Zoning District in which it is located. The proposed lot is located within the Airport Approach Protection Zone with a maximum elevation of 968 feet above mean sea level for all buildings and vegetation. A note indicating this elevation will need to be added to the CSM. A condominium plat to supersede this CSM is also pending.

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:
 - a. A note shall be added to the CSM indicating the Airport Approach Protection Zone elevation of 968 feet above mean sea level.
 - b. The CSM signature page shall contain signature lines for both the Plan Commission Chairperson/Mayor and the City Clerk.

ATTACHMENTS:

- Application materials.

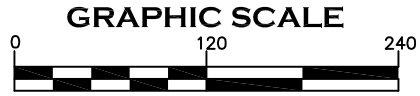
CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 25 AND OUTLOT 27 OF THE TWELFTH WARD, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

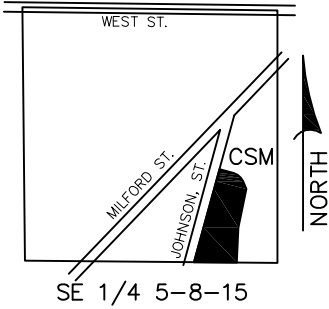


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BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (262) 786-6608
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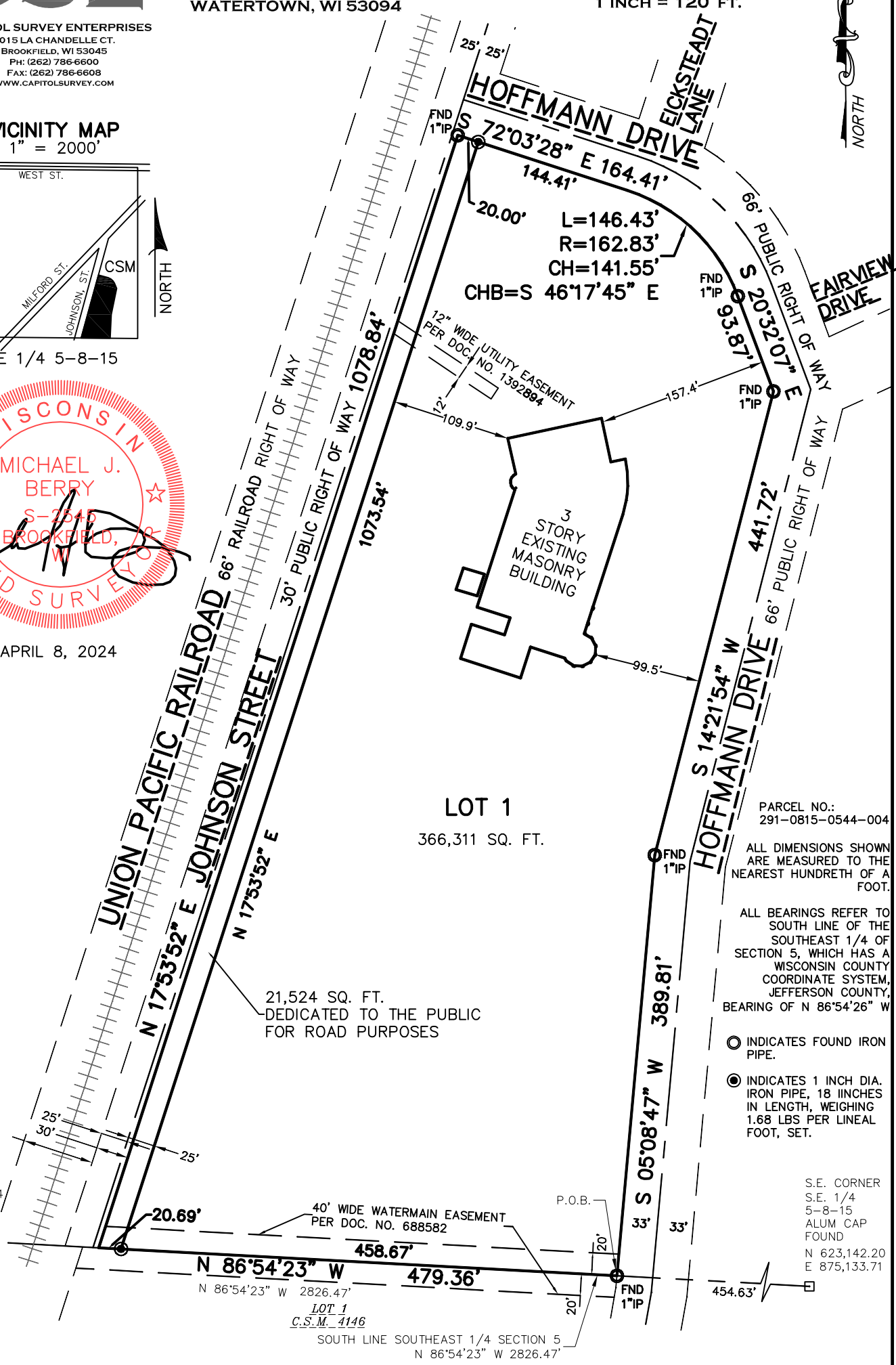
PREPARED FOR:
WATERTOWN COLLECTIVE, LLC
672 JOHNSON ST., STE 300
WATERTOWN, WI 53094



VICINITY MAP
1" = 2000'



APRIL 8, 2024



LOT 1
366,311 SQ. FT.

21,524 SQ. FT.
DEDICATED TO THE PUBLIC
FOR ROAD PURPOSES

PARCEL NO.:
291-0815-0544-004

ALL DIMENSIONS SHOWN
ARE MEASURED TO THE
NEAREST HUNDRETH OF A
FOOT.

ALL BEARINGS REFER TO
SOUTH LINE OF THE
SOUTHEAST 1/4 OF
SECTION 5, WHICH HAS A
WISCONSIN COUNTY
COORDINATE SYSTEM,
JEFFERSON COUNTY,
BEARING OF N 86°54'26" W

○ INDICATES FOUND IRON
PIPE.

● INDICATES 1 INCH DIA.
IRON PIPE, 18 INCHES
IN LENGTH, WEIGHING
1.68 LBS PER LINEAL
FOOT, SET.

S.E. CORNER
S.E. 1/4
5-8-15
ALUM CAP
FOUND
N 623,142.20
E 875,133.71

S.W. CORNER
S.E. 1/4
5-8-15
ALUM CAP
FOUND
N 623,294.74
E 872,311.36

CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

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

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF PART OF OUTLOT 25 AND OUTLOT 27 OF THE TWELFTH WARD, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 5, THENCE N 86°54'23" W ALONG THE SOUTH LINE OF SAID 1/4 SECTION 454.63 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING N 86°54'23" W 479.36 FEET TO A POINT ON THE EASTERLY LINE OF JOHNSON STREET; THENCE N 17°53'52" E ALONG SAID EASTERLY LINE 1078.84 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF HOFMANN DRIVE; THENCE S 72°03'28" E ALONG SAID SOUTH LINE 164.41 FEET; THENCE SOUTHEASTERLY 146.43 FEET ALONG A CURVE TO THE RIGHT, WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 162.83 FEET AND WHOSE CHORD BEARS S 46°17'45" E 141.55 FEET; THENCE S 20°32'07" E 93.87 FEET TO A POINT NOW ON THE WESTERLY LINE OF SAID DRIVE; THENCE S 14°21'54" W ALONG SAID WESTERLY LINE 441072 FEET; THENCE S 05°08'47" W 389.81 FEET TO THE POINT OF BEGINNING.

CONTAINING: 366,311 SQAURE FEET OR 8.4093 ACRES.

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

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN, THE ORDINANCES OF THE CITY OF WATERTOWN, AND THE ORDINANCES OF JEFFERSON COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 8TH DAY OF APRIL, 2024.



PROFESSIONAL LAND SURVEYOR,
S-2545
STATE OF WISCONSIN



APRIL 8, 2024

CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 25 AND OUTLOT 27 OF THE TWELFTH WARD, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

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

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

TINA CRAVE,
REPRESENTATIVE

STATE OF WISCONSIN)
COUNTY) SS

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

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

CITY OF WATERTOWN PLAN COMMISSION APPROVAL

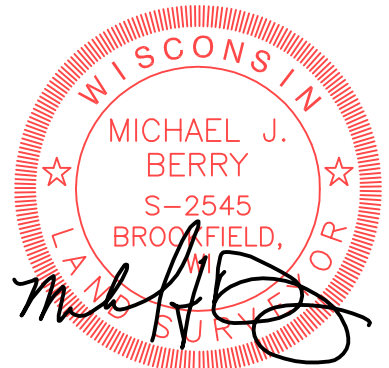
THIS CERTIFIED SURVEY MAP AND ITS DEDICATION IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE CITY OF WATERTOWN ON THIS DAY _____ OF _____, 2024.

EMILY MCFARLAND, CHAIRMAN

DATE

MEGAN DUNNEISEN, SECRETARY

DATE



APRIL 8, 2024

Section 3, Item A.



Parcels



Subject Parcel



City of Watertown Geographic Information System

Scale: 1 inch = 220 feet

SCALE BAR = 1"

Author:

Printed on: March 8, 2023



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



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

TO: Plan Commission
 DATE: April 22nd, 2024
 SUBJECT: 672 Johnson Street - Condominium Plat

A request by Nathan Peters, agent for Collective/YMCA Condominium Association, to create a condominium plat within the City of Watertown. Parcel PIN(s): 291-0815-0544-004

SITE DETAILS:

Acres: 8.4 acres
 Current Zoning: Planned Office and Institutional (PO)
 Existing Land Use: Office
 Future Land Use Designation: Institutional

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a two-unit Condominium Plat to split an existing office building into separate condominium units. Unit one will have a 52,748 sq. ft. footprint and contain the Collective and its tenant spaces. Unit two will have a 77,049 sq. ft. footprint and contain the YMCA. An addition to the existing building will be constructed to house the YMCA. The remainder of the parcel will consist of the Common Element.

