

SITE PLAN REVIEW COMMITTEE

August 14, 2017 1:30 PM

Room 2044, 2nd Floor, 106 Jones Street

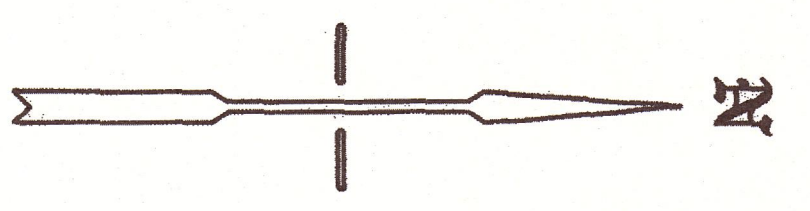
- 1) 1406 Evergreen Drive – Briarwood of Watertown – Proposed Clubhouse Addition
- 2) Hunter Oaks Subdivision – Bielinski Homes, Inc. – General Development Plan
- 3) Site Plan Review Minutes – July 24, 2017

WATERTOWN

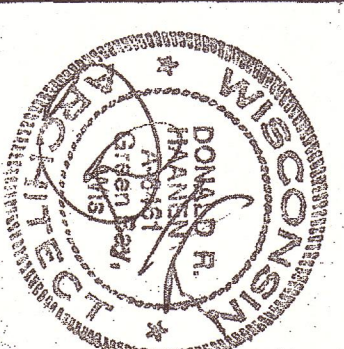


S I T E P L A N

SCALE: 1" = 40'



REVISIONS



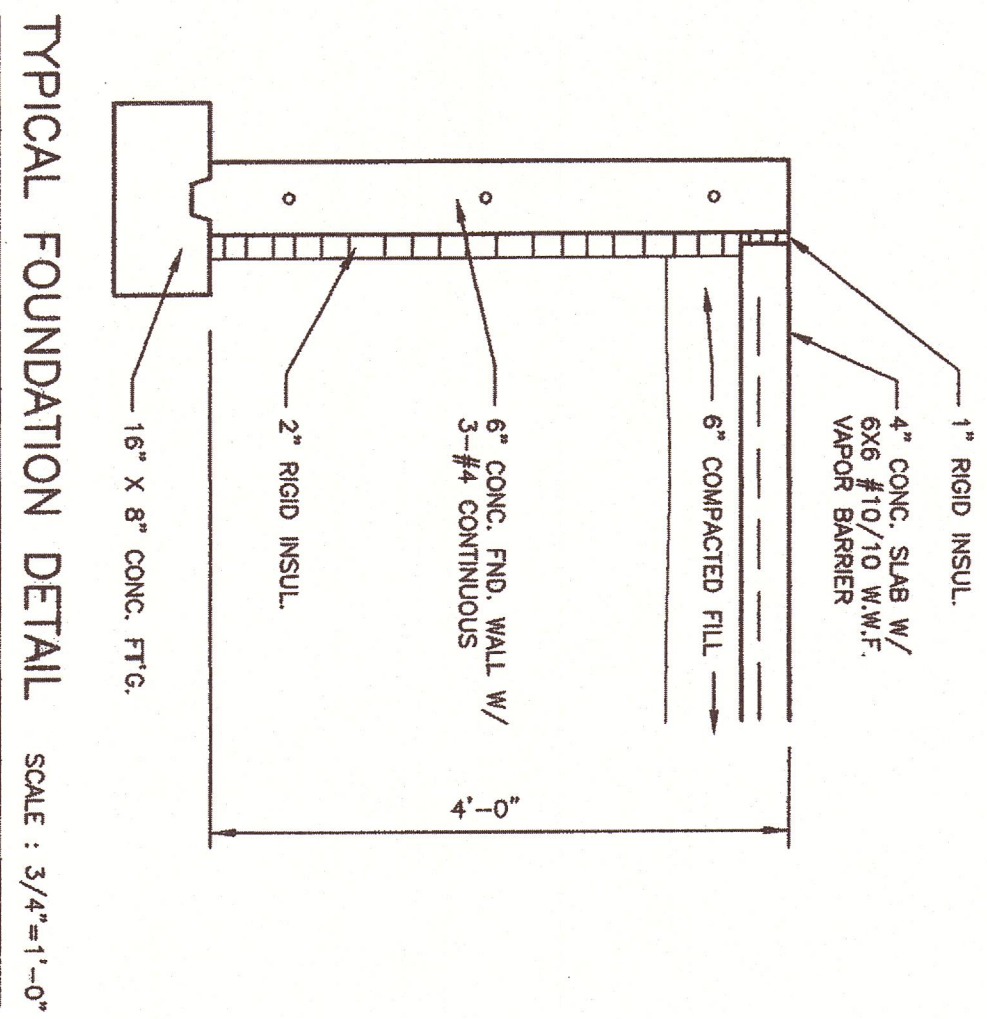
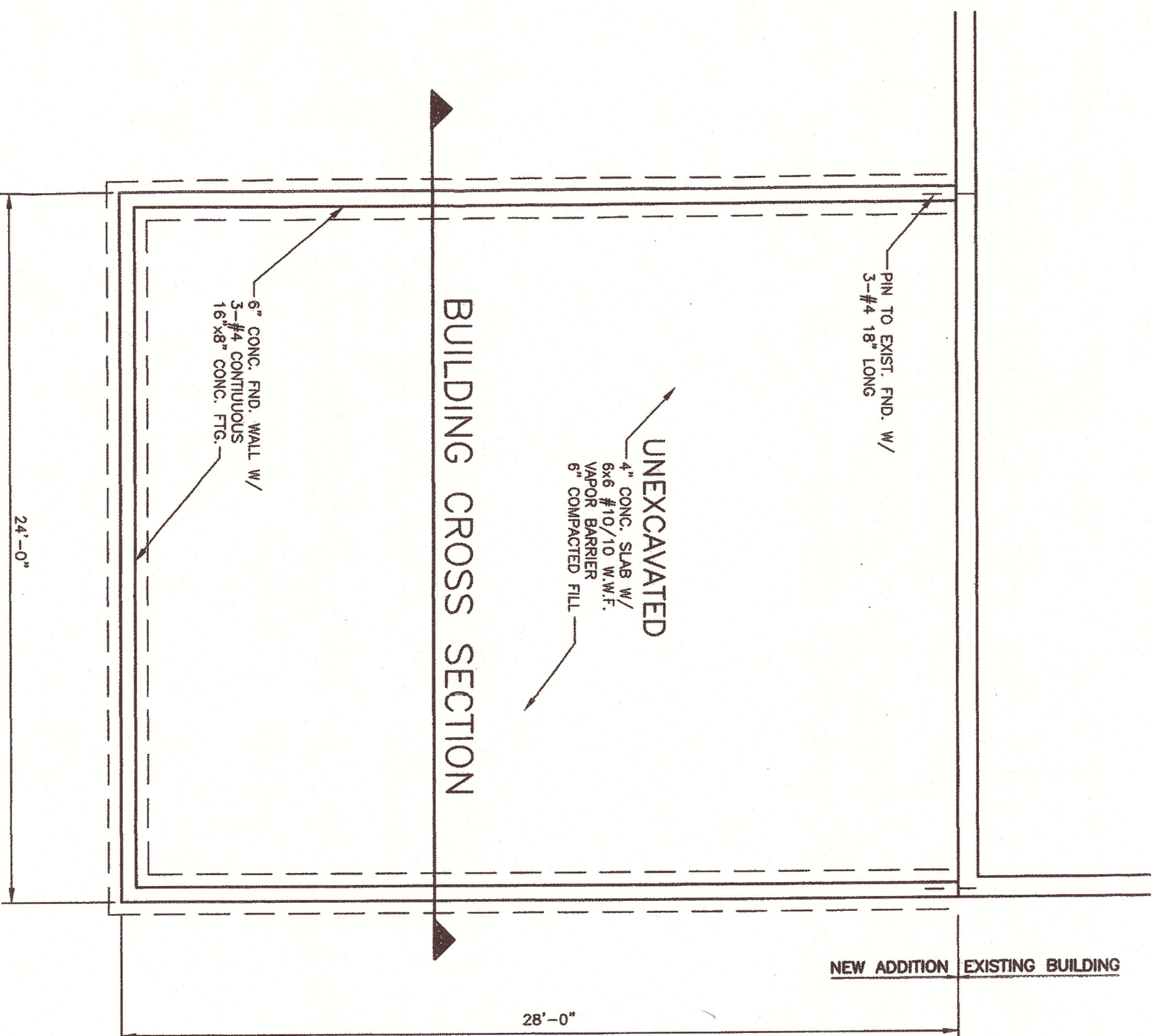
MIDWEST REAL ESTATE DEVELOPMENT CO. INC.
 2990 UNIVERSAL STREET STE C OSHKOSH WISCONSIN 54904 (920) 426-2008

