



PLAN COMMISSION MEETING AGENDA

MONDAY, JUNE 27, 2022 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:** 322-995-397 or <https://meet.goto.com/322995397>

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.](#) Plan Commission June 13, 2022
- [B.](#) Site Plan Review minutes June 13, 2022

3. BUSINESS:

- [A.](#) Initial review and set public hearing date: 306 Hyland Street – rezoning request
- [B.](#) Review and take action: N8203 Hwy D – Preliminary Certified Survey Map (CSM)
- [C.](#) Review and take action: W8089 County Q– Preliminary Certified Survey Map (CSM)
- [D.](#) Review and take action: N8728 River Road– Preliminary Certified Survey Map (CSM)

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

**PLAN COMMISSION
Minutes**

Section 2, Item A.

**June 13, 2022
4:30 p.m.**

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

The following members were present: Andrew Beyer P.E. (Deputy Director of Public Works), Jaynellen Holloway P. E. (Director of Public Works/City Engineer), Jacob Maas (Zoning Administrator), Ald. James Romlein P.E. (Recording Secretary), Ald. Dan Bartz, Ald. Nick Krueger and Commissioner Brian Konz.

Members not present: Mayor Emily McFarland, Tony Arnett, Becky Huff.

Citizens Present: Jesus Garcia

Note: Engineer Andrew Beyer is serving as Commission Chairman for this meeting.

1. Call to order

Acting Chairman Andrew Beyer called the session to order at 4:30 p.m.

2. Review and take action: Site Plan Review minutes dated May 23, 2022

**Motion to Approve Holloway, Second Krueger
Unanimous by voice vote**

3. Review and take action: Plan Commission minutes dated May 9, 2022

**Motion to Approve Holloway, Second Krueger
Unanimous by voice vote**

4. Review and take action: 702 Welsh Road – Planned Unit Development (PUD) request for a shed for Indoor Maintenance and Service

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:

Background:

702 Welsh Road is currently zoned Rural Holding. Jesus Garcia is proposing to complete a 2-phase development of 702 Welsh Road. Phase 1 would consist of development of a workshop for his business. The 2nd Phase would consist of the development of a single-family home.

Administrator Maas advised that all of the requested matters in this action could have been approved for neighborhood business except for the fact that neighborhood business is limited to a two (2) acre parcel and this parcel is nine (9) acres which forces the approval process to be granted under a Planned Unit Development process.

1. No public comment at the May 17, 2022 Common Council meeting.

Options:

These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. Postpone the recommendation of the proposed ordinance to a later date.
2. Negative recommendation of the proposed ordinance to the Common Council.
3. Positive recommendation of the proposed ordinance to the Common Council.
4. Positive recommendation of the proposed ordinance to the Common Council with conditions or amendments identified by the Plan Commission.

Motion by Romlein for a positive recommendation with the conditions requested, Second made. Commissioner Konz advised that the formal appointment documentation process was not completed, that he would abstain for all matters at this meeting, and that it should be in effect by the next meeting.

Ald. Barts posed a question on the connection to the municipal utilities that was addressed by Adm city residents must connect to both City Water and City Sanitary systems.

**Hearing no further comments Chairman Beyer called the question.
Approved by unanimous voice vote,**

5. Initial review and set public hearing date: Repeal & recreate Section § 550-106, Visibility Standards

Background:

The current Visibility Standards language does not allow for uniform enforcement standards. Concerns also center on the method by which the vision triangle is measured, currently it is from the centerline of the intersection of the right-of-ways.

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:

1. Current language:

§ 550-106 Visibility standards.

A. Purpose. The purpose of this section is to alleviate or prevent congestion of public rights-of-way so as to promote the safety and general welfare of the public by establishing minimum requirements for the provision of vehicular visibility.

B. Requirement. In order to provide a clear view of intersecting streets to motorists, there shall be a triangular area of clear vision formed by the two intersecting streets and a chord connecting said center lines, as determined by the Zoning Administrator. Generally, the following standards shall apply:

Table 550-106: Vision Clearance Triangle Standards

<i>Right-of-Way Width (feet)</i>	<i>Distance from Right-of-Way Intersection (feet)</i>
<i>Less than 50</i>	<i>50</i>
<i>50</i>	<i>50</i>
<i>51 to 60</i>	<i>40</i>
<i>61 to 66</i>	<i>34</i>
<i>67 to 82.5</i>	<i>15</i>
<i>Greater than 82.5</i>	<i>15</i>

(1) No object or planting which obstructs sight lines over 2 1/2 feet in height above the surface of the roadbed shall be allowed in a vision clearance triangle, except the following:

(a) Telephone, telegraph and power transmission poles.

(b) Lines and portable equipment.

(c) Open-type fence (e.g., chain link, woven wire or wrought iron fencing) not exceeding a height of four feet above the roadbeds and not encroaching closer than three feet to any public right-of-way.

(d) The growing of flowers and shrubbery, provided that they shall not exceed 2 1/2 feet in height above the roadbeds.

(e) Deciduous trees, provided that said trees shall not be planted closer than 10 feet to the point of intersection of the right-of-way lines.