STAFF EVALUATION:

Within the City's Subdivision Ordinance Condo Plats are reviewed in the same manner as Certified Survey Maps (CSM). Johnson Street does not have a designated extended right-of-way in the 2019 City of Watertown Comprehensive Plan and ROW has been dedicated via a CSM. The proposed Condo Plat is located within the Airport Approach Protection Zone with a maximum elevation of 968 feet above mean sea level for all buildings and vegetation. A note indicating this elevation will need to be added to the Condominium Plat.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the Condominium Plat.
2. Approve the Condominium Plat without conditions.
3. Approve the Condominium Plat with conditions identified by the City of Watertown Plan Commission:
 - a. A note shall be added to the Condominium Plat indicating the Airport Approach Protection Zone elevation of 968 feet above mean sea level.
 - b. The Condominium Plat signature page shall contain signature lines for both the Plan Commission Chairperson/Mayor and the City Clerk.
 - c. An additional site address shall be obtained from the City for the YMCA.

ATTACHMENTS:

- Application materials.

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

Opportunity Runs Through It

COLLECTIVE YMCA CONDOMINIUM

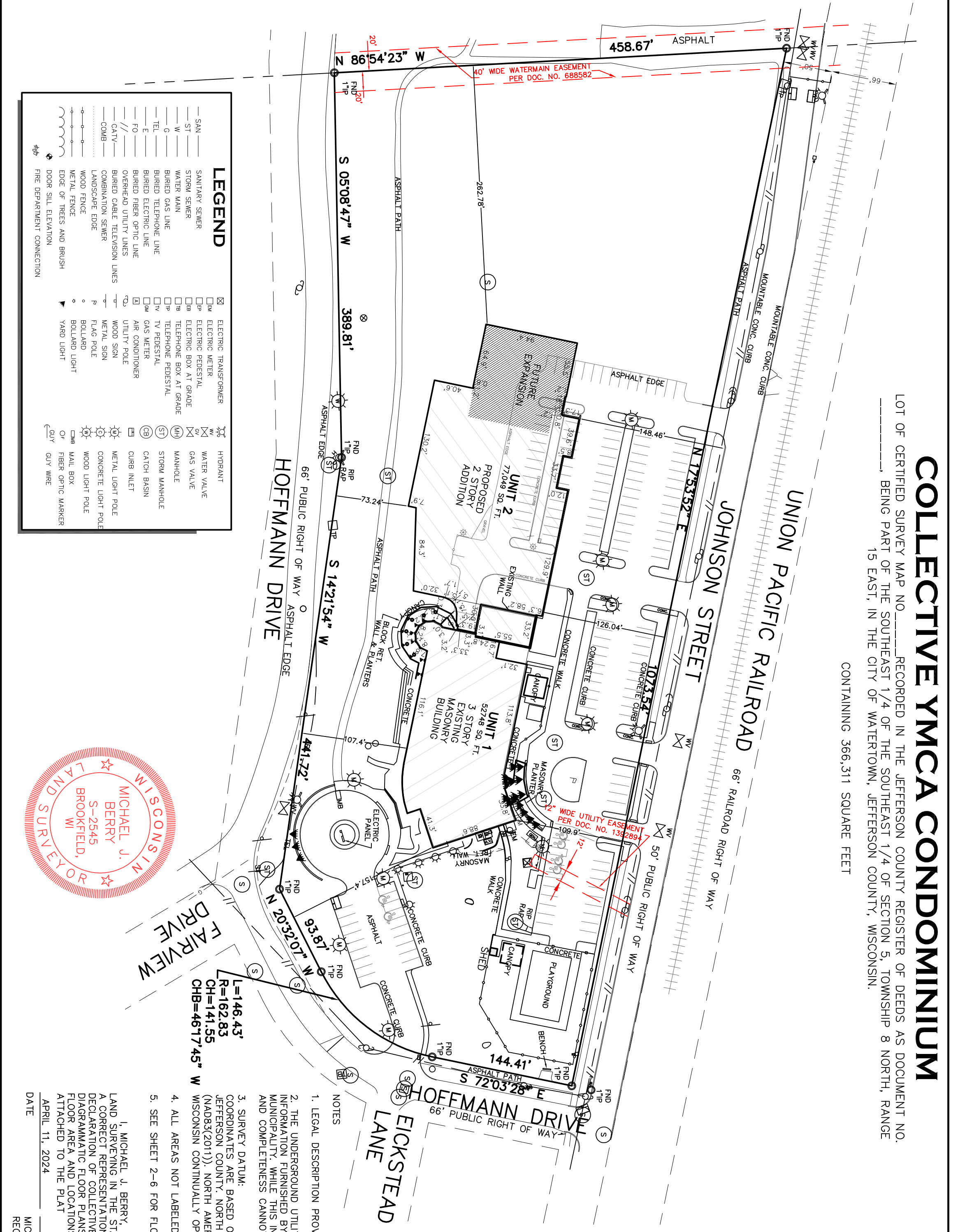
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CONTAINING 366,311 SQUARE FEET



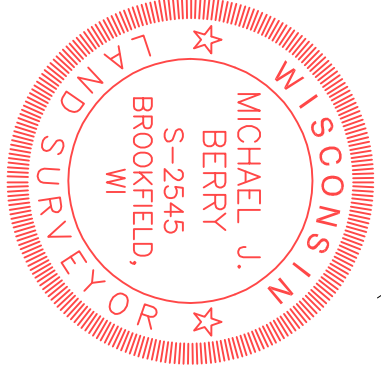
CAPITOL SURVEY ENTERPRISES
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 BROOKFIELD, WI 53005
 Ph: (262) 786-6600
 Fax: (262) 786-6608
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PREPARED FOR:
WATERTOWN COLLECTIVE, LLC
 672 JOHNSON ST., STE 300
 WATERTOWN, WI 53094



LEGEND

— SAN	— ST	— W	— G	— TEL	— F	— CATV	— COMB	— LANDSCAPE EDGE	— METAL FENCE	— EDGE OF TREES AND BRUSH	— DOOR SILL ELEVATION	— FIRE DEPARTMENT CONNECTION
— SANITARY SEWER	— STORM SEWER	— WATER MAIN	— BURIED GAS LINE	— BURIED TELEPHONE LINE	— BURIED FIBER OPTIC LINE	— OVERHEAD UTILITY LINES	— COMBINATION SEWER	— LANDSCAPE EDGE	— METAL FENCE	— EDGE OF TREES AND BRUSH	— DOOR SILL ELEVATION	— FIRE DEPARTMENT CONNECTION
— HYDRANT	— WATER VALVE	— GAS VALVE	— MANHOLE	— STORM MANHOLE	— CATCH BASIN	— CURB INLET	— METAL SIGN	— WOOD SIGN	— FLAG POLE	— BOLLARD	— YARD LIGHT	— UTILITY POLE
— ELECTRIC TRANSFORMER	— ELECTRIC METER	— ELECTRIC PEDestal	— TELEPHONE BOX AT GRADE	— TELEPHONE PEDestal	— AIR CONDITIONER	— MASONRY WALL	— CONCRETE LIGHT POLE	— WOOD LIGHT POLE	— WOOD LIGHT POLE	— BOLLARD	— YARD LIGHT	— UTILITY POLE



