

**RESOLUTION TO
APPROVE THE PRELIMINARY PLAT FOR
HUNTER OAKS ENCLAVE SUBDIVISION
SPONSOR: MAYOR EMILY MCFARLAND
FROM: PLAN COMMISSION**

WHEREAS, the City of Watertown Plan Commission & Site Plan Review Committee have reviewed and made recommendations with conditions on December 9, 2024 to the Common Council on the preliminary plat known as Hunter Oaks Enclave Subdivision; and,

WHEREAS, the Site Plan Review Committee & Plan Commission have made the following conditions:

1. Add minimum Street Frontage of 45 ft per amended PD-GDP/PIP to 'Site Data Table'.
2. Change listed zoning information in 'Development Summary Table' to Single-Family Residential with PD Overlay.
3. Add subsurface soil, rock, and water conditions including depth to bedrock and average depth to groundwater to the plat.
4. Add drainage easements for individual lots to the plat.
5. 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.
6. Add Airport Approach Protection Zone maximum elevations to the plat.

WHEREAS, the action of the Common Council shall be noted on three copies of the preliminary plat: one (1) copy of which shall be returned to the developer (Bielinski Homes) with the date and action endorsed thereon, one (1) copy of which shall be retained by the Engineering Department, and one (1) copy of which shall be retained by the City of Watertown's Assessor; and,

WHEREAS, the developer (Bielinski Homes) shall provide a copy of the approved preliminary plat to the following utility providers or their successor company(ies) for their comments prior to the drawing of the final plat: WE Energies, AT&T, Spectrum; and,

WHEREAS, the developer (Bielinski Homes) has agreed to enter into a contract for improvements as required by Article III of Chapter 545 of the City of Watertown Municipal Code. Prior to the signing of said contract by the Mayor and the City Clerk, the developer (Bielinski Homes) shall pay to the City all required fees, area charges and deposits, and provide any required performance bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WATERTOWN, WISCONSIN:

That the preliminary plat of Hunter Oaks Enclave Subdivision is hereby approved with the conditions identified by the City of Watertown's Plan Commission and Site Plan Review Committee.

	YES	NO
DAVIS		
LAMPE		
BOARD		
BARTZ		
BLANKE		
SMITH		
SCHMID		
WETZEL		
MOLDENHAUER		
MAYOR MCFARLAND		
TOTAL		

ADOPTED December 17, 2024

CITY CLERK

APPROVED December 17, 2024

MAYOR