



PLAN COMMISSION MEETING AGENDA

MONDAY, APRIL 14, 2025 AT 4:30 PM

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

Virtual Meeting

Info: <https://us06web.zoom.us/j/2371460557?pwd=UXjvqLXKCdw12jl4jl1b7GIUPaClat.1&omn=81403701389> or call 1-646-931-3860 and use Meeting ID: 237 146 0557 Passcode: 144391

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

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- A. Review and take action: Site Plan Review minutes dated March 24, 2025
- B. Review and take action: Plan Commission minutes dated March 24, 2025

3. BUSINESS

- A. Review and take action: Edge Field Certified Survey Map (CSM)
- B. Review and take action: Edge Field Subdivision Final Plat
- C. Initial Review and set public hearing date: Edge Field Rezoning
- D. Recognition

4. ADJOURNMENT

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at cityclerk@watertownwi.gov phone 920-262-4000

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

SITE PLAN REVIEW COMMITTEE
March 24, 2025

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Mayor Emily McFarland, Brian Zirbes, Mason Becker, Mike Jacek, Stacy Winkelman, Andrew Beyer, Nathan Williams, Maureen McBroom, Tim Hayden, and Thomas Koerner.

Also in attendance were Nikki Zimmerman, Mason Becker, Timothy Sullivan, Alex Josue Blandon Robles of Latinos Supermarket, Joel Vaness of Abacus Architects, Daniel Benninger, Jerry Heller and Deb Heller of D & J Sports Bar, Amber Yelk of Sassy Sweets, Bill Edington of Heritage Military Music Foundation, Tony Stenzel of Lakeside Construction, Eric Halbur and Mark McClintock of Abacus Architects, and Konrad Roznik and Chris Merlein of North Town Partners.

1. Call to Order

The meeting was called to order by Chairperson Brian Zirbes.

2. Approval of Minutes

A. Review and take action: Site Plan Review Minutes Dated February 24, 2025

Motion was made by Tim Hayden and seconded by Andrew Beyer to approve the minutes as submitted. Unanimously approved.

3. Business

A. Review and take action: 100 E. Division Street initial review of site plan for zoning map amendment, planned development overlay map amendment, and zoning text amendment

Konrad Roznik of North Town Partners was present. The proposal is for a 65-unit apartment building with a mix of 1-3 bedroom units and 3 individual 3-bedroom town homes in a community called the Ox Bow. This would be a high-end housing community.

The following was presented by staff:

Building:	A fire-rated wall - a full separation wall with no separation. The state would require a variance for the opening in the parking garage since this spans county lines.
Water/Wastewater:	Will this need a 6" service? If so, there is a 6" main and 4" lateral currently. The 4" would have to be increased to the 6".
Stormwater:	Stormwater plans will be needed. The approval would be contingent upon review of the Stormwater & Erosion Control permit. DNR requirements will be in play with it being over 1 acre.
Engineering:	Parking lot must meet all ADA requirements including handicap stalls, curb ramps, etc. The concrete path along the riverside is intended for tenant use with potential future use for the public. The lighting plan shall be submitted. The southern end of the concrete path will be more of a plaza/walkway. The landscaping plan will not have any plantings in the right of way. The seawall needs to be confirmed that the condition is appropriate for the river walk.
Fire:	Page A302 of the plans mention a skywalk. There was verification that this will be enclosed if it is built. There were questions on the addressing. Sprinkler and fire systems will be in the design of the second building.
Streets:	Verified that there will be private garbage and recycling.
Parks:	There will be Park Fees in Lieu of Dedication and Park Improvement Fees required.
Mayor:	Is excited by this project.
Zoning:	There should be some enhancing of the southern building entrance with a canopy similar in style to the main entrance. This is the location the southern building will be addressed from. There will be 1 main entrance but both entrances need to be clearly marked.

Motion made by Emily McFarland and seconded by Maureen McBroom to approve this item and forward to Plan Commission contingent upon:

- Review and approval of the stormwater & erosion control permit.
- State variance approval
- Enhancing the southern entrance with scaled addressing
- ADA compliance in the parking lot

Unanimously approved.

B. Review and take action: 1504 S. Church Street

Alex Josue Blandon Robles was present. There is currently a grocery store at this location. This approval is required for the restaurant portion which is also going to Plan Commission to obtain a conditional use permit.

The following was presented by staff:

Building:	All fire, electrical, exit lighting and plumbing issues must be addressed with permits being obtained.
Water/Wastewater:	No comments.
Stormwater:	No comments.
Engineering:	No comments.
Fire:	Needs to verify that the new hood that has been installed is correct and any other requirements have been addressed.
Streets:	No comments.

Motion made by Mike Jacek and seconded by Tim Hayden to approve this item and forward to Plan Commission. Contingent upon:

- Approval of the hood system.
- Fire Department inspection.
- Submittal and approval of required permits with final inspections completed.

Unanimously approved.

C. Review and take action: 116 W. Main Street retail bakery with customer seating

Amber Yelk was present. This is for a proposed bakery with customer seating.

The following was presented by staff:

Building:	No comments.
Water/Wastewater:	No comments.
Stormwater:	No comments.
Engineering:	No comments.
Fire:	Asked about the convection oven. It is a fully ventless convection oven. Asked about the set of stairs on the plans. These are accessible to the basement only. What is the distance between the stairs and the case? Is this ADA compliant? The case is actually 8' to the left and against the wall. It meets ADA compliance.
Streets:	No comments.
Mayor:	Grateful for the downtown investment.

Motion made by Stacy Winkelman and seconded by Mike Jacek to approve this item and forward it to Plan Commission

Unanimously approved.

D. Review and take action: 301 E. Main Street bar and grill

Jerry and Deb Heller were present. They are moving their bar and grill to this location.

The following was presented by staff:

Building:	For any potential future work, ensure that permits are taken out.
Water/Wastewater:	No comments.
Stormwater:	No comments.

Engineering:	No comments.
Fire:	There is currently a Knox Box on the outside of the building that is currently 20' high. It should be moved so that it's no higher than 6' high.
Streets:	No comments.

Motion made by Emily McFarland and seconded by Stacy Winkelman to approve this item and forward it to Plan Commission contingent upon:

-Knox Box being moved to no higher than 6' for accessibility.

Unanimously approved.

E. Review and take action: 1013 S. Fifth Street review of storage building site plan

Tony of Lakeside Construction was present. The proposal is for construction of a 42' x 75' building to house a truck and trailer. The building will have a white roof with black trim.

The following was presented by staff:

Building:	Plans must be approved by the State of Wisconsin. Then submit the building permit application for review and approval.
Water/Wastewater:	Verified that there will not be any installation of floor drains or water at this time.
Stormwater:	The Erosion Control application has been received and is being reviewed.
Engineering:	The east side of the building should have pavement rather than gravel. The access will be off of S. Fifth Street which currently is an unimproved road. The department will review records to see if there are any further requirements needed for this project.
Fire:	Exit lights should have egress illumination to be built in or a separate unit and there should be a fire extinguisher at each door.
Streets:	No comments.

Motion made by Emily McFarland and seconded by Andrew Beyer to approve this item and forward it to Plan Commission contingent upon:

- State of Wisconsin plan approval
- Approval of the Erosion Control permit
- Exit light illumination
- Fire Extinguisher placement
- Improved right of way

Unanimously approved.

F. Review and take action: 318 Union Street – Temporary Use

Owner Daniel Benninger was present. There was a fire at this location. The request is for a 33' trailer to be placed in the driveway of the property for the owner to live in until the fire renovations are completed.

The following was presented by staff:

Building:	Verified that a temporary electrical service will be installed. Also stated that the proper backflow prevention is included with any plumbing on the property. Also, the RV shall be placed off the property line as far as possible. Ensure permits are submitted for the temporary service and other work for the fire renovation.
Water/Wastewater:	No comments.
Stormwater:	No comments.
Engineering:	No comments.
Fire:	No comments.
Streets:	No comments.

Zoning: The Temporary permit would be good for 6 months and then would need to be revisited, if needed.

Motion made by Mike Jacek and seconded by Emily McFarland to approve this item and forward it to Plan Commission contingent upon:

- Location of the RV being close to the house
- Submittal of the required permits.

Unanimously approved.

4. Adjournment

Motion was made by Emily McFarland and seconded by Tim Hayden to adjourn. Unanimously approved.

Respectfully submitted,
Nikki Zimmerman
Recording Secretary

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

PLAN COMMISSION

MINUTES

March 24, 2025

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, Kneser, Krueger, Talaga, Zirbes

Also in attendance: Tony Stenzel of Lakeside Construction, Joel Van Ess of Abacus Architects, Konrad Roenik of North Town Partners, Mark McClintock of Abacus Architects, Randall Mueller, Roger Herbert, Jerry Heller of D&J Sports Bar, Chris Merkein of North Town Partners, Daniel Benninger, Bill Edington of Heritage Military Music Foundation, Amber Yelk of Sassy Sweets, Steve Board, Ryan Wagner of CCI Media, Larissa Tomczak, Eric Halbur of Abacus Architects

1. Call to order

2. Approval of Minutes

A. Plan Commission minutes March 10, 2025

Motion to approve both Plan Commission minutes was made by Krueger and seconded by Talaga, passed on unanimous voice vote.

3. Business

A. Public Hearing: 621 Brookstone Way – Request for a Conditional Use Permit (CUP) for an Accessory Dwelling Unit under Sections 550-24C(2)(b) and 550-56AA

No public comment.

B. Review and take action: 621 Brookstone Way – Request for a Conditional Use Permit (CUP) for an Accessory Dwelling Unit under Sections 550-24C(2)(b) and 550-56AA

Brian Zirbes presented the request for a CUP for 621 Brookstone Way to be used as an accessory dwelling unit as a rental space.

Motion to approve with no conditions was made by Blanke, seconded by Kneser and passed on a unanimous voice vote.

C. Public Hearing: 1504 S. Church Street – request for a Conditional Use Permit (CUP) for Indoor Commercial Entertainment under Section 550-32B(2)(g) and Section 550-52H

No public comment.

D. Review and take action: 1504 S. Church Street – request for a Conditional Use Permit (CUP) for Indoor Commercial Entertainment under Section 550-32B(2)(g) and Section 550-52H

Brian Zirbes presented the request for a CUP for indoor commercial entertainment for a restaurant and commercial grocery store. There were several fire and building code violations noted at site plan review and they need to be corrected in order for a CUP to be issued.

Motion to approve with the condition that the fire and building code violations be corrected was made by Krueger, seconded by Talaga and passed on a 5-1 vote with Commissioner Kneser opposed.

E. Public Hearing: 116 W. Main Street – request for a Conditional Use Permit (CUP) for Indoor Commercial Entertainment under Section 550-34B(2)(f) and Section 550-52H

No public comment.

F. Review and take action: 116 W. Main Street – request for a Conditional Use Permit (CUP) for Indoor Commercial Entertainment under Section 550-34B(2)(f) and Section 550-52H

Brian Zirbes presented the request for a CUP for indoor commercial entertainment to remodel a former commercial space into a bakery with customer seating.

Motion to approve with no conditions was made by Kneser, seconded by Talaga and passed on a unanimous voice vote.

