

**PLAN COMMISSION MEETING**

**Monday, January 23, 2017 at 4:30 p.m.**

**Council Chambers in the Municipal Building**

**AGENDA:**

- 1) N8825 Willow Road – Charles & Christine Teich – Preliminary CSM
- 2) Plan Commission Minutes – January 9, 2017

## **N8825 Willow Road – Extraterritorial CSM**

### **Background:**

Charles and Christine Teich are looking to create a 2.6 acre lot from a 31.13 acre parent parcel. The new lot would have a pre-existing farmstead located on it.

### **Issues:**

The following issues have been identified by the City of Watertown Zoning Administrator:

1. Willow Road is not 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 66 feet (33 feet from centerline)
  - a. The Preliminary CSM indicates that the right-of-way has not been dedicated
    - i. The Preliminary CSM needs to be revised to indicate a right-of-way dedication of 33 feet from the centerline for Willow Road.
2. Lot 1 is not located in the Airport Approach Protection Zone

### **Options:**

These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning 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. For Lot 1, create a dedication of 33 feet from the centerline for Willow Road.

# JEFFERSON COUNTY PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A division of land located in the NE 1/4, NW 1/4, of Section 14 Town 8 N, Range 14 E,  
Town of Watertown, Jefferson County, Wisconsin, on parcel Number(s) 032-0814-1421-000

Owner: Charles & Christine Teich  
Address: N8825 Willow Rd.  
City, ST Zip: Watertown, WI. 53094  
Phone: Tim ~~Teich~~ 920-988-3477

Surveyor: Wisconsin Mapping  
Address: 306 West Quarry Street  
City, Zip: Deerfield, WI 53531  
Phone: 608-764-5602

Date Submitted: \_\_\_\_\_

Revised: \_\_\_\_\_

Note to Be Placed on Final CSM:

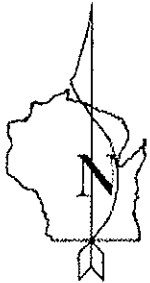
Petition # \_\_\_\_\_ Zoning \_\_\_\_\_  
Check for subsequent zoning changes with  
Jefferson County Planning and Zoning Department

In addition to the info required by Section 236.34 of State Statutes, Sec. 15(f) of the Jefferson County Land Division/Subdivision Ordinance requires that the following be shown:

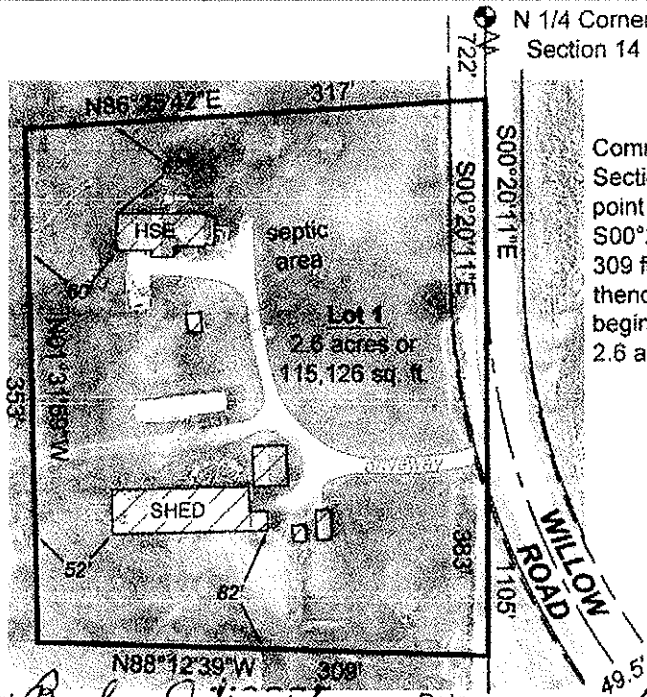
- Existing buildings, watercourses, drainage ditches and other features pertinent to the proper division.
- Location of access to a public road, approved by the agency having jurisdiction over the road.
- All lands reserved for future public acquisition.
- Date of the map
- Graphic Scale

- Rezoning
- Allowed Division within an Existing Zoning District
- Survey of Existing Parcel

Intent and Description of Parcel to be Divided \_\_\_\_\_



Scale : 1"=120'



Commencing from the North 1/4 corner of Section 14, S00°20'11"E, 722 feet to the point of beginning; thence continue S00°20'11"E, 383 feet; thence N88°12'39"W, 309 feet; thence N01°31'59"W, 353 feet; thence N86°25'42"E, 317 feet to the point of beginning. The above described containing 2.6 acres or 115,126 sq. ft. more or less.

