

City of Watertown / Town of Emmet Boundary Adjustment Information Summary

9-8-2023

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.

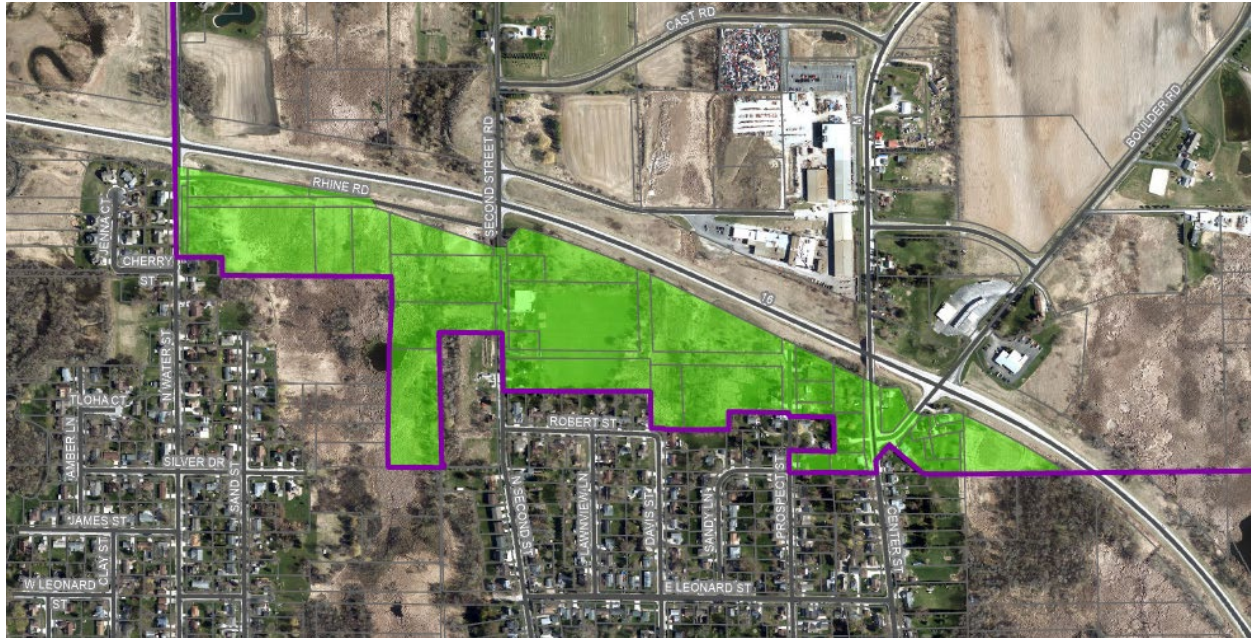


Figure 1 – Watertown / Emmet 'Highway 16 Residential Area' Boundary Adjustment Area

1. Property Values of land to be attached to the City. (Will need to be updated 2024.)
See Exhibit B.
2. Property Descriptions
To be completed by Legal and/or surveyor.
3. Population, Adults and children
To be completed by Legal
4. Wards
City Ward boundaries would need to be adjusted (see Exhibit C). 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). The City Clerk would be involved with this.

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5. Aldermanic Districts

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

6. Other Districts

Dodge County would need to adjust their County Supervisory District Boundaries (see Exhibit C). 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 generally will require 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. and at the far eastern end of the annexation area. The remaining area has development potential.

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Figure 2 – Development Potential

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.

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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. Below are estimated costs for each extension.

N Water Street

- Sewer and water mains in place, no extensions required. All currently served by utilities.
- Two undeveloped parcels with some developable area would be annexed on the east side of the street and served by the existing mains.
- Private sewer and water laterals would be needed for each structure connected at an approximate cost of \$7,500.

N Second Street – (Figure 3)

- Approximately 950 ft extension of sewer and water mains required.
- Serves 4 existing homes and 4 undeveloped parcels with some developable area. Additional developable area to the east behind existing homes.
- Approximate Water Cost (\$205/LF) \$194,750
- Approximate Sewer Cost (\$143/LF) \$135,850
- Approximate Total Cost \$330,600
- Private sewer and water laterals would be needed for each structure connected at an approximate cost of \$7,500.

