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TO: Plan Commission
 DATE: Aug 26th, 2024
 SUBJECT: Recommendation to Council, Rock River Ridge - Final Plat

A requested by Nate Peters, agent for the Greater Watertown Community Health Foundation, for review and recommendation of the Rock River Ridge Final Plat within the City of Watertown. Parcel PIN(s): 291-0815-0814-001

SITE DETAILS:

Acres: 48.53
 Current Zoning: Planned Office and Institutional
 Existing Land Use: Vacant Land
 Future Land Use Designation: Riverside Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is seeking review and recommendation to Common Council of a final plat to create a 97 Lot subdivision plat with a mixture of Single-Family, Twin-Home, and Multi-Family Lots. Lots 1 thru 18 are proposed for Twin Home Development, lots 19 thru 96 are proposed for Single-Family Development, and Lot 97 is proposed for Multi-Family Development. In addition, parkland is being dedicated to the south of Lot 97 and three Outlots are proposed. The plat will dedicate an extension of Johnson St to the south ending in cul-du-sac to be called Johnson Court. Three other roads are also being dedicated by the plat: Cedar Court, Ridgeview Drive, and Ridgeview Court. Ridgeview Drive will connect with Hoffman Drive to the east.

STAFF EVALUATION:

Wisconsin Statutes

Per the Wisconsin Statutes it is the role of the Plan Commission to review and recommend to Council all plats of land within the City.

Per Wisconsin State Statute § 62.23(5):

- (5) **Matters referred to city plan commission.** The council, or other public body or officer of the city having final authority thereon, shall refer to the city plan commission, for its consideration and report before final action is taken by the council, public body or officer, the following matters: The location and architectural design of any public building; the location of any statue or other memorial; the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley or other public way, park, playground, airport, area for parking vehicles, or other memorial or public grounds; the location, extension, abandonment or authorization for any public utility whether publicly or privately owned; **all plats of lands in the city** or within the territory over which the city is given platting jurisdiction by ch. 236; the location, character and extent or acquisition, leasing or sale of lands for public or semipublic housing, slum clearance, relief of congestion, or vacation camps for children; and the amendment or repeal of any ordinance adopted pursuant to this section. Unless such report is made within 30 days, or such longer period as may be stipulated by the common council, the council or other public body or officer, may take final action without it.

Land Use

Within the City Code, Chapter 545 Subdivision of Land outlines the procedures and requirements for final plat review of subdivisions within the City. [*per § 545-14*] Under the final platting procedures, requests for approval of the final plat shall be submitted to the Plan Commission and the State of Wisconsin. The plat can also be sent the county for review and comment.

Jefferson County Comments:

No additional comments.

State Agency Comments:

WDOA provided comments (attached). Applicant has indicated all these corrections have been made.

The Plan Commission shall recommend approval, denial, or approval with conditions of the final plat to the Common Council [*per § 545-14A(3)*].

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the final plat.
2. Approve the final plat without conditions.
3. Approve the final plat with conditions as identified by the Plan Commission:

ATTACHMENTS:

- Application materials.