



Main Office 920-262-4060	Brian Zirbes 920-262-4041	Mark Hady 920-342-0986
Nikki Zimmerman 920-262-4045	Dell Zwieg 920-262-4042	
Doug Zwieg 920-262-4062	Dennis Quest 920-262-4061	

TO: Plan Commission  
 DATE: December 9th, 2024  
 SUBJECT: Bielinski Enclave – Preliminary Plat

A request by John Donovan, agent for Bielinski Homes, for review of the 'The Enclave' Preliminary 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 PUD 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 will need to be added to the plat. The plat also will dedicate a new road between Belmont Drive and Steeplechase Drive called Enclave Lane. An amendment to the PD-GDP is also pending for this development.

STAFF EVALUATION:

Site Plan Review Committee:

See Minutes of November 25th, 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 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,*

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*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 does not object to the plat and provided one comment regarding a section corner the subdivision description is tied to. The applicant's surveyor is addressing this comment.

#### State Agency Comments:

The State reported no objections to the original version of this plat and provided one comment regarding lots less than 6,000 S.F. in area needing verification that these lot are allowed under City ordinances [per Wis. Stats. s. 236.16 (1)]. The approved PUD satisfies the Wis. Stats. requirement for this verification. The revised version of this Plat has also been submitted to the State by the applicant for further review and comment.

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. Minimum Street Frontage of 45 ft listed in 'Site Data Table' consistent with amended PD-GDP/PIP.
2. Existing zoning should be stated as Single-Family Residential with PD Overlay in 'Development Summary Table'.
3. Subsurface soil, rock, and water conditions including depth to bedrock and average depth to groundwater.
4. Drainage easements for individual lots.
5. The preliminary plat is located within the Airport Approach Protection Zone with maximum elevations 975ft 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 minimum Street Frontage of 45 ft per amended PD-GDP/PIP to 'Site Data Table'.
  - b. Change listed zoning information in 'Development Summary Table' to Single-Family Residential with PD Overlay.
  - c. Add subsurface soil, rock, and water conditions including depth to bedrock and average depth to groundwater to the plat.
  - d. Add drainage easements for individual lots to the plat.

- e. 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.
- f. Add Airport Approach Protection Zone maximum elevations to the plat.

ATTACHMENTS:

- Application materials.