

PLAN COMMISSION MEETING

Monday, February 11, 2019 at 4:30 p.m.

Council Chambers in the Municipal Building

AGENDA:

- 1) Call to Order
- 2) Approval of Plan Commission Minutes Dated January 28, 2019
- 3) Review Public Hearing Comments and Make Recommendation - Amend Chapter 532 - Floodplain and Shoreland-Wetland Zoning - LOMR for Dodge County
- 4) Adjournment

Plan Commission Meeting January 28, 2019

Meeting was called to order at 4:30 p.m. by Mayor David. Members present: Augie Tietz, Tony Arnett, Sherry Cira, Steve Board, Rick Tortomasi, Jaynellen Holloway. Also present: Jacob Maas, Dick Peterson, Kristie Coughlin, Chris Coughlin & Gerald Coughlin.

1) Review Plan Commission minutes of January 14, 2019

Motion to approve by Augie, second by Steve.

Motion approved unanimously

2) Preliminary CSM – N919 Welsh Road

Chris Coughlin is looking to create a 3.0 acre parcel from an 18.46 acre parent parcel. The parent parcel has a residential structure located on it. The parent parcel is to remain agriculture.

Issues:

a) **Authority** - Under the Intergovernmental Cooperative Plan Agreement between the City of Watertown and the Town of Emmet, N919 Welsh Road is identified as the State Highway 26-16 Corridor and County Highway “L” Corridor under Section 3.02(e). The parcel is under the City Growth Area defined in Section 3.01 of the Intergovernmental Cooperative Plan Agreement between the City of Watertown and the Town of Emmet.

b) CSM Issues

1. Per the Intergovernmental Cooperative Plan Agreement between the City of Watertown and the Town of Emmet, Section 6.04(a)(iii) states:

***Lot Layout Within Parent Parcel.** The proposed lot layout for each overall parcel shall locate residences and other structures on building sites that have the least impact on environmentally-sensitive areas and that are less well-suited for farming and agricultural uses. **The maximum lot size for such residential lot shall be no greater than one (1) acre.** To the extent possible, buildings shall be located between 30 and 100 feet from an existing or new public road right-of-way. The Town grants to the City the authority and power to designate the location and configuration of the residential lots with the larger, parent parcel so as to minimize rural sprawl and to prevent the accumulation of all residential lots on existing Town roads with little utilization of the interior land area of the larger parcel. Furthermore, the proposed lot layout for the overall parcel shall provide for the future efficient subdivision of the parcel for higher urban densities when it is ultimately attached into the City.*

2. Breckenridge 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).
3. The CSM should clearly indicate a right-of-way dedication of 33 feet from the centerline. Welsh Road 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).
4. The CSM should clearly indicate a right-of-way dedication of 60 feet from the centerline.

Action:

Motion by Augie second by Sherry to approve a 3-acre lot was made, then withdrawn, after Commission discussion “can we approve a 3-acre lot”? It was determined that the Commission needed to follow section 6.04(a)(iii) agreement requiring lot no greater than 1 acre in size.

Motion by Augie second by Sherry to approve a Preliminary CSM with conditions:

- a. Three (3) new proposed parcels not to exceed 1.0 acre each.
- b. Breckenridge Road needs a right-of-way dedication of 33 feet from centerline.
- c. Welsh Road needs a right-of-way dedication of 60 feet from centerline.

Motion approved unanimously.

4) Review 10-year Comprehensive Plan update. Public Participation Plan

Issues: There are no issues identified. The City of Watertown is currently going through its mandatory 10-Year Comprehensive Plan update. This process is being guided by Section 66.1001 of Wisconsin Statutes.

Action:

Motion by Steve second by Rick for approval of the Plan Commission resolution of a Public Participation Plan in regards to the 10-Year Comprehensive Plan update & a positive recommendation of the Common Council resolution for the Public Participation Plan regarding the 10-Year Comprehensive Plan update. Refer to item 6.

