

Town of Emmet Annexation Schedule

Timeline	Annexation
Aug 5 th , 2024	<ul style="list-style-type: none">• Submit annexation ordinance to City attorney for review and approval.
Aug 26 th , 2024	Plan Commission Meeting: <ul style="list-style-type: none">• Recommendation of Annexation Ordinance to Council
Sept 3 rd , 2024	Common Council Meeting: <ul style="list-style-type: none">• Common Council 1st reading of Annexation Ordinance
Sept 17 th , 2024	Common Council Meeting: <ul style="list-style-type: none">• Common Council 2nd reading and approval of Annexation Ordinance

WATERTOWN

Regular Plan Commission Meeting: Second & Fourth Mondays

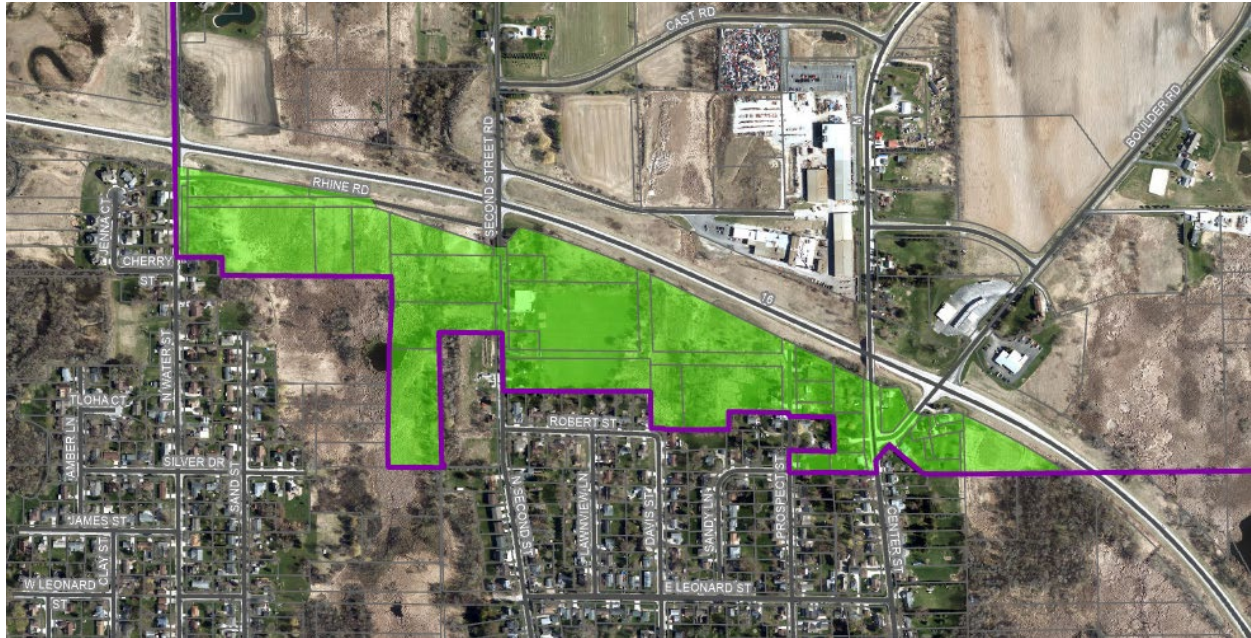
Regular Common Council Meetings: First and Third Tuesdays

Newspaper: Published daily; Legal notices due 3 days prior to publishing

City of Watertown / Town of Emmet Boundary Adjustment Information Summary

5-15-2024

The City of Watertown and the Town of Emmet have entered into a Cooperative Boundary Agreement which calls for four mandatory boundary adjustments (see Exhibit A). The last of these four adjustments, known as the 'Highway 16 Residential Area', is scheduled for attachment to the City on or before September 29, 2024. Below, depicted in green, is the 'Highway 16 Residential Area'. An informational summary regarding the area to be attached to the City follows.



1. Property Descriptions

In process - being completed by surveyor. See Exhibit B – **To be Completed**

2. Property Values of land to be attached to the City.

See Exhibit C.