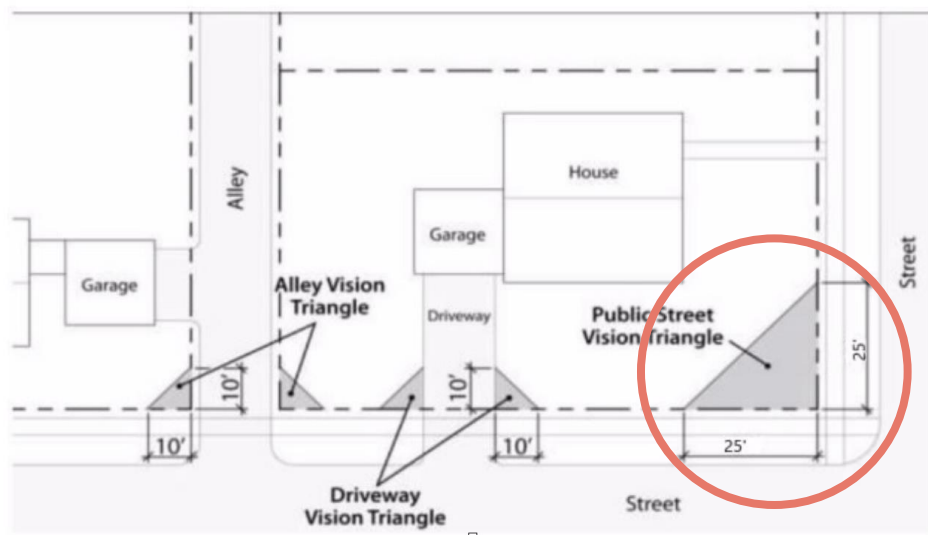
(2) No overhanging tree branches or foliage which obstructs sight lines, regardless of whether said trees are planted within the traffic visibility triangle, shall be allowed within the space between 2 1/2 feet and 10 feet above the surface of the roadbed in a vision clearance triangle.

(3) Enforcement of this subsection shall be upon written complaint to the Zoning Administrator.

C. Depiction on required site plan. Except in the downtown where no requirement is imposed, any and all visibility triangles located on the subject property shall be depicted as to their location and configuration on the site plan required for the development of the subject property. (Refer to § [550-145](#).)

2. Proposed language:

- A. Purpose. The purpose of this section is to alleviate or prevent congestion of public rights-of-way so as to promote the safety and general welfare of the public by establishing minimum requirements for the provision of vehicular visibility.
- B. Review and Approval. Through the site plan review process (see Section § 550-145), the Plan Commission shall review and approve all developments for conformance with this Section.
- C. Vision Triangle at Public Streets. A vision triangle extending 25 feet from all public street right-of-way intersections shall be maintained. No wall, fence, temporary structure, or vegetation shall be permitted within such vision triangle which materially impedes vision between the height of 2 ½ feet and eight feet.
1. In the case of curved right-of-way corners, that triangular area bounded by the tangents to the curve and a line connecting such tangents 25 feet from their intersection measured along such tangents. The tangents referred to are those that commence at the beginning and end of the curved portion of the street right-of-way.
- D. Vision Triangle at Alleys and Driveways. A vision triangle extending ten feet from alleys and driveways shall be maintained. No wall, fence, temporary structure, or vegetation shall be permitted within such vision triangle which materially impedes vision between the height of 2 ½ feet and eight feet.
1. Applicability to Driveways. The requirements of subsection (D) of this section shall apply to new development.
- a. For residential development, subsection (D) of this section shall apply to new subdivisions platted or minor subdivided after the adoption of this section.
- E. Exceptions. This section does not apply to:
1. Central Business Zoning District.
 2. Permanent buildings, supporting members of appurtenances to permanent buildings.
 3. Locations where the existing contour of the ground is such that there is no cross visibility at the intersection.
 4. Private and public utilities, supporting members of appurtenances to utility structures.
- F. Existing trees and shrubs. Trees and shrubs existing in those areas described in subsection (C) of this section at the time of adoption of the ordinance from which this section is derived shall be trimmed to the trunk to



a height of at least eight feet above the level of the center of the adjacent intersection.

- G. Orders to remove. When the Director of Public Works/City Engineer has determined that any object or growth is being maintained or has been erected on any premises at any street intersection and constitutes a

hazard to the public safety, the Public Works Director shall order the person maintaining or erecting to remove, cut or alter the same to such height, size and location as to no longer constitute a hazard.

Figure 550-106 Visibility Standards

3. Set public hearing date for July 5, 2022

Options:

These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. Postpone public hearing to a later date
2. Set public hearing date to July 5, 2022

At the completion of Administrator Maas's explanation of the matter, and before the voicing of a motion, Ald. Bartz observed that this matter will improve intersection motor vehicle operations and is certainly needed. The members of the commission then entered an extended discussion of the vision triangle details.

See red circle in schematic on page 5

There was great concern expressed by commission members on the applicability of the proposed vision triangle with the twenty five (25) foot dimension anchored at the property pin as it applies to typical residential property lots in Watertown.

After continued discussion, Administrator Maas recommended that the proposed document be returned to engineering for further review and further action. This recommendation was well received.

Motion to Table by Bartz, Second Romlein Unanimous by voice vote

6. Adjournment

Motion by Romlein, Second by Holloway Unanimous by voice vote

Meeting closed at 5:15 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.

**SITE PLAN REVIEW COMMITTEE
June 13, 2022**

Section 2, Item B.

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers of City Hall as well as via GotoMeeting. The following members were present: Jacob Maas, Robert Kaminski, Doug Zwieg, Tony Schwegel, and Maureen McBroom. Also present were Nikki Zimmerman, and Matt Sokol of TNT Fireworks.

1. Call to Order

The meeting was called to order by Chairperson Jacob Maas.

2. Review and approve Site Plan Review Committee Minutes Dated May 23, 2022

Motion was made by Doug Zwieg and seconded by Maureen McBroom to approve the May 23, 2022 Site Plan Review minutes as submitted. Unanimously approved.

3. Review and take action: 1901 Market Way – fireworks sales

Matt Sokol of TNT fireworks was present. He stated that they will only be selling ground-based fireworks and acknowledged that any aerials are not allowed in the city by ordinance, which is why they do not sell them. The tent will be up and ready to sell June 24th thru July 5th, as supplies last. They will post no smoking signs, fire extinguishers will be present, proper egress will be created, the transient merchant permit has been submitted and is pending approval, and a copy of the insurance certificate was provided at the Site Plan Review meeting to be added to the file in Building, Safety & Zoning.

The following was presented by city staff:

Police: Requested an inventory list.

Fire: Ensure proper signage is installed, proper egress is in place, and contact the Fire Department once the display is set up so an inspection can be completed.