- G. Public Hearing:** 301 E. Main Street – Request for a Conditional Use Permit (CUP) for Indoor Commercial Entertainment under Section 550-34B(2)(f) and Section 550-52H
No public comment.
- H. Review and take action:** 301 E. Main Street – Request for a Conditional Use Permit (CUP) for Indoor Commercial Entertainment under Section 550-34B(2)(f) and Section 550-52H
Brian Zirbes presented the request for a CUP for indoor commercial entertainment to relocate an existing sports bar to 301 E. Main Street.
Motion to approve with the condition that the Knox Box be moved to be no higher than 6' from the ground was made by Blanke, seconded by Krueger and passed on a unanimous voice vote.
- I. Review and take action:** 318 Union Street – Temporary Use
Brian Zirbes presented the request for a temporary use for 318 Union Street. The request is that a temporary relocatable building (camper) be allowed to be on site due to a house fire and needed repairs. It has been requested the building be as far from the lot line as possible. The temporary use is valid upon approval for six months.
Motion to approve with the conditions that the temporary structure be as close to the home as possible, all permits are submitted to ensure hookups are safe, and the length of time be no longer than six months was made by Blanke, seconded by Kneser and passed on a unanimous voice vote.
- J. Review and take action:** 1013 S. Fifth Street indoor storage building for Heritage Military Music Foundation
Brian Zirbes presented the request for an indoor storage building. This lot was created through a CSM in February. The street is currently unimproved in front of this parcel and engineering will be looking into what improvements need to be made. Site plan has requested that this approval be contingent on the topic of the improved right of way be held open. The applicant must also provide an erosion control plan.
Motion to approve with the identified conditions was made by Krueger, seconded by Talaga and passed on a unanimous voice vote.
- K. Review public hearing comments and make recommendation to Common Council:** 1220 Wilbur Street and 1220 W. Main Street Comprehensive Plan Amendment
No public hearing comments at Common Council.
Motion to make a positive recommendation to the Common Council was made by Blanke, seconded by Kneser and passed on a unanimous voice vote.
- L. Initial review and schedule public hearing:** Zoning Ordinance Text Amendment – Central Business Apartments
Brian Zirbes presented the recommendation that this be removed from the ordinance now and be revisited with the upcoming zoning ordinance rewrite.
Motion to set the public hearing at the Common Council on April 15th 2025 was made by Krueger, seconded by Blanke and passed on a unanimous voice vote.
- M. Initial review and schedule public hearing:** 100 E. Division Street Rezoning from General Business (GB) to Central Business (CB)
Motion to set the public hearing at the Common Council on April 15th 2025 was made by Kneser, seconded by Blanke and passed on a unanimous voice vote.
- N. Initial review and schedule public hearing:** 100 E. Division Street Planned Development (PD) Overlay Zoning – General Development Plan (GDP)/Precise Implementation Plan (PIP)
Motion to set the public hearing at the Common Council on April 15th 2025 was made by Krueger, seconded by Blanke and passed on a unanimous voice vote.
- O. Offer to Purchase regarding Parcel No. 291-0815-0511-003, 291-0815-0422-023, 291-0815-0422-036, 291-0815-0511-004, 291-0815-0412-182 and 291-0815-0412-185**
1. Review and discuss: Offer to Sell City owned Parcel No. 291-0815-0511-003, 291-0815-0422-023, 291-0815-0422-036, 291-0815-0511-004, 291-0815-0412-182 and 291-0815-0412-185

2. Convene into closed session per § 19.85(e) to deliberate or negotiate the purchasing of properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (Offer to Sell City owned Parcel No. 291-0815-0511-003, 291-0815-0422-023, 291-0815-0422-036, and 291-0815-0511-004 and purchase Parcel No. 291-0815-0412-182 and 291-0815-0412-185)

Motion to convene into closed session was made by Blanke, seconded by Beyer and passed on a unanimous roll call vote.

3. Reconvene into open session

4. Review and take action: Approve or Deny to negotiate selling of Parcel No. 291-0815-0511-003, 291-0815-0422-023, 291-0815-0422-036 and 291-0815-0511-004
5. Review and take action: Approve or Deny to negotiate purchasing of Parcel No. 291-0815-0412-182 and 291-0815-0412-185

Motion to deny the selling of the listed parcels was made by Blanke, seconded by Krueger and passed on a unanimous voice vote.

Motion to deny the purchase of the listed parcels was made by Kneser, seconded by Talaga and passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

<https://mccmeetings.blob.core.usgovcloudapi.net/watertwnwi-pubu/MEET-Packet-f74fb884ee53472488ad411f3591db45.pdf>

4. Adjournment

Motion to adjourn was made by Beyer and seconded by Blanke and passed on a unanimous voice vote.
 (5:10pm)

Respectfully Submitted,

Alderman Brad Blanke

**BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT**

TO: Plan Commission
DATE: April 14th, 2025
SUBJECT: 848 Milford St – Preliminary Certified Survey Map (CSM)

A request by Keith Kindred, agent for Greg Loos - Greemar LLC, to create a Certified Survey Map (CSM) within the City of Watertown. Parcel PIN(s): 291-0815-0741-061

SITE DETAILS:

Parent Parcel Acres: 20.0 acres
Proposed Lot Size(s): Lot 1 – 0.64 acres (28,119 S.F.)
Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one lot CSM to split an existing home from the larger parent parcel. The remainder of the parent parcel is proposed to be subdivided into a 55 lot subdivision plat. The proposed CSM 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 has been added to the CSM. ROW for Milford Street/CTH A, a western extension of River Road, and an extension of Ryan Ridge along the perimeter of the proposed CSM lot will be dedicated by the associated plat. No ROW is being dedicated by the CSM.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

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

STAFF RECOMMENDATION:

- Staff recommends approval of the CSM.

ATTACHMENTS:

- Application materials.

CERTIFIED SURVEY
MAP NO. _____

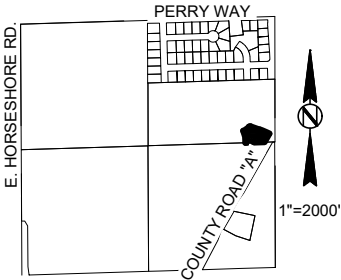
BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7,
TOWNSHIP 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON
COUNTY, WISCONSIN

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH
501 MAPLE AVE
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

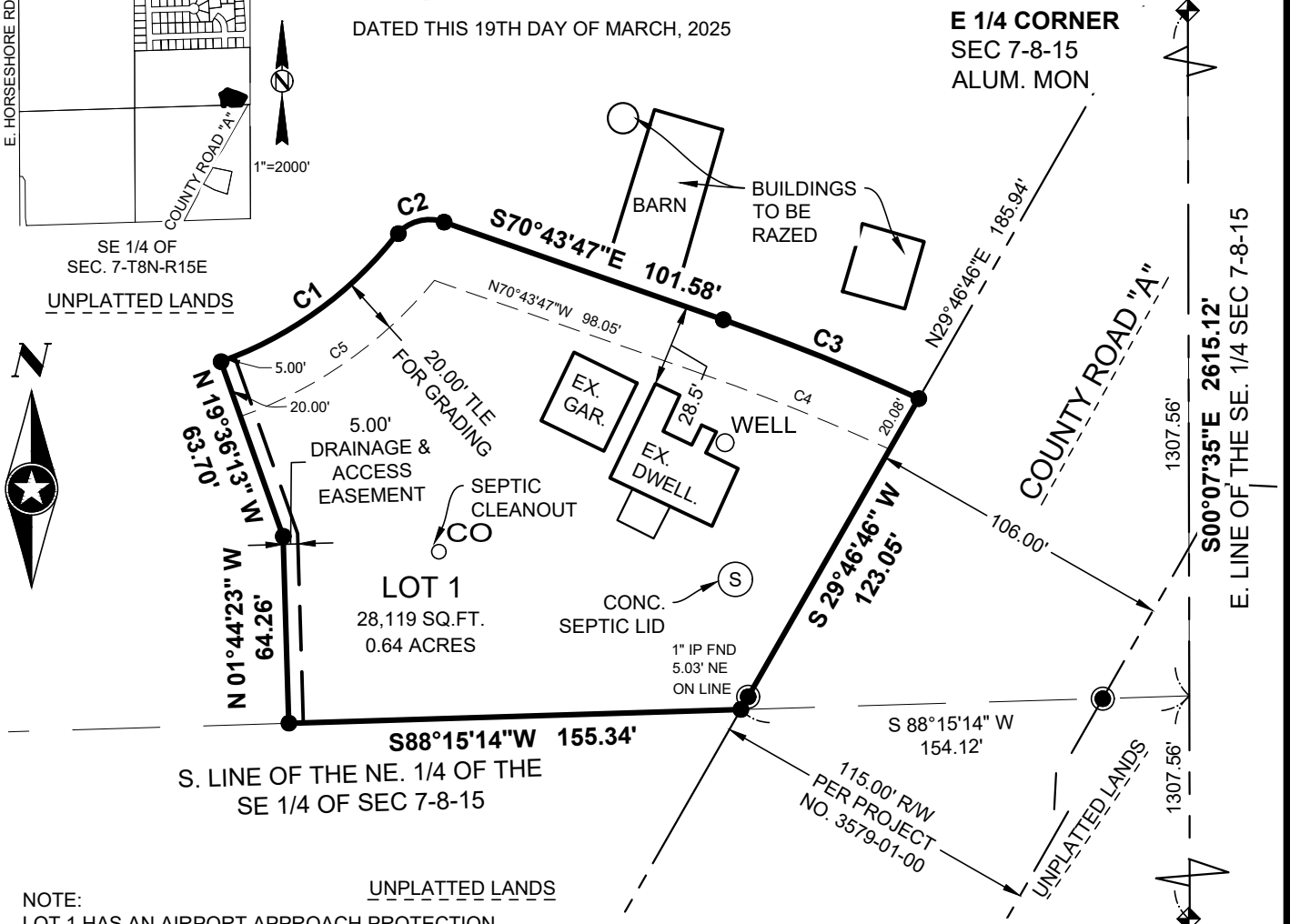
SURVEY FOR:
GREMAR, LLC
C/O DAVID WERNING
435 VILLAGE WALK LANE, 2A
JOHNSON CREEK, WI 53038
DAVID@LOOSHOMES.COM



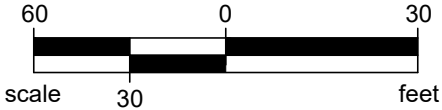
LOCATION MAP



DATED THIS 19TH DAY OF MARCH, 2025



NOTE: UNPLATTED LANDS
LOT 1 HAS AN AIRPORT APPROACH PROTECTION
ZONE ELEVATION LIMIT OF 968 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



BEARINGS REFERENCED TO THE EAST LINE OF THE SE
1/4 OF SECTION 7-8-15, BEARING N00°07'35"W NAD 83,
WISCONSIN COUNTY COORDINATES, JEFFERSON
COUNTY (WISCRS- WI-JEFF)

- - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- - 3/4" REBAR SET (1.502 LBS PER FOOT)
- ◆ - SECTION CORNER AS DESCRIBED
- (N00°00'00"W 000.00') - RECORDED AS / DEEDED AS

CURVE TABLE							
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
C1	133.00'	32°12'06"	74.75'	73.77'	N54°17'44"E	N70°23'47"E	N38°11'41"E
C2	15.00'	71°04'31"	18.61'	17.44'	N73°43'57"E	N38°11'41"E	S70°43'47"E
C3	767.00'	5°24'48"	72.47'	72.44'	S68°01'23"E	S70°43'47"E	S65°18'59"E



CERTIFIED SURVEY MAP
NO. _____

BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 7, TOWNSHIP 8 NORTH, RANGE 15 EAST, CITY OF
WATERTOWN, JEFFERSON COUNTY, WISCONSIN

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped part of the Northeast 1/4 of the Southeast 1/4 of Section 7, Township 8 North, Range 15 East, in the City of Watertown, Jefferson County, Wisconsin, more particularly described as follows:

Commencing at the East 1/4 corner of said Section 7; thence South 00°07'35" East along the East line of said section, 1,307.56 feet to the South line of the Northeast 1/4 of the Southeast 1/4 of said section; thence South 88°15'14" West along said south line, 154.12 feet to a point on the westerly right of way of County Road "A", also the point of beginning; thence continuing along said South line South 88°15'14" West, a distance of 155.34 feet; thence North 01°44'23" West, 64.26 feet; thence North 19°36'13" West, 63.70 feet; thence 74.75 feet along the arc of a curve to the left, with a radius of 133.00 feet, whose chord bears North 54°17'44" East, 73.77 feet; thence 18.61 feet along the arc of a curve to the right, with a radius of 15.00 feet, whose chord bears North 73°43'57" East, 17.44 feet; thence South 70°43'47" East, 101.58 feet; thence 72.47 feet along the arc of a curve to the right, with a radius of 767.00 feet, whose chord bears South 68°01'23" East, 72.44 feet to a point on the westerly right of way of County Road "A"; thence South 29°46'46" West along said right of way, 123.05 feet to the point of beginning;

Said lands contain 28,697 Square Feet, 0.66 Acres, more or less;

That I have made such survey, land division and plat by the direction of the owner (s) of said lands. That such survey is a correct representation of all exterior boundaries of the lands surveyed and the division thereof made. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision of Land Regulations of Chapter 545-15 of the City of Watertown Municipal Code in surveying, dividing and mapping the same.



Dated this 19th day of March, 2025

TLE CURVE TABLE							
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
C4	747.00'	5°16'35"	68.79'	68.77'	N68°05'30"W	N65°27'12"W	N70°43'47"W
C5	153.00'	30°51'31"	82.40'	81.41'	S54°58'01"W	S70°23'47"W	S39°32'16"W

CERTIFIED SURVEY MAP
NO. _____

BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 7, TOWNSHIP 8 NORTH, RANGE 15 EAST, CITY OF
WATERTOWN, JEFFERSON COUNTY, WISCONSIN

Corporate Owner's Certificate of Dedication

GREMAR LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Limited Liability Company caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map.

GREMAR LLC, does further certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: City of Watertown

IN WITNESS WHEREOF, the said **GREMAR LLC** has caused these presents to be signed by
_____, its Member, and its corporate seal to be hereunto affixed on this
_____, day of _____, 20_____.

In the presence of: **GREMAR LLC**

Signed: _____
_____, Member

Corporate Owner's Notary Certificate

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____,
_____, Member of the above named Limited Liability Company, to me known to be
the persons who executed the foregoing instrument, and to me known to be Member of said Limited Liability
Company, and acknowledged that they executed the foregoing instrument as such officers as the deed of said
Limited Liability Company, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.