L=146.43'
 R=162.83
 CH=141.55
 CHB=4617.45" W

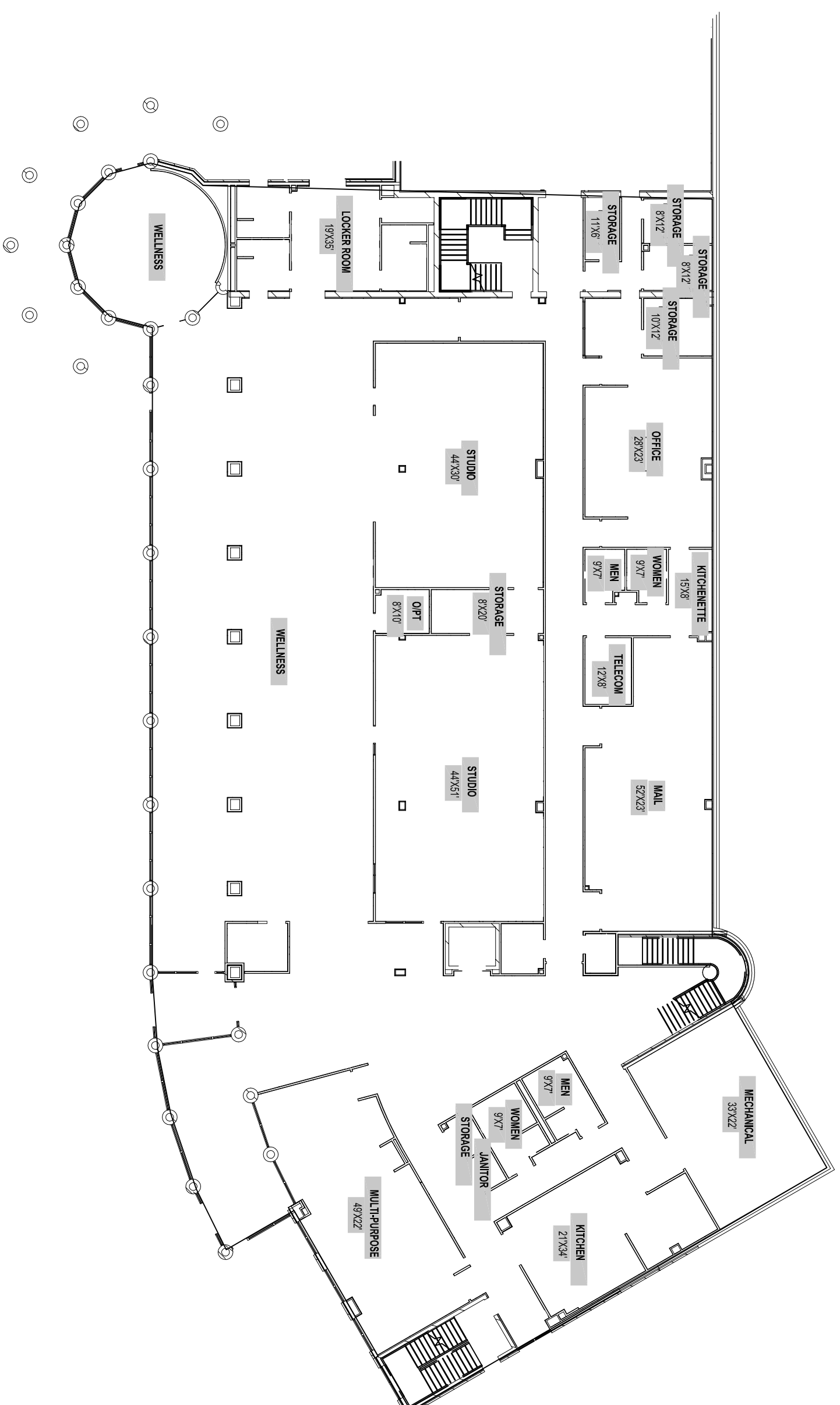
- NOTES**
- LEGAL DESCRIPTION PROVIDED BY CLIENT.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - SURVEY DATUM:
 COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), JEFFERSON COUNTY, NORTH AMERICAN VERTICAL DATUM OF 1983, 2011 ADJUSTMENT (NA083(2011)), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88(2012)), USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCONS & GEOLD 12A).
 - ALL AREAS NOT LABELED AS UNIT, IS A COMMON ELEMENT.
 - SEE SHEET 2-6 FOR FLOOR PLANS
1. MICHAEL J. BERRY, BEING A LICENSED SURVEYOR AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF WISCONSIN, DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESIGN AND IDENTIFIED BY THE DECLARATION OF COLLECTIVE YMCA CONDOMINIUM ASSOCIATION AND ITS ATTACHMENTS, DIAGRAMMATIC FLOOR PLANS FOR THE BUILDING AND THE APPROXIMATE DIMENSIONS, FLOOR AREA AND LOCATIONS OF EACH UNIT AND ALL COMMON ELEMENTS ARE ATTACHED TO THE PLAT
- APRIL 11, 2024
- MICHAEL J. BERRY, R.L.S.
 REGISTERED LAND SURVEYOR S-2545

COLLECTIVE YMCA CONDOMINIUM

LOT OF CERTIFIED SURVEY MAP NO. _____ RECORDED IN THE JEFFERSON COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

CONTAINING 856,311 SQUARE FEET

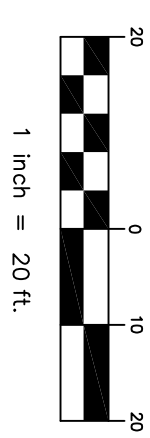
UNIT 1



GROUND FLOOR

CSE
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 2015 LA CHANDELLE CT.
 BROOKFIELD, WISCONSIN
 P: (262) 786-6608
 F: (262) 786-6609
 WWW.CAPITOLSURVEY.COM

GRAPHIC SCALE



APRIL 11, 2024

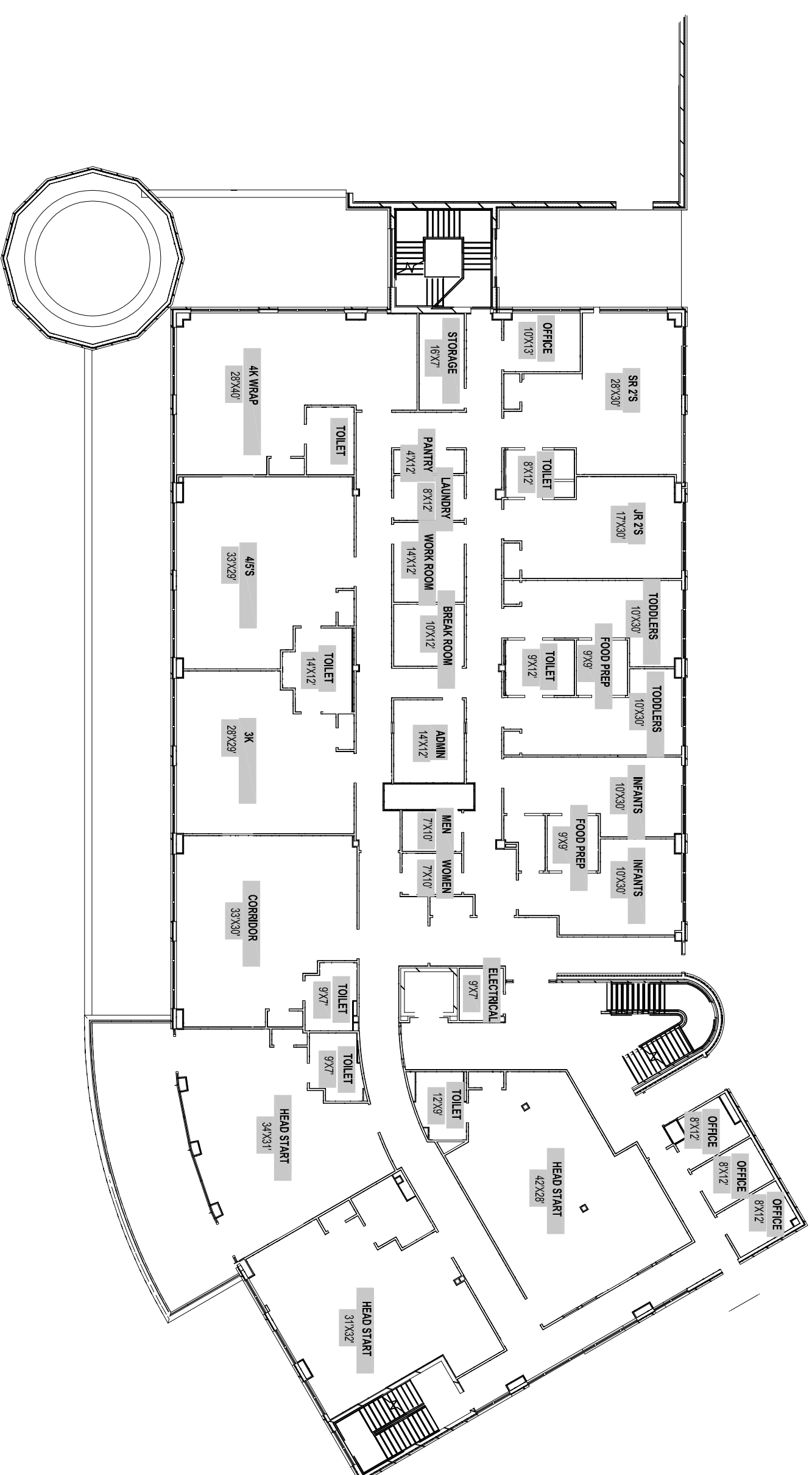
SHEET 2 OF 6

COLLECTIVE YMCA CONDOMINIUM

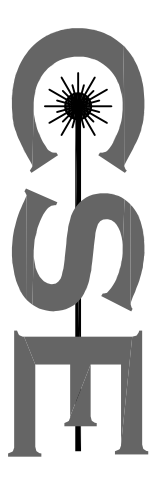
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CONTAINING 866,311 SQUARE FEET

UNIT 1

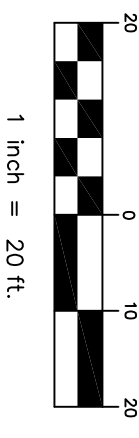


FIRST FLOOR



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 BROOKFIELD, WI 53045
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 FAX: (262) 786-6608
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GRAPHIC SCALE



