

PLAN COMMISSION MEETING

Monday, February 26, 2018 at 4:45 p.m.

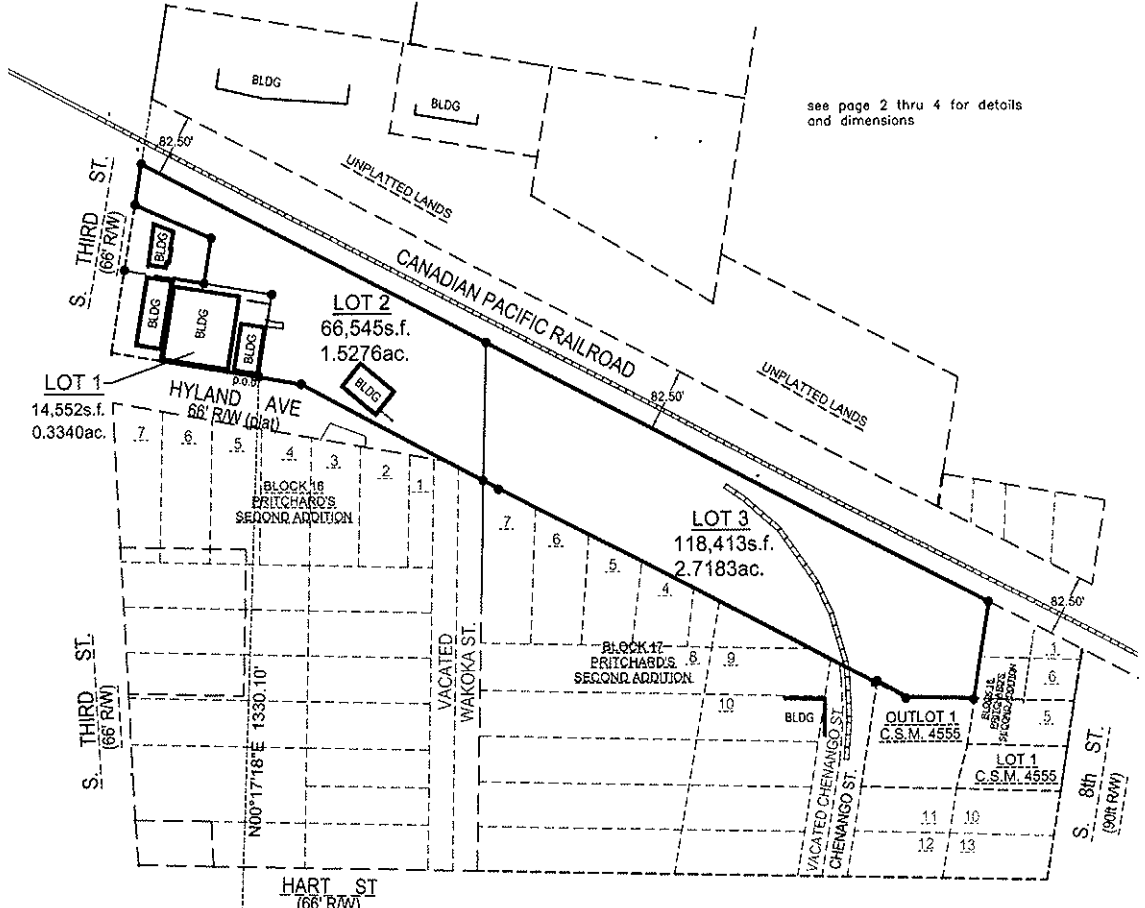
Council Chambers in the Municipal Building

AGENDA:

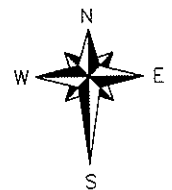
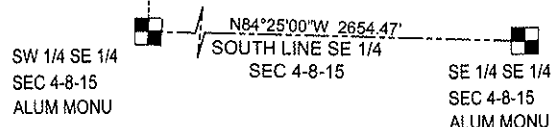
- 1) 306 Hyland Street, 1013 S. Third Street, 316R Hart Street – Loeb & Co – Preliminary CSM to Combine Parcels
- 2) Site Plan Review Minutes – February 12, 2018
- 3) Plan Commission Minutes – February 12, 2018

CERTIFIED SURVEY MAP NO - _____

BEING THE EAST 1/2 OF OUTLOT 1 AND ALL OF OUTLOT 2 IN 7TH WARD OF WATERTOWN,
 (COOLEY LANDS SHOWN ON RECORDED PLAT OF PRITCHARDS SECOND ADDITION TO WATERTOWN,
 DIVIDED BY CITY SURVEY REC'D 8/29/1870) & LANDS AWARDED BY JUDGEMENT DOC #1387377.
 AND UNPLATTED LANDS ADJACENT THERETO, A PART OF FORMER "RAILROAD STATION" AS SHOWN ON
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 WISCONSIN

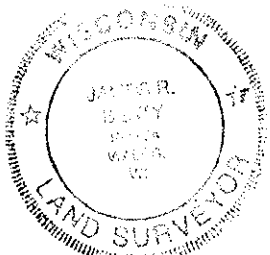


see page 2 thru 4 for details and dimensions



LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER CONC MONU W/ALUM CAP
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. (1.315 O.D.) IRON PIPE SET (UNLESS OTHERWISE NOTED)
- CENTURY FENCE (UNLESS OTHERWISE NOTED)



James R. Beaty
 James R. Beaty, PLS #834
 DATED: JANUARY 19, 2018

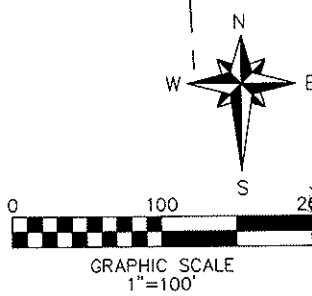
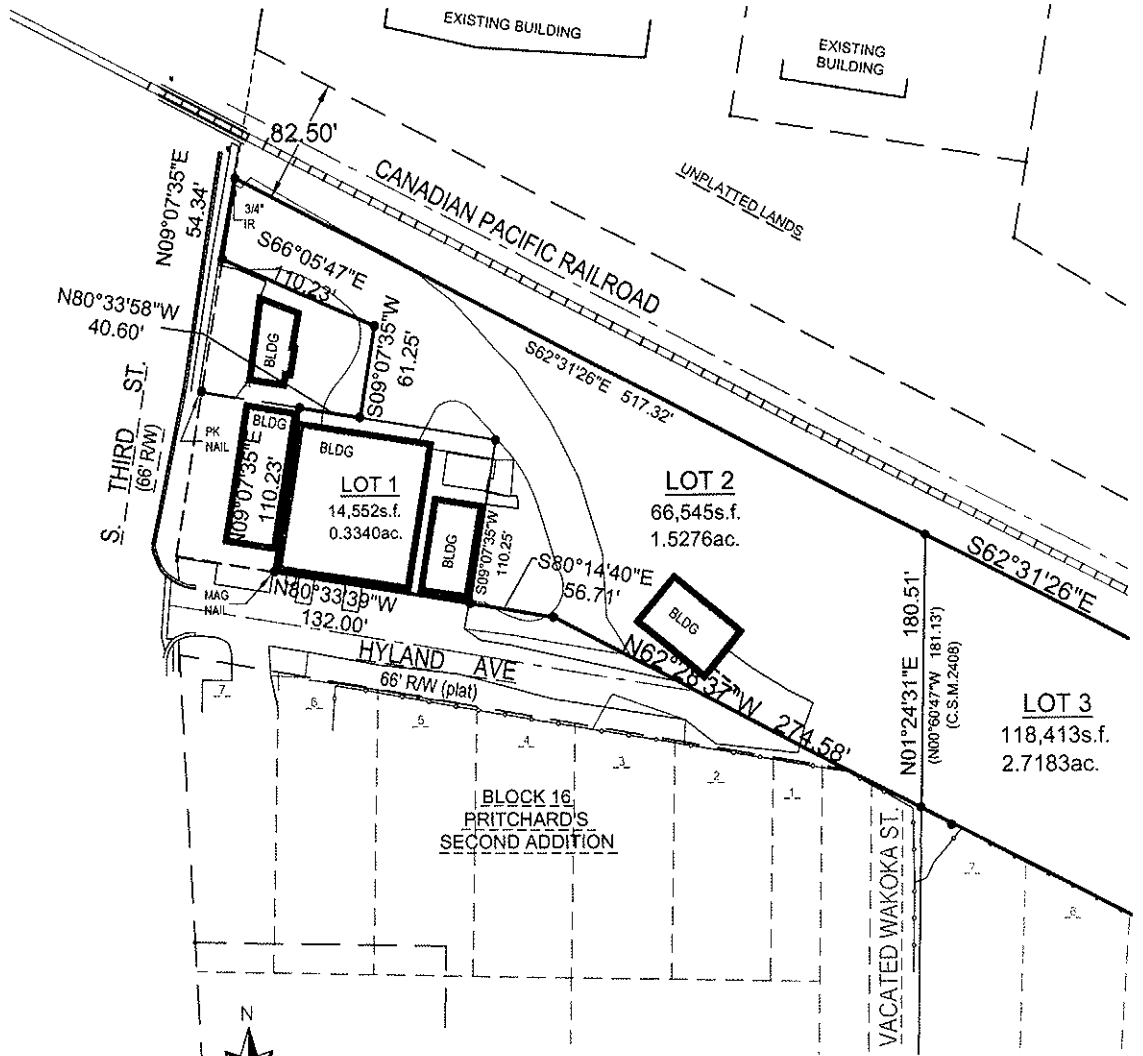
BEARING REFERENCE:

Bearings are referenced to the Wisconsin County Coordinate system, Jefferson County within which the South line of the SE 1/4 of Section 4, T8N, R15E was measured to bear N84°25'00"W

(Vertical referenced to NGVD (88) Datum)

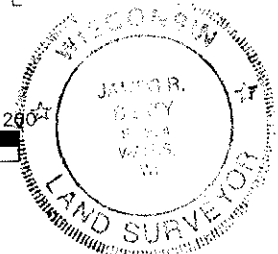
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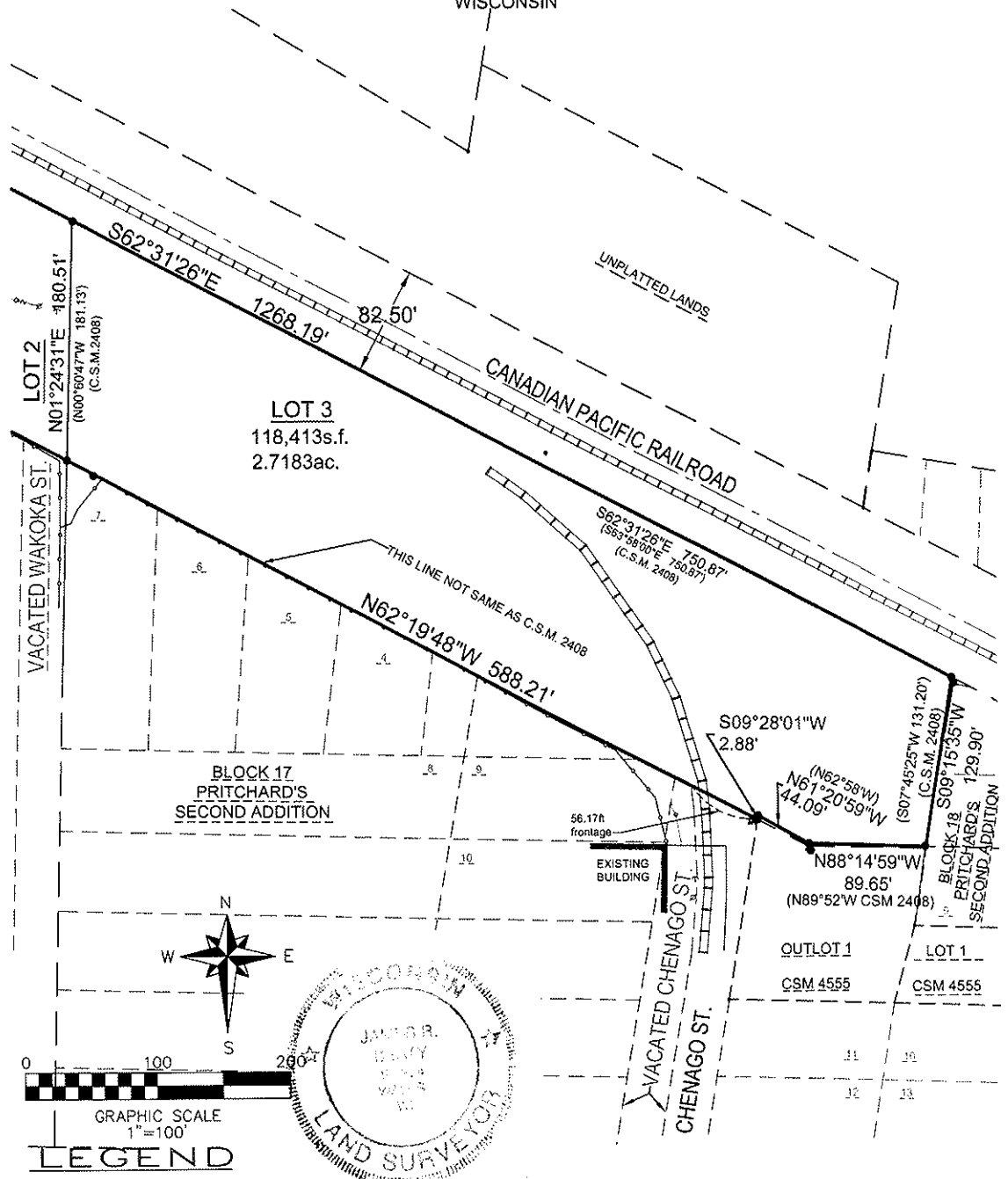