3. Population, Adults and children

Approximately 30 people: 24 adults, 6 children.

4. Wards

City Ward boundaries will be adjusted (see Exhibit D). Parts of the territory being attached to the City would go to Wards 2 & 4. Center St/CTH M would be the divide with all territory east of Center St/CTH M going to Ward 2 (from Emmet Ward 2) and all territory west of Center St/CTH M going to Ward 4 (from Emmet Ward 2).

5. Aldermanic Districts

City Aldermanic District boundaries would need to be adjusted (see Exhibit D). Parts of the territory being attached to the City would go to Aldermanic Districts 1 & 6. Center St/CTH M would

City of Watertown / Town of Emmet Boundary Adjustment Information Summary

5-15-2024

be the divide with all territory east of Center St/CTH M going to Aldermanic District 1 and all territory west of Center St/CTH M going to Aldermanic District 6.

6. Other Districts

Dodge County will need to adjust their County Supervisory District Boundaries (see Exhibit D). Center St/CTH M would be the divide with all territory east of Center St/CTH M going to Supervisory District 23 (from Supervisory District 19) and all territory west of Center St/CTH M going to Supervisory District 22 (from Supervisory District 19).

The Town of Emmet would need to adjust their Ward boundaries to the new municipal boundary (Emmet Ward 2 would shrink).

7. Surveying

A plat map meeting WI Department of Administration requirements must be prepared for the territory being attached to the City. This is being prepared with the assistance of a registered surveyor.

Plat Map Requirements: The scale map shall be an *accurate reflection* of the legal description of the parcels (territory) being transferred. As such, it must show:

- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
- Bearings and distances along all parcel boundaries as described.
- All adjoining parcels/land as referenced in the description.
- The map must include a graphic scale.
- The map must show and identify the existing municipal boundary, in relation to the parcel being transferred.
- It is also beneficial to include a North Arrow and identify adjacent streets and parcels on the map.

8. Zoning

Zoning of the entire attached territory will be Single Family Residential – 4 (SR-4), consistent with 2019 Comprehensive Plan.

9. Developable Area

Floodplains and wetlands exist between N Water St and N Second St. A small wetland area also exists north of Davis St. The remaining area has development potential.

City of Watertown / Town of Emmet Boundary Adjustment Information Summary

5-15-2024



10. Addresses

The following addresses shall be assigned:

- N590 North Water Street (PIN: 016-0915-2834-000) shall be 1237 North Water Street.
- N578 Second Street Road (PIN: 016-0915-2843-000) shall be 1627 North Second Street.
- N552 Second Street Road (PIN: 016-0915-2843-002) shall be 1617 North Second Street.
- N548 Second Street Road (PIN: 016-0915-2843-003) shall be 1611 North Second Street.
- N544 Second Street Road (PIN: 016-0915-2843-006) shall be 1605 North Second Street.
- 1528 Prospect Street (PIN: 016-0915-2844-006) shall be 1528 Prospect Street.
- 1533 Prospect Street (PIN: 016-0915-2844-009) shall be 1533 Prospect Street.
- 1529 Prospect Street (PIN: 016-0915-2844-010) shall be 1529 Prospect Street.
- 1527 Prospect Street (PIN: 016-0915-2844-011) shall be 1527 Prospect Street.
- 1519 Prospect Street (PIN: 016-0915-2844-014) shall be 1519 Prospect Street.
- 1524 Center Street (PIN: 016-0915-2844-008) shall be 1524 Center Street.
- 1522 Center Street (PIN: 016-0915-2844-013) shall be 1522 Center Street.
- 1518 Center Street (PIN: 016-0915-2844-015) shall be 1518 Center Street.
- 1530 Center Street (PIN: 016-0915-2844-003) shall be 1531 Center Street.
- 1545 Boulder Road (PIN: 016-0915-2844-019) shall be 1545 Boulder Road.
- 1549 Boulder Road (PIN: 016-0915-2844-020) shall be 1541 Boulder Road.
- 1537 Boulder Road (PIN: 016-0915-2844-018) shall be 1537 Boulder Road.
- 1527 Boulder Road (PIN: 016-0915-2844-017) shall be 1527 Boulder Road.