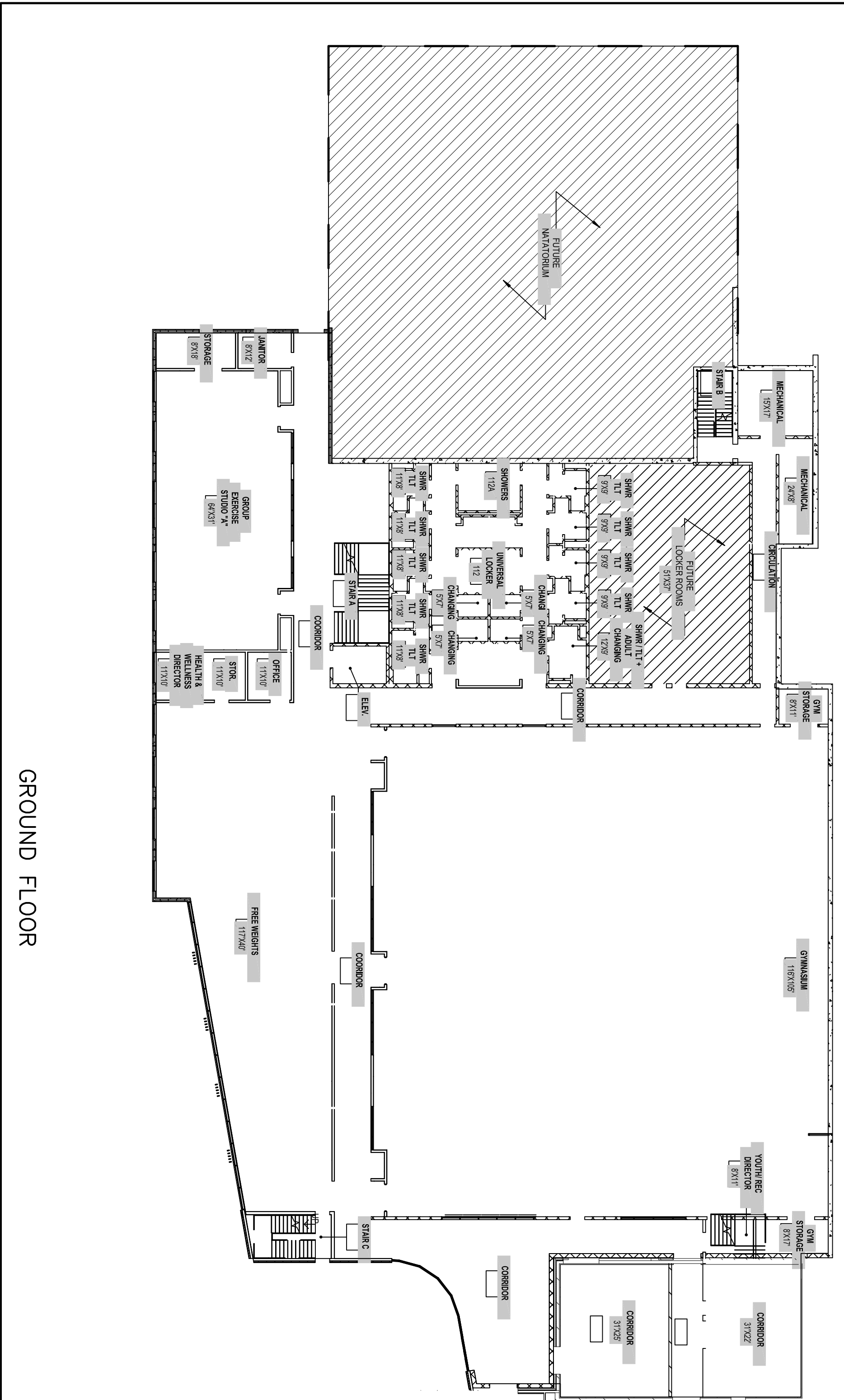
APRIL 11, 2024

SHEET 3 OF 6

COLLECTIVE YMCA CONDOMINIUM

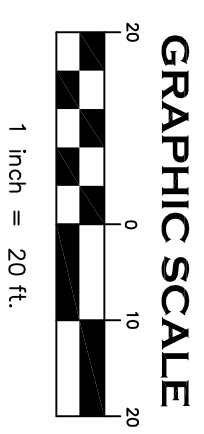
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CONTAINING 866,311 SQUARE FEET
UNIT 2



GROUND FLOOR

CSE
 CAPITOL SURVEY ENTERPRISES
 2015 LA CHANDELLE CT.
 BROOKFIELD, WISCONSIN
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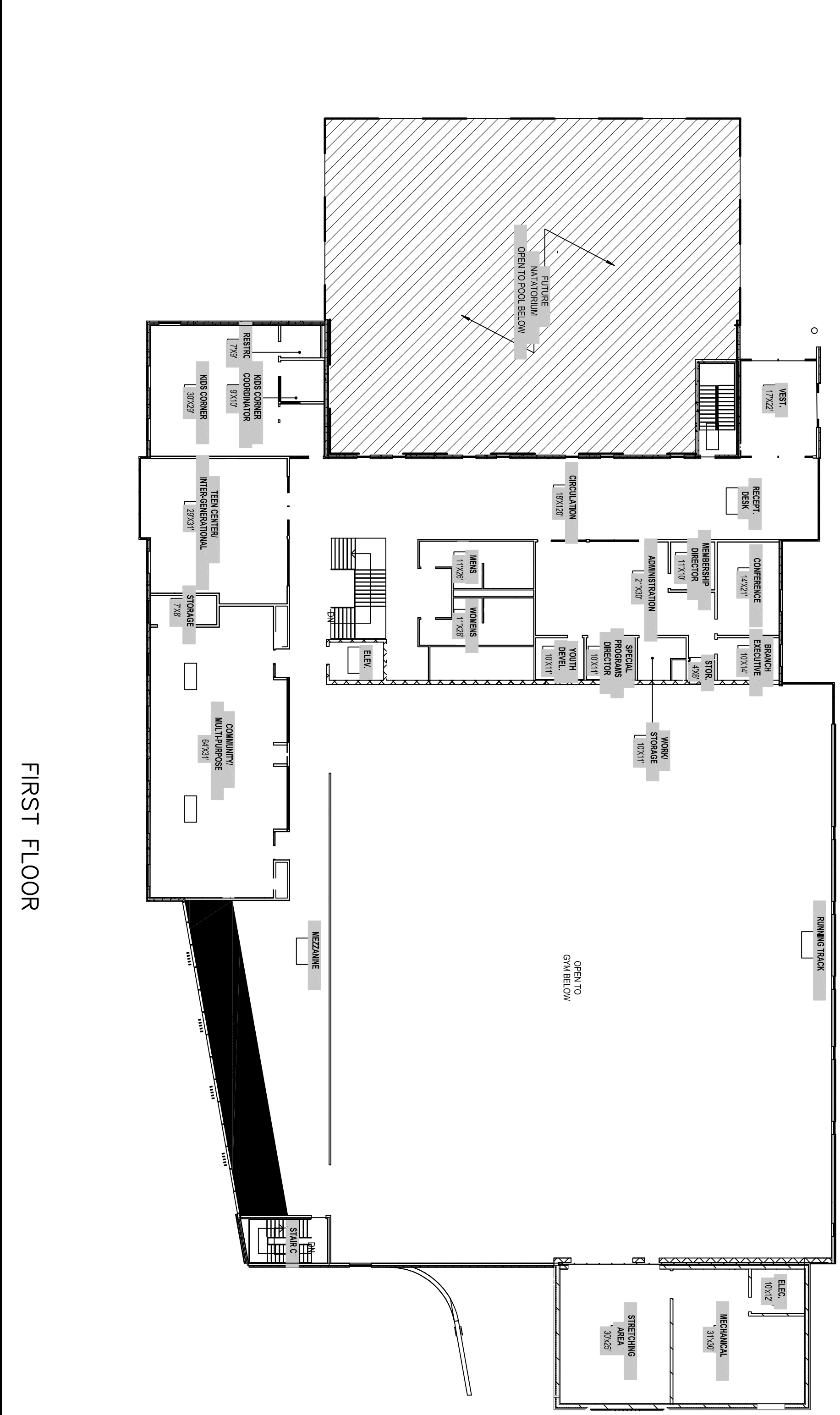
SHEET 5 OF 6

COLLECTIVE YMCA CONDOMINIUM

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CONTAINING 866,311 SQUARE FEET

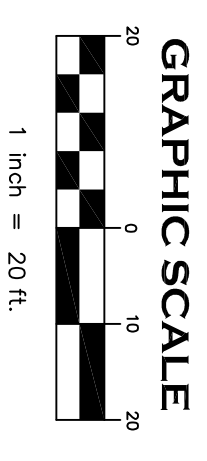
UNIT 2



FIRST FLOOR

CSE

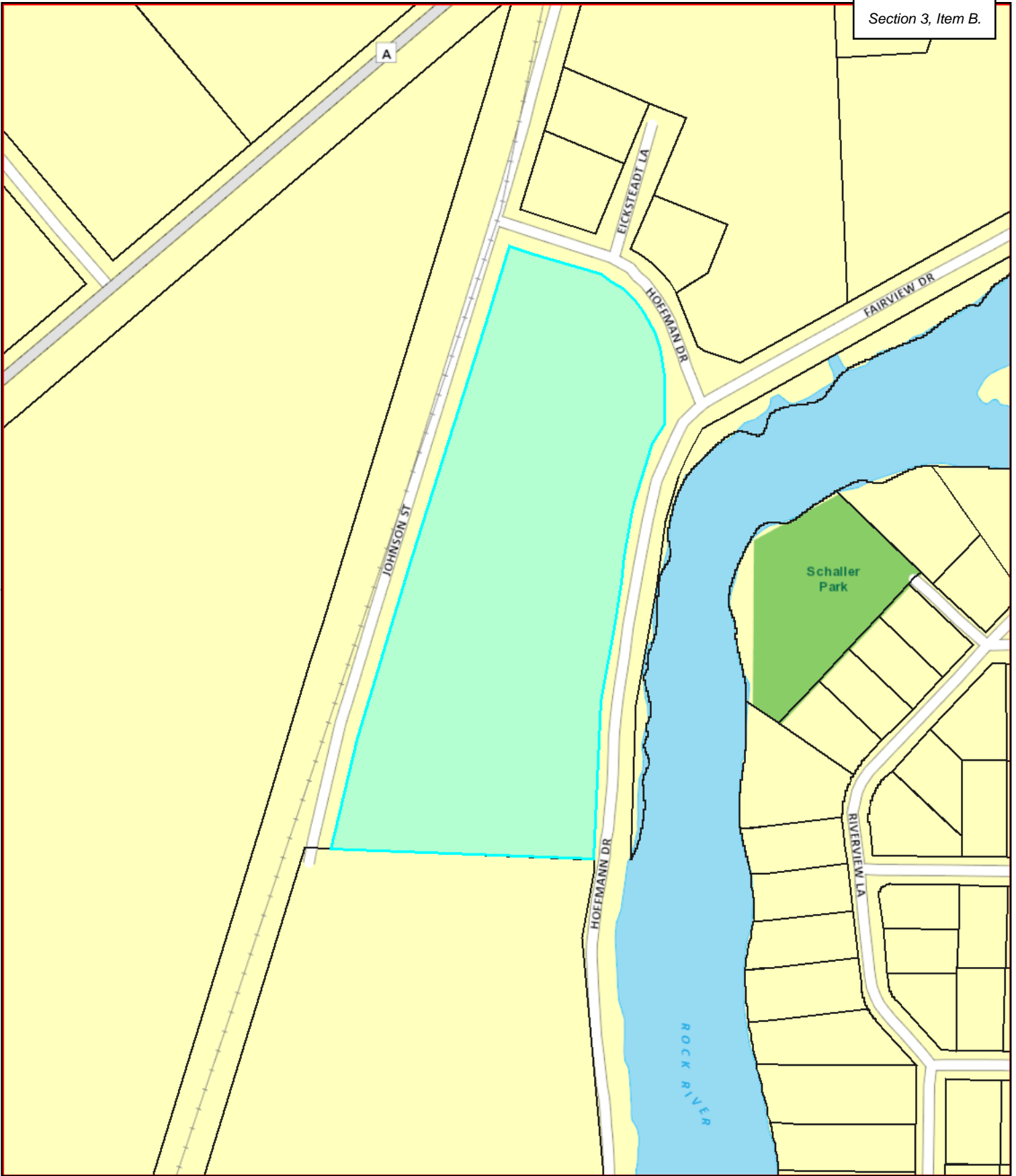
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APRIL 11, 2024

SHEET 6 OF 6

Section 3, Item B.



