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TO: Plan Commission
 DATE: December 9th, 2024
 SUBJECT: 848 Milford Street – Preliminary Plat

A request by Greemar LLC, agent for RJAB LLC, for review of the 'Edge Field' Preliminary Plat within the City of Watertown. Parcel PIN(s): 291-0815-0741-061.

SITE DETAILS:

Acres: 20
 Current Zoning: Single Family Residential (SR-4)
 Existing Land Use: Vacant Land
 Future Land Use Designation: Planned Neighborhood

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a 54 Lot subdivision plat with a mixture of Single-Family and Twin-Home Lots. Lots 11 thru 16 and lots 29 thru 34 are proposed for Twin Home Development, the remaining 42 lots are proposed for Single-Family Development. In addition, two Outlots are proposed with Outlot 2 being reserved as a future park. The preference of the Parks and Recreation Director is that Outlot 2 not be reserved for park purposes. A proposed park dedication in the Hepp Heights Subdivision at the north end of Ryan Ridge is the preferred park location. The proposed platted lots are located within the Airport Approach Protection Zone with a maximum elevation of 968 feet above mean sea level for all buildings and vegetation. A note indicating this elevation will need to be added to the plat. The plat will dedicate extensions of Linda Lane and Ryan Ridge to the south ending at a 'T' intersection with a stub street to the south. In addition, three other streets will also be dedicated by the plat: the aforementioned stub street to the south, a stub street to the west, and an east-west cul-du-sac that will connect with Linda Lane to the east. Names will need to be assigned to each of these streets. A portion of Milford St in the southeast portion of the property will also need to be dedicated by this plat. A rezoning to Two-Family Residential (TR-6) will be required for the proposed Twin Home Lots.

STAFF EVALUATION:

Site Plan Review Committee:

See Minutes of December 9th, 2024.

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*

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*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 preliminary plat review of subdivisions within the City. [per § 545-13] Under the preliminary platting procedures, the preliminary plat shall be submitted to the appropriate County Planning Agency and the Wisconsin Department of Administration (WDOA) for review, comment, and approval. Comments from these agencies are below:

Jefferson County Comments:

The County listed three comments. Provide labels on the radii of curves, label the City limits, and add street names.

State Agency Comments:

No State Agency objections or certifications received as of December 3rd, 2024. If the WDOA fails to act by December 20th, 2024 (30 days deadline), they shall be deemed to have no objections and shall certify the plat. [per § 545-13A(6)] Comments are expected on December 18th, 2024 per WDOA.

Within the City Code, Chapter 545 Subdivision of Land outlines the preliminary platting requirements for platting of subdivisions within the City. [per § 545-13B] Under the preliminary platting requirements, the preliminary plat shall include specific information on the description, existing conditions, and proposed conditions of the area to be platted. Below are additional informational items needed on the preliminary plat:

1. All streets names.
2. Dedication of Milford St / CTH A ROW and the creation of a third outlot to include the small remnant property east of the dedicated ROW.
3. Twin Lots need notes that pair up each set of twin lots.
4. Subsurface soil, rock, and water conditions including depth to bedrock and average depth to groundwater.
5. Stormwater BPM locations, drainage easements, drainage restrictions, and basement/groundwater considerations.
6. The preliminary plat is located within the Airport Approach Protection Zone with maximum elevations of 968 feet above mean sea level for all buildings and vegetation. Maximum elevations need to be added to the preliminary plat.

Also, under the preliminary platting procedures, the Plan Commission shall recommend approval, denial, or approval with conditions of the plat to the Common Council [per § 545-13A(7)].

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the preliminary plat.
2. Approve the preliminary plat without conditions.
3. Approve the preliminary plat with conditions as identified by the Plan Commission:
 - a. Add all road names to the plat.
 - b. Add to the plat a dedication of Milford St / CTH A ROW and a third outlot to include the small remnant property east of the dedicated ROW.

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- c. Add to the plat notes indicating which lots are paired up for twin homes.
- d. Add subsurface soil, rock, and water conditions including depth to bedrock and average depth to groundwater to the plat.
- e. Add stormwater BPM locations, drainage easements, drainage restrictions, and basement/groundwater considerations to the plat as detailed at the Site Plan Review Committee.
- f. Add Airport Approach Protection Zone maximum elevations to the plat.
- g. Obtain Erosion Control and Storm Water Runoff Permit review and approval.
- h. Perform a Traffic Impact Analysis on the plat and surrounding area.
- i. Include an extension of River Road west to Ryan Ridge on the plat to provide a connection to Milford St/CTH A.
- j. Apply for rezoning of Twin Home lots to Two-Family Residential (TR-6) to run concurrently with Final Plat approval.
- k. Remove future park designation from Outlot 2.

ATTACHMENTS:

- Application materials.