DATED THIS 19TH DAY OF MARCH, 2025



CERTIFIED SURVEY MAP
NO. _____

BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 7, TOWNSHIP 8 NORTH, RANGE 15 EAST, CITY OF
WATERTOWN, JEFFERSON COUNTY, WISCONSIN

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

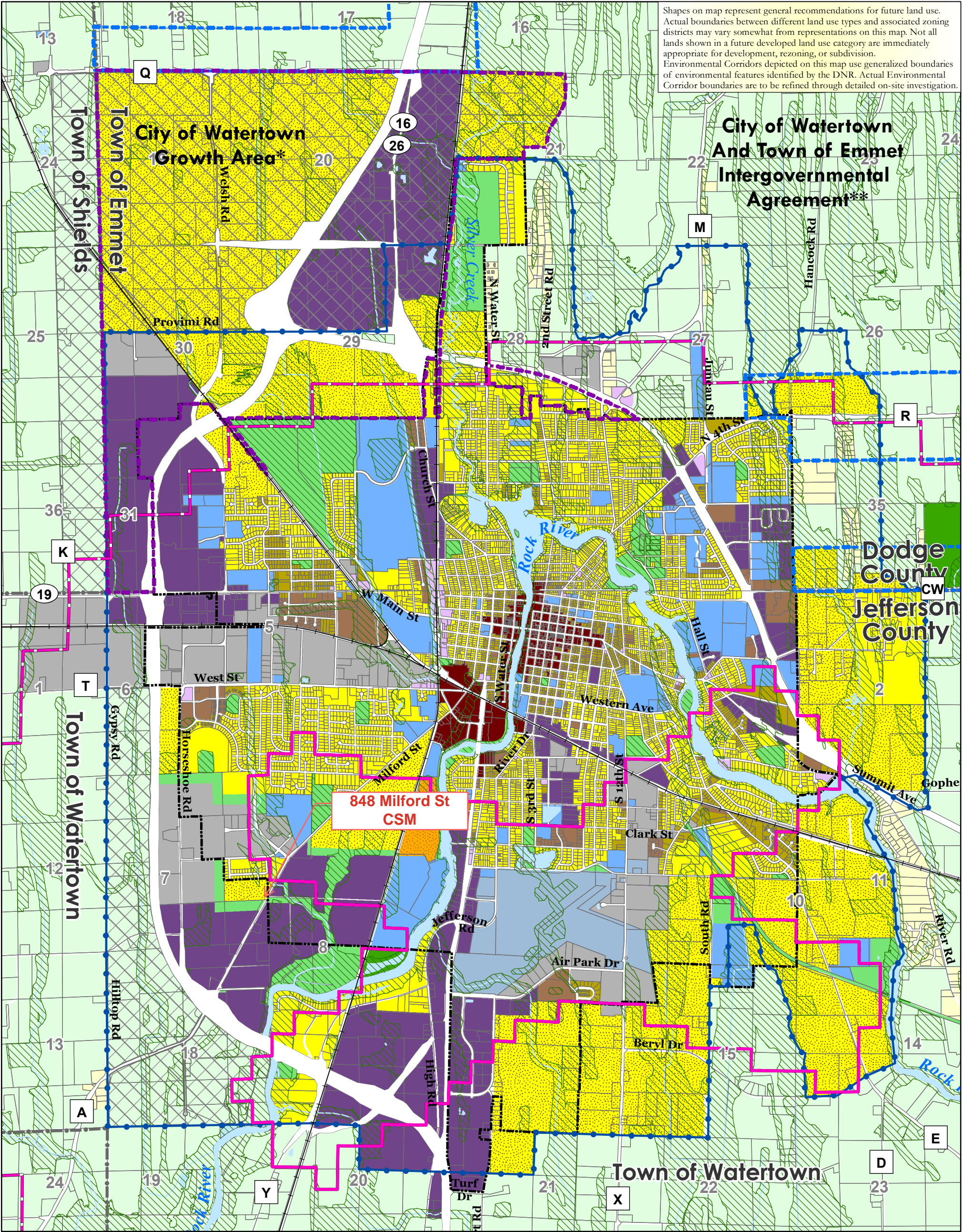
I hereby certify that the foregoing is a true and correct copy of a Certified Survey Map adopted by the Plan Commission of the City of Watertown.

Date: _____
Megan Dunneisen, City Clerk



DATED THIS 19TH DAY OF MARCH, 2025





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

City of Watertown And Town of Emmet Intergovernmental Agreement**

Dodge
County
Jefferson
County

Future Land Use Urban Area

Map 6b

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

City of Watertown Comprehensive Plan

Land Use Categories

- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood**
- Institutional
- Airport

- Rights-of-Way
- Neighborhood Mixed Use
- Planned Mixed Use*
- Central Mixed Use
- Riverside Mixed Use***
- Mixed Industrial
- Parks & Recreation
- Environmental Corridor
- Surface Water

*Each "Planned Mixed Use Area" may include mix of:
1. Office
2. Multi-Family Residential
3. Mixed Industrial
4. Commercial Services/Retail
5. Institutional
6. Parks & Recreation



**"Planned Neighborhoods" should include a mix of the following:
1. Single-Family - Sewered (predominant land use)
2. Two-family Residential
3. Multi-Family Residential
4. Institutional
5. Neighborhood Mixed Use
6. Parks & Recreation



***Each "Riverside Mixed Use Area" may include mix of:
1. Office
2. Single-Family - Sewered
3. Two-Family Residential
4. Multi-Family Residential
5. Commercial Services/Retail
6. Institutional
7. Parks & Recreation



Draft: August 7, 2019
Source: WisDNR, FEMA,
City of Watertown,
Dodge Co. LIO &
Jefferson Co. LIO, V&A

- 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

VANDEWALLE &
ASSOCIATES INC.
Shaping places, shaping change



0 0.25 0.5 1 Miles

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: April 14th, 2025
SUBJECT: Recommendation to Council, Edge Field Plat - Final Plat

A requested by Keith Kindred, agent for Greg Loos - Greemar LLC, for review and recommendation to Common Council of the Edge Field Plat - Final Plat within the City of Watertown. Parcel PIN(s): 291-0815-0741-061

SITE DETAILS:

Acres: 20.0
Current Zoning: Single-Family Residential (SR-4) Zoning District
Existing Land Use: Vacant
Future Land Use Designation: Planned Neighborhood

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is seeking a review and recommendation to the Common Council of a final plat to create a 55 Lot subdivision plat with a mixture of Single-Family and Twin-Home lots. Lots 11, 12, 17, 18, 31, 32, 33, 34, 35, 36, 37, 38, 41, & 42 are proposed for Twin-Home development, all other lots are proposed for Single-Family development. In addition, three Outlots are proposed in the plat with Outlots 1 and 2 being for stormwater purposes. To satisfy parkland dedication requirements, parkland is being dedicated in the adjacent Hepp Heights subdivision to the north on Outlot 4. Due to the size of the Hepp Heights Outlot 4, this dedication satisfies the parkland dedication requirements for 42 of the 55 lots. A fee in lieu of dedication has been paid for the remaining 13 lots. The plat will dedicate extensions of Linda Lane and Ryan Ridge to the south ending at an intersection with an undeveloped ROW called Harrington Way. River Road will be extended to the west from Milford Street/CTH A to the extension of Ryan Ridge. An additional undeveloped ROW on the western edge of the plat will be called Slavney Drive and connect with the extension of Linda Lane.

STAFF EVALUATION:

Wisconsin Statutes

Per the Wisconsin Statutes it is the role of the Plan Commission to review and recommend to Council all plats of land within the City.

Per Wisconsin State Statute § 62.23(5):

(5) Matters referred to city plan commission. *The council, or other public body or officer of the city having final authority thereon, shall refer to the city plan commission, for its consideration and report before final action is taken by the council, public body or officer, the following matters: The location and architectural design of any public building; the location of any statue or other memorial; the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley or other public way, park, playground, airport, area for parking vehicles, or other memorial or public grounds; the location, extension, abandonment or authorization for any public utility whether publicly or privately owned; all plats of lands in the city or within the territory over which the city is given platting jurisdiction by ch. 236; the location, character and extent or acquisition, leasing or sale of lands for public or semipublic housing, slum clearance, relief of congestion, or vacation camps for children; and the amendment or repeal of any ordinance adopted pursuant to this section. Unless such report is made within 30 days, or such longer period as may be stipulated by the common council, the council or other public body or officer, may take final action without it.*

Land Use

Within the City Code, Chapter 545 Subdivision of Land outlines the procedures and requirements for final plat review of subdivisions within the City. [per § 545-14] Under the final platting procedures, requests for approval of the final plat shall be submitted to the Plan Commission and the State of Wisconsin. The plat can also be sent the county for review and comment.

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

Jefferson County Comments:

Jefferson County has provided initial comments on a previous version of the plat. The applicant has indicated all these corrections have been made.

State Agency Comments:

WDOA has provided initial comments on a previous version of the plat. The applicant has indicated all these corrections have been made.

The Plan Commission shall recommend approval, denial, or approval with conditions of the final plat to the Common Council [per § 545-14A(3)].

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Recommend denial the final plat to the Common Council.
2. Recommend approval of the final plat to the Common Council without conditions.
3. Recommend approval of the final plat to the Common Council with conditions identified by the Plan Commission:
 - The applicant shall obtain any required erosion control and stormwater permits.
 - A note shall be placed on the plat prior to recording noting the parkland dedication and/or fee in lieu of dedication per § 545-42C(7).
 - Any further corrections requested from Jefferson County or WDOA shall be made to the plat prior to recording.

STAFF RECOMMENDATION:

- Staff recommends the final plat be sent to the Common Council for approval with conditions.

ATTACHMENTS:

- Application materials.

EDGE FIELD

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, T.8N., R.15E., CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
GREMAR LLC
LAND OWNER AND DEVELOPER
435 VILLAGE WALK LANE 2A
JOHNSON CREEK, WI 53038
920-543-5403

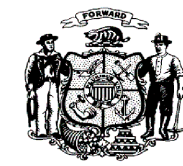
LEGEND

- 1 1/4" REBAR SET, 18" LONG, WT. = 4.3 LBS./LIN. FT.
11/16" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL
OTHER LOT & OUTLOT CORNERS
- CONCRETE MONUMENT W/ ALUMINUM CAP FOUND
- 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



FND ALUM MON
E 1/4 CORNER
SEC 7-8-15
ELEV 831.57

HEPP HEIGHTS-PHASE 3
STORMWATER
DRAINAGE EASEMENT
OUTLOT 3

UNPLATTED LANDS
OWNER: TRI
INVESTMENT LLC

MILFORD ST
COUNTY ROAD "A"
RIGHT OF WAY SHOWN PER
JEFFERSON COUNTY GIS

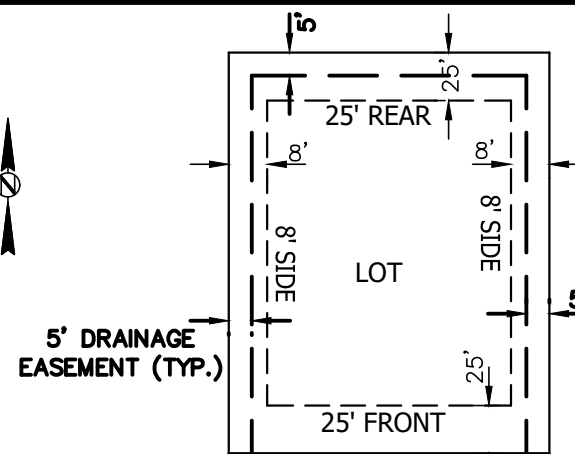
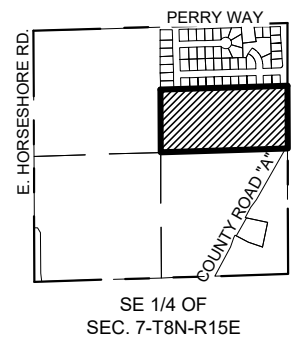
RIVER ROAD

SNELLS
ADDITION

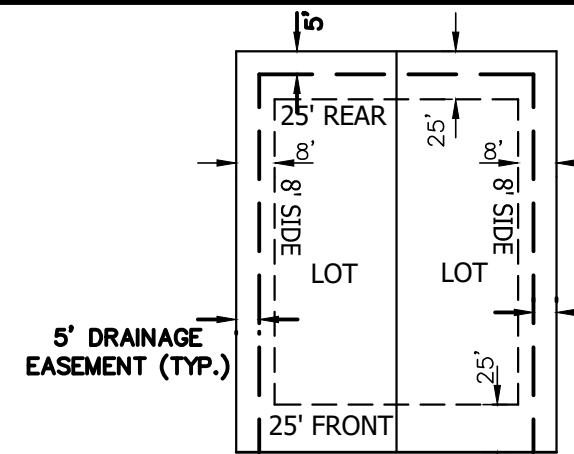
FND ALUM MON
SOUTHEAST CORNER
SEC 7-8-15
ELEV 813.36