Parcels



Subject Parcel



City of Watertown Geographic Information System

Scale: 1 inch = 220 feet

SCALE BAR = 1"

Printed on: March 8, 2015

Author:

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Nikki Zimmerman 920-262-4045	Dell Zwieg 920-262-4042	
Doug Zwieg 920-262-4062	Dennis Quest 920-262-4061	

TO: Plan Commission
 DATE: April 22nd, 2024
 SUBJECT: 717 W Main Street - Condominium Plat

A request by Brad and Margaret Hayes, agents for Watertown Business Condominiums, to create a condominium plat within the City of Watertown. Parcel PIN(s): 291-0815-0511-039

SITE DETAILS:

Acres: 0.63 acres
 Current Zoning: General Business (GB)
 Existing Land Use: Retail
 Future Land Use Designation: Neighborhood Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a four-unit Condominium Plat to create separate condominium units for four businesses. Unit one will have a 2,210 sq. ft. footprint, units two and three will have 1,000 sq. ft. footprints, and unit four will have a 2,008 sq. ft. footprint. Units one through three are new construction and unit four will consist of an existing building on the property. The remainder of the parcel will consist of the Common Element.

STAFF EVALUATION:

Within the City's Subdivision Ordinance Condo Plats are reviewed in the same manner as Certified Survey Maps (CSM). Main Street in this area does not have a designated extended right-of-way in the 2019 City of Watertown Comprehensive Plan and the current right-of-way is adequate. The proposed Condominium Plat is located within the Airport Approach Protection Zone with a maximum elevation of 968 feet above mean sea level for all buildings and vegetation. A note indicating this elevation will need to be added to the Condominium Plat.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the Condominium Plat.
2. Approve the Condominium Plat without conditions.
3. Approve the Condominium Plat with conditions identified by the City of Watertown Plan Commission:
 - a. A note shall be added to the Condominium Plat indicating the Airport Approach Protection Zone elevation of 968 feet above mean sea level.
 - b. The Condominium Plat signature page shall contain signature lines for both the Plan Commission Chairperson/Mayor and the City Clerk.
 - c. Individual site addresses for each condominium unit shall be obtained from the City.

ATTACHMENTS:

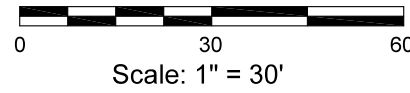
- Application materials.

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

Opportunity Runs Through It

Watertown Business Condominiums

A CONDOMINIUM PLAT
CITY OF WATERTOWN
JEFFERSON COUNTY, WISCONSIN



Surveyor's Certificate:

I, Chris K. Casson, Wisconsin Professional Land Surveyor No. 3264, do hereby certify that I have surveyed and mapped the property described and pictured hereon in accordance with official records. I further certify that this plat is prepared in accordance with Wisconsin Statutes Section 703.11 and is a correct representation of the condominium described and the identification and location of each unit and the common elements can be determined from this plat.

Chris K. Casson, P.L.S. No. 3264

Condominium Description:

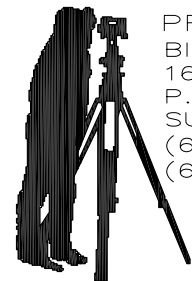
Lot 1, Certified Survey Map No. 5807, recorded in Volume 33 of Certified Survey Maps of Jefferson County on Pages 98-100 as Document No. 1384903, located in the Northwest 1/4 of the Northwest 1/4 of Section 4 and the Northeast 1/4 of the Northeast 1/4 of Section 5, T8N, R15E, City of Watertown, Jefferson County, Wisconsin.

Notes

- 1) This survey is subject to any and all easements and agreements, both recorded and unrecorded.
- 2) Wetlands, if present, have not been delineated.
- 3) This survey show visible, above-ground improvements only. No guarantee is made for below-ground structures.
- 4) All areas outside of Units are Common Elements unless otherwise noted hereon or in the Condominium Declaration.
- 5) Unit interior dimensions and areas are based upon architectural dimensions on plans and/or the outside dimensions of the buildings. These dimensions are therefore approximate and do not supersede unit boundaries as set forth in the condominium declaration.

DRAFT
April 12, 2024

BIRRENKOTT SURVEYING



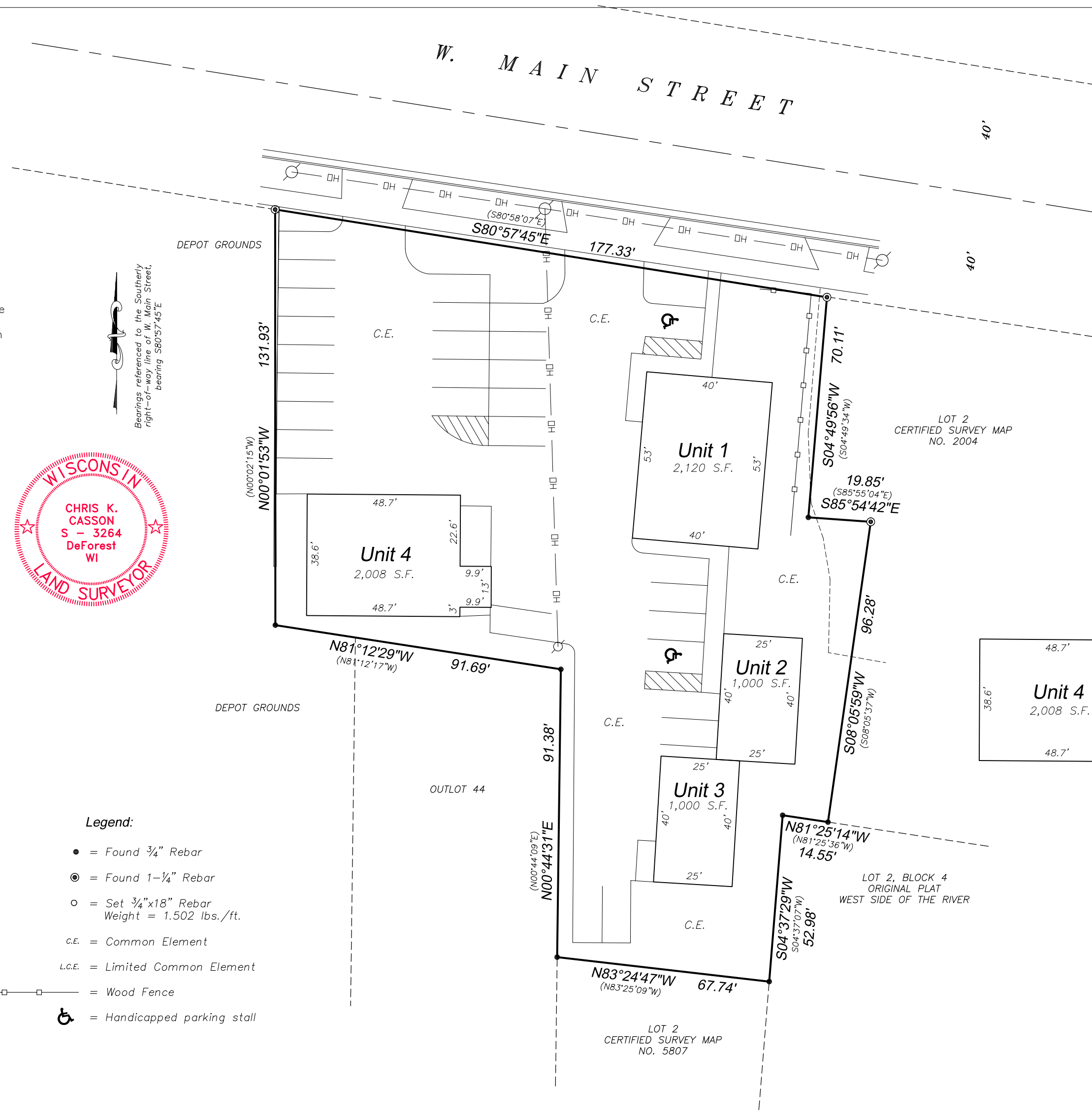
PREPARED BY:
BIRRENKOTT SURVEYING
1677 N. BRISTOL STREET
P.O. BOX 237
SUN PRAIRIE, WI 53590
(608) 837-7463 office
(608) 837-1081 fax

April 3, 2024



Legend:

- = Found 3/4" Rebar
- ⊙ = Found 1-1/4" Rebar
- = Set 3/4"x18" Rebar Weight = 1.502 lbs./ft.
- c.e. = Common Element
- L.C.E. = Limited Common Element
- = Wood Fence
- ♿ = Handicapped parking stall