James R. Beaty
 James R. Beaty, PLS 11834
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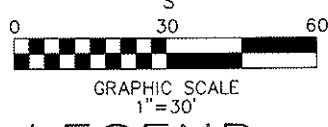
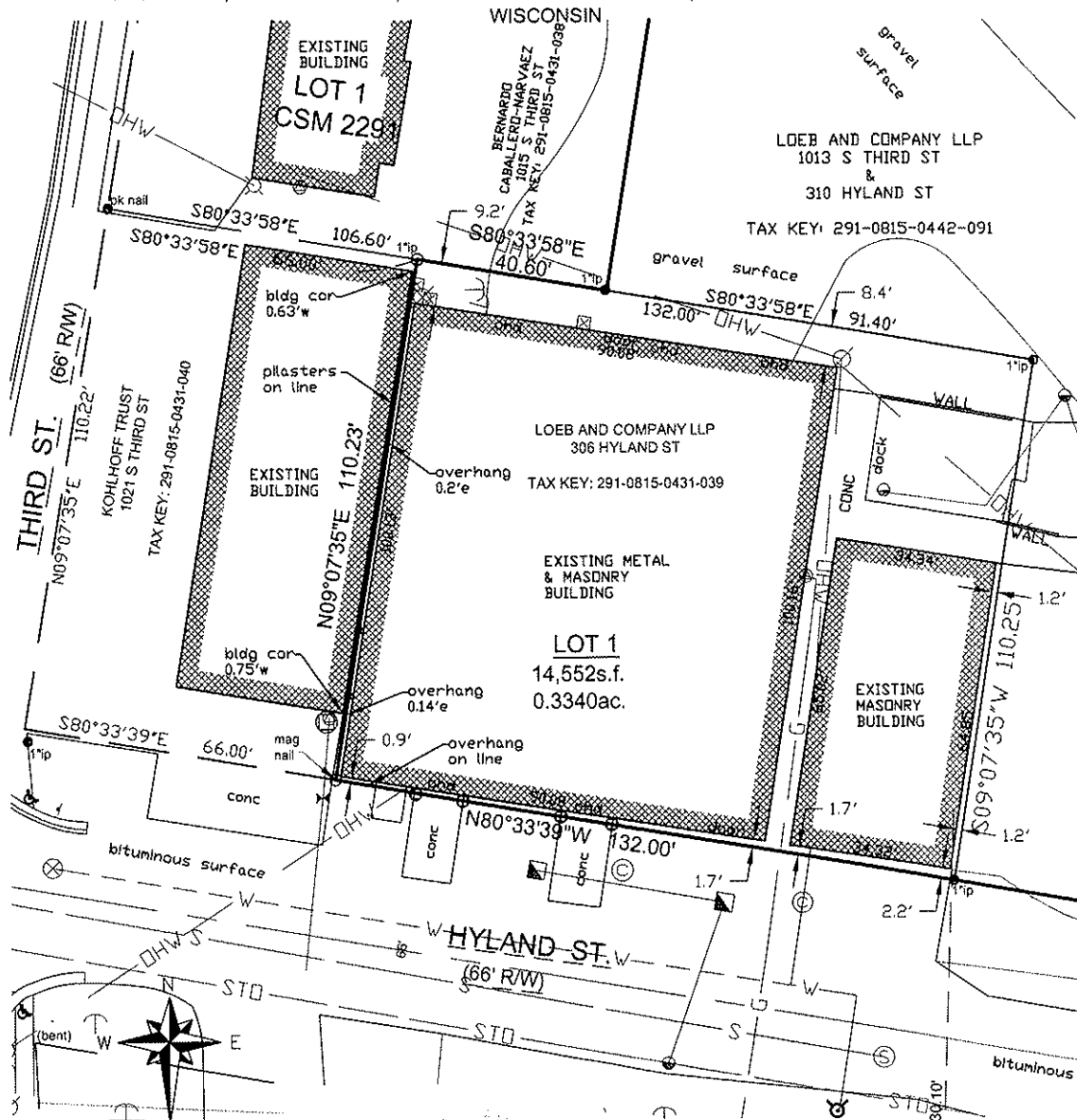


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James R. Beaty
 James R. Beaty, PLS #834
 DATED: JANUARY 19, 2018

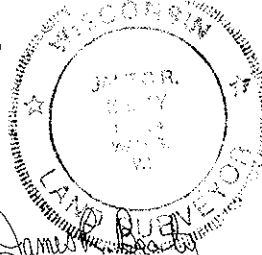
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James R. Beaty, PLS 1834
 DATED: JANUARY 19, 2018

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(Vertical referenced to NGVD (88)Datum)

SW 1/4 SE 1/4
 SEC 4-8-15
 ALUM MONU

SE 1/4 SE 1/4
 SEC 4-8-15
 ALUM MONU

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SURVEYOR'S CERTIFICATE

I, James R. Beaty, Registered Land Surveyor, do hereby certify that at the direction of the Owner(s), I have made this survey, being the east 1/2 of Outlot 1 and all of Outlot 2 in 7th Ward of Watertown. (Cooley lands divided by City Survey rec'd 8/29/1870) & lands awarded by Judgment Doc #1387377. All lands being a part of the northeast 1/4 of the southwest 1/4 and the northwest 1/4 of the southeast 1/4 of Section 4, all lying in Township 8 North, Range 15 East, in the City of Watertown, County of Jefferson, State of Wisconsin. said lands are bounded and described as follows:

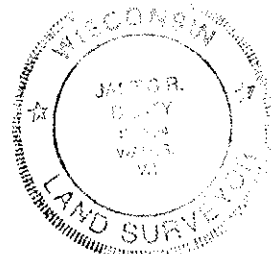
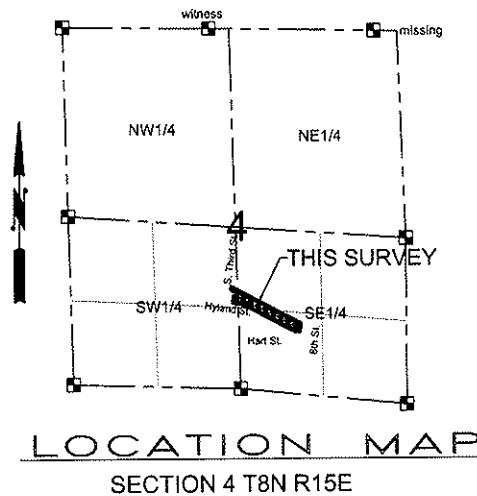
Beginning at the found aluminum monument at the Southeast corner of the Southeast 1/4 of said Section 4; thence North 84°25'00" West, 2654.47 feet along the South line of said Southeast 1/4 of said Section 4 to a found aluminum monument at the Southwest corner of the Southeast 1/4 of said Section 4; thence North 00°17'18" East, 1330.10 feet to a found 1" iron pipe and the point of beginning of the lands hereinafter described; thence North 80°33'39" West, 132.00 feet to a found pk nail; thence North 09°07'35" East, 110.23 feet to a found 1" iron pipe; thence South 80°33'58" East, 40.60 feet to a found 1" iron pipe; thence North 09°07'35" East, 61.25 feet to a found 1" iron pipe; thence North 66°05'47" West, 110.23 feet to a found 1" iron pipe; thence North 09°07'35" East, 54.34 feet to a found 3/4" iron rod and the South Right-of-Way line of the Canadian Pacific Railroad; thence South 62°31'26" East along said Right-of-Way line, 1268.19 feet to a found 1" Iron pipe; thence South 09°15'35" West, 129.90 feet to a point on the north line of Certified Survey Map No. 4555; thence North 88°14'59" West along said north line, 89.65 feet to a point; thence North 61°20'59" West along said north line, 44.09 feet to a found 1" iron pipe, being the NW Corner of said Certified Survey Map No. 4555; thence South 09°28'01" West along the West line of said Certified Survey Map, 2.88 feet to a point; thence North 62°19'48" West, 588.21 feet to a found 1" iron pipe, (said pipe lying appx. 0.65 feet northerly of the southwest corner of CSM 2408 as shown thereon); thence North 62°28'37" West, 274.58 feet to a found 1" iron pipe; thence North 80°14'40" West, 56.71 feet to a found 1" iron pipe and the point of beginning; Said described lands containing 199,510 s.f. (4.5801 Acres) gross of land.

That I have made this survey, land division and map by the direction of Loeb and Company, LLP, Owner(s) of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the City of Watertown ordinances in surveying, dividing and mapping and dedicating of same.

PREPARED BY / SURVEYOR:
Horizon Land Development Services, LLC
W313 S2562 Penny Lane
Wales, Wisconsin 53183
1-262-349-1575



James R. Beaty
James R. Beaty, PLS 1834
DATED: JANUARY 19, 2018

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WISCONSIN

CORPORATE OWNER'S CERTIFICATE

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

Aforesaid owner, Loeb and Company, LLP, does further certify that this plat 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 Loeb and Company, LLP, has caused these presents to be signed by Neal Loeb, its Partner, at Watertown Wisconsin, and its corporate seal to be hereunto affixed on this 14th day of February, 2018.