DONALD R. HAANEN ARCHITECT INC.
 5065 FLAT ROCK ROAD CECIL WISCONSIN 54111 (920) 497-5007

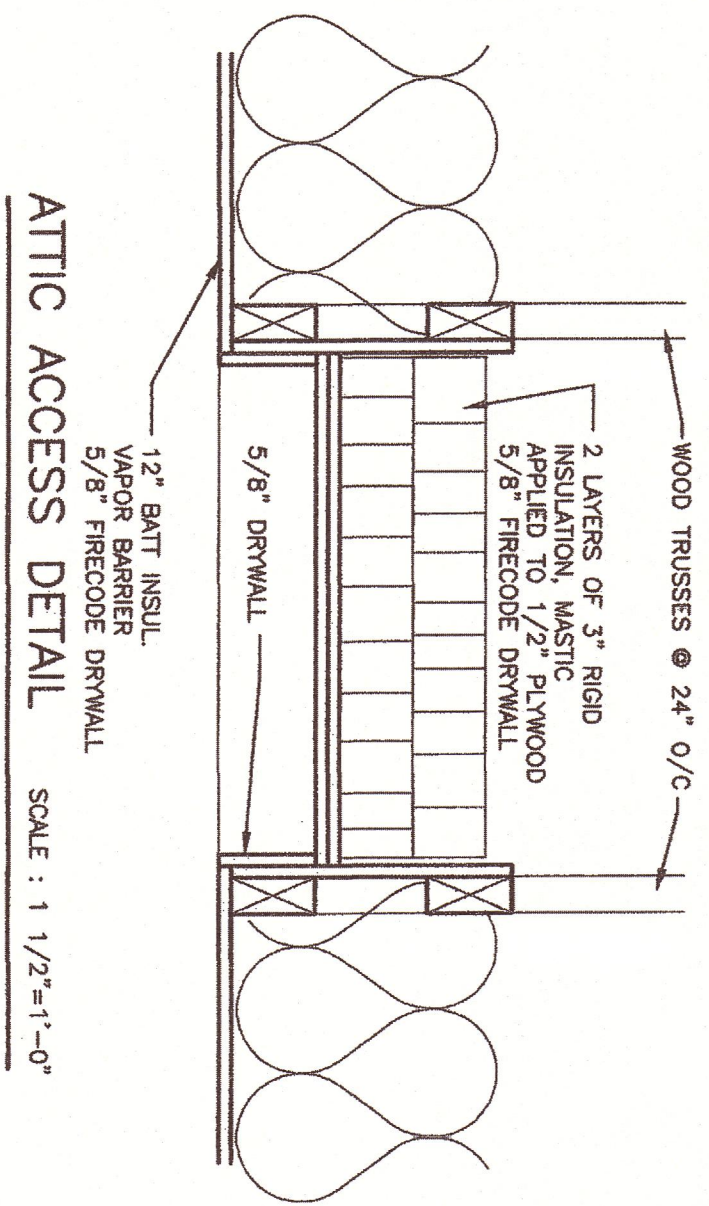
WATERTOWN
 PROJ. NO. 201316
 DATE: 4/21/14

FOOTING & FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

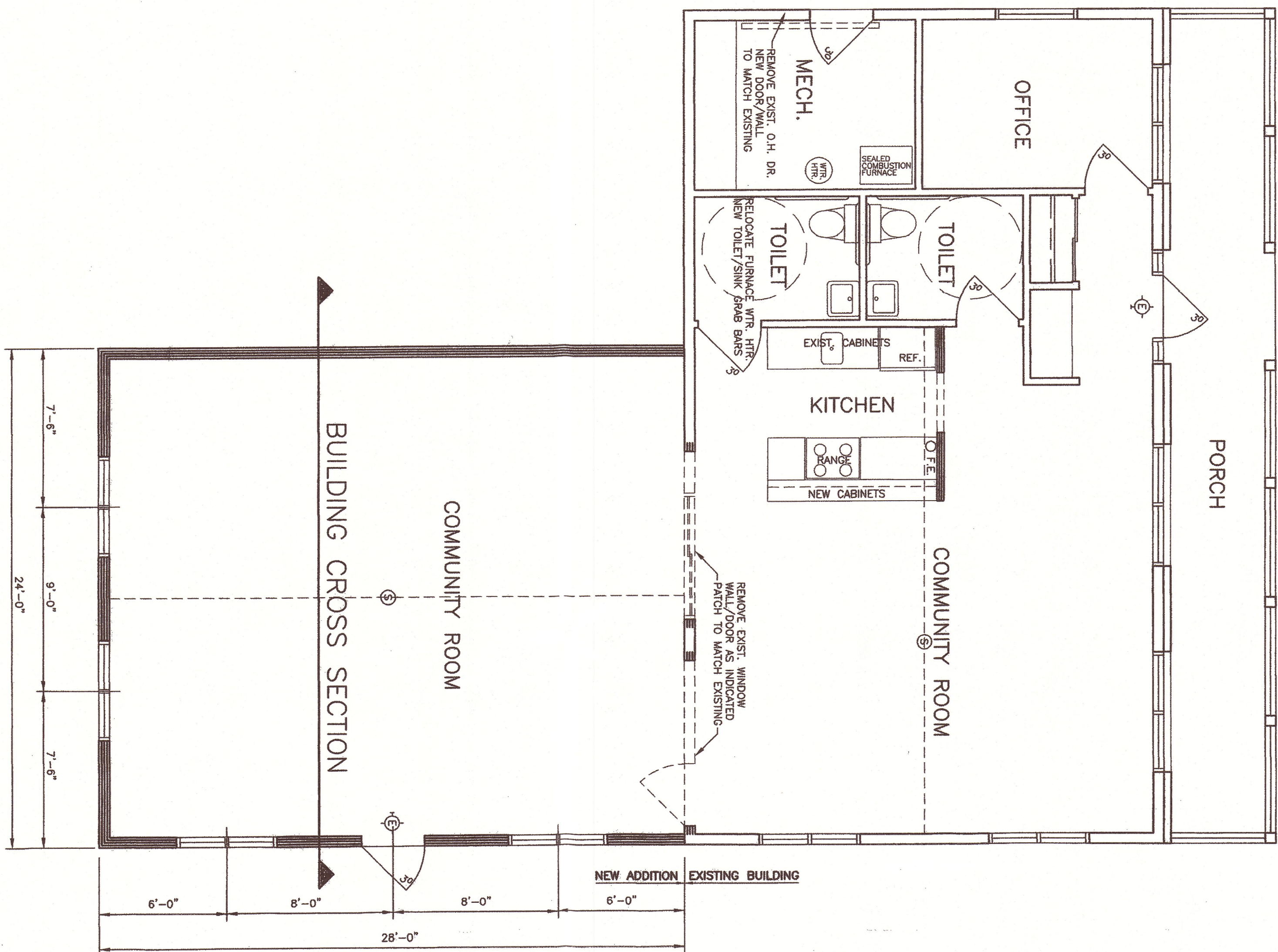


- NOTES:**
- 1. PREVIOUS PERMITS (I.S.O./E.C.I.) SHALL PROVIDE APPROVED FIREWALL PENETRATION DETAILS.
 - 2. LIGHT SWITCHES, ELECTRIC OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL BE PROVIDED IN UNITS.
 - 3. PROVIDE EXCESS WINDING FOR W. CODE.
 - 4. PROVIDE EXCESS WINDING FOR W. CODE.
 - 5. SILLS TO BE 4\"/>
- SYMBOLS**
- EXISTING WALL
 - NEW WALL
 - 2\"/>
 - F.E.O. FIRE EXTINGUISHER
 - SMoke/CO2 DETECTOR
 - EXIT LIGHT/BATT. BACKUP
 - EMERGENCY LIGHTING

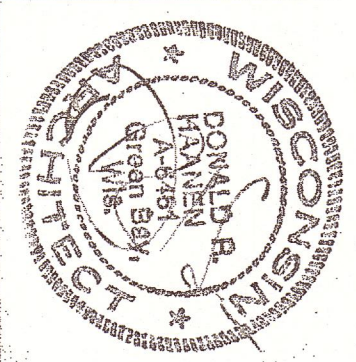


FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

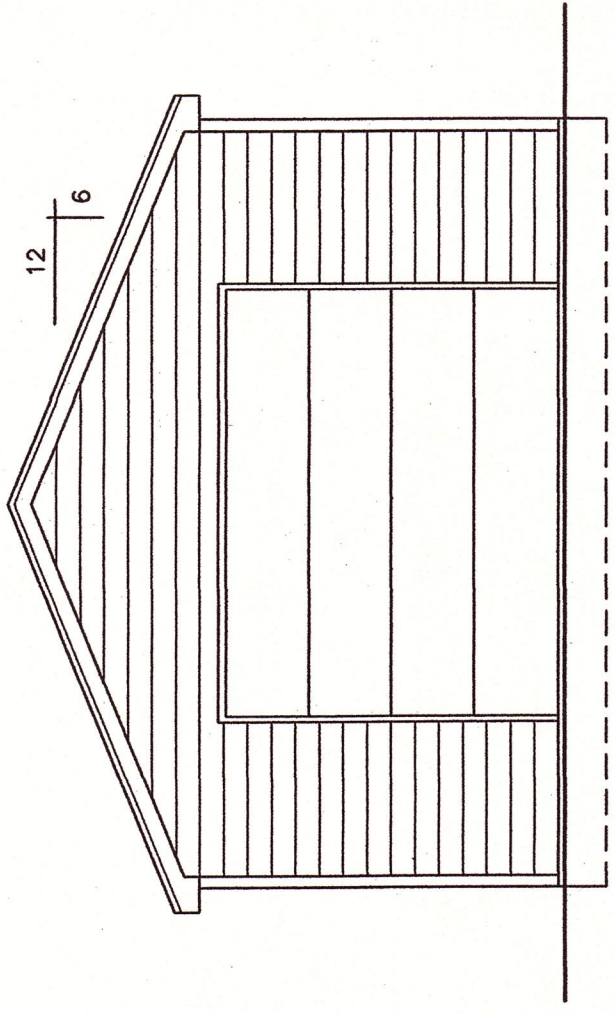


NOTE 1
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT UPON ANY DISCREPANCIES.