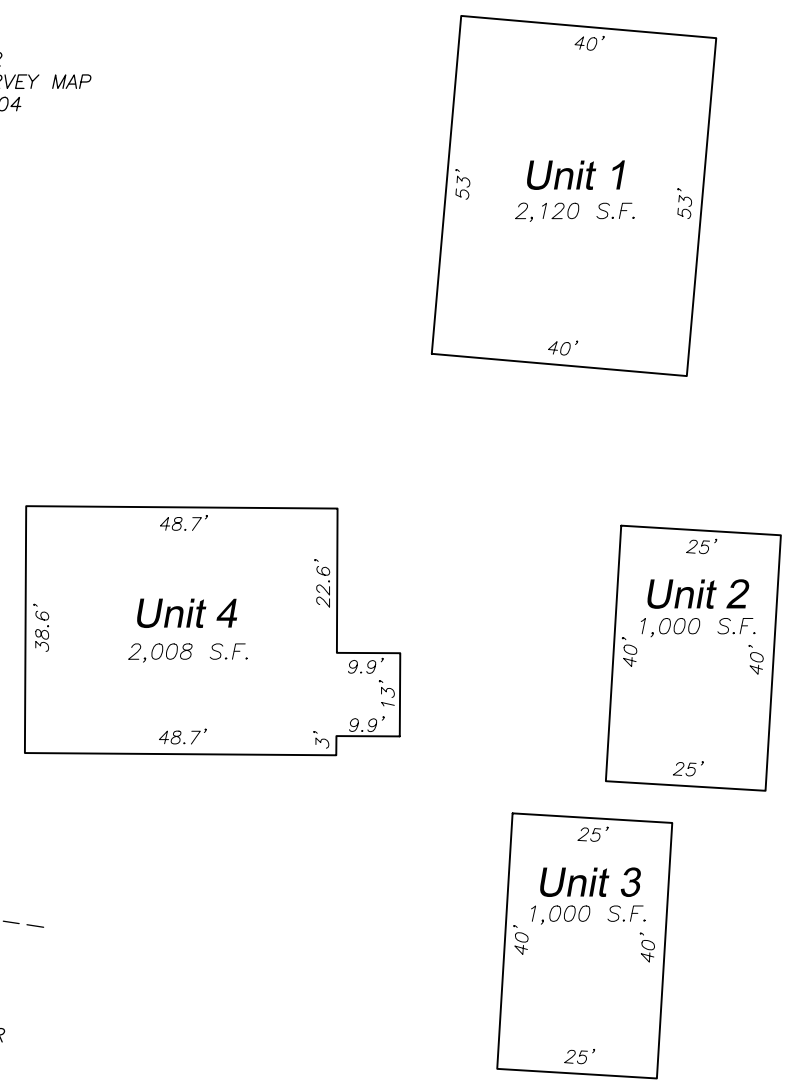


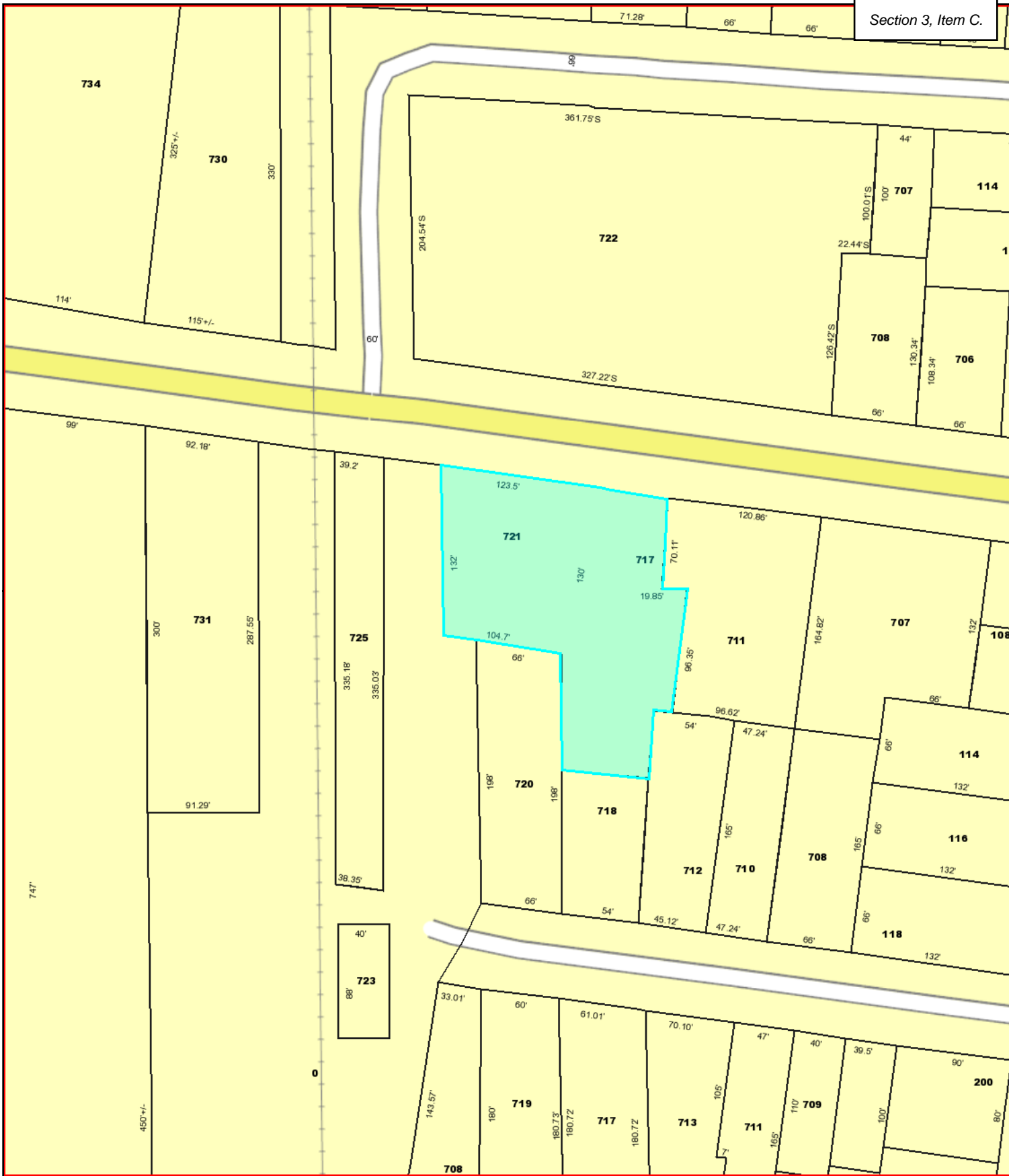
Jefferson County Register of Deeds Certificate:

Received for recording this _____ day of _____, 2024, at _____ O'clock, ___M. and recorded in Volume _____ of Condominium Plats on Pages _____ as Document No. _____

Date: _____
Staci Hoffman, Register of Deeds
County of Jefferson

Unit Floor Plans





Parcels — City Limits

Subject Property





THE CITY OF WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1 inch = 100 feet
SCALE BAR = 1"

Printed on: April 15, 2014
Author: Private Use

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

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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: April 22nd, 2024
SUBJECT: 1508 Doctors Ct – Pre-Application Conference/Concept Review for PUD

A request by Dan Maki for a Pre-Application Conference/Concept Review to discuss a possible Planned Unit Development. Parcel PIN(s): 291-0815-0324-030

SITE DETAILS:

Acres: 0.40
Current Zoning: Planned Office and Institutional
Existing Land Use: Office
Future Land Use Designation: Planned Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is considering a PUD Overlay Zoning District proposal to request the allowance of a Commercial Apartment within an existing office building. The applicant wishes to move his architectural-engineering firm to Watertown and establish a live/work space within an existing office building.

STAFF EVALUATION:

Land Use and Zoning:

1. The Planned Unit Development: Pre-Application process is outlined in Section § 550-152E:

E. PUD Process Step 1: Preapplication conference.

- (1) The applicant shall contact the Zoning Administrator to place an informal discussion item for the PUD on the Plan Commission agenda.*
- (2) No details beyond the name of the applicant and the identification of the discussion item as a PUD are required to be given in the agenda.*
- (3) At the Plan Commission meeting, the applicant shall engage in an informal discussion with the Plan Commission regarding the potential PUD. Appropriate topics for discussion may include the location of the PUD, general project themes and images, the general mix of dwelling unit types and/or land uses being considered, approximate residential densities and nonresidential intensities, the general treatment of natural features, the general relationship to nearby properties and public streets, and relationship to the Comprehensive Plan.*
- (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.*

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

- 1. No action required, discussion only.

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

Opportunity Runs Through It

ATTACHMENTS:

- Application materials

ADDRESS

1508 Doctors Court, Watertown

CONSIDERATION

PUD overlay for this Planned Office and Institutional (PO) Zoning District

REQUEST

I request the City's flexibility to grant the ability for me to provide an Owner's (my) residence (Commercial Apartment) for part of the main level of this commercial building.

Pursuant to the response generated from the City's April 8 Plan Commission meeting, I am willing to consider conditions, which include maximizing the number of apartments at one, requiring the apartment to be owner occupied, and restrictions aimed at alleviating residential vibe on Hall Street and Doctors Court lawns, like prohibiting there things such as fences, patios, decks, children's play apparatus, dog houses/kennels, sports equipment, grills/outdoor kitchens, and similar residential ancillary items.

PRESENTERS

Dan Maki (Requestor)

Mr. Maki since 1996 owns a consulting architectural engineering firm in Madison: working with others to design right or fix and maintain the building shell. Watertown projects: St. Bernard Catholic and St. John's Lutheran churches, and Symbol Mattress.