In the presence of:

Loeb and Company, LLP
Corporate Name

Neal Loeb
Neal Loeb, Partner

STATE OF WISCONSIN)
Jefferson (SS
WAUKESHA COUNTY)

Personally came before me this 14th day of February, 2018, Neal Loeb, of the above named company, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such Partner of said company, and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, by its authority.

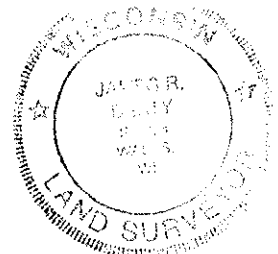
Catherine A. Steinbrink Notary Public: Jefferson, Wisconsin
Catherine A. Steinbrink

My commission expires September 10, 2019.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Watertown this _____ day of _____, 2018.

John David, Chairman



James R. Beaty
James R. Beaty, PLS 1834
DATED: JANUARY 19, 2018

SITE PLAN REVIEW COMMITTEE
February 12, 2018

The Site Plan Review Committee met on the above date at 1:30 P.M. in Room 2044 of the Municipal Building. The following members were present: Jacob Maas, Tim Gordon, Doug Zwiieg, Andrew Beyer, Jay Haberkorn, Mayor John David, Robert Schwerer, Peter Hartz, Rick Schultz, Curt Kleppin, Jaynellen Holloway and Kevin Freber. Also in attendance were Nikki Zimmerman, John Donovan of Bielinski Homes, Carl Hoepfner, Jeri Shaw, Ed Shaw, Bev Bailey, Laurita Radtke, Richard Radtke, Valentina McKinney, Joann D'amico, Patricia Finley, and Linda Brown.

Acting Chairperson Andrew Beyer called the meeting to order.

1. Bielinski – PUD – Hunter Oaks Conceptual Review

John Donovan of Bielinski Homes presented the conceptual review for Hunter Oaks. The plans consist of 26 buildings each with 2-family condos (52 living units total). The wetland delineation has been completed, the roadway would be private and at least 26' wide. The goal is to begin building in late summer/fall.

The following are the comments/questions made by the individual city departments:

Fire Department

- Fire hydrant approvals will be required
- The road must be wide enough for the ladder truck

Engineering Department

- Stormwater review will be needed with the city's consultant, Ruekert Mielke, and the charges for the same will be forwarded to Bielinski
- Regarding the layout of 19, 20, 21 and 22 – there is not much area in the rear of the condos. It would be less congested to remove unit 20 or 21 and turn 19 and 22 to create more space. It would also offset the condos so no one will be looking directly into a neighbor's back window.
- A CSM would have to be completed to combine the lots.

Building, Safety & Zoning

- If there will be basements, code states that the basements must be at least 1' above the ground water elevation. It is up to the developer to locate the ground water elevation.
- The Regan Park dedication will also be discussed along with these plans.
- Review the impacts of area G along with this project.

2. Site Plan Review Minutes – November 27, 2017

Motion was made and seconded to approve the minutes as submitted.

Unanimously approved.

There being no further business to come before this committee, motion was made and seconded to adjourn. So ordered.

Respectfully submitted,
Nikki Zimmerman, 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

February 12, 2018

The Plan Commission met on the above date at 4:30 p.m. in the Council Chambers of City Hall with the following members present: Mayor John David, Alderperson Augie Tietz, Tone Arnett, Rick Tortomasi, and Sherry Cira. Also, in attendance were City Engineer Jaynellen Holloway and Zoning Floodplain Administrator, Jacob Maas. Others attending were: John Donovan – Bielinski Homes, Attorney Al Larson, Laurita Radtke, Richard Radtke, Dana Gaulitz, Linda Brown, JoAnn Damico, Patricia Finley, Jeanne Zuleger, Connie Wilson, Mary Degsen, Bob Schuett and guest.

