

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: April 14th, 2025
SUBJECT: Recommendation to Council, Edge Field Plat - Final Plat

A requested by Keith Kindred, agent for Greg Loos - Greemar LLC, for review and recommendation to Common Council of the Edge Field Plat - Final Plat within the City of Watertown. Parcel PIN(s): 291-0815-0741-061

SITE DETAILS:

Acres: 20.0
Current Zoning: Single-Family Residential (SR-4) Zoning District
Existing Land Use: Vacant
Future Land Use Designation: Planned Neighborhood

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is seeking a review and recommendation to the Common Council of a final plat to create a 55 Lot subdivision plat with a mixture of Single-Family and Twin-Home lots. Lots 11, 12, 17, 18, 31, 32, 33, 34, 35, 36, 37, 38, 41, & 42 are proposed for Twin-Home development, all other lots are proposed for Single-Family development. In addition, three Outlots are proposed in the plat with Outlots 1 and 2 being for stormwater purposes. To satisfy parkland dedication requirements, parkland is being dedicated in the adjacent Hepp Heights subdivision to the north on Outlot 4. Due to the size of the Hepp Heights Outlot 4, this dedication satisfies the parkland dedication requirements for 42 of the 55 lots. A fee in lieu of dedication has been paid for the remaining 13 lots. The plat will dedicate extensions of Linda Lane and Ryan Ridge to the south ending at an intersection with an undeveloped ROW called Harrington Way. River Road will be extended to the west from Milford Street/CTH A to the extension of Ryan Ridge. An additional undeveloped ROW on the western edge of the plat will be called Slavney Drive and connect with the extension of Linda 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.

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Jefferson County Comments:

Jefferson County has provided initial comments on a previous version of the plat. The applicant has indicated all these corrections have been made.

State Agency Comments:

WDOA has provided initial comments on a previous version of the plat. The applicant has indicated all these corrections have been made.

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.
 - A note shall be placed on the plat prior to recording noting the parkland dedication and/or fee in lieu of dedication per § 545-42C(7).
 - Any further corrections requested from Jefferson County or 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.