Motion was made by Doug Zwieg and seconded by Maureen McBroom to approve this item subject to the following conditions:

- A. Proper signage is in place
- B. Proper egress is implemented
- C. The Fire Department is contacted to complete an inspection once the display is set up

Unanimously approved.

4. Adjournment

Motion was made by Maureen McBroom and seconded by Tony Schwegel 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.

Initial Rezoning Review – 306 Hyland Street

Background:

Loeb & Company, LLP are petitioning the City of Watertown to rezone 306 Hyland Street (PIN: 291-0815-0431-039). Currently 306 Hyland Street is zoned General Industrial (GI); Loeb & Company, LLP are proposing a rezone to General Business (GB). The future land use identified for 306 Hyland Street in the 2019 City of Watertown Comprehensive Plan is Planned Mixed Use. Planned Mixed Use allows for all commercial zoning districts. 306 Hyland Street is located within TID #7.

Loeb & Company, LLP have a tenant that is proposing an automobile dealership at 306 Hyland Street. Automotive dealerships fall under the land use of Outdoor Display. Outdoor Display is not allowed in the current Zoning District. General Business Zoning Districts allow for the Outdoor Display land use.

Relevant Information:

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:

1. See attached future land use map.
2. Rezoning options for Planned Mixed Use:

Figure 7.7 Future Land Use and Existing Zoning Districts Translation

Future Land Use Category	Associated Zoning District
Agriculture	Outside of the City Limits
Single-Family-Exurban	Countryside Residential-10, Exurban Residential-1, Outside of the City Limits
Single-Family-Urban	Single-Family Residential-4
Two-Family	Two-Family Residential-6
Multi-Family	Multi-Family Residential-8, Multi-Family Residential-10, and Senior Residential
Planned Neighborhood	All Residential Districts, Neighborhood Office, and Neighborhood Businesses
Neighborhood Mixed-Use	Neighborhood Office, Neighborhood Business, and all Residential Districts
Planned Mixed-Use	All Office, Commercial, Institutional, and Multi-Family Residential Districts, plus the Planned Industrial and Planned Development Districts
Riverside Mixed-Use	All Office, Commercial, Institutional, and Residential Districts, plus the Planned Development District
Central Mixed-Use	Central Business
Mixed Industrial	Planned Industrial, General Industrial, and Heavy Industrial
Institutional	All Districts
Airport	Planned Industrial
Parks and Recreation	All Districts
Environmental Corridor	All Districts

3. 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.
4. General Business Zoning Districts allow the following principal land uses under Section § 550-33B:

B. List of allowable principal land uses (per Article III).

(1) Principal land uses permitted by right (per § 550-45A):

- (a) Cultivation.*
- (b) Selective cutting.*
- (c) Passive outdoor public recreation.*
- (d) Active outdoor public recreation.*
- (e) Public services and utilities.*
- (f) Office.*
- (g) Personal or professional services.*
- (h) Indoor sales or service.*
- (i) Indoor maintenance service.*
- (j) Off-site parking lot.*

(2) Principal land uses permitted as conditional use (per § 550-45B):

- (a) Clear-cutting.*
- (b) Indoor institutional.*
- (c) Outdoor institutional.*
- (d) Institutional residential.*
- (e) Outdoor display.*
- (f) In-vehicle sales or service.*
- (g) Indoor commercial entertainment.*
- (h) Outdoor commercial entertainment.*
- (i) Commercial animal boarding.*
- (j) Commercial indoor lodging.*
- (k) Bed-and-breakfast establishments.*
- (l) Group day-care center (nine or more children).*
- (m) Boardinghouse.*
- (n) Vehicle repair and maintenance.*
- (o) Personal storage facility.*
- (p) Sexually oriented land use.*

5. General Industrial Zoning Districts allow the following principal land uses under Section § 550-36B:

B. List of allowable principal land uses (per Article III).

(1) Principal land uses permitted by right (per § 550-45A):

- (a) Cultivation.*
- (b) Selective cutting.*
- (c) Passive outdoor public recreation.*

- (d) Public services and utilities.*
- (e) Office.*
- (f) Indoor maintenance service.*
- (g) Indoor storage or wholesaling.*
- (h) Off-site parking lot.*
- (i) Distribution center.*
- (j) Light industrial.*

(2) Principal land uses permitted as conditional use (per § 550-45B):

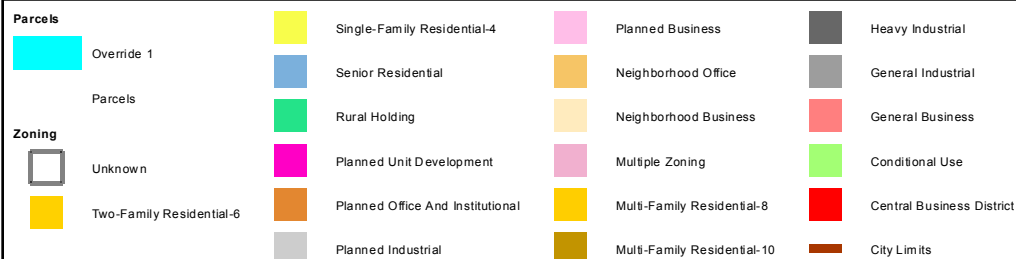
- (a) Clear-cutting.*
- (b) Group day-care center (nine or more children).*
- (c) Vehicle repair and maintenance.*
- (d) Outdoor storage or wholesaling.*
- (e) Personal storage facility.*
- (f) Airport/heliport.*
- (g) Freight terminal.*
- (h) Communication tower.*
- (i) Sexually oriented land use.*