City of Watertown / Town of Emmet Boundary Adjustment Information Summary

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11. Right of Ways

The following Right-of-Ways shall be transferred to the City:

- North Water Street shall be North Water Street.
- Rhine St (Unimproved, Row Only) shall be Rhine St (Unimproved, Row Only)
- Second Street Road shall be North Second Street.
- Ranis St (Unimproved, Row Only) shall be Ranis St (Unimproved, Row Only).
- Germania St (Unimproved, Row Only) shall be Germania St (Unimproved, Row Only).
- Prospect St shall be Prospect St.
- Center St / CTH M shall be Center St / CTH M.
- Boulder Road shall be Boulder Road.

12. Water and Sewer Connection

The City of Watertown – Town of Emmet Cooperative Boundary Agreement requires that all properties in the territory being attached to the City be connected to City water and sewer within one year. The extensions of the water and sewer mains are the responsibility of the property owners.

Cost estimates:

- A. Water: based on the most recent bid results, a rough ballpark estimate is \$205/LF (2,130 LF x \$205 = \$436,650). Adding loops if determined necessary by WDNR could add 1,800 LF (1,800 LF x \$205 = \$369,000). Estimated water total \$436,650 to \$805,650.
- B. Sewer: based on the most recent bid results and assuming the road restorations are included in the above water project, a rough ballpark estimate is \$143/LF (2,130 LF x \$143 = \$304,590). Estimated sewer total \$304,590.

Possible options to fund Water and Sewer:

Special Service Area (SSA):

A Special Service Area (SSA), also known as “Business Improvement District (BID)” is a taxing mechanism that can be used to fund a wide range of special or additional services and/or physical improvements in a defined geographic area within a municipality or jurisdiction. This type of district allows local governments to establish such areas without incurring debt or levying a tax on the entire municipality.

Special Assessment District (SAD):

A special assessment is a charge that public authorities can assess against real estate parcels for certain public projects. This charge is levied in a specific geographic area known as a special assessment district (SAD). A special assessment may only be levied against parcels of real estate which have been identified as having received a direct and unique "benefit" from the public project. There may be state grant opportunities for compensating “low to moderate” income residents to help offset some of their costs.

City of Watertown / Town of Emmet Boundary Adjustment Information Summary

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Payback Agreements:

Payback Agreement is an agreement between the City and a developer for the sole purpose of providing a mechanism for reimbursing a developer for a portion of the Developer's original costs of installing a facility extension or transportation system improvement as part of a Final Acceptance Certificate (FAC). Generally, Payback Agreements only include those facilities or streets that extend beyond the limits of or up to the Developer's property, allowing direct connection to or use of the facilities or streets by the benefiting properties adjacent to the facilities or streets. The agreement requires owners of benefiting properties to pay for their pro-rata share of the costs of improvements when they are permitted a connection to the extended facility. The agreement allows the City to collect payments from benefiting properties and pass them on to the Developer. The City collects the money during the normal utility permitting process. The term can allow a maximum term of 20 years for a Utility Payback Agreement, and a maximum term of 15 years for a Transportation Payback Agreement; however, the City, at its discretion, may define a shorter term for the agreement.