SHEET 1 OF 2

LOCATION MAP



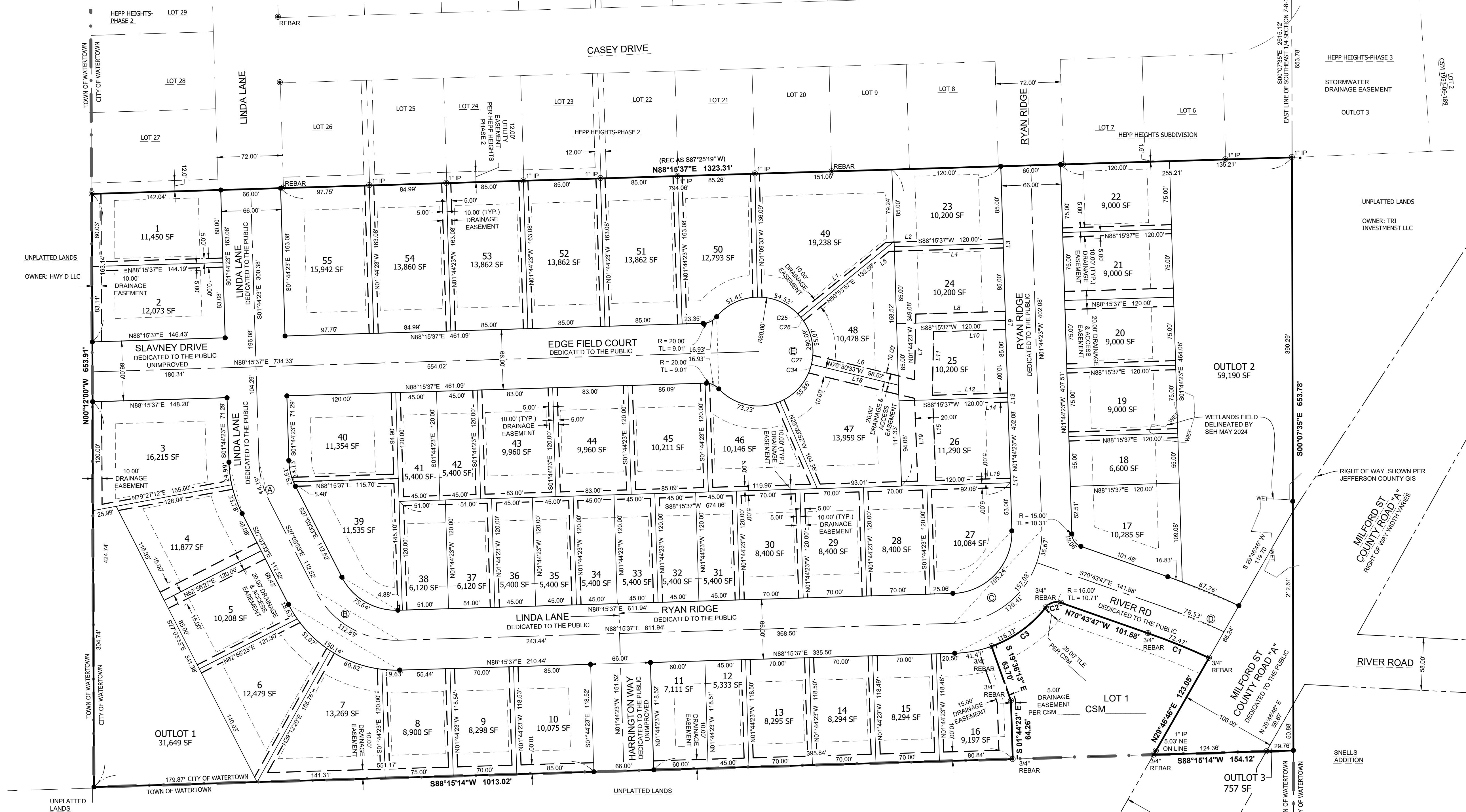
LOT SETBACK DETAIL FOR SR-4
ZONING (N.T.S.)
LOTS 1-10, 13-16, 19-30, 39, 40, & 43-55



LOT SETBACK DETAIL FOR TR-6
ZONING (N.T.S.)
LOTS 11, 12, 17, 18, 31-38, 41, & 42



60 0 60
scale 30 feet
BEARINGS ARE REFERENCED TO THE JEFFERSON COUNTY
COORDINATE SYSTEM OF WHICH THE EAST LINE OF THE SE 1/4
OF SECTION 7-8-15 IS ASSUMED TO BEAR S00°07'35"E.
VERTICAL DATUM BASED ON NGVD 88.
DISTANCES ARE COMPUTED TO THE NEAREST 0.01" AND
MEASURED TO THE NEAREST 0.01"
ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND
MEASURED TO THE NEAREST 00°00'00.5"



SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped a part of the Northeast 1/4 of the Southeast 1/4 of Section 7, Township 8 north, Range 15 East, in the City of Watertown, Jefferson County, Wisconsin, more particularly described as follows:

Commencing at the East 1/4 corner of said section 7, thence South 00°07'35" East along the East line of the Southeast 1/4 of said Section 7 a distance of 653.78 feet to a point on the South line of Outlot 3 in Hepp Heights Phase 3, also the point of beginning; thence continuing along the East line of said Section 7, South 00°07'35" East, 653.78 feet to the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 7; thence South 88°15'14" West along said South line, 154.12 feet to the Southeast corner of Certified Survey Map No. _____; thence North 29°46'46" East along the East line of Said Certified Survey Map, 123.05 feet; thence continuing along the Noth line of said Certified Survey Map, 72.47 feet along the arc of a curve to the left, with a radius of 767.00 feet, whose chord bears North 68°01'23" West, 72.44 feet; thence continuing along said North line of said Certified Survey Map North 70°43'47" West, 101.58 feet; thence continuing along said Certified Survey Map, 18.61 feet along the arc of a curve to the left, with a radius of 15.00 feet, whose chord bears South 73°43'47" West, 17.44 feet; continuing along the Northwesterly line of said Certified Survey Map, 74.75 feet along the arc of a curve to the right, with a radius of 133.00 feet, whose chord bears South 54°17'44" West, 73.77 feet; thence South 19°36'13" East along the West line of said Certified Survey Map, 63.70 feet; thence South 01°44'23" East along the West line of said Certified Survey Map, 64.26 feet to the Southwest corner of said Certified Survey Map also a point on the South line of the Northeast 1/4 of the Southeast 1/4 of Said Section 7; thence South 88°15'14" West along said South line, 1,013.02 feet; thence North 00°12'00" West along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 7, a distance of 653.91 feet to the Southwest corner of Lot 27 of Hepp Heights Phase 2; thence North 88°15'37" East along the South line of Hepp Heights Phase 2 and 3, a distance of 1,323.31 feet to the point of beginning;

Said lands contain 835,939 square feet, 19.19 acres;

That I have made such survey, land division and plat by the direction of the owner (s) of said lands. That such survey is a correct representation of all exterior boundaries of the lands surveyed and the division thereof made. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the subdivision regulations of the City of Watertown in surveying, dividing and mapping the same.

Dated this 28th day of February, 2025

Revised this 10th day of March, 2025

Revised this 18th day of March, 2025

Keith A. Kindred, PLS

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

GREMAR LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as WE Energies, Grantee,

Grantee, and

Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots, also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

PLAN COMMISSION APPROVAL CERTIFICATE:

Resolved that the plat of EDGE FIELD, in the City of Watertown, Grema LLC, Land owner and Developer, is hereby approved by the Plan Commission.

Approved as of the ____ day of _____, 20____.

Date: _____ Signed _____
Emily McFarland, Chairperson

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

Date: _____ Signed _____
Megan Dunneisen, City Clerk

GENERAL NOTES:

1) ALL EASEMENTS ARE GRANTED TO THE CITY OF WATERTOWN UNLESS OTHERWISE STATED.

2) OUTLOT 1 AND OUTLOT 2 ARE COMPLETELY ENCOMPASSED BY A STORM WATER AND DRAINAGE EASEMENT

3) NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

4) AREA SHOWN IS ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55055C0087F, EFFECTIVE DATE FEBRUARY 4, 2015.

5) THE OVERALL AREA OF THIS PLAT IS 836,517 SQ. FT., 19.20 ACRES

6) ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC.

7) ALL LOTS TO BE SERVED BY PUBLIC SEWER AND WATER.

8) EACH INDIVIDUAL LOT OWNER SHALL HAVE UNDIVIDABLE FRACTIONAL OWNERSHIP OF OUTLOTS 1 AND 2 AND SHALL EACH BE LIABLE FOR AN EQUAL AND UNDIVIDABLE FRACTIONAL SHARE OF THE COST TO MAINTAIN SAID OUTLOTS. CITY OF WATERTOWN AND JEFFERSON COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.

9) THE PLAT IS LOCATED WITHIN THE AIRPORT APPROACH PROTECTION ZONE WITH MINIMUM ELEVATIONS OF 968 FEET ABOVE MEAN SEA LEVEL FOR ALL BUILDINGS AND VEGETATION.

10) GROUNDWATER NOTE:
SECTION 288-18(6)(E)1): BASEMENT FLOOR SURFACES SHALL BE BUILT A MINIMUM OF ONE FOOT ABOVE THE HIGHEST GROUNDWATER TABLE ELEVATION, AS DOCUMENTED IN THE SUBMITTED SOIL EVALUATIONS IN ACCORDANCE WITH CITY STANDARDS. ON SLOPED SITES, BASEMENTS MAY BE ALLOWED PARTIALLY BELOW THE HIGHEST GROUNDWATER TABLE ONLY ON THE UPSLOPE SIDE IF THEY MEET CITY DRAINAGE SYSTEM STANDARDS FOR DESIGN, DISCHARGE, ENGINEERING OVERSIGHT, AND LONG-TERM MAINTENANCE. FOR THESE SITES, THE ONE-FOOT GROUNDWATER SEPARATION WILL BE ENFORCED AT THE FURTHEST DOWNSLOPE POINT OF THE BASEMENT.

11) TWIN HOME PAIRING: LOTS 11 & 12, 17 & 18, 31 & 32, 33 & 34, 35 & 36, 37 & 38, 41 & 42.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Grema LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Grema LLC, does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- Department of Administration
- City of Watertown
- Jefferson County Planning and Zoning Commission

IN WITNESS WHEREOF, said Grema LLC, has caused these presents to be signed by GREG LOOS, member, at _____, Wisconsin, and its corporate seal to be hereto affixed on this _____ day of _____.

In Presence of:

GREG LOOS, member

STATE OF WISCONSIN)

_____) COUNTY) SS

Personally came before me this ____ day of _____, 20____, the above named _____, member of the above named corporation, to me known to be such member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

_____) County, Wisconsin

My Commission Expires _____

CITY BOARD APPROVAL CERTIFICATE:

Resolved that the plat of EDGE FIELD in the City of Watertown, Grema LLC, land owner and developer, is hereby approved by the City Board.

All conditions have been met as of the ____ day of _____, 20____.

Date: _____ Signed _____
Emily McFarland, Mayor

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the City Board of the City of Watertown.