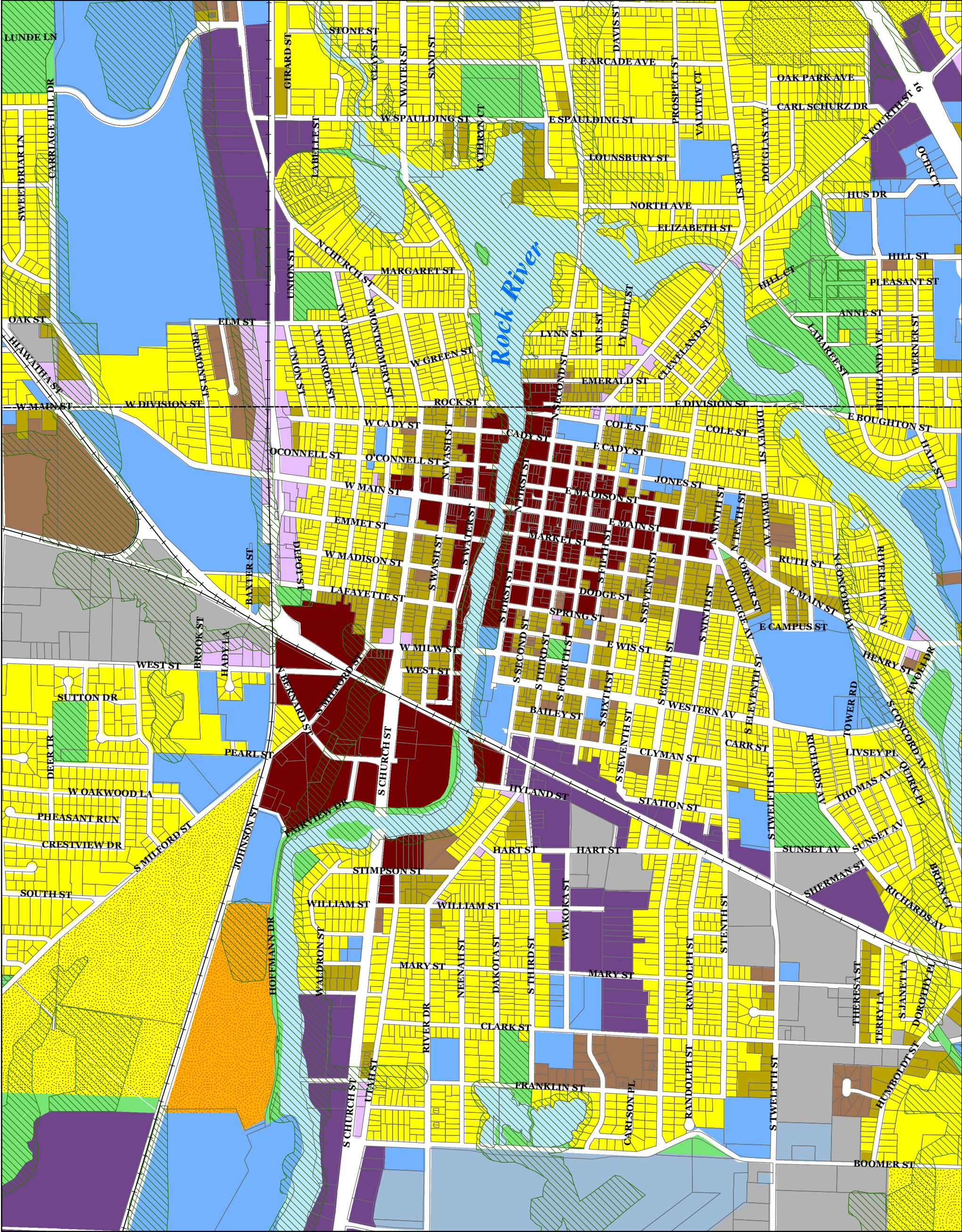
6. Set public hearing date for July 19, 2022.

Options:

These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. Postpone to a later date as determined by the Plan Commission.
2. Set public hearing date for July 19, 2022.





Future Land Use Downtown Area

Map 6a

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:

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



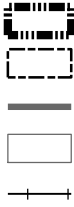
***"Planned Neighborhoods" should include a mix of the following:

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



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

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



City of Watertown
County Boundary
Town Boundary
Parcel
Railroad



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



VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change



Parcels



City Limits



Override 1

Parcels



THE CITY OF
WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

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

Printed on: June 17, 2024

Author: Private User

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.



N8203 Hwy D – Extraterritorial CSM

Background:

Judith & Alvin Gudenkauf are looking to create a 2.42-acre parcel from a 39.80-acre parent parcel. This parcel is located within the Town of Watertown.

Relevant Information:

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:

1. C.T.H. D is identified in the 2019 City of Watertown Comprehensive Plan as having an expanded right-of-way. The 2019 City of Watertown Comprehensive Plan designates the future right-of-way width for C.T.H. D as 120 feet (60 feet from centerline).
 - a. The CSM should indicate a right-of-way dedication of 120 feet (60 feet from centerline).
2. N8203 C.T.H. D is not located within the Airport Approach Protection Zone.

Options:

These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM without conditions.
3. Approve the preliminary extraterritorial CSM with conditions as identified by the City of Watertown Plan Commission:
 - a. Lot 1 shall indicate a right-of-way dedication of 120 feet (60 feet from centerline).

JEFFERSON COUNTY
PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A Division of land located in the NE&SE 1/4 of the SW 1/4 of Section 23, Township 8N, Range 15E

Town of Watertown, Jefferson County, Wisconsin, on Parcel Number 032-0815-2331-000
Owner: ALVIN & JUDITH GUDENKAUF
Address: UECKER, GUDENKAUF, MATEN
N8203 COUNTY ROAD D
WATERTOWN, WI 53094
Phone: 920-261-0694

Surveyor: KW SURVEYING INC.