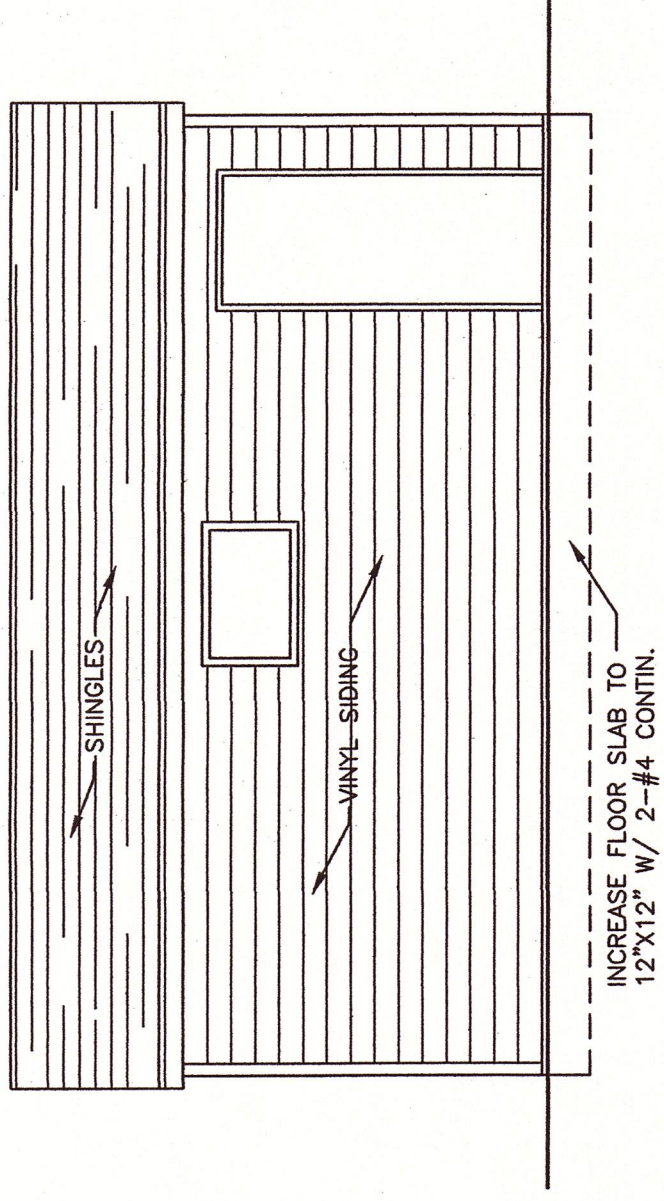
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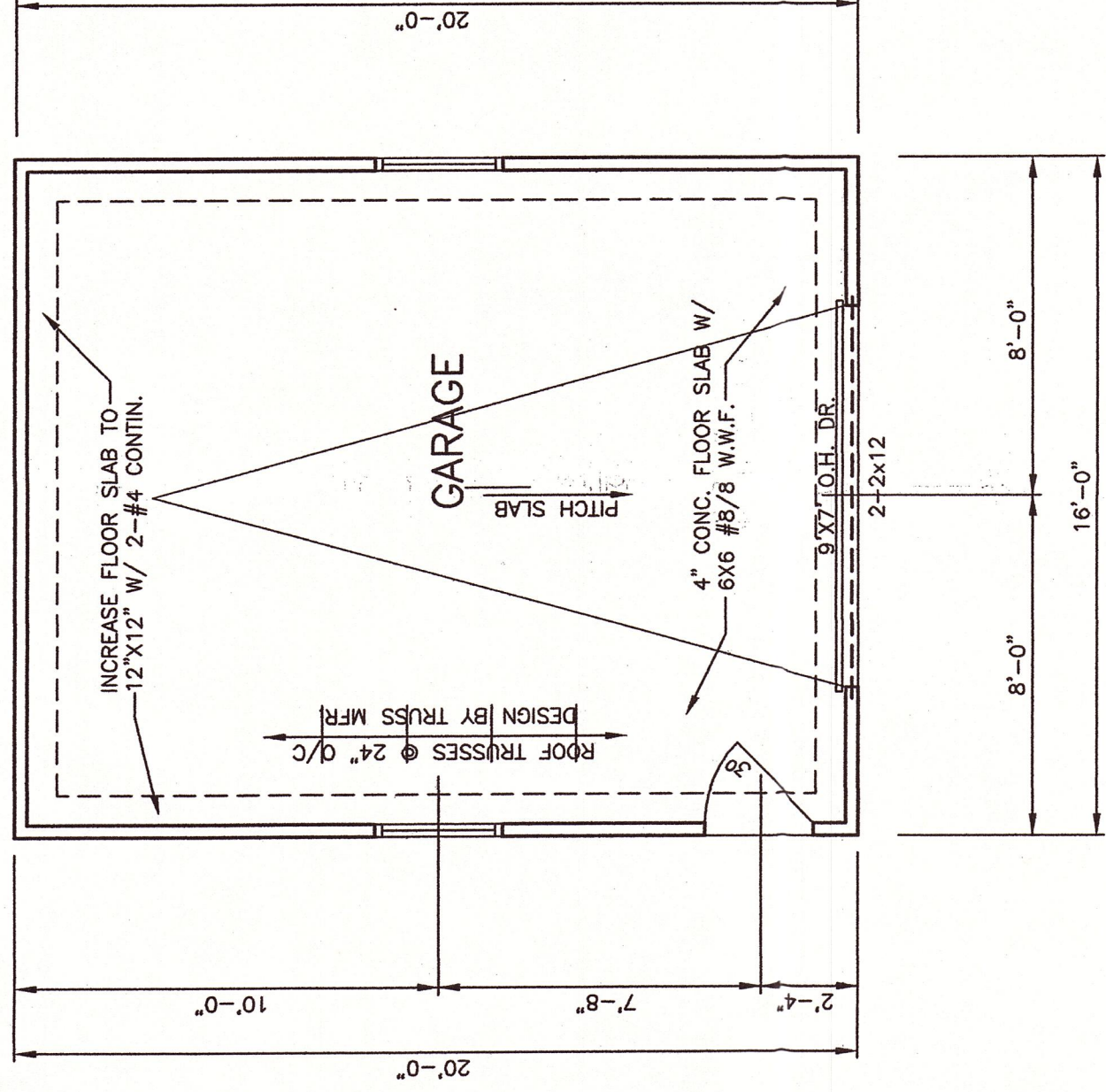
FRONT ELEVATION

SCALE : 1/4" = 1'-0"



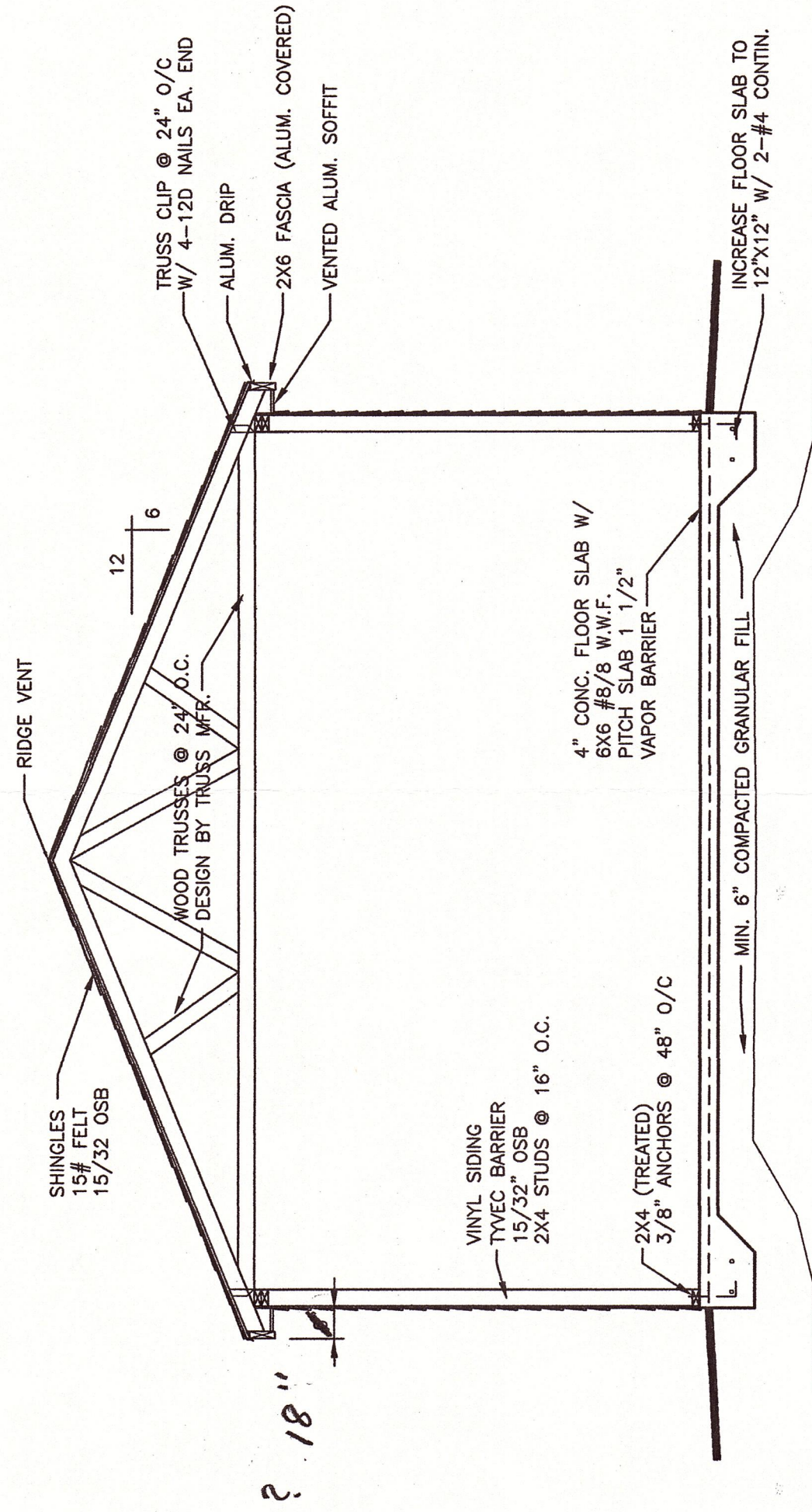
SIDE ELEVATION

SCALE : 1/4" = 1'-0"



