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|---------------------------------|------------------------------|---------------------------|
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TO: Plan Commission  
 DATE: June 10th, 2024  
 SUBJECT: 700 Hoffman Dr – Preliminary Plat

A requested by Nate Peters, agent for the Greater Watertown Community Health Foundation, for review of the 'Rock River Ridge' Preliminary 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 proposing to create an 88 Lot subdivision plat with a mixture of Single-Family, Twin-Home, and Multi-Family Lots. Lots 1 thru 9 are proposed for Twin Home Development, lots 10 thru 87 are proposed for Single-Family Development, and Lot 88 is proposed for Multi-Family Development. In addition, parkland is being dedicated to the south of Lot 88 and three Outlots are proposed. The plat will dedicate an extension of Johnson St to the south ending in cul-du-sac. Three other roads will also be dedicated by the plat: Heritage Court (Road 'A'), Ridgeview Drive (Road 'B'), and Ridgeview Court (Road 'C'). Ridgeview Drive (Road 'B') will connect with Hoffman Drive to the east.

#### STAFF EVALUATION:

Site Plan Review Committee:  
 See Minutes of June 10<sup>th</sup>, 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, 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.

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*Opportunity Runs Through 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 two comments. Add/clarify existing Hoffman Dr ROW to the plat and provide clarification of Outlot ownership. The applicant has satisfied County's concerns about over these issues.

### State Agency Comments:

No State Agency objections or certifications received as of June 3<sup>rd</sup>, 2024. If the WDOA fails to act by June 10th, 2024 (30 days deadline), they shall be deemed to have no objections and shall certify the plat. [per § 545-13A(6)]

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 road names.
2. Twin Lots need to be split into separate 45ft wide lots with notes that pair up sets of twin lots.
3. Water elevation of river and high-low water elevations.
4. FEMA Floodplain boundaries (100 year flood and Floodway).
5. Subsurface soil, rock, and water conditions including depth to bedrock and average depth to groundwater.
6. The preliminary plat is located within the Airport Approach Protection Zone with maximum elevations ranging from 871 to 968 feet above mean sea level for all buildings and vegetation. Maximum elevations need to be added to the preliminary plat.
7. Clarification of the Hoffman Dr ROW.

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. Split twin lots into pairs of lots 45 ft wide and add notes indicating which lots are paired up for twin homes.
  - c. Add water elevation of river and high-low water elevations to the plat.
  - d. Add subsurface soil, rock, and water conditions including depth to bedrock and average depth to groundwater to the plat.
  - e. Add Airport Approach Protection Zone maximum elevations to the plat.
  - f. Clarify the boundaries of the Hoffman Drive ROW on the plat.

ATTACHMENTS:

- Application materials.