Address: P.O. BOX 32

SULLIVAN, WI 53178

Phone: 262-593-5800

Date Submitted: _____

Revised: _____

☒ Rezoning

☐ Allowed Division within Existing Zone

☐ Survey of Existing Parcel

Intent and Description of Parcel to be Divided:

REZONE FROM A-1 TO A-3 AND
CREATE A 2.64 ACRE PARCEL
AROUND EXISTING BUILDINGS



Note to Be Placed on Final CSM

Petition # _____ Zoning _____

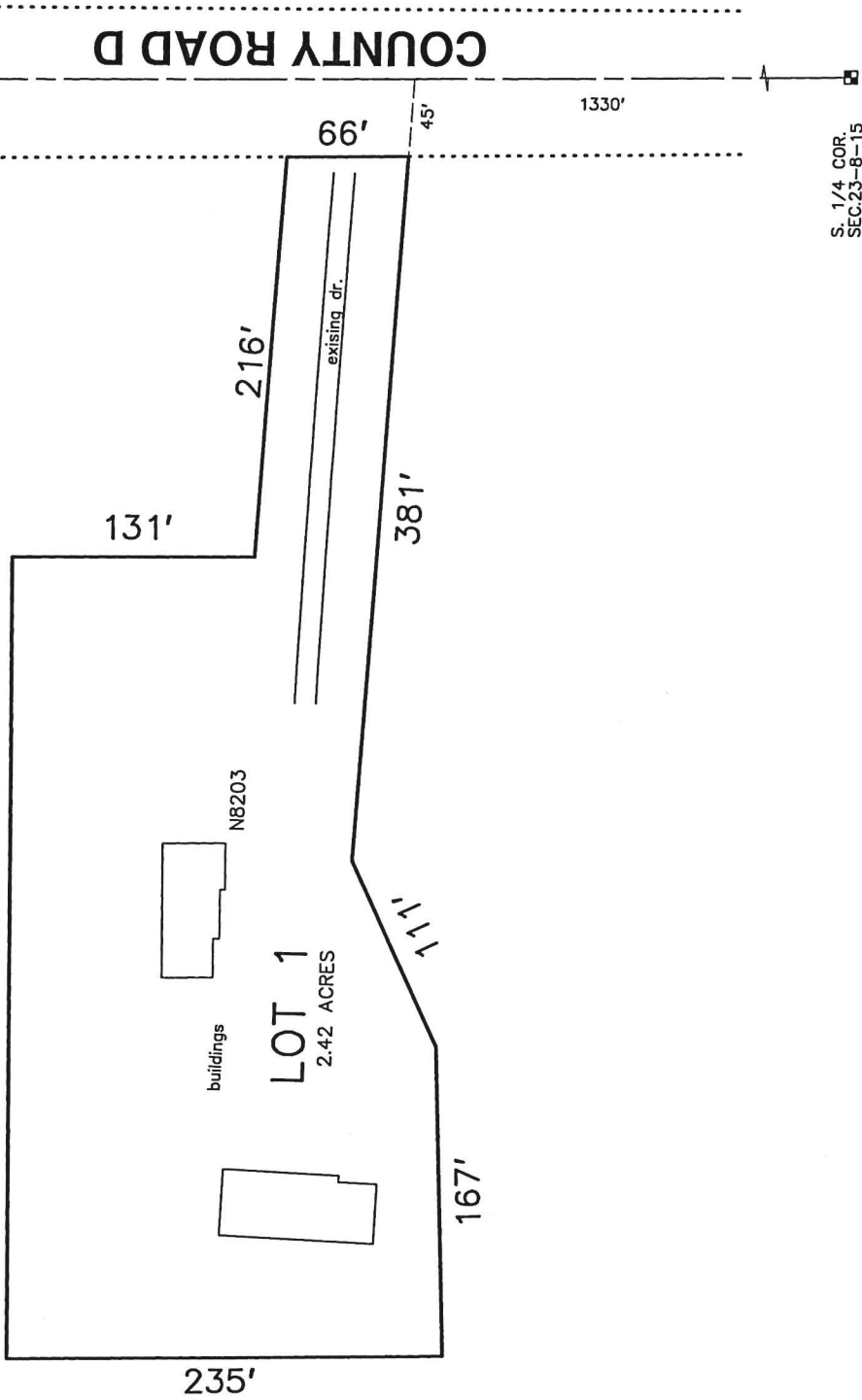
Check for subsequent zoning
changes with Jefferson County
Zoning Department.

In addition to the info required by Sec
236.34 of State Statutes, Sec. 13.04(f) of
the Jefferson County Land
Division/Subdivision Ordinance requires that
the following be shown:

- ☐ Existing buildings, watercourses, drainage
ditches and other features pertinent to
the proper division.
- ☐ Location of access to a public road,
approved by the agency having jurisdiction
over the road.
- ☐ All lands reserved for future public
acquisition.
- ☐ Date of the map.
- ☐ Graphic Scale.

N. 1/4 COR.
SEC.23-8-15

433'



County Surveyor Approval _____ Date: _____
Town Board Approval _____ Date: _____
(includes Access Approval if Applicable)
County Highway Approval _____ Date: _____
(if Applicable)
Extraterritorial Approval _____ Date: _____
(if Applicable)
Zoning Office Approval _____ Date: _____

W8089 County Q – Extraterritorial CSM

Background:

The Harold A. Peckham Trust is looking to create a 4.012-acre parcel from a 40.04-acre parent parcel. This parcel is located within the Town of Shields.

Relevant Information:

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:

1. C.T.H. Q is identified in the 2019 City of Watertown Comprehensive Plan as having an expanded right-of-way. The 2019 City of Watertown Comprehensive Plan designates the future right-of-way width for C.T.H. Q as 120 feet (60 feet from centerline).
 - a. The CSM properly dedicates a right-of-way width of 120 feet (60 feet from centerline).
2. N8203 C.T.H. Q is not located within the Airport Approach Protection Zone.