FLOOR PLAN

SCALE : 1/4" = 1'-0"



CROSS SECTION

SCALE : 3/8" = 1'-0"

DONALD R. HAANEN
ARCHITECT INC.
5065 FLAT ROCK ROAD
CECIL WISCONSIN 54111
(920) 497-5007

MIDWEST GENERAL CONTRACTORS INC.
GARAGE
(920) 426-2008 OSHKOSH WISCONSIN 54904
2990 UNIVERSAL STREET SUITE C

1-STA	DATE: 9/27/16
PROJ. NO. 201616	
REVISIONS	

HUNTER OAKS

Planned Unit Development General Development Plan PUD Process Step 3:

City of Watertown

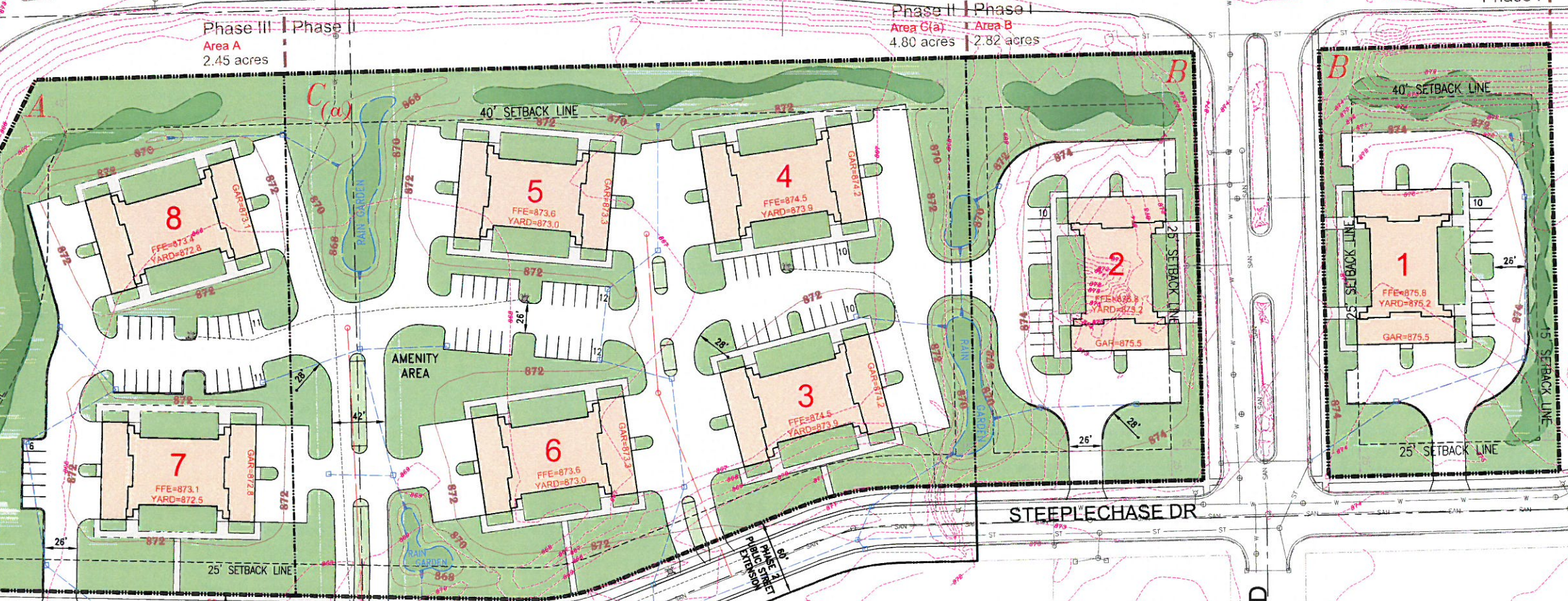
August 2017

BIELINSKI[™]
— HOMES —

WEST STREET (CTH "T")

E HORSESHOE RD

HUNTER OAKS BLVD



SITE DATA SUMMARY		Phase I	PHASE II	Phase III
Proposed Zoning:	MR-10 PUD Multi-Family Residential	Area B:	Area Ca:	Area A:
Building Setbacks:		2.82 acres 122,716 s.f.	4.80 acres 209,092 s.f.	2.45 acres 106,620 s.f.
County Hwy:	40'	Proposed Units: (2) 12-unit buildings	Proposed Units: (4)-12-unit buildings	Proposed Units: (2) 12-unit buildings
Side Street:	25'	Proposed Density: 8.51 units/acre	Proposed Density: 10.00 units/acre	Proposed Density: 9.80 units/acre
Side Lot:	15'	Proposed Parking: 68 spaces	Proposed Parking: 140 spaces	Proposed Parking: 76 spaces
Rear:	25'	Parking Spaces per Unit: 2.83 spaces/unit	Parking Spaces per Unit: 2.92 spaces/unit	Parking Spaces per Unit: 3.12 spaces/unit
Pavement Setbacks:		Lot Coverage:	Lot Coverage:	Lot Coverage:
Rear Lot Line:	3'	Building: 15,364 s.f. (12.5%)	Building: 30,730 s.f. (14.7%)	Building: 15,364 s.f. (14.4%)
Side Lot Line:	10'	Sidewalk: 4,000 s.f. (3.3%)	Sidewalk: 8,200 s.f. (3.9%)	Sidewalk: 4,100 s.f. (3.8%)
		Pavement: 34,540 s.f. (28.1%)	Pavement: 67,180 s.f. (32.1%)	Pavement: 24,220 s.f. (22.7%)
		Total: 49,904 s.f. (40.67%)	Total: 106,110 s.f. (50.75%)	Total: 43,684 s.f. (41%)
		Open Space: 72,812 s.f. (59.33%)	Open Space: 102,982 s.f. (49.25%)	Open Space: 62,936 s.f. (59%)

LEGEND

PROPOSED IMPROVEMENTS

- Proposed Sanitary Sewer (mainline)
- Proposed Water Main (mainline)
- Proposed Storm Sewer
- Proposed Contour
- Proposed Landscaping and/or Berming
- FFE= - First Floor Elevation
- YARD= - Finished Yard Grade
- GAR= - Garage Elevation at Door

Scale: 1" = 50' (22"x34")
Scale: 1" = 100' (11"x17")

DATE: 07-19-2017



12660 W. NORTH AVE., BLDG D
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

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PROJECT NARRATIVE

In 1999, Bielinski Homes and the City of Watertown reached an agreement for a mixed-use neighborhood at the corner of Horseshoe Road and West Street in the City of Watertown. The project consists of approximately 170 acres and is commonly known as the Hunter Oaks neighborhood. Over the years, several phases of the project have been improved with public utilities, roads, parks, private homes and condominiums. As the phases advance from the conceptual stages outlined in the General Development Plan, Bielinski Homes has continued to find ways to refine and improve the project.

Currently, Bielinski Homes is evaluating Area B as identified on the General Development Plan and proposing changes to the use to low density multifamily, site layout and architecture. As the marketplace continues to shift, we have recognized changing lifestyles and the demand for different housing options. The intent of the Hunter Oaks neighborhood continues to be a neighborhood that offers a mixed land use provides housing opportunities for a wide range of people, incomes and preferences.

From a planning perspective, the subject site is ideally situated for multifamily residential housing because of the surrounding attached residential/condominium buildings, existing industrial land use to the north, and the proposed commercial use to the west. The proposed concept will improve the overall plan at Hunter Oaks and will help blend land uses in this area.

The major changes include:

- Use and Redesign of Area A, B, C(a) and D
- Updated architecture plans
- Timing for Dedication of Neighborhood Park (Area J) and Public Right of Ways adjacent to and accessing said park

In June of 2017, the proposed General Development Plan Concept Plan for Area A, B, Ca and D is being presented to the Plan Commission.

Bielinski Homes is pleased to present the plans that have incorporated several months of thoughtful planning. The site has been redesigned to offer a common architectural theme, inter-connected green spaces, and overall better plan. We are excited to implement this plan and begin providing high-quality and innovative housing products to the City of Watertown.

REQUEST

The Petitioners, Bielinski Homes, Inc. respectfully request that the City of Watertown Plan Commission recommend approval of an amended General Development Plan in substantial conformance with the attached GDP/PUD plan dated July 19th, 2017 with the proposed zoning to be MR-10 PUD. While the underlying master plan remains intact, the applicant is proposing revisions which enhance the plan while adding a total of 96 residential units to be constructed in three (3) phases. Bielinski Homes, Inc. is also requesting the northern section of Belmont Drive from the intersection of Steeplechase Drive to West Street to be vacated to accommodate this development.

