

PLAN COMMISSION MEETING

Monday, August 22, 2016 at 4:30 p.m.

Council Chambers in the Municipal Building

AGENDA:

- 1) 900 W. Main Street – Kwik Trip – CSM
- 2) 1526 Prospect Street – Annexation Ordinance (Town of Emmet)
- 3) Plan Commission Minutes – August 8, 2016

900 West Main Street

Background:

Kwik Trip is looking to combine the parcels of 900 West Main Street and 103 Hiawatha Street. The new parcel will be 1.8529 acres. The new parcel will be redeveloped into a new gas station and carwash.

Issues:

The following issues have been identified by the Zoning Administrator:

1. West Main Street is identified in the 2009 City of Watertown Comprehensive Plan as having an expanded Right-of-Way, this means that the Right-of-Way should be 120 feet (60 feet from centerline)
 - a. The CSM does not indicate the Right-of-Way width for West Main Street.
 1. The Right-of-Way width for West Main Street needs to be indicated on the CSM
 2. The Right-of-Way for West Main Street should be 120 feet (60 feet from centerline)
2. Airport Approach Protection Zone elevation limits development at this parcel to 968 feet above mean sea level. The City of Watertown is looking to maintain the proper height restrictions within the Airport Approach Protection Zone under Wisconsin Statute Section 114.136(1)(a) which states:

POWERS OF MUNICIPALITIES. (a) Any county, city, village or town that is the owner of a site for an airport or spaceport which has been approved for such purpose by the appropriate agencies of the state and the federal government may protect the aerial approaches to such site by ordinance regulating, restricting and determining the use, location, height, number of stories and size of buildings and structures and object of natural growth in the vicinity of such site and may divide the territory to be protected into several areas and impose different regulations and restrictions with respect to each area. The provisions of such ordinance shall be effective whether the site and the lands affected by such ordinance are located within or without the limits of such county, city, village or town, and whether or not such buildings, structures and object of natural growth are in existence on the effective date of the ordinance. Such regulations, restrictions and determinations are declared to be for the purpose of promoting the public safety, welfare and convenience, and may be adopted, enforced and administrated without the consent of any other governing body. Any ordinance adopted under this section may be amended from time to time in the same manner as is provided for the adoption of the original ordinance in sub. (2). The authority granted in this section shall be independent and exclusive of any other authority granted in the statutes.

- a. The CSM should State:
 - i. Note: 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.

3. The City of Watertown's Signature line should be Plan Commission Chair, not Plan Commission Secretary

Options:

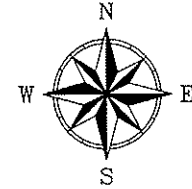
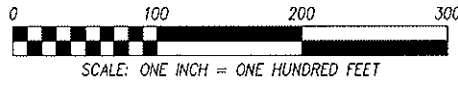
These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning Administrator:

1. Denial of the Preliminary CSM
2. Approval of the Preliminary CSM without conditions
3. Approval of the Preliminary CSM with conditions, as identified by the Plan Commission
 - a. Indicate Right-of-Way width for West Main Street and provide dedication of 120 feet (60 feet from centerline)
 - b. Correct the City's signature line to Plan Commission Chair
 - c. Create a note that states:

Note: 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.

CERTIFIED SURVEY MAP No. _____

LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 2996, AS RECORDED IN VOLUME 17 OF CERTIFIED SURVEY MAPS, ON PAGES 270-271, AS DOCUMENT NUMBER 754046, DODGE COUNTY REGISTRY, LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 09 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, DODGE COUNTY, WISCONSIN.