Mr. Maki has performed investigations of exterior cladding systems of brick and block masonry, EIFS, stucco, and metal, as well as the investigation and instrumentation of roofing and waterproofing building problems, structural analysis, and design of rehabilitation efforts. He has extensive experience with construction project management, the development of working drawings and design specifications for the repair of industrial, commercial, institutional, and residential buildings.

Why Watertown?

Daughter and her family recently purchased a house on Warren Street, after many years of traveling from Madison to friends who have been residents; Brother and his family are residents for many years. Good location for my business, with convenience to clients in Madison, Milwaukee, and Fox Valley.

41'-0"

25'-0"

16'-0"

65'-0"

12'-6"

41'-0"

28'-6"

3'-0"

28'-0"

34'-0"

BASEMENT

UNEEXCAVATED

41'-0"

25'-0"

16'-0"

65'-0"

12'-6"

41'-0"

28'-6"

3'-0"

28'-0"

34'-0"

OFFICE

OFFICE

OFFICE

BATH

BATH

CLOSET

OFFICE

OFFICE

OFFICE

KITCHEN/
BREAK

OFFICE

OFFICE

RECEPTION

OPEN

HVAC

DN

Project:

2024
Commercial
Office
Building
Renovation
#24A07

Tag	Issuance / Revision	Date

Set Type:

Drawn By:	Checked By:	Project Number:
RB	DM	24A07
Scale:	Date:	
AS NOTED	4/1/2024	

Sheet Name:

EXISTING
FLOOR PLANS

Sheet Number:

A-1

Basement Plan

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



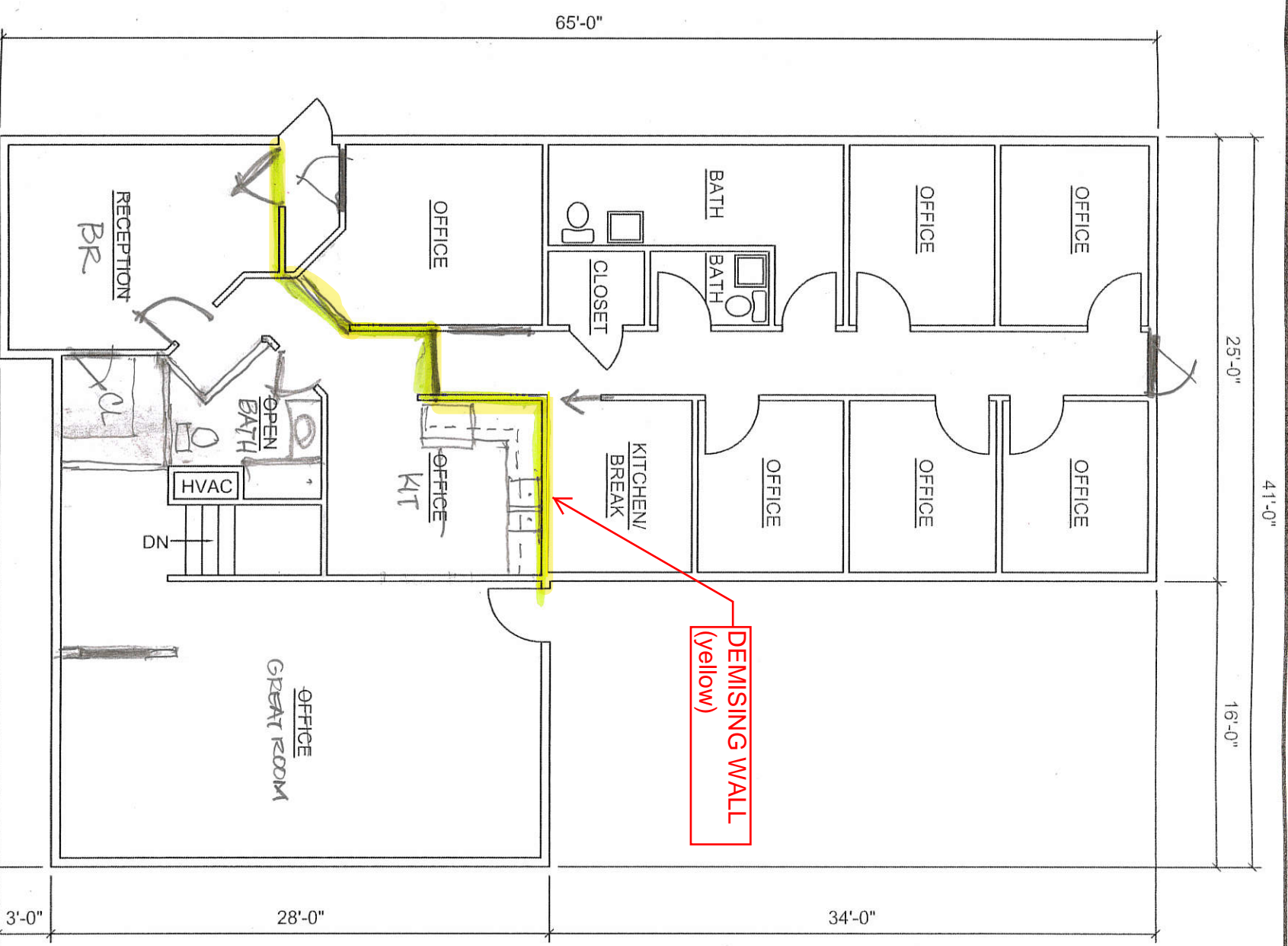
Tag	Issuance / Revision	Date

Set Type:
 Drawn By: RB
 Checked By: DM
 Project Number: 24A07

Scale: AS NOTED
 Date: 4/1/2024

REMODEL
 FLOOR PLAN

Sheet Number:



First Floor Plan
 Scale: 1/8" = 1'-0"



Parcels		Subject Property		City Limits	
		Street Centerlines w/Labels			

THE CITY OF WATERTOWN
Opportunity runs through it.

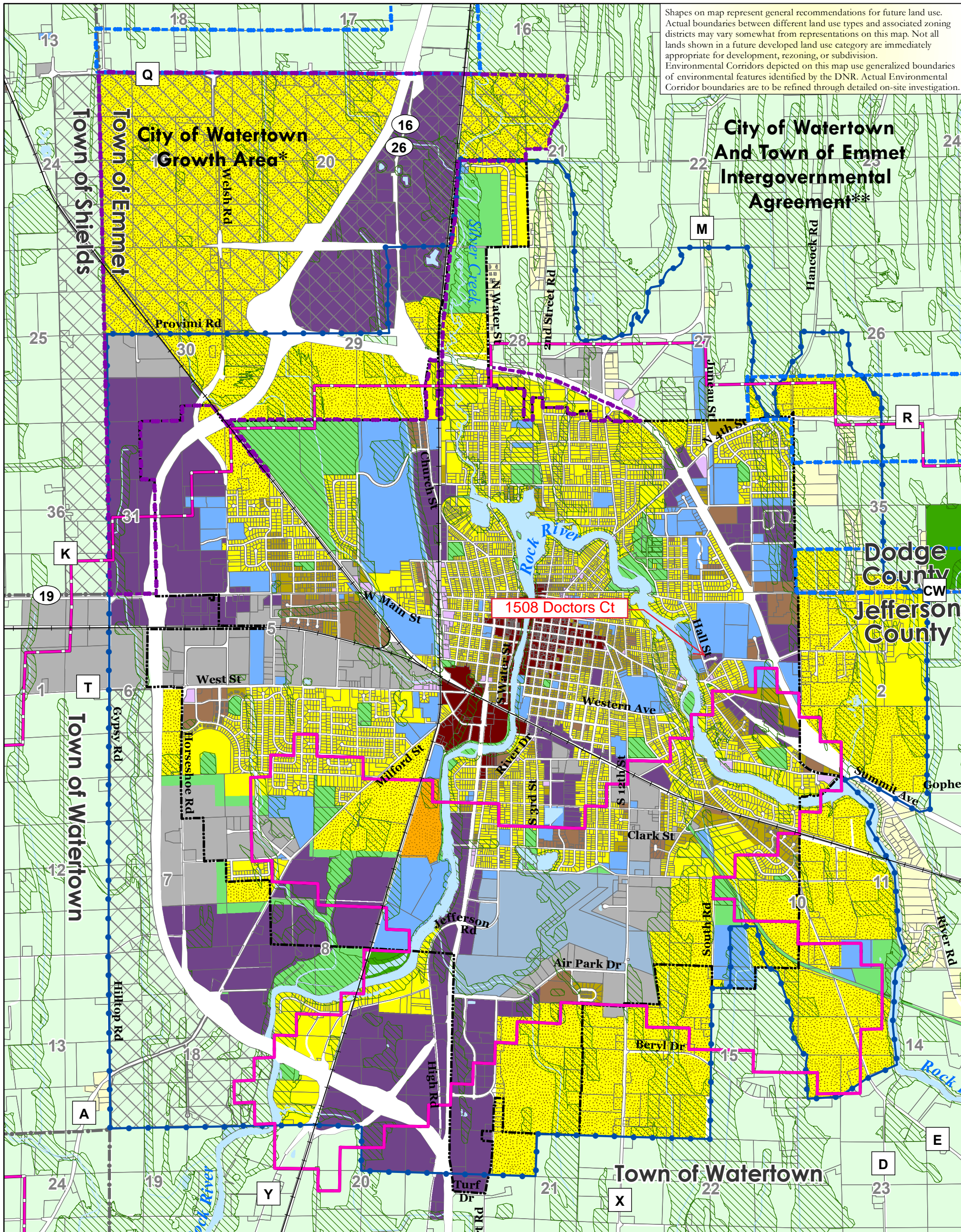
City of Watertown Geographic Information System