EXHIBIT A

Town Growth Area

City Growth Area

Watertown Emmett Agreement Area

Boundary Adjustment Areas

- 1 - 5.2 acres
- 2 - 6.9 acres
- 3 - 4.0 acres
- 4 - 56.6 acres

Total - 72.7 acres

- City Growth Area
- ▭ Municipal Boundary
- ▭ Parcels
- ▭ Areas 1-4

0 625 1,250 2,500 Feet

Date: October 8, 2012
Source: Watertown, USD.A

Draft

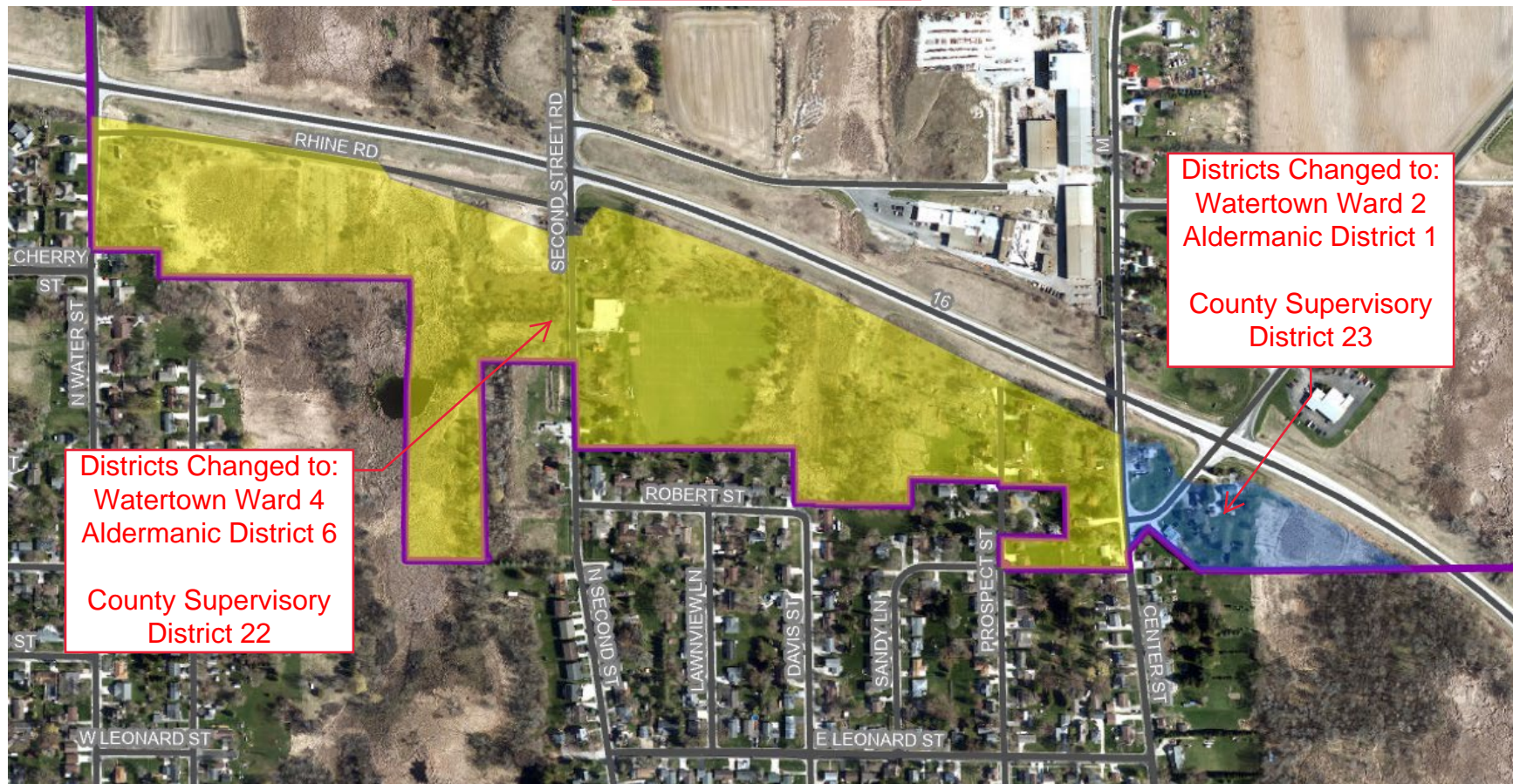
Exhibit B – TO BE COMPLETED

EXHIBIT C

Assessed Values of Attached Real Estate

Property Owner Name	Property Address	Pin	Total Assessed Value
Darcie A Schafer & Delfino Valenzuela Vergara	Boulder Rd	016-0915-2733-004	\$1,200.00
William T Liebhart & James L Liebhart	*Information Not Available*	016-0915-2831-007	\$1,000.00
John M Sullivan	*Information Not Available*	016-0915-2831-008 (part)	\$1,000.00
William T Liebhart & James L Liebhart	N590 N WATER ST	016-0915-2834-000	\$39,500.00
Marion Rumier	*Information Not Available*	016-0915-2834-001	\$4,500.00
William T Liebhart & James L Liebhart	*Information Not Available*	016-0915-2834-002	\$4,500.00
William T Liebhart & James L Liebhart	*Information Not Available*	016-0915-2834-003	\$4,500.00
Benjamin Judd	*Information Not Available*	016-0915-2834-004	\$1,500.00
City of Watertown	*Information Not Available*	016-0915-2834-005	\$0.00
William T Liebhart & James L Liebhart	N578 Second Street Rd	016-0915-2843-000	\$202,100.00
William T Liebhart & James L Liebhart	N578 Second Street Rd	016-0915-2843-001	\$24,000.00
Damian Denault & Mary Denault	N552 Second Street Rd	016-0915-2843-002	\$191,200.00
Alexa C Eiting & Kaleb J Eiting	N548 Second Street Rd	016-0915-2843-003	\$127,100.00
William Liebhart	*Information Not Available*	016-0915-2843-004	\$25,000.00
Michael Edwin Stadler Jr & Holly Marie Stadler	N544 Second Street Rd	016-0915-2843-006	\$152,800.00
Todd J Maier	*Information Not Available*	016-0915-2843-007	\$6,500.00