VISION

- To create a high quality residential neighborhood that responds to the needs of changing household sizes and lifestyles.
- To offer a needed housing solution for the area's workforce. This group includes young professionals, empty-nesters and single-person and family households.
- Provide a memorable place that features high quality construction and extensive landscaping and open spaces.

RATIONALE

- The Hunter Oaks Plan is based on market demand for newly constructed housing options that are high quality, low maintenance and in close proximity to work, shopping and recreation.
- Due to the lack of an off ramp from the new highway bypass, the market for commercial development in this area has tremendously been decreased. The change for **Areas A, B, C(a) and D** from commercial to residential along with including the current land use of the multi-family **Area C(a)** should reduce the number of vehicle trips to this area.
- The revisions are consistent with the intent and purpose of the Planned Unit Development.
- The proposed use is compatible with the surrounding lands uses and is a more efficient use of land and existing public utilities.
- The PUD district provides the flexibility to offer greater open space and greater City design control while creating a "live / work / play" neighborhood that is compatible with the adjacent and proposed land uses.

PUBLIC BENEFITS

- High quality housing that is priced for the marketplace.
 - Logical and adaptive land use for a unique property.
 - Provides a compatible transition between the commercial, existing industrial and residential areas.
 - Project requires minimal public infrastructure (sewer, water, roadway, etc.); therefore will have minimal impact on City services.
 - Project will create a significant increase in taxable value on property without creating a burden for the Watertown School District or other public entities.
- | | <u>Estimated Values</u> | <u>Potential Tax Revenue:</u> |
|-----------|-------------------------|-------------------------------|
| Phase I | \$2,160,000 | \$49,507 |
| Phase II | \$4,320,000 | \$99,015 |
| Phase III | \$2,160,000 | \$49,507 |
| Totals | \$8,640,000 | \$198,029 |
- Site design allows for an average of 54.45% on the property to remain as green space. Lot Coverage- Building/Pavement is 45.55%.
 - Professionally owned, managed and maintained community.
 - Project creates construction jobs that will support local residents and families, plus long term maintenance and administration positions will be created.
 - Pedestrian friendly environment.
 - Dedication of the Neighborhood Park and surrounding rights-of-way sooner than what is currently required by the General Development Plan.
 - Bielinski Homes will provide any irrevocable letter of credit that is necessary for the public and private improvements for the project.

PROPERTY LOCATION

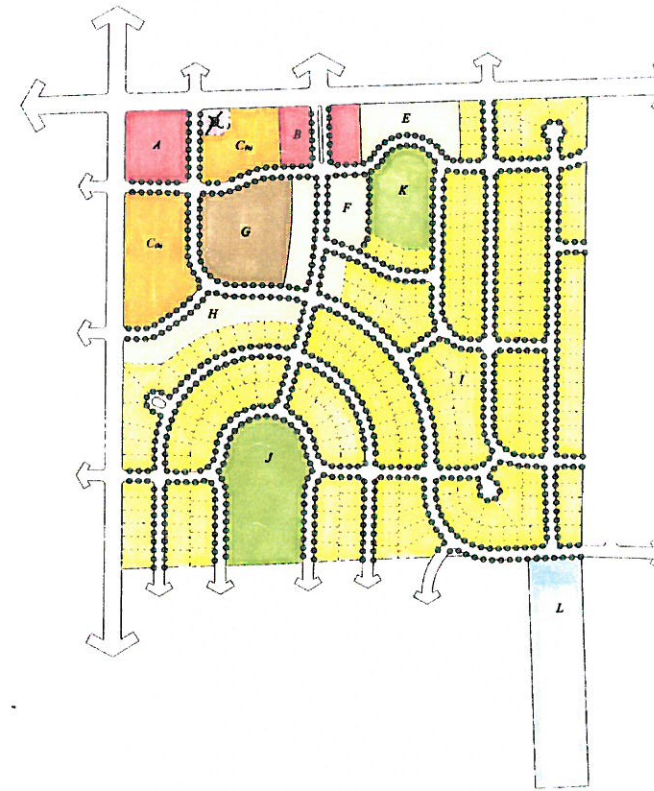
The Hunter Oaks Neighborhood property is located in the City of Watertown on the south side of West Street and east of Horseshoe Road.



ORIGINAL GENERAL DEVELOPMENT PLAN

Bielinski Development, Inc.

Hunter Oaks Neighborhood - General Development Plan



Acreage Calculations & Unit Counts

Key	Land Use	Net Acreage	Number of Units	Net Density	Percentage of Unit Count
A	Neighborhood Retail	3.3	-	-	-
B	Neighborhood Retail	2.8	-	-	-
C	Multi-Family Homes	10.1	135	13.4	35%
E	Single Family Attached Condos (2 Unit)	3.2	12	3.8	3%
F	Single Family Attached Condos (4 to 6 Unit)	5	50	10.0	9%
G	Single Family Attached Condos (4 to 8 Unit)	6.4	60	9.4	11%
H	Single Family Attached Condos (2 Unit)	3.7	20	5.4	4%
I	Single Family Lots (75' to 110')	75	266	3.5	40%
J	Neighborhood Park	6.2	-	-	-
K	Neighborhood Park	4.3	-	-	-
L	Storm Water Detention	6.9	-	-	-
	Street Right of Way	38.9	-	-	-
Total Project Area		169.8	543	(6)	

All numbers are approximate and are subject to change.

- (a) The land for the branch fire station will be donated to the city at the time of the PIP approval.
- The acreage shown above for Area C is the sum of acreage of Areas C & D.
 - This was done because the density calculations for Area C are based on the sum of acreages (3.9 acres) of Areas C & D.
 - Bielinski Development Inc. wishes to donate the land for the fire station in the interest of creating a quality neighborhood environment. We do not, however, wish to be penalized density because of the donation of the land, and have included the land into the density calculations.
- (b) Overall Gross Density:
 543 Total Units / 169.8 Total Project Acres = 3.2 DUA
- Overall Net Density:
 543 Total Units / 115.9 Net Residential & Neighborhood Park Land Use Acres = 4.7 DUA
- * Net Residential & Neighborhood Park Land Use Acres is equivalent to the sum of Areas C, E, F, G, H, I, J & K

Date: October 6, 1999

Page 6

General Mix of Dwelling Unit Types and Land Uses

- Areas A, B, C(a) and D of the General Development Plan will consist of Three (3) Phases totaling (8) residential buildings, 12 units in each with a mix of 2 bedroom (8) and one bedroom (4) apartments with a total of 96 units arranged on 10.07 acres located to the south of West Street and on the east and west sides of Hunter Oaks Boulevard. Each building is a 2 story, six (12) unit structure with individual garages.
 - Phase I: Area B** 2.82 acres (2) 12 unit buildings, density of 8.51 units & parking of 2.83 spaces per unit. Construction to start late fall of 2017.
 - Phase II: Area C(a) and D** 4.80 acres (4) 12 unit buildings, density of 10 units & parking of 2.92 spaces per unit.
 - Phase III: Area A** 2.45 acres (2) 12 unit buildings, density of 9.8 units & parking of 3.12 spaces.
 - Total of all Phases: Area 10.07 acres/Density 9.533/Parking 2.95**

Relationship to Nearby Properties / Public Streets

The subject properties are located amongst a variety of land uses which makes the area unique. Directly north of Areas A, B, C(a) and D is an existing industrial/business park complex served by West Street. East of the property is fully developed as a 12 unit (6 2-unit buildings) condominium development constructed by Bielinski Homes.

Surrounding Zoning

Area B

North: General Industrial
 South: PUD
 East: PUD
 West: PUD

Surrounding Land Use

Area B

North: Industrial
 South: Partially developed 4 and 6 unit building condominium and vacant land, approved for 8 unit residential buildings.
 East: Fully developed 12 unit (2-unit buildings) condominium
 West: Vacant, approved for Multifamily.

Relationship to Master Plan

The comprehensive land use plan for the City of Watertown currently designates this property as Planned Neighborhood. According to the Plan, this land use category is designed for a careful mix of residential development combined with neighborhood office, neighborhood commercial, institutional and active recreation.

Hunter Oaks has been granted entitlements and zoning approval for a mixed use neighborhood. The requested amendments reflect an adjustment in the use, site design, architecture and unit count.

ARCHITECTURAL DESIGN

In an effort to update architecture and curb appeal, Bielinski Homes has developed a distinct building to enhance the internal streetscape of the site.

The buildings utilize Modern Arts and Crafts style architecture with reference to the Traditional styles which incorporates warming character elements into the design to create a sense of place and neighborhood.

The proposed buildings are 12-unit residential buildings arranged with 2 and 1 bedroom configurations and are designed to attract young professionals, retirees, single-person and family households. The buildings feature private entryways and individual garages for each residence and efficient living spaces.

Modern Arts and Crafts Style Elevation of the 12 Unit Building

- Each unit has one individual attached garage parking space, along with surface parking directly outside their garage with additional parking spaces to be shared by all.
- Private patio or deck for each unit, enhanced landscaping to provide a buffer for the neighboring properties.
- Bielinski Homes is very excited about this opportunity of developing this multi-family project and would like to commence construction late fall of 2017 or spring of 2018.