LEGEND

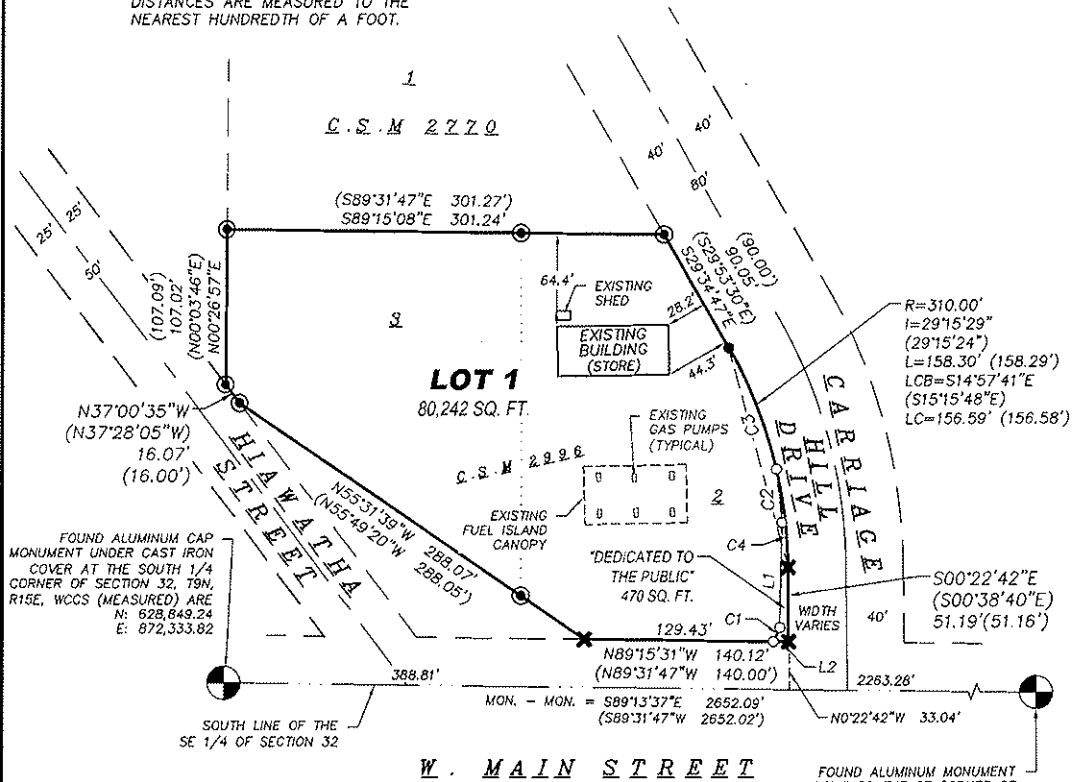
- ✕ CHISELED CROSS FOUND
- 3/4" SOLID IRON ROD (S.I.R.) FOUND
- ⊙ 1" IRON PIPE (I.P.) WITH CAP FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- PREVIOUSLY PLATTED LINE
- () INDICATES RECORDED AS

TOTAL PLATTED AREA = 80,712 SQ. FT.
(1.8529 ACRES)

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S 1°15'36" W	72.18'
L2	N 89°15'31" W	10.69'

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DODGE COUNTY, THE SOUTH LINE OF SE 1/4 OF SECTION 32-09-15, MEASURED AS BEARING S89°02'41"E



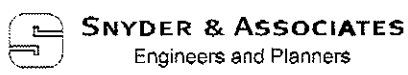
CURVE DATA

NUMBER	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING
C1	45°11'57"	10.93'	13.86'	10.65'	S 25°07'33" W
C2	7°25'12"	37.13'	286.70'	37.10'	S 5°37'51" E
C3	16°38'23"	90.03'	310.00'	89.71'	S 21°16'14" E
C4	12°37'06"	68.27'	310.00'	68.13'	S 6°38'30" E

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SURVEYED FOR:
Kwik Trip, Inc.
P.O. Box 2107
1626 Oak Street
LaCrosse, WI 54602

SURVEYED BY:
Snyder & Associates, Inc.
5010 Veges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com



FN: 114,0864.30
DATE: 06-30-16
REVISIONS:
DATE: 08-09-16

SHEET
1 OF 3

CERTIFIED SURVEY MAP No. _____

LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 2996, AS RECORDED IN VOLUME 17 OF CERTIFIED SURVEY MAPS, ON PAGES 270-271, AS DOCUMENT NUMBER 754046, DODGE COUNTY REGISTRY, LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 09 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, DODGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Watertown and under the direction of Kwik Trip Inc., owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Lots 2 and 3, Certified Survey Map Number 2996, as recorded in Volume 17 of Certified Survey Maps, on pages 270-271, as Document Number 754046, Dodge County Registry, Located in the Southwest Quarter of the Southeast Quarter of Section 32, Township 9 North, Range 15 East, City of Watertown, Dodge County, Wisconsin. Containing 88,712 square feet or 1.8529 acres.

Dated this _____ day of _____, 20____.