Hady Electric Inc	*Information Not Available*	016-0915-2843-008	\$62,000.00
Jared M Donner & Stephanie L Donner	1530 Center St	016-0915-2844-003	\$158,200.00
Todd J Maier	*Information Not Available*	016-0915-2844-005	\$149,900.00
Todd J Maier	1528 Prospect St	016-0915-2844-006	\$181,200.00
Terrence J Mckee & Christine M Mckee	1524 Center St	016-0915-2844-008	\$146,400.00
Gerald R Ebert & Mary R Ebert	1533 Prospect St	016-0915-2844-009	\$173,100.00
Brian Kelchner & Kattie Kelchner	1529 Prospect St	016-0915-2844-010	\$47,500.00
Brian Kelchner & Kattie Kelchner	1527 Prospect St	016-0915-2844-011	\$132,800.00
LKDaniels Enterprises LLC	1522 Center St	016-0915-2844-013	\$119,700.00
Edwin & Mary J Nilsen Irrevocable Trust	1519 Prospect St	016-0915-2844-014	\$80,000.00
William F Tessmann & Raymond H Tessmann	1518 Center St	016-0915-2844-015	\$119,800.00
Debra J Ebert	1527 Boulder Rd	016-0915-2844-017	\$139,100.00
Warren J Halbrader & Sheila D Halbrader	1537 Boulder Rd	016-0915-2844-018	\$129,000.00
Darcie A Schafer	1545 Boulder Rd	016-0915-2844-019	\$113,900.00
Jessica J Wortman & Craig M Wortman	1549 Boulder Rd	016-0915-2844-020	\$107,400.00
Jessica J Wortman & Craig M Wortman	*Information Not Available*	016-0915-2844-021	\$15,000.00
Warren J Halbrader & Sheila D Halbrader	*Information Not Available*	016-0915-2844-022	\$1,000.00
			TOTAL:
			2,662,400.00

EXHIBIT D



AN ORDINANCE

FOR ATTACHMENT OF REAL ESTATE BY BOUNDARY ADJUSTMENT FROM THE TOWN OF EMMET TO THE CITY OF WATERTOWN, DODGE COUNTY, WISCONSIN

Sponsor: Emily McFarland, Mayor & Chair
Committee: Plan Commission

WHEREAS, the City of Watertown and Town of Emmet adopted a Cooperative Plan consistent with § 66.0307, Wisconsin Statutes, and which was approved by the Wisconsin Department of Administration, which identifies areas within the Town of Emmet as expansion areas to mandatorily attach to the City of Watertown; and,

