

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: May 12th, 2025
SUBJECT: Recommendation to Council, Enclave Plat - Final Plat

A request by John Donovan, agent for Bielinski Homes, for review and recommendation to Common Council of the Enclave Final Plat within the City of Watertown. Parcel PIN(s): 291-0815-0642-007 & 291-0815-0642-006

SITE DETAILS:

Acres: 6.21 & 6.16 Acres
Current Zoning: Single-Family Residential with PD Overlay Zoning
Existing Land Use: Vacant Land
Future Land Use Designation: Mixed Residential

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a 40 Lot subdivision plat of single-family lots. The Enclave Plat is part of the larger Hunter Oaks development with an approved Planned Development (PD) Overlay. As a result of the approved PD Overlay for this site, the minimum lot area required in the Single-Family Residential Zoning District is reduced from 8,000 S.F. to 4,601 S.F. per dwelling unit, the front and street yard building setbacks are reduced to 24ft, and new dedicated ROWs are reduced to 60ft in width. The plat contains one Outlot for wetlands, open space, and stormwater management purposes. The proposed platted lots are located within the Airport Approach Protection Zone with a maximum elevation of 975 feet above mean sea level for all buildings and vegetation. A note indicating this elevation has been added to the plat. The requirement for parkland dedication for this plat has been satisfied by land dedication in the larger Hunter Oaks GDP area, no additional parkland dedication is required for this plat. A note indicating this parkland dedication satisfaction needs to be added to the plat. The plat also will dedicate a new road between Belmont Drive and Steeplechase Drive called Enclave Lane.

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. Comments from these agencies are below:

Jefferson County Comments:

Jefferson County has indicated they have no objections to the plat.

State Agency Comments:

WDOA has provided initial comments on a previous version of the plat. Final plat comments from WDOA are pending.

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. Recommend denial the final plat to the Common Council.
2. Recommend approval of the final plat to the Common Council without conditions.
3. Recommend approval of the final plat to the Common Council with conditions identified by the Plan Commission:
 - The applicant shall obtain any required erosion control and stormwater permits.
 - Any further corrections requested from WDOA shall be made to the plat prior to recording.

STAFF RECOMMENDATION:

- Staff recommends the final plat be sent to the Common Council for approval with conditions.

ATTACHMENTS:

- Application materials.