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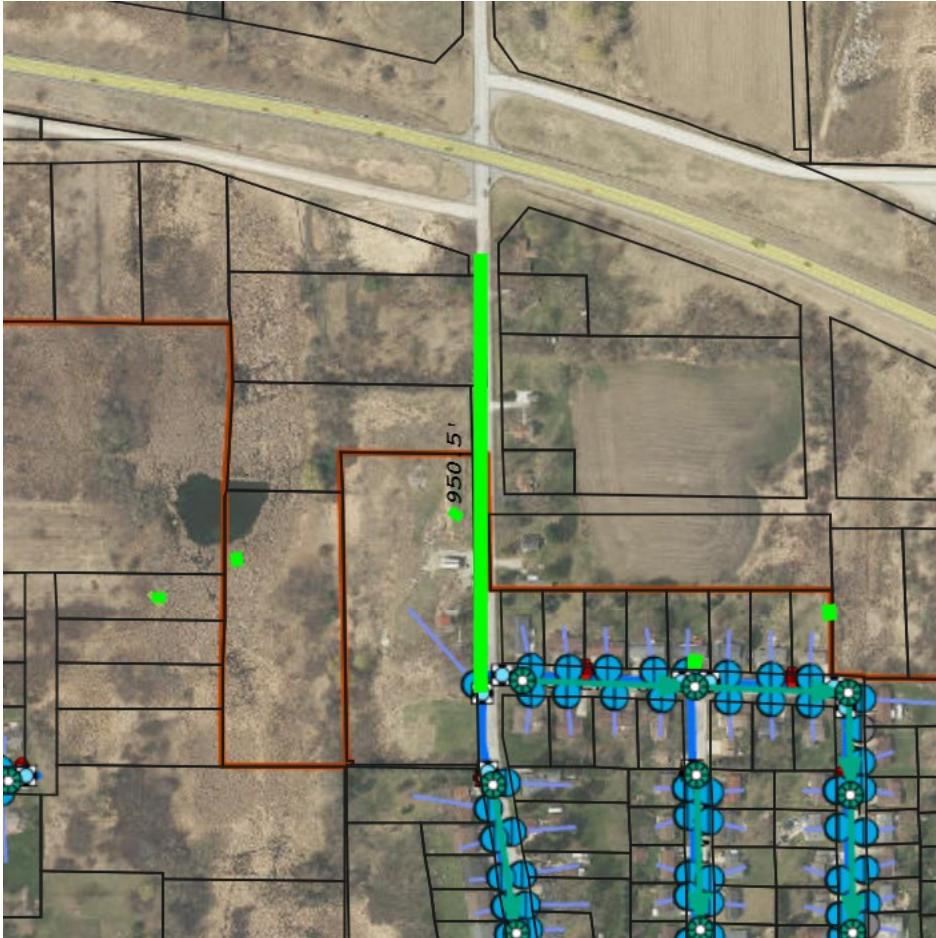


Figure 3 - N Second St Extension

Prospect Street (Figure 4)

- Approximately 315 ft extension of sewer and water mains required.
- Serves 4 existing homes and 1 undeveloped parcel with some developable area.
- Approximate Water Cost (\$205/LF) \$64,575
- Approximate Sewer Cost (\$143/LF) \$45,045
- Approximate Total Cost \$109,620
- Private sewer and water laterals would be needed for each structure connected at an approximate cost of \$7,500.

Center Street (Figure 4)

- Approximately 380 ft extension of sewer and water required.
- Serves 3 existing homes.
- Approximate Water Cost (\$205/LF) \$77,900
- Approximate Sewer Cost (\$143/LF) \$54,340
- Approximate Total Cost \$132,240

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- Private sewer and water laterals would be needed for each structure connected at an approximate cost of \$7,500.

Boulder Rd (Figure 4)

- Approximately 310 ft extension of sewer and water required or private lift stations.
- Serves 4 existing homes.
- Approximate Water Cost (\$205/LF) \$63,550
- Approximate Sewer Cost (\$143/LF) \$44,330
- Approximate Total Cost \$107,880
- Private lift station \$15,000 each, plus collection system \$20,600 – cost split 3 ways.
 - Three homes would require private lift stations.
 - Total linear feet of sewer main may be reduced by use of private lift stations.
- Private sewer and water laterals would be needed for each structure connected at an approximate cost of \$7,500, if needed.