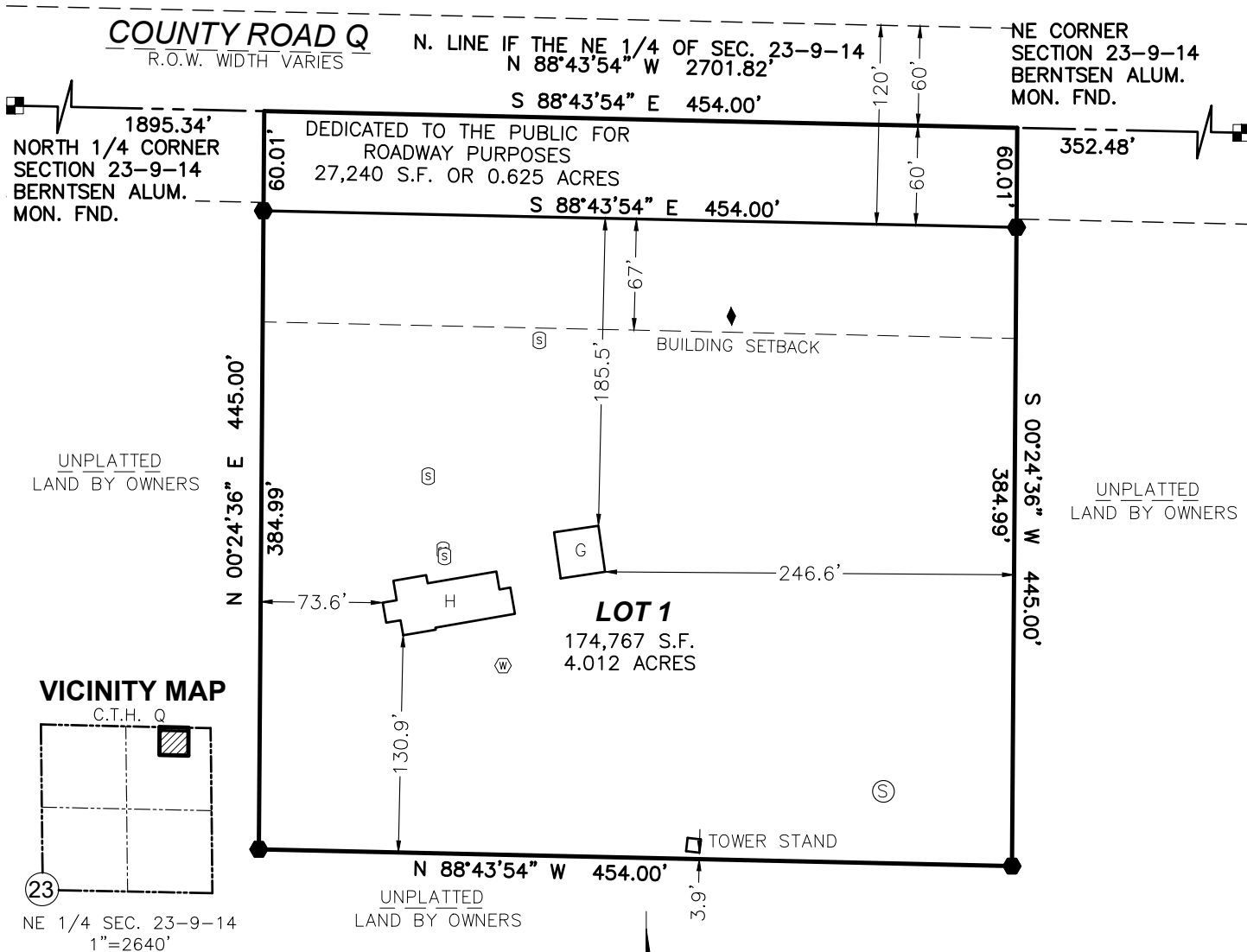
Options:

These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM without conditions.
3. Approve the preliminary extraterritorial CSM with conditions as identified by the City of Watertown Plan Commission:
 - a. Lot 1 shall maintain a right-of-way dedication of 120 feet (60 feet from centerline) as indicated on the preliminary extraterritorial CSM.

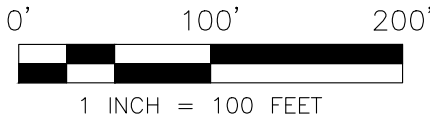
DODGE CO. CERTIFIED
SURVEY MAP NO. _____

UNPLATTED LANDS BEING PART OF THE NE 1/4 OF THE NE 1/4 OF
SECTION 23, T9N, R14E, TOWN OF SHIELDS, DODGE COUNTY, WISCONSIN.



LEGEND

- SECTION CORNER MONUMENT
- SET 0.75" O.D. X 18" REBAR
WEIGHING 1.502 LBS/FT.
- WELL
- SEPTIC VENT
- SEPTIC CLEANOUT
- EXISTING DWELLING
- EXISTING GARAGE
- EXISTING SILO
- EXISTING DRIVEWAY LOCATION



BEARINGS BASED ON GRID NORTH OF
THE DODGE COUNTY COORDINATE
SYSTEM, DODGE COUNTY ZONE (NAD 83
(91) AND REFERENCED TO THE NORTH
LINE OF THE NE 1/4 OF SEC. 23-9-14
PUBLISHED BY DODGE COUNTY AS
N88°43'54"W.



PREPARED FOR:
HAROLD A PECKHAM TRUST
W8089 COUNTY ROAD Q
WATERTOWN, WI 53098

LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

DATED 06/15/2022

JOB# 22128

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

SHEET 1 OF

DODGE CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING PART OF THE NE 1/4 OF THE NE 1/4 OF
SECTION 23, T9N, R14E, TOWN OF SHIELDS, DODGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF UNPLATTED LANDS BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 9 NORTH, RANGE 14 EAST, TOWN OF SHIELDS, DODGE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWN 9 NORTH, RANGE 14 EAST; THENCE N 88°43'54" W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 23, 352.48 FEET TO THE POINT OF BEGINNING; THENCE S 00°24'36" W, 445.00 FEET; THENCE N 88°43'54" W, 454.00 FEET; THENCE N 00°24'36" E, 445.00 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 23; THENCE S 88°43'54" E, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 23, 454.00 FEET TO THE POINT OF BEGINNING.