Motion approved unanimously.

5) 760 N. Church Street – Conceptual Plan for Design Standards

A local company is proposing to redevelop 760 North Church Street. Before moving forward, the company is looking for Plan Commission approval of the design standards. The property is within the Community Entry Corridor Overlay Zoning District, zoned General Business (GB).

Issues: Per Section 550-150:

The following requirements shall be effective upon the date of adoption of detailed neighborhood plans and upon the date of depicting these overlay zoning districts on the Official Zoning Map. Any new development, other than single-family residential, in this overlay zoning district shall be regulated as a conditional use, subject to the site design requirements of Article VI.

A. Requirement of compatibility. Proposed site design and construction within this district, including new structures and building additions, shall be reviewed per § 550-145, Site plan review and approval procedures, by the Plan Commission. The building setback, height, mass, roof form, exterior materials, exterior surface appurtenances, exterior colors, landscaping and lighting shall be compatible with the following general design theme, as determined by the Plan Commission.

B. Design standards for residential development. The general design theme for residential development within the Community Entry Corridor Overlay Zoning District shall be designed to accommodate typical impacts of transportation and nearby nonresidential development, particularly through the use of building orientation, door and window location and design, and on-site landscaping and related buffering structures or berms. Above and beyond such concerns, particular attention shall be devoted to ensuring that selected residential design components complement nearby residential styles with high-quality building materials, in an attractive manner as becoming an entry corridor, and as determined by the Plan Commission.

C. Design standards for nonresidential development. The general design theme for nonresidential development within the Community Entry Corridor Overlay Zoning District shall be characterized by high-quality building materials, architectural design, site design and on-site landscaping. Prominent urban design elements and architectural details, which are decorative and functional, shall be considered as a required component of each site within the district. Particular attention shall be devoted to ensuring that selected nonresidential design components complement nearby nonresidential styles and reflect positively on the character of the community, as becoming an entry corridor, and as determined by the Plan Commission.

Options:

Conceptual picture presented with discussion regarding possible usage of first floor commercial units and second floor apartments with parking in front and behind the building. Brick front on first floor and siding on the second level. Majority felt this concept was acceptable with one objection to this design on a gateway to the city.

Action: no action required. Next step is to present design specifics for Site Plan Review.

6) Note: Community Visioning Session for the 10-year Comprehensive Plan update scheduled meeting March 21, 2019, 6:30 P.M. at Watertown Senior Center (see item 4).

7) Motion to Adjourn by Sherry second by Augie.

Motion approved unanimously and meeting closed at 6:00 P.M.

Minutes submitted unapproved by Rick Tortomasi.

**AN ORDINANCE
 TO AMEND CHAPTER 532, FLOODPLAIN AND SHORELAND-WETLAND ZONING,
 THROUGH CREATING SECTION 532-11A(3), FEMA LETTER OF MAP REVISION
 (LOMR) FOR DODGE COUNTY, PANEL NO. 55027C0678G, DATED FEBRAURY 26,
 2019, BASE ON CASE NO. 18-05-4306P, DATED FEBRUARY 26, 2019**

Sponsor: Mayor David
 From: Plan Commission (Positive Recommendation)

SECTION 1. Create Section 532-11A(3):

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(3) FEMA Letter of Map Revision (LOMR) for Dodge County, Panel No. 55027C0678G, dated February 26, 2019, based on Case No. 18-05-4306P, dated February 26, 2019

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SECTION 3. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed

SECTION 4. This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	02/19/2019		03/05/2019	
	1ST		2ND	
READING:	YES	NO	YES	NO
MCFARLAND				
TORTOMASI				
BERG				
LARSEN				
ZGONC				
RAETHER				
TIETZ				
MARON				
KILPS				
MAYOR DAVID				
TOTAL				

ADOPTED _____

CITY CLERK/TREASURER

APPROVED _____

MAYOR