Standard Features

Private Entry & Garage with a patio or wood deck

Master Bedroom with walk-in closet

Deluxe Appliance Package with stacked in unit washer/dryer

Central Air

Professional Management Team with 24-hr emergency maintenance

Streetscape

Please consider the following factors that will be implemented at the Hunter Oaks project to enhance the internal streetscape and increase visual interest.

- Quality exterior and interior building materials.
- Significant landscaping for the buildings and common areas will be submitted with the Precise Implementation Plan (PIP).
- Site design allows for a 54.45% green space.

OWNERSHIP & MANAGEMENT

With the current economic climate, the demand for commercial property on this side of Watertown has been reduced due to the lack of an off-ramp from the highway bypass. Therefore the ownership of the project will be Bielinski Homes, Inc. or an affiliated entity; with full time management and maintenance by Bielinski Management, the professional property management arm of Bielinski Homes.

Bielinski Management

Bielinski Management is the professional property management arm of Bielinski Homes. It currently manages over 950 rental units, 8 Home Owner Associations (HOA), and 1 Condominium Owner Association (COA) in Southeastern Wisconsin. Bielinski Management has over 20 employees that include maintenance technicians, leasing consultants, property managers, accountants, and on-site managers.

Advantages of Bielinski Management include:

- Enforces strict leasing policies to ensure a safe and enjoyable residential atmosphere. A thorough credit and criminal background check is done to ensure future residents will contribute to the community. Any applicants with felony or sex offense records are automatically declined.
- Bielinski Management properties consistently maintain a 99% occupancy rate.
- 24-hour on call maintenance service staff to respond to potential needs.
- Promotes home / condo ownership through a Bielinski Bucks program in which 10% of rent can be applied towards the purchase of a new home or condo.

The following features are included:

- Private Entrances and Garages
- Quality Interior Finishes
- Individual Storage Areas
- Washer & Dryer in Each Unit
- Individually Metered Utilities

Initial List of zoning standards which will not be met by the PUD

Bielinski Homes is seeking the flexibility allowed under the Planned Unit Development with respect to land use and zoning. The requested amendment does not require any relief from the bulk regulations, however the proposed use, layouts and densities calculations are proposed to change.

Area A, B, C(a) and D

General Requirement	Baseline Multi-Family District	Proposed PUD
Minimum Lot Area	4350 Sq. Ft. per dwelling unit	4,566.Sq. Ft. per dwelling unit
Minimum Lot Width	100'	SAME
Minimum Street Frontage	50'	SAME
Minimum Street Yard	40'	SAME
Minimum Side Yard	10' Lot Width or 8' minimum	SAME
Minimum Rear Yard	25'	SAME
Minimum Paved Surface Setback	3' : rear/side, 10' : street	SAME
Minimum Building Separation	20'	SAME
Maximum Building Height	35'	SAME
Required Off-Street Parking	2/1 spaces per unit of total bedrooms.	Average 2.95 per unit proposed.

Written Description of potentially requested exemptions from the requirements of the underlying zoning district.

Land Use Exemptions: The applicant seeks to amend the use of Area(s) A, B, C(a) and D from Neighborhood Commercial to Multifamily.

Density Exemptions: None Requested.

Bulk Exemptions: None Requested.

Landscape Exemptions: None Requested.

Parking & Loading Exemptions: None Requested.

HUNTER OAKS EXISTING SITE CALCULATIONS

KEY	LAND USE	NET ACREAGE	NUMBER OF UNITS	NET DENSITY	PERCENTAGE OF UNIT COUNT
A	Neighborhood Retail	3.3			
B	Neighborhood Retail	2.8			
C	Multi-Family Homes	10.1	135	13.4	25%
D	Branch Fire Station				
E	SF Attached Condos (2 unit)	3.2	12	3.8	2%
F	SF Attached Condos (4-6 Unit)	5	50	10	9%
G	SF Attached Condos (4-8)	6.4	60		11%
H	SF Attached Condos (2 unit)	3.7	20	5.4	4%
I	SF Home Sites	75	266	3.5	49%
J	Neighborhood Park	8.2			
K	Neighborhood Park	4.3			
L	Stormwater Detention	8.9			
	Street Right-of-Way	38.9			
	Total Project Area	169.8	543		

Overall Gross Density

- 543 Total Units/169.8 Project Acres = 3.2 DUA

HUNTER OAKS PROPOSED SITE CALCULATIONS

KEY	LAND USE	NET ACREAGE	NUMBER OF UNITS	NET DENSITY	PERCENTAGE OF UNIT COUNT
A	Neighborhood Retail	3.3	24	7.27	4%
B	Multi-Family Homes	2.8	24	8.57	4%
C	Multi-Family Homes	10.6	135	13.4	23%
E	SF Attached Condos (2 unit)	3.2	12	3.8	2%
F	SF Attached Condos (4-6 Unit)	5	50	10	9%
G	SF Attached Condos (8 units)	6.4	60	9.4	10%
H	SF Attached Condos (2 unit)	3.7	20	5.4	3%
I	SF Home Sites	75	266	3.5	45%
J	Neighborhood Park	8.2			
K	Neighborhood Park	4.3			
L	Stormwater Detention	8.9			
	Street Right-of-Way	38.9			
	Total Project Area	169.8	591	3.48	100%

Overall Gross Density

- 591 Total Units/169.8 Project Acres = 3.48 DUA

TREATMENT OF NATURAL AREAS

The site design for this neighborhood offers plentiful green and open space for the residents to enjoy. Lawn areas or "common greens" are an important feature of the project. These areas are intended for the residents to enjoy as common space. The abundance of pervious areas improves water quality and promotes infiltration for groundwater recharge.

Landscaping

A detailed landscaping plan will be completed by a landscape designer as the project moves forward to the Precise Implementation Plan (PIP) Process Step 4. The plans will include an overall plan with individual building landscape designs in accordance with the City of Watertown Ordinance requirements.

COMMUNITY AMENITIES

To command a higher standard of living and attract quality residents, this project has been enhanced by the addition of several site amenities including common areas and pedestrian connections.

Hunter Oaks includes sidewalk that provides pedestrian circulation through the site and connects the various phases to one another, an important feature in a mixed-use planned development.

The plan also offers areas to the east and west of each individual building that will serve the residents as a common lawn. While the common areas can accommodate gatherings and limited recreation, they serve to "free up" the site and create separation between the neighboring uses. The common areas and landscaping will be maintained by Bielinski Management and will be kept in a park-like state.

A single entry sign indicating the multifamily site (Area A, B, C(a) and D) would be located on the southwest corner of the intersection of West Street and Hunter Oaks Boulevard as shown on the Site Plan.

EARLY DEDICATIONS

The City of Watertown has requested that the Neighborhood Park (Area J) and certain adjacent rights-of-way be dedicated to the City earlier than what is required by the current General Development Plan and Bielinski Homes is willing to cooperate with that request. Within thirty (30) days of the approval of the Precise Implementation Plan for Area A, B C(a) and D by the City of Watertown, Bielinski Homes shall cause the dedication of the Neighborhood Park (Area J) to the City of Watertown along with the dedication of the following proposed rights-of-way:

- (1) Fairmount Drive (its contour contiguous to Area J);
- (2) Churchill Lane (beginning where unimproved as of September 1, 2016 (the east and west legs from/to Area J)(including those points east of Area J continuing from where it is currently improved (and continuing west toward Area J));
- (3) Hunter Oaks Boulevard (beginning at that point where unimproved as of September 1, 2016 north/northeast of Area J-- continuing south/southwest from that point toward Area J); and,
- (4) Woodlawn Drive (its contour contiguous to Area J).

Bielinski Homes shall not be required to improve nor pay for the improvement of the Neighborhood Park or any of the above-listed rights-of-way in any manner, including but not limited to grading, utility installation, asphalt roads or sidewalks, as part of this dedication. Any improvements needed for future phases of the Hunter Oaks Neighborhood will be addressed at the time a Precise Implementation Plan for that area is approved and development of said area occurs. Any improvements needed to access the Neighborhood Park shall be by the City of Watertown.

LIST OF EXHIBITS

- Requested Petitions
- Location Map
- Approved General Development Plan Exhibit
- Proposed General Development Plan (GDP) Dated 7/19/17 (page 2)
- Architectural Plans with Elevation Perspectives
- First and Second Floor Plans of the Individual Units