Prepared for:  
Charles & Christine Teich  
N8825 Willow Rd.  
Watertown, WI. 53094

Town Board Approval Richard J. Smith Date 1/9/17  
(Includes Access approval if applicable)

County Highway Approval \_\_\_\_\_ Date \_\_\_\_\_  
(if applicable)

Extraterritorial Approval \_\_\_\_\_ Date \_\_\_\_\_  
(if applicable)

County Surveyor Approval \_\_\_\_\_ Date \_\_\_\_\_

Zoning Office Approval \_\_\_\_\_ Date \_\_\_\_\_

## Plan Commission Minutes

Monday, January 9<sup>th</sup>, 2017

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, Tony Arnett, Sherry Cira, Rick Tortomasi and Jaynellen Holloway, along w/ Zoning Administrator Jacob Maas and Staff Engineer Andrew Beyer, Lorraine & Brandon Knaack, Cary Gillingham.

**1: Little Coffee Road—Brandon Knaack—Preliminary CSM—Township:** Mayor David opened meeting with a request that Jacob Maas give an explanation of 1<sup>st</sup> item having to do w/ a preliminary CSM for a newly formed lot on Little Coffee Road in the Town of Watertown. Brandon & Lorraine Knaack want to create a 2 acre from a 35.64 acre parent parcel and have it rezoned to residential. Little Coffee Road does not require an expanded right of way from the existing 33 feet from centerline and this proposed lot does not encroach into the Airport Approach Protection Zone, therefore neither issue needs to be addressed w/ this preliminary CSM. John David moved to approve the preliminary CSM for the Knaack's on Little Coffee Road without conditions, seconded by Tony Arnett and approved unanimously.

**2: 101 Oakridge Court—Oakridge Medical Clinic—Establishment of OMC Condominium:** Victor Soderstrom & Cary Gillingham want to create a 2 unit condominium from their existing commercial property at 101 Oakridge Court. It would entail an upper & lower condominium design/layout with separate ownership for each floor. It will be named the OMC Condominium and provide all the benefits and requirements of a legal condominium in the State of Wisconsin w/ an Association for management & maintenance of this property. The Declaration of OMC Condominium document was reviewed by the Commission and our City staff with no issues of concern raised. Therefore, Augie Tietz moved to approve the Condominium Complex at 101 Oakridge Court without conditions, seconded by Sherry Cira and approved unanimously.

**3: West Side Industrial Park Rezoning—Review PH Comments:** Mayor David asked Jacob Maas to give a overview of our City's desire to rezone a parcel of land within our West Side Industrial Park from Planned Industrial to General Industrial. An existing local business, Baso, has a Right Of First Refusal in place for the parcel. This proposed rezoning would allow greater flexibility w/ regard to exterior construction materials, which would increase the likelihood of new development occurring. It was noted that there was no public comments during the Public Hearing that occurred on December 20<sup>th</sup>, 2016 in front of our City Council. Jacob stated that more business uses and materials would be allowed by right vs by Conditional Use Permit, should this rezoning be approved. In response to a question of whether this proposed action could result in or trigger spot zoning, Jacob was confident it would not since other properties in the industrial park were zoned General Industrial, including the Schliecher property which was annexed into the City and the industrial park in 2015. Rick Tortomasi moved to give a positive recommendation to the Council to approve the rezoning of parcel 291-0815-0624-002 from PI to GI, seconded by Sherry Cira and approved unanimously.

**4: Plan Commission Minutes—November 28<sup>th</sup>, 2016:** Motion was made by Augie Tietz to approve the Plan Commission minutes for November 28th, 2016 as written, seconded by John David & approved unanimously.

There being no further business to come before the Commission, a motion to adjourn at 4:40pm was made by Tony Arnett and seconded by Sherry Cira. So ordered.

Respectfully Submitted, Ken Berg Alderperson