1. **2032 Airport Road – PH – Review & Recommendation for Termination of CUP for Exterior Storage Standards for Non-Residential Districts:** Att. Larson spoke on behalf of his client, Bob Schuett. Mr. Schuett is having difficulty installing fence due to the tree perimeter around the property. Also the cost to place all this fence is very expensive. A large number of trees around the property are also hampering his ability to install the fence. Every tree and stump will need to be removed prior to installing the fence. Mr. Schuett is requesting additional time to complete the fence installation, he wasn't able to complete it within the prescribed 60 days. The trees were part of the original condition of the 2003 permit. Att. Larson is not going to address the other items this evening. Wants to extend the deadline. With no others speaking, Mayor David closed the hearing.

Jacob gave an update on the Sept. 25, 2017 Plan Commission ten (10) conditions. Mr. Schuett has not completed any of the 10 conditions. Jacob pointed out that the 2011 Site Plan Review and Plan Commission minutes stated proper landscaping for the bufferyard. Which would have been arborvitaes, not the current shrub/scrub growth. Upon the last site visit, the Zoning Administrator observed only shrub/scrub trees, no arborvitaes. Per City staff site observations, Mr. Schuett has begun work on dedicated parking, but not completed. Mr. Schuett had also not removed any unlicensed or unregistered vehicles (including a semi-trailer loaded with such vehicles), making the current site a junkyard. Junkyards are not permitted under the current zoning of 2032 Airport Road. The Fire Department has performed a fire inspection, which he failed and has been given until March 2, 2018 to come into code. Comments received by the Commission were in agreement that not sufficient work has been completed originally in 2003 or now.

Motion: Revoke CUP for Exterior Storage

Motioned: Tony

Seconded: Augie

Passed unanimously

2. **2032 Airport Road – PH – Review & Recommendation for Termination of CUP for Outdoor Storage and Wholesaling:** No one spoke. Mayor David closed PH.

Jacob gave an update on the Sept. 25, 2017 Plan Commission. City Attorney working with the Municipal Judge and Court Clerk on this.

Motion: Revoke CUP for Outdoor Storage

Motioned: Augie
Seconded: Rick
Pass unanimously

3. **Bielinski – PUD – Hunter Oaks Conceptual Review:** John Donovan from Bielinski gave a quick overview. Residents then spoke. Concerns: Bank funding for condos; will new homes be rentals (John stated they will be condos); wetlands related to sump pumps and development (per Jacob: basement floors have to 1' above groundwater); traffic flow along alley west of Hunter Oaks Blvd. off of Belmont; Alley never received top surface coat of pavement; regional detention pond. Bielinski was complimented for listening and coming back with condos. Status of parkland dedication will need to be finalized.
4. **Revisit Successor CUPs for Taverns:** John spoke on CUP for existing taverns. Historically, City has never enforced it. Successor CUP rate of \$100 does not sit well with the Mayor and he is asking we not charge the fee for getting everyone registered. The idea would be to grandfather all existing taverns this coming June and have taverns complete Successor CUPs, but at no cost. Moving forward the fees would be applied. After further discussion, it will be brought back to the next meeting with more input on Section 550-157 from City Attorney.

Motion: Hold over to next meeting on March 26, 2018
Motioned: Rick
Seconded: Augie
Passed unanimously

5. **Plan Commission Minutes – January 22, 2018:**

Motion: To accept
Motioned: Tony
Seconded: John
Passed unanimously

6. **Motion to Adjourn**
Motion: To Adjourn
Motioned: Tony
Seconded: Sherry
Passed unanimously

There being no further business to come before the Commission, the meeting adjourned at approximately 5:15 p.m.

Respectfully submitted,

Jaynellen J. Holloway, P.E.
Acting Recording Secretary