HUNTER OAKS - 12 UNIT
FRONT ELEVATION

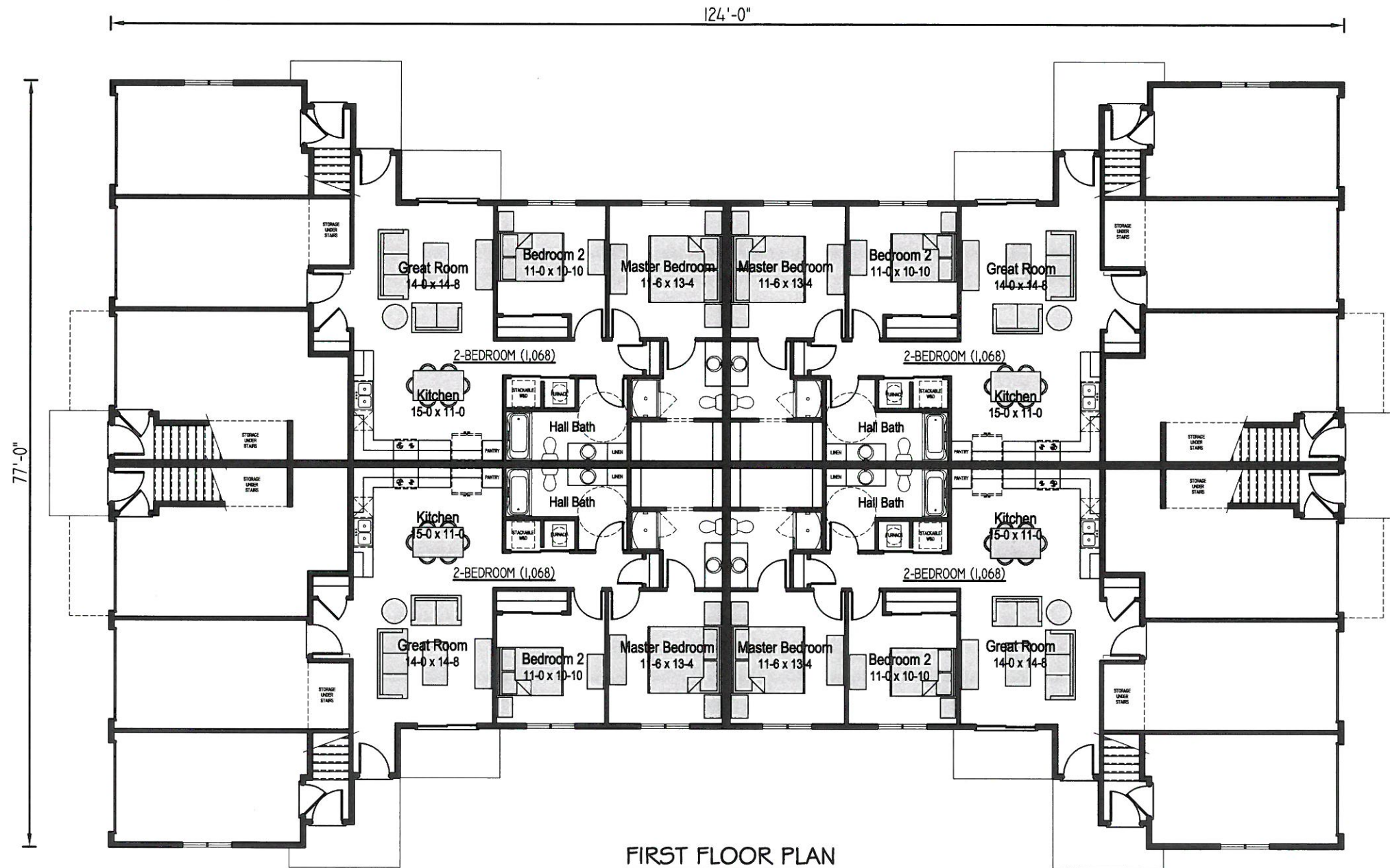


FRONT / REAR ELEVATION



SIDE ELEVATION

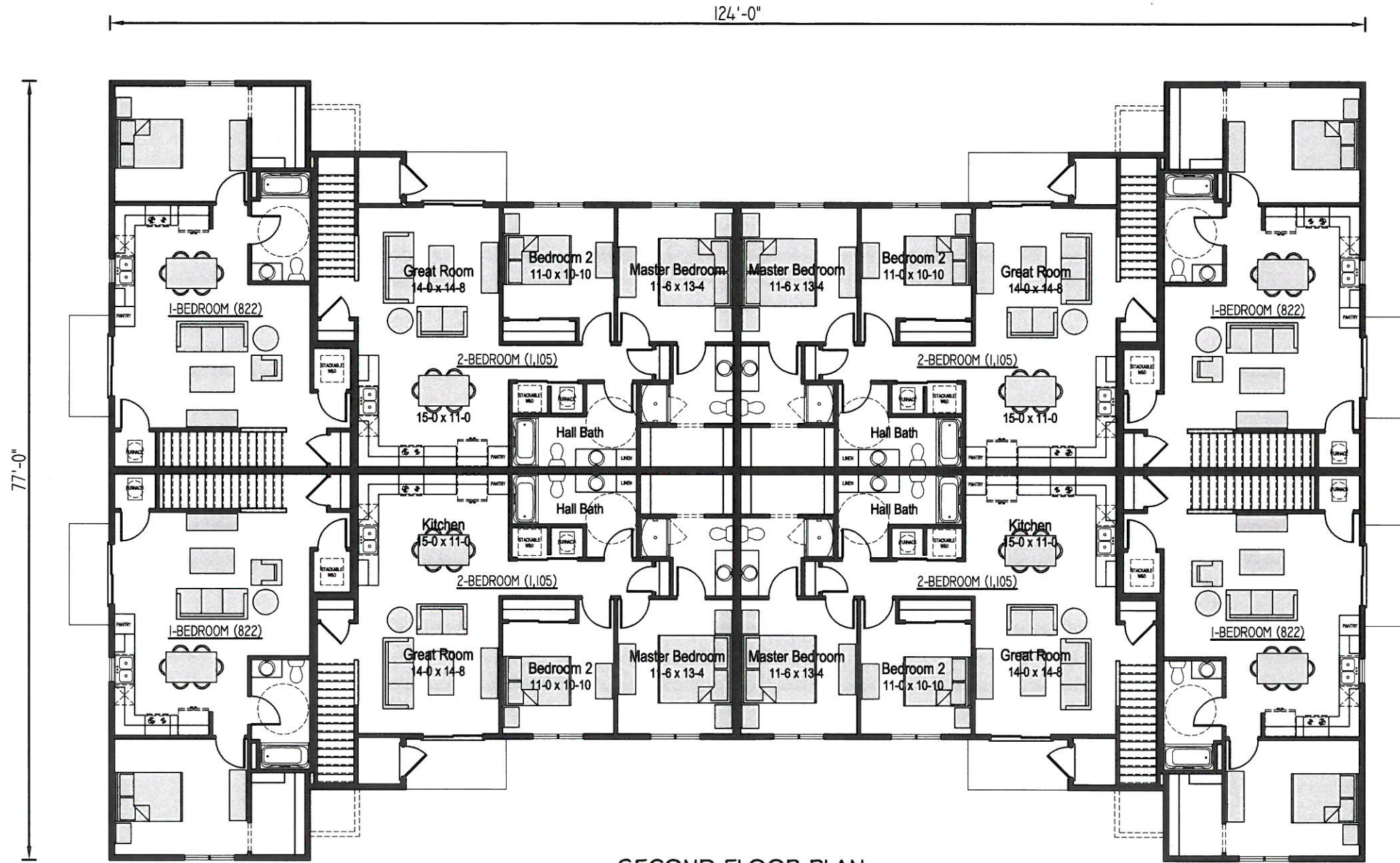
HUNTER OAKS - 12 UNIT
FIRST FLOOR PLAN



FIRST FLOOR PLAN

UNIT COUNT MAIN FLOOR:
2-BEDROOM (1,068 SQ. FT.) 4 UNITS

HUNTER OAKS - 12 UNIT
 SECOND FLOOR PLAN



SECOND FLOOR PLAN

UNIT COUNT SECOND FLOOR:

2-BEDROOM (1,105 SQ. FT.)	4 UNITS
1-BEDROOM (822 SQ. FT.)	4 UNITS

"Hunter Oaks Neighborhood -
General Development Plan"

CITY OF WATERTOWN, WI



ACREAGE CALCULATIONS & UNIT COUNTS

Key	Land Use	Net Acreage	Number of Units	Net Density	Percentage of Unit Count
A	Neighborhood Retail	3.3	-	-	
B	Neighborhood Retail	2.8	-	-	
C	Multi-Family Homes	10.1	135	13.4	25%
D	Branch Fire Station	(a)			
E	Single Family Attached Condos (2 Unit)	3.2	12	3.8	2%
F	Single Family Attached Condos (4 to 6 Unit)	5	50	10.0	9%
G	Single Family Attached Condos (4 to 8 Unit)	6.4	60	9.4	11%
H	Single Family Attached Condos (2 Unit)	3.7	20	5.4	4%
I	Single Family Lots (75' to 110')	75	266	3.5	49%
J	Neighborhood Park	8.2	-	-	
K	Neighborhood Park	4.3	-	-	
L	Storm Water Detention	8.9	-	-	
	Street Right of Way	38.9	-	-	
Total Project Area		169.8	543	(b)	

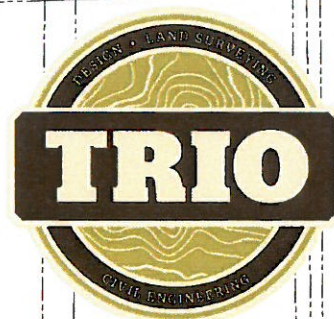
All numbers are approximate and are subject to change.

- (a) The land for the Branch Fire Station will be donated to the City at the time of the PIP approval.
- The acreage shown above for Area C is the sum of acreage of Areas C & D.
 - This was done because the density calculations for Area C are based on the sum of acreages (3.9 acres) of Areas C & D.
 - Bielinski Development Inc. wishes to donate the land for the fire station in the interest of creating a quality neighborhood environment. We do not, however, wish to be penalized density because of the donation of the land, and have included the land into the density calculations.