Signed:

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

CITY OF WATERTOWN APPROVAL

Approved for recording per the Secretary of the City of Watertown Plan Commission.

By: _____ Date: _____
Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____, at _____ o'clock _____m.
and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc.
No. _____

Chris Planosch, Dodge County Register of Deeds

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

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LaCrosse, WI 54602

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SNYDER & ASSOCIATES
Engineers and Planners

FR: 114.0864.30
DATE: 06-30-16

REVISIONS:
DATE: 08-09-16

SHEET
3 OF 3

1526 Prospect Street

Background:

The Estate of Carol Kohlhoff, represented by Bonnie Thelke, is looking to sell the properties located at 1524 and N1526 Prospect Street. 1524 Prospect Street is located in the City of Watertown, while N1526 Prospect Street is located in the Town of Emmet. N1526 Prospect Street is being annexed into the City of Watertown due to a failing septic system.

Issues:

The following issues have been identified by the Zoning Administrator:

1. Authority

- a. Under the Intergovernmental Cooperative Plan Agreement Between the City of Watertown and the Town of Emmet, N1526 Prospect Street is identified as the Highway 16 Residential Area under Section 3.02(d). Which puts the parcel under the City Growth Area further defined in Section 3.01 of the Intergovernmental Cooperative Plan Agreement between the City of Watertown and the Town of Emmet.
- b. The City of Watertown's authority is further derived under Section 6.02 of the Intergovernmental Cooperative Plan Agreement Between the City of Watertown and the Town of Emmet. This section covers future boundary adjustments between the City and Town.

2. Issues

- a. The Zoning Administrator has not identified any issues at this time

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 Administrator:

1. Negative Recommendation of the Annexation Ordinance
 - a. Ordinance will go to Common Council on September 6, 2016
 - i. No Public Hearing is required
2. Positive Recommendation of the Annexation Ordinance
 - a. Ordinance will go to Common Council on September 6, 2016
 - i. No Public Hearing is required

AN ORDINANCE

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

Sponsor: John David, Mayor & Chair

Committee: Plan Commission

WHEREAS, the Estate of Carol Kohlhoff, by its Personal Representative, Bonnie Thelke, by her counsel, Thomas Levi has filed with the Common Council, a Petition for Attachment of Real Estate by Boundary Adjustment from the Town of Emmet to the City of Watertown, Dodge County, Wisconsin; and,

WHEREAS, a copy of said Petition has been reviewed by the Watertown Plan Commission and the Watertown Water Utility and has been given to the Town Board of the Town of Emmet, in compliance with § 66.0307 (2) and (6) of the Wisconsin Statutes; and,

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

WHEREAS, the proposed territory to be attached is located within the designated Expansion Area of the Town of Emmet to the City of Watertown; and

WHEREAS, the property owners have requested temporary zoning *to wit*, Single-Family Residential – 4 (SR-4) District; and

WHEREAS, the City of Watertown Under Section 8.05(a) of the City of Watertown and Town of Emmet adopted a Cooperative Plan consistent with § 66.0307, Wisconsin Statutes, has given a minimum of ten (10) days advanced, written notice to the Town of Emmet Clerk

WHEREAS, the Town of Emmet has not filed an objection to the attachment with the City; and

WHEREAS, the Watertown Plan Commission and the Watertown Water Utility have indicated their support and positive recommendation for the attachment.

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

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

PARCEL ONE

A parcel of land in the South East $\frac{1}{4}$ of the South East $\frac{1}{4}$ of Section Twenty-eight (28) Township Nine (9), North of Range Fifteen (15) East, Town of Emmet, Dodge County, Wisconsin. Being a part of that parcel described in Volume 229, Page 524 of the Record of Deeds for Dodge County, Wisconsin, described as follows:

Commencing at a point on the South line of Section Twenty-eight (28) Township Nine (9) North, Range Fifteen (15) East which is the North Corporation Limits of the City of Watertown, on the center line of Prospect Street. Said point being 884.7 feet West of the Southeast (SE) corner of said Section Twenty-eight (28), Township Nine (9), North, Range Fifteen (15) East; thence North $0^{\circ} 29'$ West 211.2 feet to the South line of that property described in Volume 229, page 524; thence North $89^{\circ} 55'$ West along said South line 33.0 feet to the point of beginning; thence continuing north $89^{\circ} 55'$ West along said South line 100.0 feet; thence North $0^{\circ} 29'$ West 90.0 feet; thence South $89^{\circ} 55'$ East 100.0 feet; thence South $0^{\circ} 29'$ East 90.0 feet to the point of beginning.