Date: _____ Signed _____
Megan Dunneisen, City Clerk

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN)
_____) COUNTY) SS

I, Elissa Friedl, being the duly appointed, qualified and acting Treasurer of the City of Watertown, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any of the land in the plat of EDGE FIELD

Dated _____
Sheri Rohr, Deputy Treasurer/ Clerk

CURVE TABLE						
	CURVE	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING
C1	EXTERIOR	767.00'	5°24'48"	72.47'	72.44'	N68°01'23"W
C2	EXTERIOR	15.00'	71°04'31"	18.61'	17.44'	S73°43'57"W
C3	EXTERIOR	133.00'	32°12'06"	74.75'	73.77'	S54°17'44"W
A	C/L	100.00'	25°19'10"	44.19'	43.83'	S14°23'58"E
	R/W WEST	133.00'	25°19'10"	58.77'	58.30'	S14°23'58"E
	LOT 3	133.00'	10°45'55"	24.99'	24.95'	S07°07'20"E
	LOT 4	133.00'	14°33'14"	33.78'	33.69'	S19°46'55"E
	R/W EAST	67.00'	25°19'10"	29.61'	29.37'	S14°23'58"E
	LOT 39	67.00'	4°41'16"	5.48'	5.48'	S24°42'55"E
B	LOT 40	67.00'	20°37'54"	24.13'	24.00'	S12°03'20"E
	C/L	100.00'	64°40'50"	112.89'	106.99'	S59°23'58"E
	R/W SOUTHWEST	133.00'	64°40'50"	150.14'	142.30'	S59°23'58"E
	LOT 5	133.00'	8°01'28"	18.63'	18.61'	S31°04'16"E
	LOT 6	132.93'	22°00'41"	51.07'	50.75'	S46°04'59"E
	LOT 7	133.00'	26°12'03"	60.82'	60.29'	S70°10'58"E
C	LOT 8	133.00'	8°27'24"	19.63'	19.61'	S87°30'41"E
	R/W NORTHEAST / LOT 39	67.00'	64°40'50"	75.64'	71.68'	S59°23'58"E
	C/L	100.00'	90°00'00"	157.08'	141.42'	N43°15'37"E
	C/L SOUTH	100.00'	68°59'25"	120.41'	113.27'	N53°45'55"E
	C/L NORTH	100.00'	21°00'35"	36.67'	36.46'	N08°45'55"E
	R/W SOUTH	133.00'	50°03'56"	116.22'	112.55'	N63°13'39"E
D	LOT 16	133.00'	17°51'50"	41.47'	41.30'	N79°19'42"E
	EXTERIOR	133.00'	32°12'06"	74.75'	73.77'	N54°17'44"E
	R/W NORTH / LOT 27	67.00'	90°00'00"	105.24'	94.75'	N43°15'37"E
	C/L	800.00'	5°37'27"	78.53'	78.50'	S67°55'04"E
	R/W SOUTH	767.00'	5°24'48"	72.47'	72.44'	N68°01'23"W
	R/W NORTH	833.00'	5°49'05"	84.59'	84.55'	S67°49'15"E
E	LOT 17	833.00'	1°09'27"	16.83'	16.83'	S70°09'04"E
	OUTLOT 2	833.00'	4°39'38"	67.76'	67.74'	S67°14'31"E
	R/W	60.00'	277°01'08"	290.09'	79.50'	N01°44'23"W
	LOT 46	60.00'	69°56'03"	73.23'	68.77'	S78°11'51"E
	LOT 47	60.00'	53°20'40"	55.86'	53.87'	N40°09'47"E
	LOT 48	60.00'	52°35'30"	55.07'	53.16'	N12°48'18"W
	LOT 49	60.00'	52°03'30"	54.52'	52.66'	N65°07'48"W
	LOT 50	60.00'	49°05'23"	51.41'	49.85'	S64°17'45"W

STORM EASEMENT LINE TABLE		
SEGMENT	DIRECTION	LENGTH
L1	N 50°53'57" E	124.95'
L2	N 88°15'37" E	129.24'
L3	S 01°44'23" E	10.00'
L4	S 88°15'37" W	125.86'
L5	S 50°53'57" W	121.57'
L6	S 76°30'33" E	115.27'
L7	N 01°08'17" E	72.35'
L8	N 88°15'37" E	98.49'
L9	S 01°44'23" E	20.00'
L10	S 88°15'37" W	79.47'
L11	S 01°08'17" W	70.09'
L12	N 88°15'37" E	82.98'
L13	S 01°44'23" E	10.00'
L14	S 88°15'37" W	82.66'
L15	S 02°07'12" E	84.09'
L16	N 88°15'37" E	82.10'
L17	S 01°44'23" E	5.00'
L18	S 76°30'33" E	120.11'
L19	S 02°07'12" E	91.26'

STORM EASEMENT CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1
C25	60.00'	4°46'49"	5.01'	5.00'	N41°29'27"W	N39°06'03"W
C26	60.00'	4°46'49"	5.01'	5.00'	N36°42'39"W	N34°19'14"W
C27	60.00'	9°35'39"	10.05'	10.04'	N08°41'38"E	N13°29'27"E
C34	60.00'	9°35'39"	10.05'	10.04'	N18°17'17"E	N23°05'06"E

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
_____) COUNTY) SS

I, John Jensen, being duly elected, qualified and acting Treasurer of Jefferson County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in the plat of EDGE FIELD.

Date _____
John Jensen, County Treasurer

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration



PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT GREMR #178692

THIS INSTRUMENT DRAFTED BY KENNETH BRAUNLING

SHEET 2 OF 2

18



Section 3, Item B.

JEFFERSON COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT
ZONING DIVISION

Room C1040
311 S Center Ave
Jefferson, WI 53538

zoning@jeffersoncountywi.gov
Phone: 920-674-7524
Fax 920-674-7525

DATE: March 5, 2025

TO: Plat Review
WI Department of Administration
Kieth Kindred, PLS

RE: Edge Field Final Plat Review

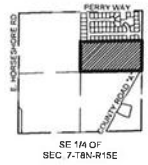
Jefferson County does conditionally certify the Edge Field preliminary subdivision plat with the following conditions:

- Update the owner to reflect the correct owner of the parcel as RJAB LLC.
- The plat labels the eastern road as County Road A, however, the road within the City is Milford St., with the City accepting dedication of this road.
- In the legend for section corners, it calls out brass cap monuments, but on the plat, they label them aluminum monuments.
- Linda Ln and Ryan Ridge: Please indicate on the final plat where the transition for Linda Ln and Ryan Ridge are. Assuming the transition is at the intersection with Timberline Drive, include a note or symbol on the map to indicate the road change for future reference.
- Edge Field Drive and Edge Field Court: The County would prefer one road name for this for the entire area, or two separate names rather than the change from Court to Drive.
- Please provide CAD or GIS files of final subdivision plat

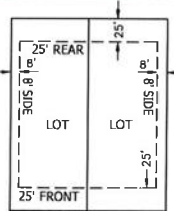
Thank you

Matt Zangl
Director of Planning and Development
Jefferson County
920-674-8638

LOCATION MAP



LOT SETBACK DETAIL FOR SR-4 ZONING (N.T.S.)
LOTS 1-10, 13-16, 19-30, 39, 40, & 43-55



LOT SETBACK DETAIL FOR TR-6 ZONING (N.T.S.)
LOTS 11, 12, 17, 18, 31-38, 41, & 42



scale 0 30 60 feet
BEARINGS ARE REFERENCED TO THE JEFFERSON COUNTY COORDINATE SYSTEM OF WHICH THE EAST LINE OF THE SE 1/4 OF SECTION 7-4-15 IS ASSUMED TO BEAR S00°07'35"E. VERTICAL DATUM BASED ON NGVD 88.
DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'.
ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'00.5".

EDGE FIELD

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, T.8N., R.15E., CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
GREMAR LLC
435 VILLAGE WALK LANE 2A
JOHNSON CREEK, WI 53038
920-543-5403

LEGEND

- 1 1/4" REBAR SET, 18" LONG, WT. = 4.3 LBS./LIN. FT.
- 1 1/16" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL OTHER LOT & OUTLOT CORNERS
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration



NO OBJECTION TO SUBDIVISION PLAT BY THE JEFFERSON COUNTY PLANNING AND ZONING DEPT.

w/ conditions
Mr Z
3-5-25

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify,

That I have surveyed, divided and mapped a part of the Northeast 1/4 of the Southeast 1/4 of Section 7, Township 8 north, Range 15 East, in the City of Watertown, Jefferson County, Wisconsin, more particularly described as follows:

Commencing at the East 1/4 corner of said section 7, thence South 00°07'35" East along the East line of the Southeast 1/4 of said Section 7 a distance of 653.78 feet to a point on the South line of Outlot 3 in Hepp Heights Phase 3, also the point of beginning; thence continuing along the East line of said Section 7, South 00°07'35" East, 653.78 feet to the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 7; thence South 88°15'14" West along said South line, 108.38 feet to the Southeast corner of Certified Survey Map No. _____, thence North 26°10'37" East along the East line of said Certified Survey Map, 101.58 feet; thence continuing along the North line of said Certified Survey Map, 110.47 feet along the arc of a curve to the left, with a radius of 767.00 feet, whose chord bears North 66°36'14" West, 110.37 feet; thence continuing along said North line of said Certified Survey Map North 70°43'47" West, 101.58 feet; thence continuing along said Certified Survey Map, 18.61 feet along the arc of a curve to the left, with a radius of 15.00 feet, whose chord bears South 73°43'47" West, 17.44 feet; continuing along the Northwestern line of said Certified Survey Map, 74.75 feet along the arc of a curve to the right, with a radius of 133.00 feet, whose chord bears South 54°17'44" West, 73.77 feet; thence South 19°36'13" East along the West line of said Certified Survey Map, 63.70 feet; thence South 01°44'23" East along the West line of said Certified Survey Map, 64.26 feet to the Southwest corner of said Certified Survey Map also a point on the South line of the Northeast 1/4 of the Southeast 1/4 of Said Section 7; thence South 88°15'14" West along said South line, 1,013.02 feet; thence North 00°12'00" West along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 7, a distance of 653.91 feet to the Southwest corner of Lot 27 of Hepp Heights Phase 2; thence North 88°15'37" East along the South line of Hepp Heights Phase 2 and 3, a distance of 1,323.31 feet to the point of beginning;

Said lands contain 831,761 square feet, 19.09 acres;

That I have made such survey, land division and plat by the direction of the owner (s) of said lands, That such survey is a correct representation of all exterior boundaries of the lands surveyed and the division thereof made, That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the subdivision regulations of the City of Watertown in surveying, dividing and mapping the same.

Dated this 28th day of February, 2025

Keith A. Kindred, PLS

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

GREMAR LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as WE Energies, Grantee,

Grantee, and

Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

PHONE: 414.949.8862
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT GREMR #178692

GENERAL NOTES:

1) ALL EASEMENTS ARE GRANTED TO THE CITY OF WATERTOWN UNLESS OTHERWISE STATED.

2) OUTLOT 1 AND OUTLOT 2 ARE COMPLETELY ENCOMPASSED BY A STORM WATER AND DRAINAGE EASEMENT

3) NO POLES, PADE BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

4) AREA SHOWN IS ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55955C0067F. EFFECTIVE DATE FEBRUARY 4, 2015.

5) THE OVERALL AREA OF THIS PLAT IS 831,761 SQ. FT., 19.09 ACRES

6) ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC.

7) ALL LOTS TO BE SERVED BY PUBLIC SEWER AND WATER.

8) EACH INDIVIDUAL LOT OWNER SHALL HAVE UNDIVIDABLE FRACTIONAL OWNERSHIP OF OUTLOTS 1 AND 2 AND SHALL EACH BE LIABLE FOR AN EQUAL AND UNDIVIDABLE FRACTIONAL SHARE OF THE COST TO MAINTAIN SAID OUTLOTS. CITY OF WATERTOWN AND JEFFERSON COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.

9) THE PLAT IS LOCATED WITHIN THE AIRPORT APPROACH PROTECTION ZONE WITH MINIMUM ELEVATIONS OF 968 FEET ABOVE MEAN SEA LEVEL FOR ALL BUILDINGS AND VEGETATION.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Gremar LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Gremar LLC, does further certify that this plat is required by §236.10 or §236.12 to be submitted to the following for approval or objection:

- Department of Administration
- City of Watertown
- Jefferson County Planning and Zoning Commission

IN WITNESS WHEREOF, said Gremar LLC, has caused these presents to be signed by GREG LOOS, member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____,

In Presence of:

GREG LOOS, member

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, the above named _____, member of the above named corporation, to me known to be such member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

_____, County, Wisconsin

My Commission Expires _____

CITY BOARD APPROVAL CERTIFICATE:

Resolved that the plat of EDGE FIELD in the City of Watertown, Gremar LLC, owner, is hereby approved by the City Board.

All conditions have been met as of the _____ day of _____, 20____.

Date: _____ Signed _____
Emily McFarland, Mayor

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the City Board of the City of Watertown.