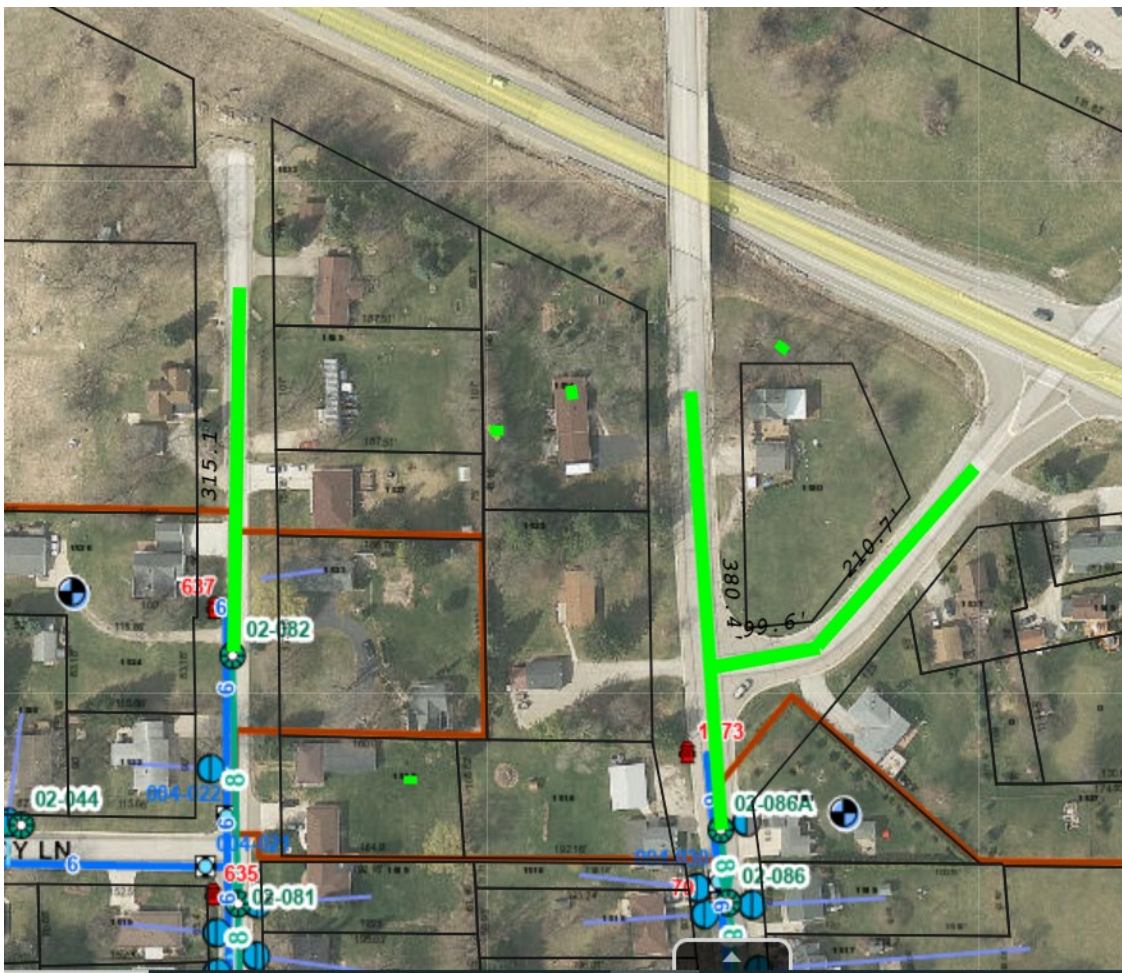


Figure 4- Prospect St, Center St, & Boulder Rd Extensions

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Other

- Two existing homes that are already connected to utilities would also be annexed.
- Five undevelopable parcels would also be annexed.
 - Comprised of wetlands and/or floodplains with limited or no street access.

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.

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.