LANDS AS DESCRIBED HAVING AN AREA OF 202,007 SQUARE FEET OR 4.637 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF THE HAROLD A PECKHAM TRUST OWNER OF SAID LANDS.

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

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF DODGE COUNTY AND THE TOWN OF SHIELDS AND CITY OF WATERTOWN (EXTRATERRITORIAL) IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771

NOTES:

- ONLY ONE SINGLE FAMILY RESIDENTIAL UNIT MAY BE LOCATED ON THIS LOT UNLESS THIS LOT IS SUCCESSFULLY REZONED INTO A ZONING DISTRICT WHICH ALLOWS ADDITIONAL RESIDENTIAL UNITS.
- THESE LOTS SHALL NOT BE FURTHER SUBDIVIDED FOR THE PURPOSE OF RESIDENTIAL USE UNTIL AFTER 15 YEARS FROM THE RECORDING DATE OF THIS CERTIFIED SURVEY MAP, UNLESS THE OFFICIAL DODGE COUNTY ZONING MAP IS AMENDED SO THAT THE SUBJECT PARCEL IS REZONED OUT OF AN AGRICULTURAL ZONING DISTRICT OR THIS RESTRICTION HAS BEEN RELEASED IN ACCORDANCE WITH THE PROVISIONS OF THE DODGE COUNTY LAND USE CODE AND THE TOWN OF SHIELDS.
- THE OWNER AND SUBSEQUENT OWNERS OF THIS NON-FARM RESIDENTIAL LOT HEREBY AGREE TO COMPLY WITH SUBSECTION 9.1, RIGHT TO FARM PROVISIONS OF THE DODGE COUNTY LAND USE CODE AND THAT THEY WILL NOT CAUSE UNNECESSARY INTERFERENCE WITH ADJOINING FARMING OPERATIONS PRODUCING AGRICULTURAL PRODUCTS AND USING GENERALLY ACCEPTED AGRICULTURAL PRACTICES, INCLUDING ACCESS TO ACTIVE FARMING OPERATIONS.
- THIS PARCEL IS SUBJECT TO ALL OTHER EASEMENTS, INCLUDING UTILITY EASEMENTS AND RESTRICTIONS, EITHER RECORDED OR UNRECORDED, IF ANY.
- LOT 1 ADDRESS: W8089 COUNTY ROAD Q.
- RIGHT-OF-WAY SHOWN PER PLAT OF RIGHT OF WAY REQUIRED-COUNTY JOB 1101, ASSOCIATED HIGHWAY PLAN AND DEDICATION REQUIRED BY THE CITY OF WATERTOWN.

DODGE CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING PART OF THE NE 1/4 OF THE NE 1/4 OF
SECTION 23, T9N, R14E, TOWN OF SHIELDS, DODGE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE;

AS OWNERS WE THE HAROLD A PECKHAM TRUST HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: DODGE COUNTY, TOWN OF SHIELDS AND CITY OF WATERTOWN (EXTRATERRITORIAL).

WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20____.

_____ –PRINT TITLE:_____

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20____, THE ABOVE NAMED _____, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

TOWN OF SHIELDS BOARD APPROVAL

THIS LAND DIVISION AND DEDICATION IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF SHIELDS, THIS_____ DAY OF _____ , 20____.

NEALE R. JONES– TOWN CHAIRMAN

CITY OF WATERTOEN APPROVAL (EXTRATERRITORIAL)

THIS LAND DIVISION IS HEREBY APPROVED BY THE BOARD OF THE CITY OF WATERTOWN

THIS _____ DAY OF _____, 20____.

EMILY McFARLAND– MAYOR

DODGE COUNTY PLANNING AND DEVELOPMENT APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY DODGE COUNTY ON

THIS _____ DAY OF _____ 20____.

JOSEPH GIEBEL, CODE ADMINISTRATOR

N8728 River Road – Extraterritorial CSM

Background:

Richard & Jo Ann Gimler are looking to create a parcel from a 40.02-acre parent parcel. This parcel is located within the Town of Watertown.

Relevant Information:

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:

1. River Road was not identified in the 2019 City of Watertown Comprehensive Plan Map #7 – Transportation & Community Facilities as having an expanded right-of-way. The 2019 City of Watertown Comprehensive Plan designates the future right-of-way width for River Road as “Existing”. Surveyor notified that the road right of way should be shown on the CSM.
 - a. The CSM does not properly dedicate a right-of-way width of 66 feet (33 feet from centerline). Surveyor notified that the road right of way should be shown on the CSM.
 - b. N8728 River Road is located within the Airport Approach Protection Zone-at an elevation of 973 feet above mean sea level for all building, structures and object of natural growth, whether or not such buildings, structures and object of natural growth are in existence. Surveyor notified that a note to this effect should be added to the CSM.

Options:

These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM without conditions.
3. Approve the preliminary extraterritorial CSM with conditions as identified by the City of Watertown Plan Commission:
 - a. Lot 1 shall maintain a right-of-way dedication of 66 feet (33 feet from centerline) as shall be indicated on the preliminary extraterritorial CSM.
 - b. CSM shall have added NOTE: Lot 1 has an Airport Approach Protection Zone elevation limit of 973 feet above mean sea level for all building, structures and object of natural growth, whether or not such buildings, structures and object of natural growth are in existence.

JEFFERSON COUNTY
PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A Division of land located in the SW 1/4 & SE 1/4 of the NW 1/4 & NE 1/4 & NW 1/4 & NE 1/4 OF THE SW 1/4 of Section 13,
Township 8N, Range 15E, Town of Watertown, Jefferson County, Wisconsin, on Parcel Number 032-0815-1324-000
032-0815-1334-000

RICHARD G GIMLER TRUST
Owner: JOANN A GIMLER TRUST
Address: N8729 RIVER RD
WATERTOWN, WI 53094
Phone: 920-261-2964

Surveyor: KW SURVEYING INC.
Address: P.O. BOX 32
SULLIVAN, WI 53178
Phone: 262-593-5800

Date Submitted: _____
Revised: _____

- ☒ Rezoning
- ☐ Allowed Division within Existing Zone
- ☐ Farm Consolidation in an existing A-1 Zone
- ☐ 35+ Acre Lot in A-1 Zone
- ☐ Survey of Existing Parcel

Note to Be Placed on Final CSM

Petition # _____ Zoning _____
Check for subsequent zoning changes with Jefferson County Zoning Department.