Date: _____ Signed _____
Megan Dunneisen, City Clerk

CURVE TABLE							
	CURVE	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1
C1	EXTERIOR	767.00'	8°15'07"	110.47'	110.37'	N66°36'14"W	N62°28'40"W
C2	EXTERIOR	15.00'	71°04'31"	18.61'	17.44'	S73°43'57"W	N70°43'47"W
C3	EXTERIOR	133.00'	32°12'06"	74.75'	73.77'	S54°17'44"W	S70°23'47"W
A	C/L	100.00'	25°18'10"	44.16'	43.83'	S14°23'58"E	S01°44'23"E
	R/W WEST	133.00'	25°18'10"	58.77'	58.30'	S14°23'58"E	S01°44'23"E
	LOT 3	133.00'	10°45'55"	24.89'	24.86'	S07°07'20"E	S01°44'23"E
	LOT 4	133.00'	14°33'14"	33.78'	33.69'	S16°46'55"E	S12°30'18"E
	R/W EAST	67.00'	25°18'10"	28.61'	28.37'	S14°23'58"E	S01°44'23"E
	LOT 39	67.00'	4°41'16"	5.48'	5.48'	S24°42'55"E	S22°22'17"E
	LOT 40	67.00'	20°37'54"	24.13'	24.00'	S12°03'20"E	S01°44'23"E
	C/L	100.00'	64°40'50"	112.89'	106.98'	S58°23'58"E	S27°03'33"E
B	R/W SOUTHWEST	133.00'	64°40'50"	150.14'	142.30'	S58°23'58"E	S27°03'33"E
	LOT 5	133.00'	8°01'28"	18.63'	18.61'	S31°04'16"E	S27°03'33"E
	LOT 6	132.93'	22°00'41"	51.07'	50.75'	S46°04'58"E	S35°04'38"E
	LOT 7	133.00'	26°12'03"	60.62'	60.28'	S70°10'58"E	S57°04'57"E
	LOT 8	133.00'	8°27'24"	18.63'	18.61'	S87°30'41"E	N88°15'37"E
	R/W NORTHEAST / LOT 39	67.00'	64°40'50"	75.64'	71.68'	S58°23'58"E	S27°03'33"E
	C/L	100.00'	60°00'00"	157.08'	141.42'	N43°15'37"E	N88°15'37"E
	C/L SOUTH	100.00'	68°58'25"	120.41'	113.27'	N53°45'55"E	N68°15'37"E
C	C/L NORTH	100.00'	21°00'35"	36.67'	36.46'	N08°45'55"E	N19°16'13"E
	R/W SOUTH	133.00'	50°03'56"	116.22'	112.55'	N63°13'39"E	N88°15'37"E
	LOT 16	133.00'	17°51'50"	41.47'	41.30'	N79°18'42"E	N88°15'37"E
	EXTERIOR	133.00'	32°12'06"	74.75'	73.77'	N54°17'44"E	N70°23'47"E
	R/W NORTH / LOT 27	67.00'	60°00'00"	105.24'	94.75'	N43°15'37"E	N88°15'37"E
	C/L	800.00'	8°18'13"	116.17'	116.07'	S66°34'11"E	S62°24'34"E
	R/W SOUTH	767.00'	8°18'13"	111.38'	111.28'	S66°34'11"E	S62°24'34"E
	R/W NORTH	833.00'	8°22'59"	121.88'	121.77'	S66°32'18"E	S62°20'48"E
D	LOT 17	833.00'	1°09'27"	16.83'	16.83'	S70°09'04"E	S70°43'47"E
	OUTLOT 2	833.00'	7°13'32"	105.05'	104.88'	S65°57'34"E	S69°34'20"E
	RAW	60.00'	277°01'06"	280.08'	79.50'	N01°44'23"W	S43°13'50"E
	LOT 46	60.00'	69°56'03"	73.23'	68.77'	S78°11'51"E	N66°50'08"E
	LOT 47	60.00'	53°20'40"	55.86'	53.87'	N40°09'47"E	N13°29'27"E
	LOT 48	60.00'	52°35'30"	55.07'	53.16'	N12°46'18"W	N38°06'03"W
	LOT 49	60.00'	52°03'30"	54.52'	52.66'	N65°07'48"W	S88°50'27"W
	LOT 50	60.00'	49°05'23"	51.41'	49.85'	S64°17'45"W	S39°45'04"W

PLAN COMMISSION APPROVAL CERTIFICATE:

Resolved that the plat of EDGE FIELD, in the City of Watertown, Gremar LLC, owner, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20____.

Date: _____ Signed _____
Emily McFarland, Chairperson

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

Date: _____ Signed _____
Megan Dunneisen, City Clerk

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN)

_____ COUNTY) SS

I, Elisea Friedl, being the duly appointed, qualified and acting Treasurer of the City of Watertown, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any of the land in the plat of EDGE FIELD

Dated: _____
Sheri Rohr, Deputy Treasurer/ Clerk

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)

_____ COUNTY) SS

I, John Jensen, being duly elected, qualified and acting Treasurer of Jefferson County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in the plat of Hepp Heights-Phase 3.

Date: _____
John Jensen, County Treasurer



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Plat Review

PO Box 1645, Madison WI 53701

E-mail: plat.review@wi.gov

<https://doa.wi.gov/platreview>

January 30, 2025

Keith Kindred
SEH (DELAFIELD)
kkindred@sehinc.com

FILE NO. 122086
Edge Field
City of Watertown, Jefferson County

Dear Keith Kindred:

You have submitted the preliminary plat of Edge Field for review. The Department of Administration does not object to this preliminary plat and certifies it as complying with the requirements of: s. 236.16, and s. 236.20 Wis. Stats.; the Jefferson County Planning Agency.

DEPARTMENT OF ADMINISTRATION COMMENTS:

We have examined and find that, with the exceptions noted below, this preliminary plat appears to conform with the applicable layout requirements of ss. 236.16 and 236.20, Wis. Stats.

s. 236.16 (1) Lots in counties having more than 40,000 population are required to be no less than 50' in width and 6,000 square feet in area; except "In municipalities, towns and counties adopting SUBDIVISION CONTROL ORDINANCES under s. 236.45, minimum lot width and area may be reduced to dimensions authorized under such ORDINANCES if the lots are served by public sewers." Several lots in this subdivision are less than 50' in width and/or 6,000 square feet in area.

Prior to our certification of the final plat, we must be provided with verification that City of Watertown ordinance allows such lot widths and/or areas. Verification may be in the form of a letter or email from the City that cites the ordinance, or you may provide the same.

s. 236.20 (2) (e) If the parcel labeled 'CSM Lot' is included in the final plat, the parcel must be labeled as a consecutively numbered lot or outlot.

s. 236.20 (4) (b) Streets must be named and clearly marked 'dedicated to the public' on the final plat.

COUNTY PLANNING AGENCY:

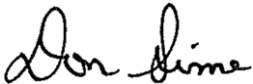
The Jefferson County Planning Agency is an objecting agency on this plat. On 11/22/2024 we transmitted copies to them for review. On 12/02/2024, we were notified that they do not object to this plat with conditions to be addressed with the final plat.

Local government units, during their review of the plat, will resolve, when applicable, that the plat:

- complies with local ordinances;
- conforms with areawide water quality management plans, if sewered;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

If there are any questions concerning this review or preparation and submittal of the final plat, please contact our office as listed above.

Regards,

A handwritten signature in black ink that reads "Don Sime". The signature is fluid and cursive, with the first name "Don" being more prominent than the last name "Sime".

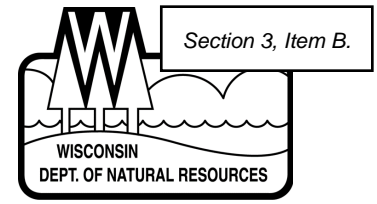
Don Sime, PLS
Plat Review

cc: Loos Custom Homes Land Dev/Gremar LLC, Owner
Clerk, City of Watertown
Jefferson County Planning Agency

PLAT RECEIVED FROM SURVEYOR ON 11/22/2024; REVIEWED ON 01/30/2025

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
141 NW Barstow St.
Waukesha, WI, 53188

Tony Evers, Governor
Karen Hyun, Ph.D., Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



3/6/2025

EXE-SC-2025-28-00371

Cory Lieftring
435 Village Walk Lane, Ste 2A
Johnson Creek, WI 53038
(Delivered electronically)

RE: Nonfederal Wetland Exemption Determination for an area described as Wetland 2 located in the City of Watertown, Jefferson County

Dear Cory Lieftring:

This letter is in response to your request for a nonfederal wetland exemption determination for the above-mentioned wetlands.

According to 281.36 (4n), Wis. Stats., a nonfederal urban wetland is a wetland that is not federally jurisdictional. Projects impacting nonfederal wetlands in urban areas must be less than 1 acre of total impact per parcel. Mitigation will be required for impacts greater than 10,000 sq ft up to 1 acre. The applicant must have a nonfederal jurisdictional determination from the Army Corps of Engineers along with a map of the wetland(s) involved. In addition, DNR must also consider whether the nonfederal wetland is a rare and high-quality wetland as defined in s 281.36(4n), Wis. Stat.

The Department reviewed the following materials to aid in our exemption determination:

- The request narrative including project scope and purpose
- Site location map and photographs that show different angles and views of the wetland
- the Wetland delineation

Below is a summary of our findings:

Request Narrative

According to the request narrative the total wetland impacts will be 0.32 acres. The purpose of this project is to create a residential subdivision.

Site Location and Photographs

The site location confirms that the wetland is located in an urban area. Wetland photographs also show various angles of wetland 2, confirm the vegetation present within the wetland boundaries, and provide context for the surrounding areas.

Wetland Delineation Information

The wetland delineation captures the vegetation types present and in what abundance. The delineation forms were accepted in lieu of a botanical survey. The delineation forms demonstrate that Wetland 2 is not a rare and high-quality wetland.

Stormwater Compliance Information

The documentation demonstrated that the project will be completed in compliance with applicable WPDES stormwater permits and stormwater ordinances adopted under s. 59.693, 60.627, 61.354, or 62.234, Wis. Stats.

Conclusion:

Based upon the documentation provided above, the project meets the eligibility criteria pursuant to s. 281.36 (4n), State Stat. You can proceed with this project. If you have any questions or would like to schedule a meeting to discuss this approval, please call me at (262) 282-2029 or email Erin.Cox@wisconsin.gov.

Sincerely,

A handwritten signature in cursive script that reads "Erin Cox".

Erin Cox
Water Management Specialist

Email CC:
Leah Huff, USACE
City of Watertown Building, Safety, and Zoning Dept
Sheri Lieftring, SEH Inc.
Wetland file

SITE PLAN REVIEW COMMITTEE

December 9, 2024

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Brian Zirbes, Mason Becker, Mike Jacek, Doug Zwieg, Andrew Beyer, Maureen McBroom, Jeff Meloy, Tanya Reynen, and Tim Hayden.

Also in attendance were Nikki Zimmerman, John Donovan of Bielinski Development, and Cory O'Donnell of Loos Homes.

1. Call to Order

The meeting was called to order by Chairperson Brian Zirbes.

2. Approval of Minutes

A. Review and take action: Site Plan Review Minutes Dated November 25, 2024

Motion was made by Doug Zwieg and seconded by Maureen McBroom to approve the minutes as submitted. Unanimously approved.

3. Business

A. Review and take action: Edge Field Preliminary Plat

Cory O'Donnell of Loos Custom Homes was present.

The following was presented by staff:

Building: No comments.

Water/Wastewater: The existing house shall have a water/sewer lateral stubbed to the house for potential of future hookup. As this whole area develops it's fed by 1 water main on Perry Way. Asked if there was a plan to eventually loop this where an additional water main could assist in feeding this area. Mr. O'Donnell stated hopefully future development could include a loop with Milford Street.

Police: No comments.

Stormwater: The following items shall be completed:

1. Drainage easements should be wide enough to facilitate installation/maintenance of storm pipe with field inlets in future.
 - a. Between backyards of lots 41-46 and 38-29
 - b. Between lots 27 and 28-29
 - c. Between lots 54-48, 24 and 23 and Phase 1/Phase 2 lots to the north
 - d. Between lots 46-48 and lots 24-27
 - e. Between lots 39-40 and side yards of 38 and 41
2. Minimum 5-foot wide side and rear yard drainage easements should be shown and described for individual lots.
3. Ch. 453, Article III drainage easement restrictions should be listed on the plat.
<https://ecode360.com/print/WA3515?guid=44974796>
4. Ch. 288-18 basement and groundwater considerations should be listed on the plat.
<https://ecode360.com/29260130?highlight=&searchId=13895991985392228#45010462>
5. The preliminary plat approval is contingent on the Erosion Control and Storm Water Runoff Permit review and approval.

Engineering: GRAEF had the following comments:

Survey Comments:

1. 545-13B(1)(b), Provide the name, address, and phone number of the property owner, subdivider, and engineer.
2. 545-13B(2)(e), Add the pavement type, pavement width, and pavement elevation for that portion of CTH A lying south and adjacent to the plat (outside of city limits).
3. 545-13,B(2)(j), Provide the current zoning of lands within the proposed subdivision.
4. 545-13,B(3)(a), Provide the road names for the cul-de-sac and the road

terminating at the South plat line.

5. Confirm the correct vertical datum is listed on the plat, and update accordingly, if needed.

Engineering Comments:

1. 545-13B(2)(g), Provide subsurface soil names, rock, and water conditions, including depth to bedrock and average depth to groundwater table.
2. 545-13B(3)(a), Provide the proposed road widths.
3. 545-13B(3)(c), Provide a draft of proposed covenants, if any, to be imposed.
4. 545-13B(3)(e), Show the required wetland setbacks on the plat.
5. 545-13B(3)(e), Provide a statement from a licensed engineer representing the project that certifies that the technical requirements of City Code § 545 will be met when final engineering design plans (including plans and profiles for public improvements and grading, erosion control, and stormwater management plans) are submitted. Such final engineering design plans shall be submitted and approved by the City Engineer prior to approval of the final plat.
6. 545-13B(2)(h), all final engineering approved plans shall provide the size and invert elevation of any existing sanitary and storm sewers, culverts, or drainpipes and the location and size of any existing water and gas mains on or adjacent to the plat and for proposed use in the development.
7. Show all required drainage easements per City code.
8. Provide information on the plat regarding the location of proposed stormwater best management practices.
9. Provide ownership information about Outlots 1, 2, and 3 on the plat. Indicate if they will be jointly owned by all lots or if a separate entity will own them.