TOGETHER WITH a parcel of land in the South East $\frac{1}{4}$ of the South East $\frac{1}{4}$ of Section Twenty-eight (28) Township Nine (9), North of Range Fifteen (15) East, Town of Emmet, Dodge County, Wisconsin. Being a part of that parcel described in Volume 229, Page 524 of the Record of Deeds for Dodge County, Wisconsin, described as follows: Commencing at a point on the south line of Section twenty-eight (28) Township Nine (9), North of Range Fifteen (15) East which is the North Corporation Limits of the City of Watertown, on the center line of Prospect Street. Said point being 884.7 feet West of the South East corner of said Section Twenty-eight (28) Township Nine (9), North of Range 15 East; thence North $09^{\circ} 29'$ West 211.2 feet to the South line of that property described in Volume 229, Page 524; thence North $89^{\circ} 55'$ minutes West along said South line 133 feet to the point of beginning; thence continuing North $89^{\circ} 55'$ West along said South line 165 feet; thence North $0^{\circ} 29'$ West 90.0 feet; thence South $90^{\circ} 55'$ East 165.0 feet; thence South $09^{\circ} 29'$ East 90.0 feet to the point of beginning.

PIN: 291-0915-2844-007 (1526 Prospect Street);

IT IS FURTHER ORDAINED AS FOLLOWS:

That the Parcel One described above be combined with the contiguous, vacant parcel, and located within the City Limits of the City of Watertown, lying to the South of Parcel One immediately adjacent to Parcel One be combined parcels, to wit:

A parcel of land in the South East $\frac{1}{4}$ of the South East $\frac{1}{4}$ of Section Twenty-eight (28) Township Nine (9), North of Range Fifteen (15) East, Town of Emmet, Dodge County, Wisconsin. Being a part of that parcel described in Volume 229, Page 524 of the Record of Deeds for Dodge County, Wisconsin, described as follows:

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Southeast (SE) corner of said Section Twenty-eight (28), Township Nine (9), North, Range Fifteen (15) East; thence North 0° 29' West 211.2 feet to the South line of that property described in Volume 229, page 524; thence North 89° 55' West along said South line 33.0 feet to the point of beginning; thence continuing north 89° 55' West along said South line 100.0 feet; thence North 0° 29' West 90.0 feet; thence South 89° 55' East 100.0 feet; thence South 0° 29' East 90.0 feet to the point of beginning.

TOGETHER WITH a parcel of land in the South East ¼ of the South East ¼ of Section Twenty-eight (28) Township Nine (9), North of Range Fifteen (15) East, Town of Emmet, Dodge County, Wisconsin. Being a part of that parcel described in Volume 229, Page 524 of the Record of Deeds for Dodge County, Wisconsin, described as follows: Commencing at a point on the south line of Section twenty-eight (28) Township Nine (9), North of Range Fifteen (15) East which is the North Corporation Limits of the City of Watertown, on the center line of Prospect Street. Said point being 884.7 feet West of the South East corner of said Section Twenty-eight (28) Township Nine (9), North of Range 15 East; thence North 09° 29' West 211.2 feet to the South line of that property described in Volume 229, Page 524; thence North 89° 55' minutes West along said South line 133 feet to the point of beginning; thence continuing North 89° 55' West along said South line 165 feet; thence North 0° 29' West 90.0 feet; thence South 90° 55' East 165.0 feet; thence South 09° 29' East 90.0 feet to the point of beginning.

PIN: 291-0915-2844-007 (1526 Prospect Street)

And

Lot 7, Plat of Hiller North, City of Watertown, Dodge County, Wisconsin.

PIN: 291-0915-2844-005 (1524 Prospect Street)

IT IS FURTHER ORDAINED AS FOLLOWS:

That the above described real estate shall be made part of the Fourth (4th) Ward of the Sixth (6th) Aldermanic District of the City of Watertown, Dodge County, Wisconsin.

IT IS FURTHER ORDAINED AS FOLLOWS:

That a future, zoning classification on the combined parcel describe above shall be designated as Single-Family Residential – 4 (SR-4) District, under the City of Watertown Zoning Code.