Scale:  1 inch = 190 feet Printed on: April 3, 2024
 SCALE BAR = 1" Author: Private Use

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

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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

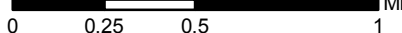
City of Watertown Comprehensive Plan

- 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



Town of Emmet Annexation Schedule

Timeline	Annexation
July 8 th , 2024	Plan Commission Meeting: <ul style="list-style-type: none"> • Initial Review and Scheduling of Common Council Public Hearing.
July 10 th , 2024	<ul style="list-style-type: none"> • Submit the Notice of Public Hearing to the local paper indicating the date of the Public Hearing for the Annexation
July 15 th , 2024	<ul style="list-style-type: none"> • Publication of Notice of Public Hearing for Annexation (<i>Class 1 at least 30 days prior to Public Hearing</i>)
Aug 20 th , 2024	Common Council Meeting: <ul style="list-style-type: none"> • Public Hearing on Annexation
Aug 26 th , 2024	Plan Commission Meeting: <ul style="list-style-type: none"> • Recommendation of Annexation Ordinance to Council
Sept 3 rd , 2024	Common Council Meeting: <ul style="list-style-type: none"> • Common Council 1st reading of Annexation Ordinance
Sept 17 th , 2024	Common Council Meeting: <ul style="list-style-type: none"> • Common Council 2nd reading and approval of Annexation Ordinance

WATERTOWN

Regular Plan Commission Meeting: Second & Fourth Mondays

Regular Common Council Meetings: First and Third Tuesdays

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

AN ORDINANCE

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

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

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

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

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

WHEREAS, the City of Watertown under Sections 6.02 and 8.03 of the Intergovernmental Cooperative Plan pursuant to Wisconsin Statute Section 66.0307 agreement between the City of Watertown and the Town of Emmet, has given a minimum of ten (10) days advanced, written notice to the Town of Emmet Clerk; and,

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

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

WHEREAS, the total assessed value of the below described real estate properties is \$_____. (Exhibit “B”)

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

SECTION 1. That the following described real estate be, and the same is, hereby detached from the Town of Emmet, Dodge County, Wisconsin, and, for the attachment of same to the City of Watertown, Dodge County, Wisconsin, *to wit*:

Insert Legal

PINs:

DRAFT

IT IS FURTHER ORDAINED AS FOLLOWS:

SECTION 2. That the above described real estate properties shall be made part of the Second (2nd) and Fourth (4th) Wards and the First (1st) and Sixth (6th) Aldermanic Districts of the City of Watertown, Dodge County, Wisconsin (Exhibit "C").

SECTION 3. That the above described real estate properties have a total population of ___ persons, ___ adults and ___ children.

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

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

- N590 North Water Street (PIN: 016-0915-2834-000) shall be 1237 North Water Street.
- N578 Second Street Road (PIN: 016-0915-2843-000) shall be 1627 North Second Street.
- N552 Second Street Road (PIN: 016-0915-2843-002) shall be 1617 North Second Street.
- N548 Second Street Road (PIN: 016-0915-2843-003) shall be 1611 North Second Street.
- N544 Second Street Road (PIN: 016-0915-2843-006) shall be 1605 North Second Street.
- 1528 Prospect Street (PIN: 016-0915-2844-006) shall be 1528 Prospect Street.
- 1533 Prospect Street (PIN: 016-0915-2844-009) shall be 1533 Prospect Street.
- 1529 Prospect Street (PIN: 016-0915-2844-010) shall be 1529 Prospect Street.
- 1527 Prospect Street (PIN: 016-0915-2844-011) shall be 1527 Prospect Street.
- 1519 Prospect Street (PIN: 016-0915-2844-014) shall be 1519 Prospect Street.
- 1524 Center Street (PIN: 016-0915-2844-008) shall be 1524 Center Street.
- 1522 Center Street (PIN: 016-0915-2844-013) shall be 1522 Center Street.
- 1518 Center Street (PIN: 016-0915-2844-015) shall be 1518 Center Street.
- 1530 Center Street (PIN: 016-0915-2844-003) shall be 1531 Center Street.
- 1545 Boulder Road (PIN: 016-0915-2844-019) shall be 1545 Boulder Road.
- 1549 Boulder Road (PIN: 016-0915-2844-020) shall be 1541 Boulder Road.
- 1537 Boulder Road (PIN: 016-0915-2844-018) shall be 1537 Boulder Road.
- 1527 Boulder Road (PIN: 016-0915-2844-017) shall be 1527 Boulder Road.

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

- North Water Street shall be North Water Street
- Rhine St (Unimproved, Row Only) shall be Rhine St (Unimproved, Row Only)
- Second Street Road shall be North Second Street

- Ranis St (Unimproved, Row Only) shall be Ranis St (Unimproved, Row Only)
- Germania St (Unimproved, Row Only) shall be Germania St (Unimproved, Row Only)
- Prospect St shall be Prospect St
- Center St / CTH M shall be Center St / CTH M
- Boulder Road shall be Boulder Road

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

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

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

[End.]

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

ADOPTED _____

CITY CLERK/TREASURER

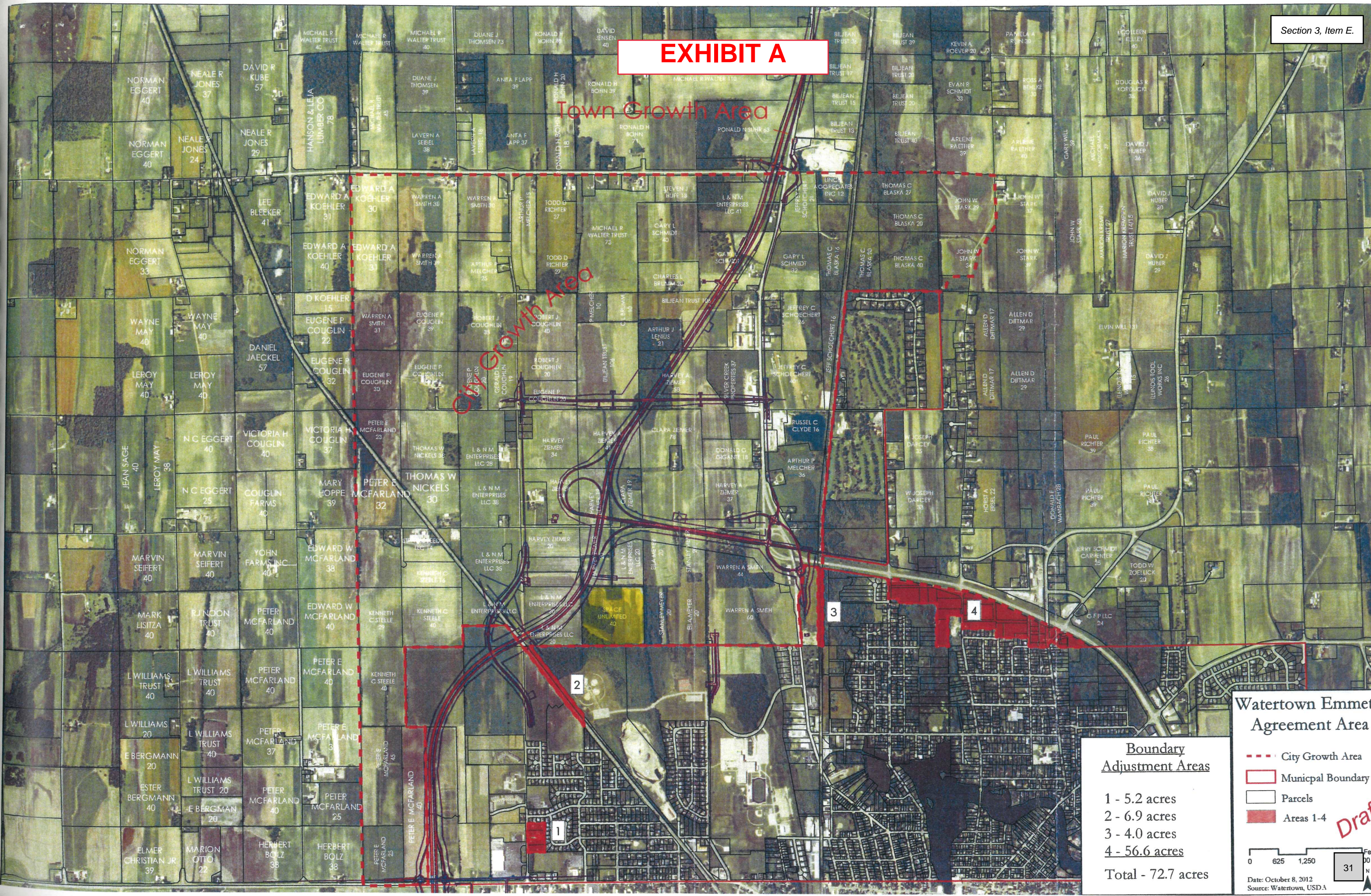
APPROVED _____

MAYOR

EXHIBIT A

Town Growth Area

City Growth Area



Watertown Emmet Agreement Area

- Boundary Adjustment Areas**
- City Growth Area
 - ▭ Municipal Boundary
 - ▭ Parcels
 - ▭ Areas 1-4
- 1 - 5.2 acres
 2 - 6.9 acres
 3 - 4.0 acres
 4 - 56.6 acres
 Total - 72.7 acres

0 625 1,250 Feet

Date: October 8, 2012
 Source: Watertown, USD 3

31

Draft

EXHIBIT B**Assessed Values of Attached Real Estate**

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

EXHIBIT C



Districts Changed to:
Watertown Ward 4
Aldermanic District 6

County Supervisory
District 22

Districts Changed to:
Watertown Ward 2
Aldermanic District 1

County Supervisory
District 23