Zoning:

Clarify where the stormwater BMP(s) will be located. Is Outlot 2 reserved for a park?

- There is no BMP in this location. Add all road names to the plat.
- Add to the plat a dedication of Milford St / CTH A ROW and a third outlot to include the small remnant property east of the dedicated ROW.
- Add to the plat notes indicating which lots are paired up for twin homes.
- Add subsurface soil, rock, and water conditions including depth to bedrock and average depth to groundwater to the plat.
- Add stormwater BPM locations, drainage easements, drainage restrictions, and basement/groundwater considerations to the plat as detailed at the Site Plan Review Committee.
- Add Airport Approach Protection Zone maximum elevations to the plat.
- Obtain Erosion Control and Storm Water Runoff Permit review and approval.
- Perform a Traffic Impact Analysis on the plat and surrounding area.
- Include an extension of River Road west to Ryan Ridge on the plat to provide a connection to Milford St/CTH A.
- Apply for rezoning of Twin Home lots to Two-Family Residential (TR-6) to run concurrently with Final Plat approval.
- Remove future park designation from Outlot 2.

Fire:

Hydrant sizes and locations in the future will need to be seen.

Motion made by Doug Zwieg and seconded by Andrew Beyer to recommend this item to the Plan Commission with the contingencies listed above. Unanimously approved.

B. Review and take action: Hunter Oaks Enclave Preliminary Plat

John Donovan of Bielinski Development was present.

The following was presented by staff:

- | | |
|-------------------|--------------|
| Building: | No comments. |
| Fire: | No comments. |
| Water/Wastewater: | No comments. |

Police: No comments.

Stormwater: The following items should be completed:

1. Minimum 5-foot rear and side lot line drainage easements for individual lots should be shown and described on the plat.
 - a. Please confirm/explain if side and rear lot line drainage easements are not necessary.
2. The stormwater ponds north and south of Oakland Avenue were constructed in a temporary/interim condition. Permanent improvements to these ponds to meet current stormwater standards are required as part of development of Phase 2 of the Enclave development.

Engineering: Graef had the following comments:

Survey Comments:

1. There appears to be a bust in the exterior boundary; it does not close by approximately 30+ feet.
2. 545-13B(3)(a), Proposed Road "A" should be given its proper name.
3. 545-13B(1)(b), Provide the name and address of the property owner on the plat.
4. 545-13B(2)(i), Verify the current platting status of lands lying east and northeast of plat. They are shown as CSM lots but county parcel mapping shows them as Condo plats.
5. 545-13B(2)(j), Show the existing land use and current zoning information.

Engineering Comments:

1. 545-13B(3)(c), Provide a draft of proposed covenants, if any, to be imposed.
2. 545-13B(2)(d), label the existing alley adjacent to the preliminary plat.
3. 545-13B(3)(e), Provide a statement from a licensed engineer representing the project that certifies that the technical requirements of City Code § 545 will be met when final engineering design plans (including plans and profiles for public improvements and grading, erosion control, and stormwater management plans) are submitted. Such final engineering design plans shall be submitted and approved by the City Engineer prior to approval of the final plat.
4. 545-13B(2)(h), all final engineering approved plans shall provide the size and invert elevation of any existing sanitary and storm sewers, culverts, or drainpipes and the location and size of any existing water and gas mains on or adjacent to the plat and for proposed use in the development.
5. 545 Attachment 2, The City's minimum right-of-way (ROW) width for Residential (typical) roads is 66 feet. The preliminary plat includes a ROW of 60 feet. Provide a typical cross-section or plan showing the proposed improvements meeting City standards (roadway, curb and gutter, terrace, sidewalk, etc.) will fit within the 60 foot ROW.
6. Show all required drainage easements per City code.

Zoning:

- Add minimum Street Frontage of 45 ft per amended PD-GDP/PIP to 'Site Data Table'.
- Change listed zoning information in 'Development Summary Table' to Single-Family Residential with PD Overlay.
- Add subsurface soil, rock, and water conditions including depth to bedrock and average depth to groundwater to the plat.
- Add drainage easements for individual lots to the plat.
- Add a note to the plat that indicates permanent improvements to the existing stormwater ponds meeting current stormwater standards will be completed as part of Phase 2 of the plat.
- Add Airport Approach Protection Zone maximum elevations to the plat.

Motion made by Doug Zweg and seconded by Tanya Reynen to recommend this item to the Plan Commission with the contingencies listed above. Unanimously approved.

C. Adjournment

Motion was made by Tim Hayden and seconded by Tanya Reynen 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.

BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: April 14th, 2025
SUBJECT: Initial Review and Schedule a Public Hearing – Rezoning

Initial review and setting of a public hearing date for a rezoning requested by Keith Kindred, agent for Greg Loos - Gremar LLC, on a parcel located at 848 Milford St, Watertown, WI. Parcel PIN(s): 291-0815-0741-061.

SITE DETAILS:

Acres: 20.0 acres (parent parcel)
Current Zoning: Single-Family Residential (SR-4) Zoning District
Existing Land Use: Vacant
Future Land Use Designation: Planned Neighborhood

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to change the current zoning designation from the Single-Family Residential (SR-4) Zoning District to the Two-Family Residential (TR-6) Zoning District for 14 Twin Home lots in the proposed Edge Field Subdivision Plat. The 14 proposed lots will be paired up to construct 7 Twin Homes with a shared zero lot line wall. The lot numbers of the lots proposed for rezoning include: 11,12, 17,18, 31, 32, 33, 34, 35, 36, 37,38, 41, & 42.

STAFF EVALUATION:

Land Use and Zoning:

Nearby Future Land Use designations include Single-Family Residential to the north and east, with Planned Mixed Use to the east across Milford St/CTH A. Parks and Recreational Future Land Use exist to the south and west.

Nearby Zoning includes the Single-Family Residential (SR-4) Zoning District the north and east, with the Planned Office and Institutional (PO) Zoning District to the east across Milford St/CTH A. The current City limits are located to the south and west.

Zoning Code

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

Per Section § 550-141E:

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

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

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

(3) *If the Plan Commission recommends approval of an application, it shall state in the minutes or in a subsequently issued written decision its conclusion and any finding of facts supporting its conclusion as to the following: that the potential public benefits of the proposed amendment outweigh any and all potential adverse impacts of the proposed amendment, as identified in Subsection D(3)(a) through (c) above, after taking into consideration the proposal by the applicant*

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Set public hearing date for May 6th, 2025.
2. Set public hearing to a later date.

STAFF RECOMMENDATION:

- Staff recommends the Plan Commission set the public hearing date for this item at Common Council on May 6th, 2025.

ATTACHMENTS:

- Application materials.

REZONE EXHIBIT

Section 3, Item C.

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided, mapped and dedicated part of the Northeast 1/4 of the Southeast 1/4 of Section 7, Township 8 North, Range 15 East, in the City of Watertown, Jefferson County, Wisconsin, more particularly described as follows;

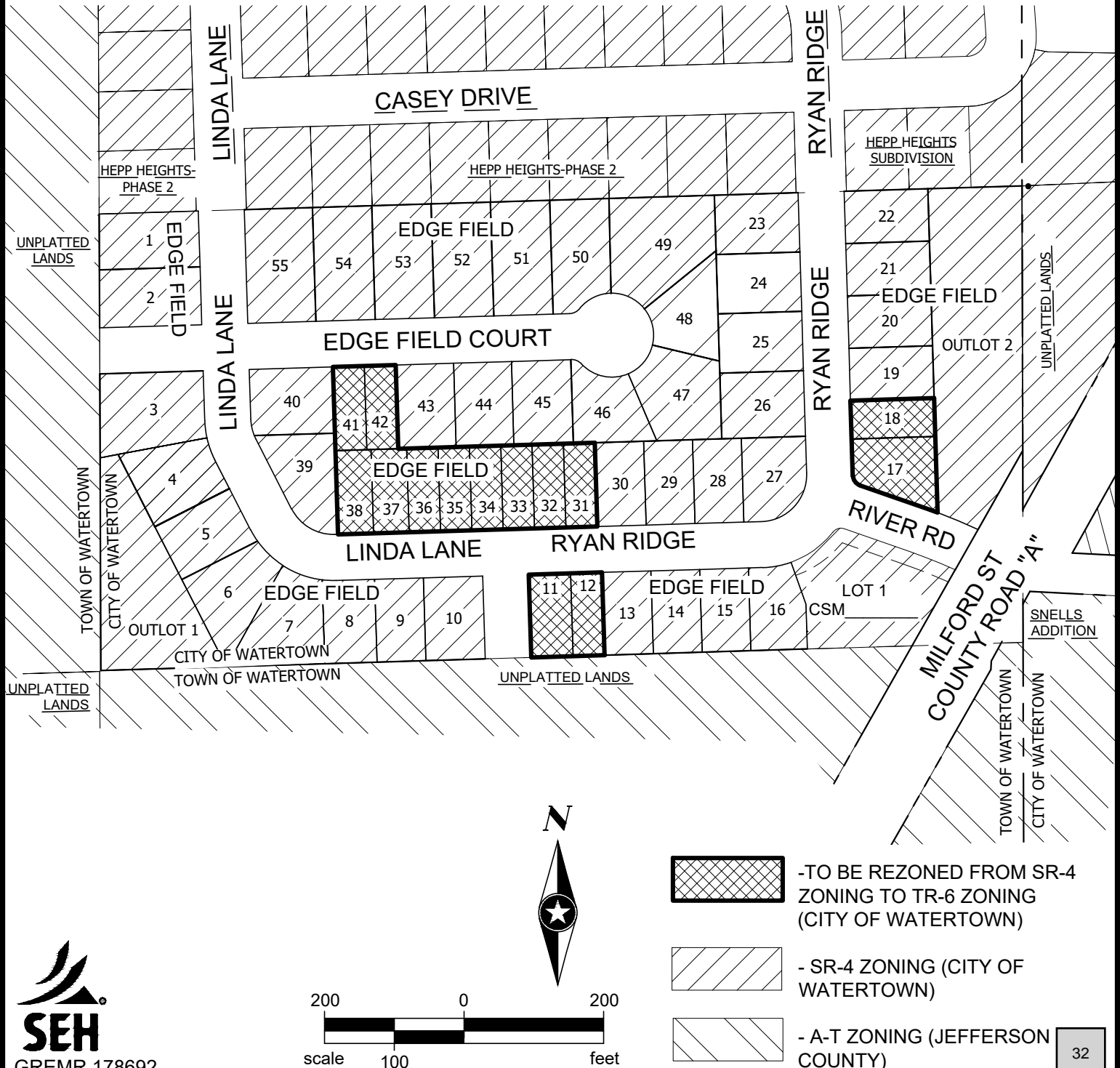
All of Lots 11, 12, 17, 18, 31, 32, 33, 34, 35, 36, 37, 38, 41 and 42, in Edge Field;

Said lands contain 84,769 Square Feet, 1.95 Acres.