WHEREAS, the proposed territory to be attached is located within Area "4" (Exhibit A), Highway 16 Residential Area, is identified in the Intergovernmental Cooperative Plan pursuant to Wisconsin Statute Section 66.0307 agreement between the City of Watertown and the Town of Emmet to undergo a mandatory boundary adjustment on or before September 29th, 2024 and is further outlined in Section 3.02 of the Agreement; and,

WHEREAS, a copy of the Intergovernmental Cooperative Plan pursuant to Wisconsin Statute Section 66.0307 agreement between the City of Watertown and the Town of Emmet has been reviewed by the Watertown Plan Commission and has been given to the Town Board of the Town of Emmet, in compliance with Section 66.0307 (2) and (4) of the Wisconsin Statutes; and,

WHEREAS, the City of Watertown under Sections 6.02 and 8.03 of the Intergovernmental Cooperative Plan pursuant to Wisconsin Statute Section 66.0307 agreement between the City of Watertown and the Town of Emmet, has given a minimum of ten (10) days advanced, written notice to the Town of Emmet Clerk; and,

WHEREAS, the Town of Emmet waives it's right to oppose attachment under Section 8.05(e) of the Intergovernmental Cooperative Plan; and.

WHEREAS, the Watertown Plan Commission has indicated its support and positive recommendation for attachment; and,

WHEREAS, the total assessed value of the below described real estate properties is \$2,662,400.00. (Exhibit C)

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS FOLLOWS:

SECTION 1. That the following described real estate be, and the same is, hereby detached from the Town of Emmet, Dodge County, Wisconsin, and, for the attachment of same to the City of Watertown, Dodge County, Wisconsin, as described and mapped in (Exhibit B).

IT IS FURTHER ORDAINED AS FOLLOWS:

SECTION 2. That the above described real estate properties shall be made part of the Second (2nd) and Fourth (4th) Wards and the First (1st) and Sixth (6th) Aldermanic Districts of the City of Watertown, Dodge County, Wisconsin (Exhibit D).

SECTION 3. That the above described real estate properties have an approximate total population of 30 persons, 24 adults and 6 children.

SECTION 4. That a future, zoning classification on the real estate properties above shall be designated as Single-Family Residential-4 (SR- 4) District, under the City of Watertown Zoning Code.

SECTION 5. That the addresses for the above described real estate properties shall be as follows:

- N590 North Water Street (PIN: 016-0915-2834-000) shall be 1237 North Water Street.
- N578 Second Street Road (PIN: 016-0915-2843-000) shall be 1627 North Second Street.
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- 1537 Boulder Road (PIN: 016-0915-2844-018) shall be 1537 Boulder Road.
- 1527 Boulder Road (PIN: 016-0915-2844-017) shall be 1527 Boulder Road.

SECTION 6. That the Right-of-Ways within Area "4" (Exhibit A), Highway 16 Residential Area, shall become City Right-of-Ways as follows:

- North Water Street shall be North Water Street
- Rhine St (Unimproved, Row Only) shall be Rhine St (Unimproved, Row Only)
- Second Street Road shall be North Second Street

- Ranis St (Unimproved, Row Only) shall be Ranis St (Unimproved, Row Only)
- Germania St (Unimproved, Row Only) shall be Germania St (Unimproved, Row Only)
- Prospect St shall be Prospect St
- Center St / CTH M shall be Center St / CTH M
- Boulder Road shall be Boulder Road

SECTION 7. Following attachment, of the above described real estate properties shall be required to connect to the City' s municipal water and sanitary sewer systems within twelve (12) months as outlined in Section 3.02 (d) of the Agreement.

SECTION 8. All ordinances or parts of ordinances inconsistent with the provision of this ordinance are hereby repealed.

SECTION 9. This ordinance shall take effect and be in force the day following its passage and publication.

[End.]

DATE:				
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
BOARD				
BARTZ				
BLANKE				
SMITH				
SCHMID				
WETZEL				
MOLDENHAUER				
MAYOR MCFARLAND				
TOTAL				

ADOPTED _____

CITY CLERK/TREASURER

APPROVED _____

MAYOR