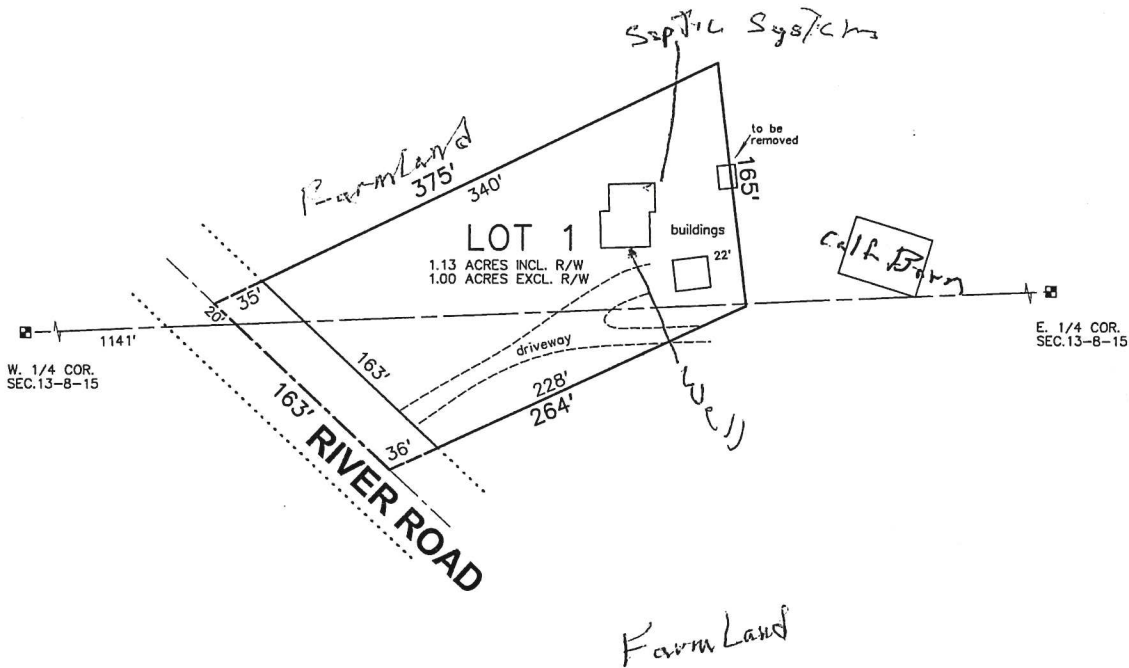
Intent and Description of Parcel to be Divided:

REZONE 1.00 ACRE WITH EXISTING BUILDINGS FROM A-1 TO A-3



In addition to the info required by Sec. 236.34 of State Statutes, Sec. 15.04(f) of the Jefferson County Land Division/Subdivision Ordinance requires that the following be shown:

- ☐ Existing buildings, watercourses, drainage ditches and other features pertinent to the proper division.
- ☐ Location of access to a public road, approved by the agency having jurisdiction over the road.
- ☐ All lands reserved for future public acquisition.
- ☐ Date of the map.
- ☐ Graphic Scale.



County Surveyor Approval _____ Date: _____
Town Board Approval _____ Date: _____
(Includes Access Approval If Applicable)
County Highway Approval _____ Date: _____
(If Applicable)
Extraterritorial Approval _____ Date: _____
(If Applicable)
Zoning Office Approval _____ Date: _____

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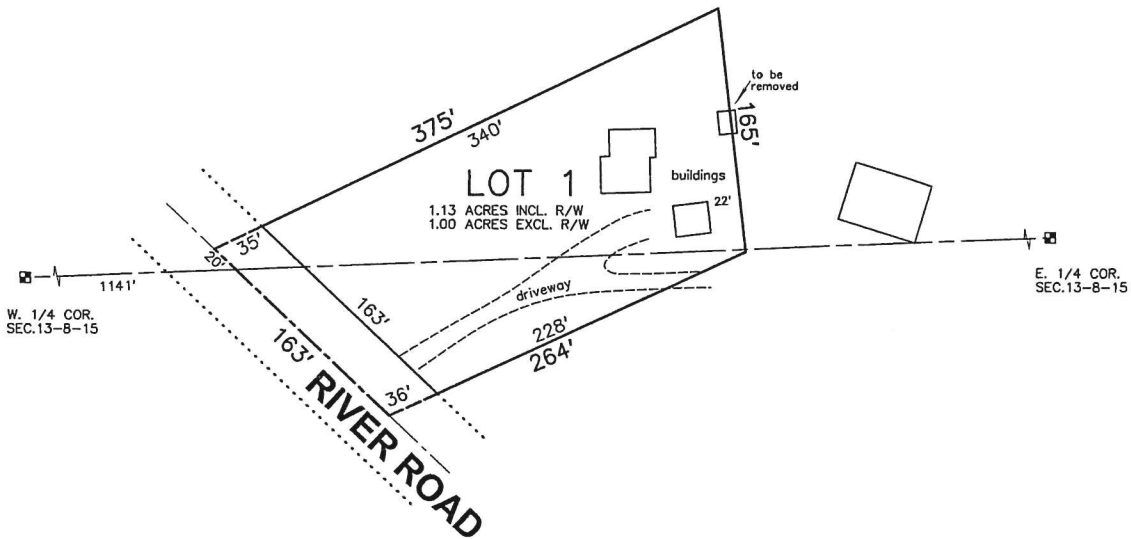
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