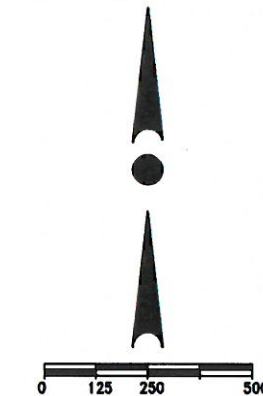
- (a) Overall Gross Density:
- 543 Total Units/115.9 *Net Residential & Neighborhood Park Land Use Acres = ~ 3.2 DUA

* Net Residential & Neighborhood Park Land Use Acres is equivalent to the sum of Areas C, E, F, G, H, I, J, & K.

**Acreage calculations & information based on original neighborhood development plans dated October 6, 1999.



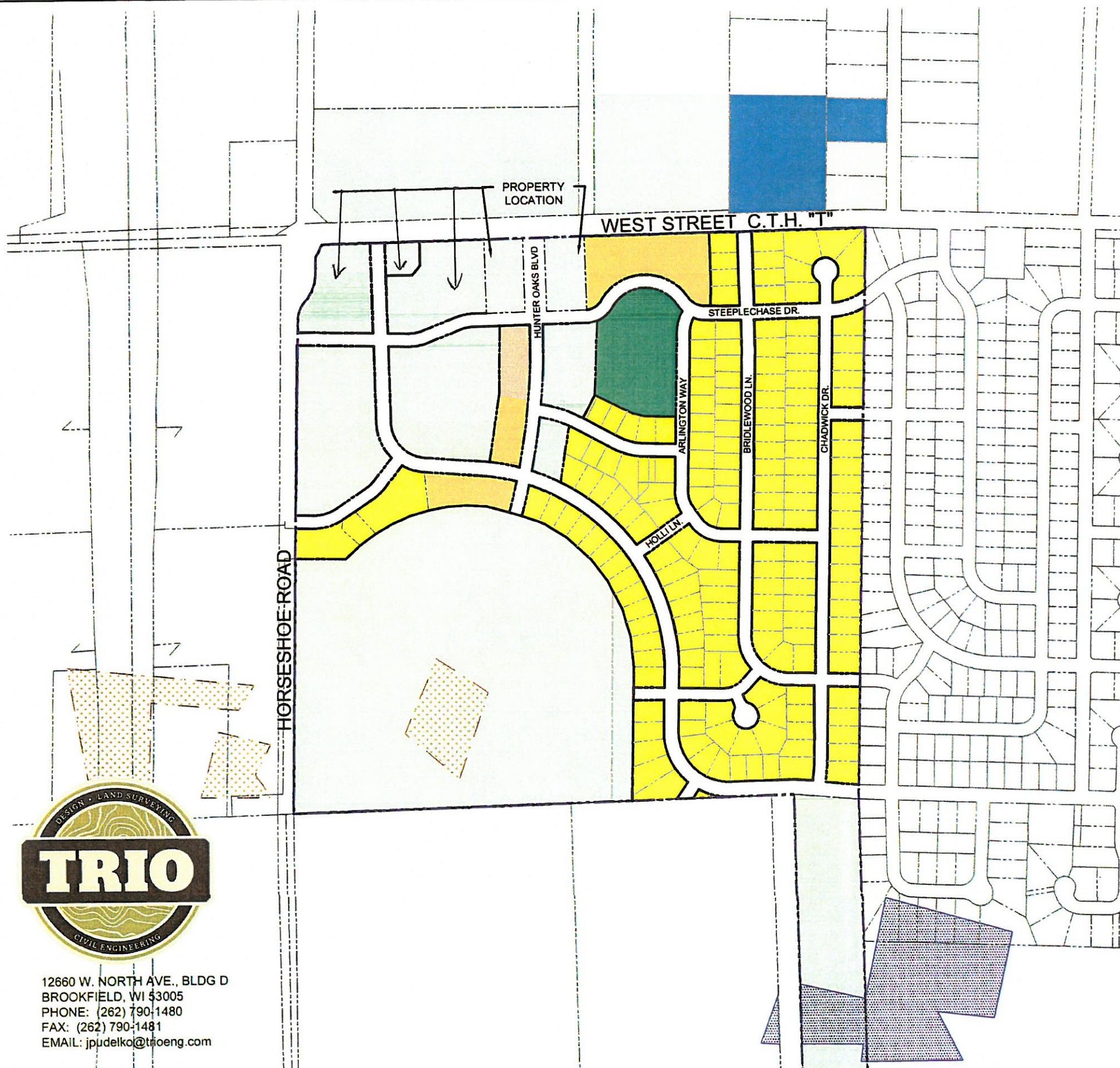
12660 W. NORTH AVE., BLDG D
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com



Scale: 1" = 500' (11"x17")

DATE: 10/10/2016

LOCATION MAP
"Hunter Oaks Rental Residences"
CITY OF WATERTOWN, WI



Existing Land Use | **Map 5**

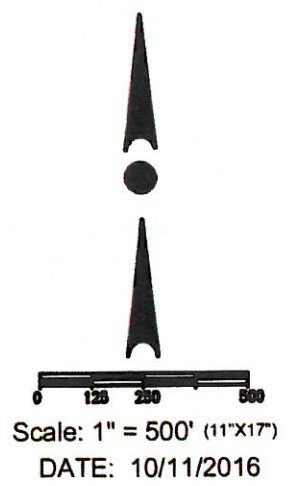
City of Watertown Comprehensive Plan

- | | | | |
|-----------------------------|---------------------------------------|------------------------|---------------|
| City of Watertown | Highway 26 Bypass Alignment | Airport | Rights-of-Way |
| County Boundary | Land Use Categories | Institutional | Surface Water |
| Town Boundary | Agriculture & Open Space | Planned Office | Wetland |
| Parcel | Single Family Residential - Unsewered | Planned Business | Woodland |
| Urban Service Area Boundary | Single Family Residential - Sewered | General Business | |
| Railroad | Two-Family Residential | Central Mixed Use | |
| | Mixed Residential | General Industrial | |
| | | Heavy Industrial | |
| | | Neighborhood Mixed Use | |
| | | Parks & Recreation | |

*BASE MAPPING SHOWN HEREIN IS THE CITY OF WATERTOWN LAND USE MAP DATED NOVEMBER 17, 2009.



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**SITE PLAN REVIEW COMMITTEE
July 24, 2017**

The Site Plan Review Committee met on the above date at 1:30 P.M. in Room 2044 of the Municipal Building. The following members were present: Jacob Maas, Tim Gordon, Doug Zwieg, Eric Diels, Mayor John David, Robert Schwerer, Kevin Freber, and Curt Kleppin. Also in attendance were Secretary Nikki Zimmerman, Jason Schmid of CQC, Dan Shea of Maas Brothers, Mitchell Baker of Graef, Bryant Stempski of Graef, James Lisak of Graef, Ken Keeley of Graef and Jake Batterman of Watertown Daily Times.

Chairperson Jacob Maas called the meeting to order.

1. 420/421 E. Horseshoe Road – Clasen Quality Chocolates – Industrial Expansion Project

Clasen Quality Chocolates is proposing an estimated 270,000 square foot addition for warehouse and trucking use to the existing 230,000 square foot facility. Items involved with this project include:

- A) About 18 loading docks
- B) Additional concrete and asphalt
- C) About 56 additional trailer stalls
- D) Additional drives for material transports
- E) New driveway approaches which Clasen is requesting 40' widths vs. the 35' width allowed by code
- F) Existing employee parking and visitor lot to be significantly increased
- G) The elevation of the new addition will match the existing 877 ½' elevation of the existing buildings
- H) Clasen representatives will work with the City for erosion control permits
- I) Utility work will consist mainly of storm water
- J) The new plumbing will be in the southwest corner where the 6" lateral will tie into the current sanitary lateral
- K) There will not be any new water services
- L) A gravel pass will match the existing for emergency vehicle access
- M) Knox Boxes will be installed at fire access lane gates
- N) Fire hydrant relocations are being worked on and will utilize existing water services
- O) The new structure will be fully sprinkled
- P) Existing drainage will not be altered
- Q) Crosswalks and additional sidewalk will be installed with the new parking lot addition for employee and visitor access
- R) A 4' berm will be installed at the west leg of Horseshoe Rd. on the north and west sides of lot
- S) The existing berm will be widened to allow for new tree plantings.

The Engineering Department stated that Ruckert Mielke was reviewing the storm water plans and the charges for this service will be billed back to the applicant.

Zoning Administrator Jacob Maas stated the landscape plan looked good as did the photometric plan. It was clarified that the only lights on the south side of the building would be at the entrance/exit doors.

Building Inspector Doug Zwieg stated that the building plans will have to be reviewed at the State and then submitted to the City with the building permit. It was clarified that there is not currently any planned added signage.

The Fire Department confirmed with the applicant that the new sprinkler system will be tied into the existing system. They will also require a 20' wide access road instead of the proposed 16' wide road. The gravel on the access road must be able to handle the weight and load of the ladder truck and snow removal must be completed down to the gravel at each snowfall. Also, the Fire Department will have to verify with Clasen once the building is completed that the City radios will still function. If not, Clasen may have to incorporate a radio repeater with this project.

Motion was made and seconded to recommend approval inclusive of the items discussed and stated above and the condition that the applicant must obtain a variance from the Plan Commission for the driveways they are proposing.

Unanimously passed.

2. Site Plan Review Minutes – July 10, 2017

Motion was made and seconded to approve the minutes as submitted.

Unanimously approved.

There being no further business to come before this committee, motion was made and seconded to adjourn. So ordered.

Respectfully submitted,
Nikki Zimmerman, Secretary

NOTE: These minutes are uncorrected and any corrections made thereto will be noted in the proceedings at which these minutes are approved.