LAND OWNERS
GREMAR LLC

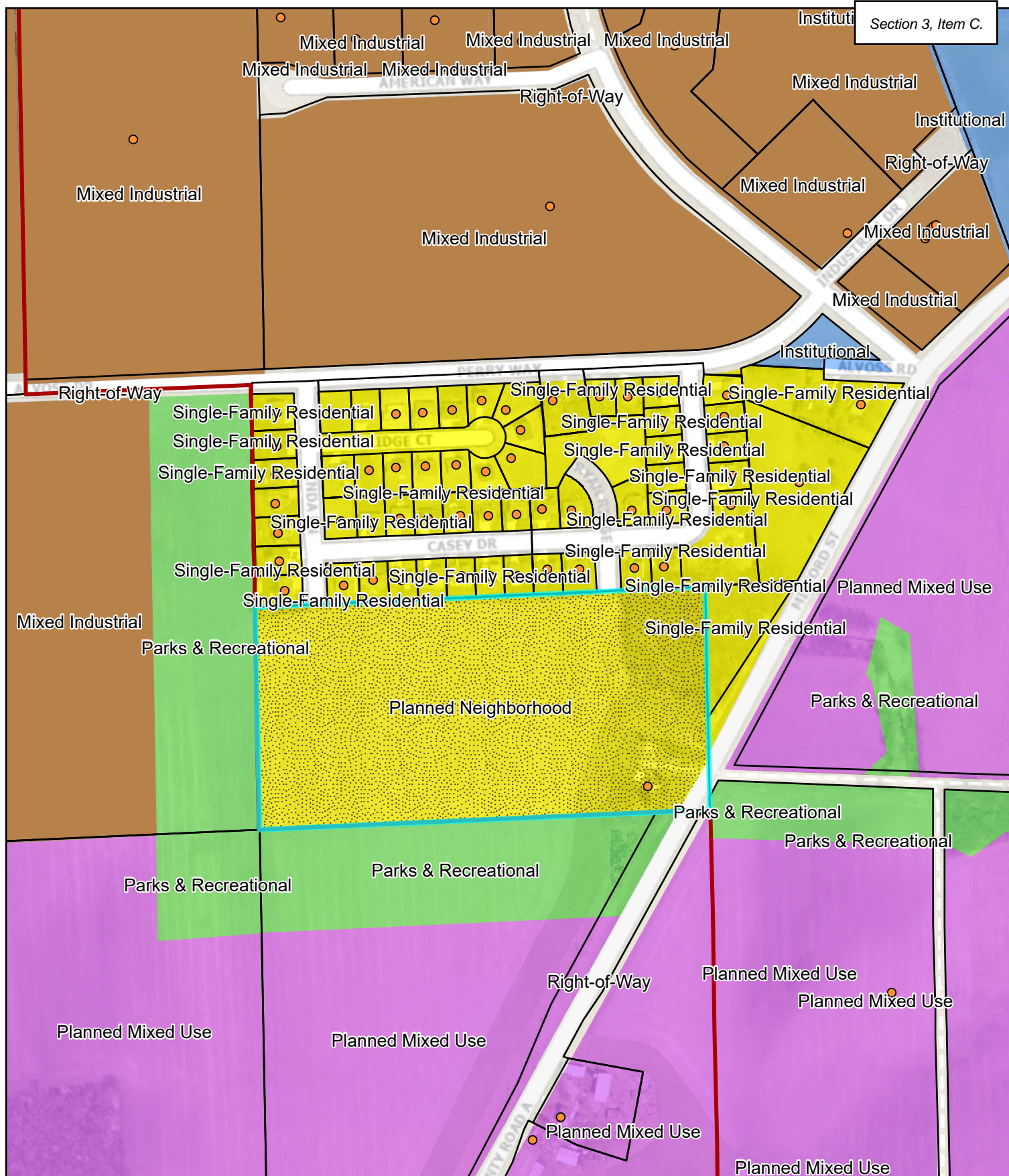
SUBDIVIDER
GREMAR, LLC
435 VILLAGE WALK LANE 2A
JOHNSON CREEK, WI 53038
920-543-5403

SURVEYOR
KEITH A. KINDRED, PLS S-2082
SEH INC., 501 MAPLE AVE.
DELAFIELD, WI 53018
KKINDRED@SEHINC.COM



Edge Field Plat - Future Land Use

Section 3, Item C.



City of Watertown Geographic Information System

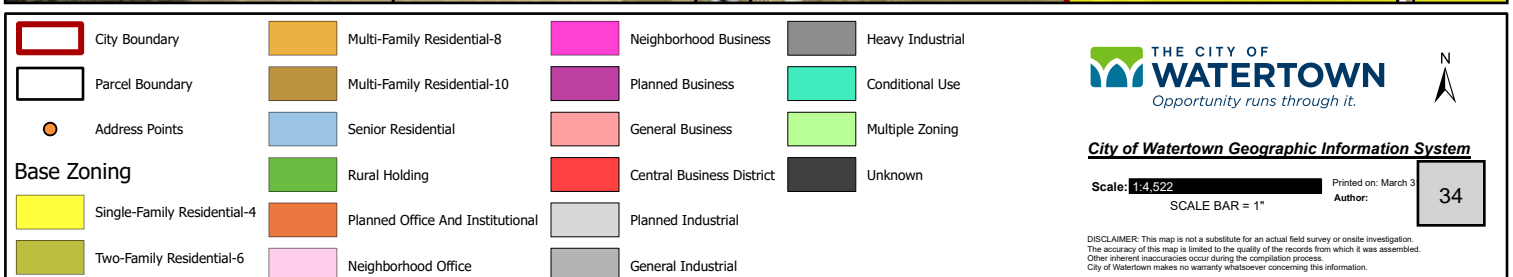
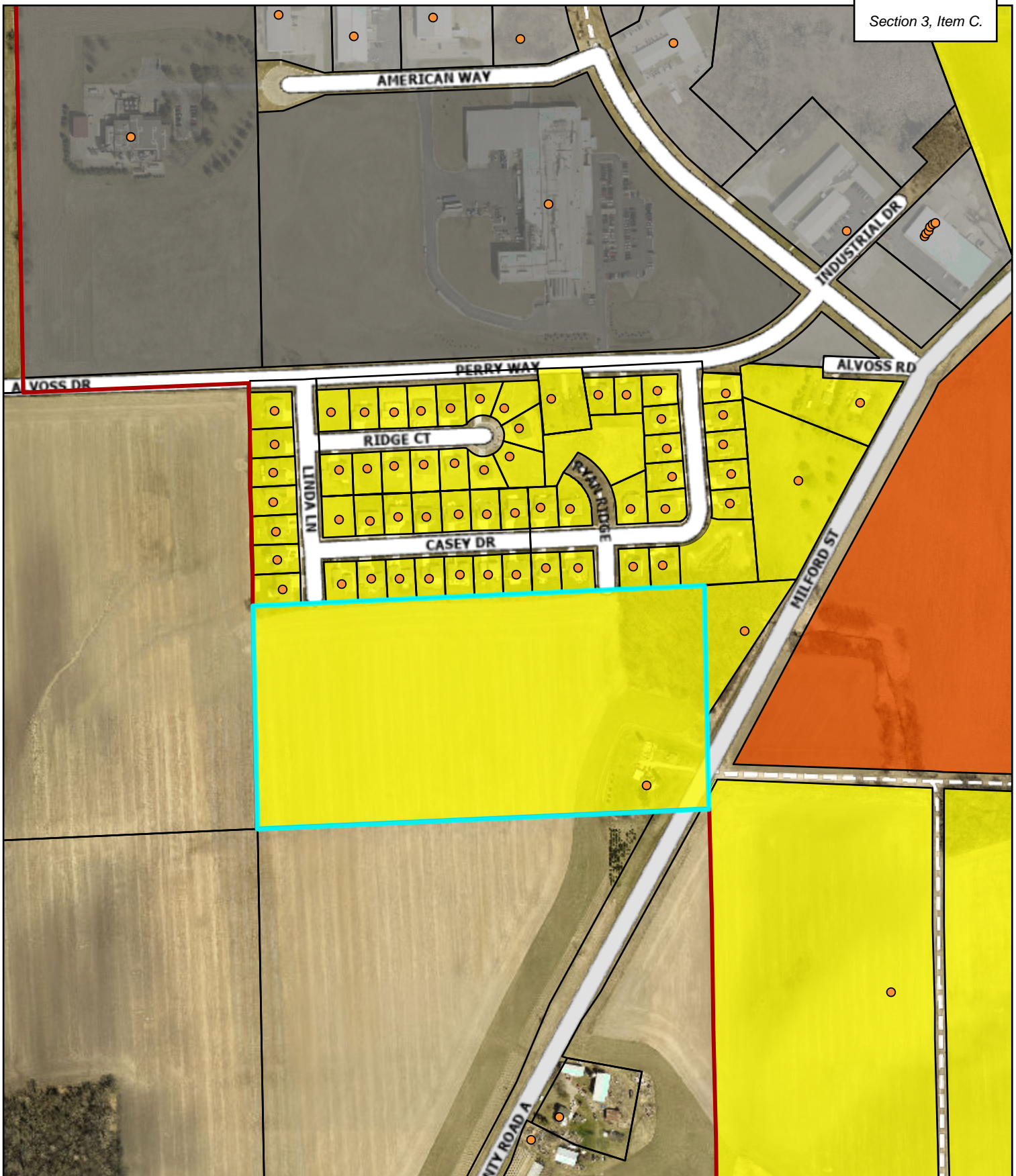
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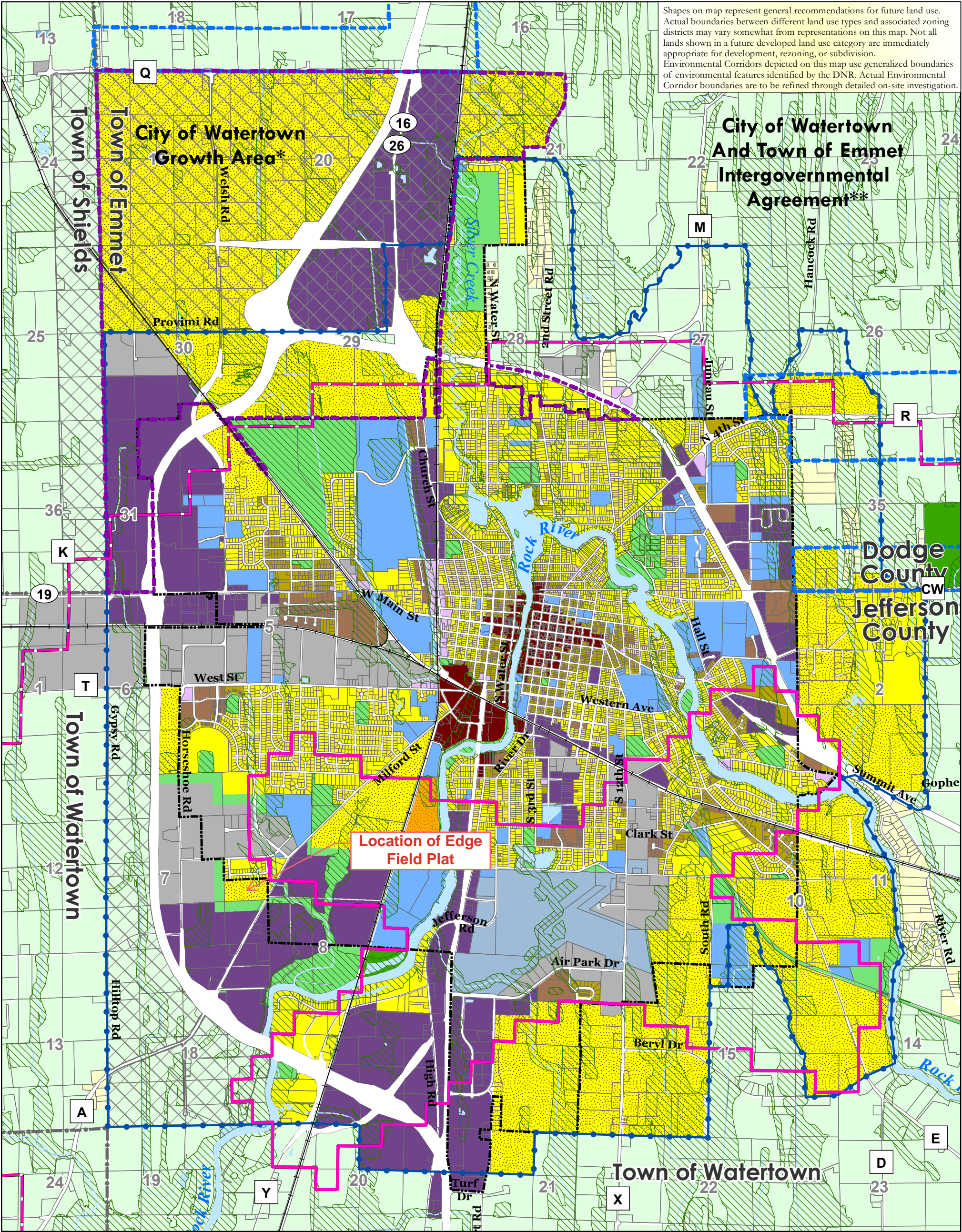
SCALE BAR = 1"

Printed on: March 3
Author:

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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 inferences or inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.





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

Location of Edge
Field Plot

Future Land Use Urban Area

Map 6b

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

City of Watertown Comprehensive Plan

Land Use Categories

- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood**
- Institutional
- Airport

- Rights-of-Way
- Neighborhood Mixed Use
- Planned Mixed Use*
- Central Mixed Use
- Riverside Mixed Use***
- Mixed Industrial
- Parks & Recreation
- Environmental Corridor
- Surface Water

*Each "Planned Mixed Use Area" may include mix of:
1. Office
2. Multi-Family Residential
3. Mixed Industrial
4. Commercial Services/Retail
5. Institutional
6. Parks & Recreation

***"Planned Neighborhoods" should include a mix of the following:
1. Single-Family - Sewered (predominant land use)
2. Two-family Residential
3. Multi-Family Residential
4. Institutional
5. Neighborhood Mixed Use
6. Parks & Recreation

***Each "Riverside Mixed Use Area" may include mix of:
1. Office
2. Single-Family - Sewered
3. Two-Family Residential
4. Multi-Family Residential
5. Commercial Services/Retail
6. Institutional
7. Parks & Recreation

- City of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- Watertown Long Range Growth Area

Airport Height Limitations
Maximum Building Elevation
b/t 865 and 968 ft
Maximum Building Elevation
b/t 968 and 1005 ft

Draft: August 7, 2019
Source: WisDNR, FEMA,
City of Watertown,
Dodge Co. LIO &
Jefferson Co. LIO, V&A

VANDEWALLE &
ASSOCIATES INC.
Shaping places. shaping change



0 0.25 0.5 1 Miles