IT IS FURTHER ORDAINED AS FOLLOWS:

That the property address for the combined parcels be established as “1526 Prospect Street, Watertown, Wisconsin 53098.”

SECTION 2. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall take effect and be in force the day following its passage and publication.

[End.]

CERTIFICATE OF ATTACHMENT

I, Cindy Rupprecht, City Clerk of the City of Watertown, Dodge County, State of Wisconsin, DO HEREBY CERTIFY that the following described territory was detached from the Town of Emmet pursuant to § 66.0307 (10) of the Wisconsin State Statutes held by an Ordinance adopted by the Common Council at a regular meeting held on July _____, 2016 and there was a population of 0 (zero) involved in this attachment.

A parcel of land in the South East ¼ of the South East ¼ of Section Twenty-eight (28) Township Nine (9), North of Range Fifteen (15) East, Town of Emmet, Dodge County, Wisconsin. Being a part of that parcel described in Volume 229, Page 524 of the Record of Deeds for Dodge County, Wisconsin, described as follows:

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TOGETHER WITH a parcel of land in the South East ¼ of the South East ¼ of Section Twenty-eight (28) Township Nine (9), North of Range Fifteen (15) East, Town of Emmet, Dodge County, Wisconsin. Being a part of that parcel described in Volume 229, Page 524 of the Record of Deeds for Dodge County, Wisconsin, described as follows: Commencing at a point on the south line of Section twenty-eight (28) Township Nine (9), North of Range Fifteen (15) East which is the North Corporation Limits of the City of Watertown, on the center line of Prospect Street. Said point being 884.7 feet West of the South East corner of said Section Twenty-eight (28) Township Nine (9), North of Range 15 East; thence North 09° 29' West 211.2 feet to the South line of that property described in Volume 229, Page 524; thence North 89° 55' minutes West along said South line 133 feet to the point of beginning; thence continuing North 89° 55' West along said South line 165 feet; thence North 0° 29' West 90.0 feet; thence South 90° 55' East 165.0 feet; thence South 09° 29' East 90.0 feet to the point of beginning.

PIN: 291-0915-2844-007 (1526 Prospect Street)

Dated at Watertown, Wisconsin, July _____, 2016.

Cindy Rupprecht
City of Watertown, City Clerk
Dodge County, Wisconsin

Plan Commission Minutes

Monday, August 8th, 2016

The Plan Commission met on the above date at 4:30pm in Council Chambers of Municipal Building with the following members present: John David, Ken Berg, Augie Tietz, Sherry Cira, Jaynellen Holloway along with Zoning Administrator Jacob Maas & Mark Powers of Lake Country Engineering.

1: Balsam Hill Final Plat: John David asked Jacob Maas to provide a summary of rationale for the Balsam Hill Final Plat Proposal. Jacob noted this subdivision development was initiated earlier this year but not acted on. Also, back in 2007 when it was originally proposed, the economy was heading toward a bad recession so the developer pulled it due to poor timing. At that time, there were 13 lots to this subdivision, whereas the one before us today has 12 lots. Back then, the minimum lot size was an acre whereas this proposal before us has a minimum size lot of 35,000 sq feet. It is located one-eighth of a mile west of the Windwood Golf Club off of Hwy CW. Mark Powers noted that if approved by our Board, he still needs to get the blessings of the Town Board tonight, but that Jefferson County is deferring to us & the Watertown Township in its role of oversight. Jacob noted that the only new restriction he was recommending on this development is that the elevation requirements abide by the Airport Approach Protection guidelines limiting the elevation of any development or structures to 972 feet above mean sea level. Mayor David asked if this Project had a least an 88' diameter radius w/in its cul de sac so as to allow all of our Fire Dept vehicles to access and leave without problem. Mr Powers was glad to answer by stating that the radius within this cul de sac was 160' in diameter. Augie Tietz moved to approve the Final Plat for the Balsam Hill Subdivision, in Town of Watertown, seconded by Sherry Cira and approved unanimously.

2: Plan Commission Minutes—June 27th, 2016: A motion was made by Sherry Cira to approve the minutes of the June 27th, 2016 Plan Commission meeting as written, seconded by John David and approved unanimously.

There being no further business to come before the Commission, a motion to adjourn at 4:45pm was made by Jaynellen Holloway and seconded by Augie Tietz. So ordered.

Respectfully Submitted, Ken Berg Alderperson