

Plan Commission

Agenda Item

Subject: Commission Consideration of Resolution No. 2023-20, the Concept Plan of The Lakes of Willow Creek Addition

Meeting: Plan Commission - Jul 20 2023

From: Heath VonEye, Public Works Director

BACKGROUND INFORMATION:

Colin DeJong, Project Agent for J & J Land Sales, LLC, Owner, submitted a Concept Plan for The Lakes of Willow Creek Addition. The proposed development is located west of 31st Street NE, north of Willow Creek Drive, south 3rd Avenue NE, and east of unplatted land in the northwest quarter of Section 33-117N-R52W.

The Concept Plan includes approximately 157.40 acres with portions located both within City limits and in Codington County. The plan proposes a variety of zoning to include the districts of R-1 Single Family Residential, R-2 Single Family Attached Residential, R-3 Multi-Family Residential, and C-3 Highway Commercial.

The area will be developed in five (5) phases as proposed on the Concept Plan. The Design Review Team has reviewed and approved the proposed Concept Plan. A preliminary plan, now expired, was approved by Plan Commission on August 22, 2019. The Concept Plan outlines approximately 3.07 acres of park dedication. The location of the park was previously approved by the Parks, Recreation and Forestry Board on February 5, 2019.

The sanitary sewer will be extended from the west from the Dakota Commons development and a lift station will be installed to accommodate for the grade differences. This lift station will be sized only to serve the development as the City was not interested in upsizing and contributing for that additional cost. The developer is requesting reimbursement for constructing the sanitary sewer in 30th Street NE north of 2nd Avenue NE to collect the future sewage flow from the property to the north as well as reimbursement for upsizing the sanitary sewer in 28th Street NE between the pump station and Park View Trail NE and upsizing the sanitary sewer in Park View Trail to collect the future sewage flow from the property to the east.

Detention in the Willow Creek drainage basin will be accomplished utilizing the existing gravel pit pond on City property. The capacity of the drainage from the development can be safely detained in the pond without impacting downstream or adjacent properties.

FACTS:

- Adjacent Zoning Designations:
 - North - Codington County
 - South - AG & Codington County
 - East - Codington County

- West - AG & Codington County
- Lots will be served by public sanitary sewer and water services.
- Sidewalk will be installed on each side of the public right of ways.
- Commercial drainage will be contained on City owned property in the Stromseth Willow Creek Addition and will be maintained by the developer through a BMP Maintenance Agreement and the residential drainage will be contained in a detention pond to be dedicated to the City.

HISTORY:

02/05/19 Park Board approval of proposed Park Dedication
02/07/19 Concept Plan presented to Plan Commission for informational purposes
09/19/19 Plan Commission Public Hearing & Action – Preliminary Plan
02/20/20 Plan Commission - Annexation & Zoning
03/16/20 City Council - Public Hearing & Action - Annexation & Zoning
05/20/21 Plan Commission - Plat Recommendation
06/21/21 City Council - Plat Approval
01/25/23 Concept Plan Submitted
02/07/23 Design Review Team Meeting - Concept Plan
06/28/23 Concept Plan Revisions Submitted
07/14/23 Final Concept Plan Revisions Submitted

SUGGESTED MOTION:

I move to approve Resolution No. 2023-20, the the Concept Plan of The Lakes of Willow Creek Addition

STAFF REFERENCE(S):

Brandi Hanten, Jana Mills

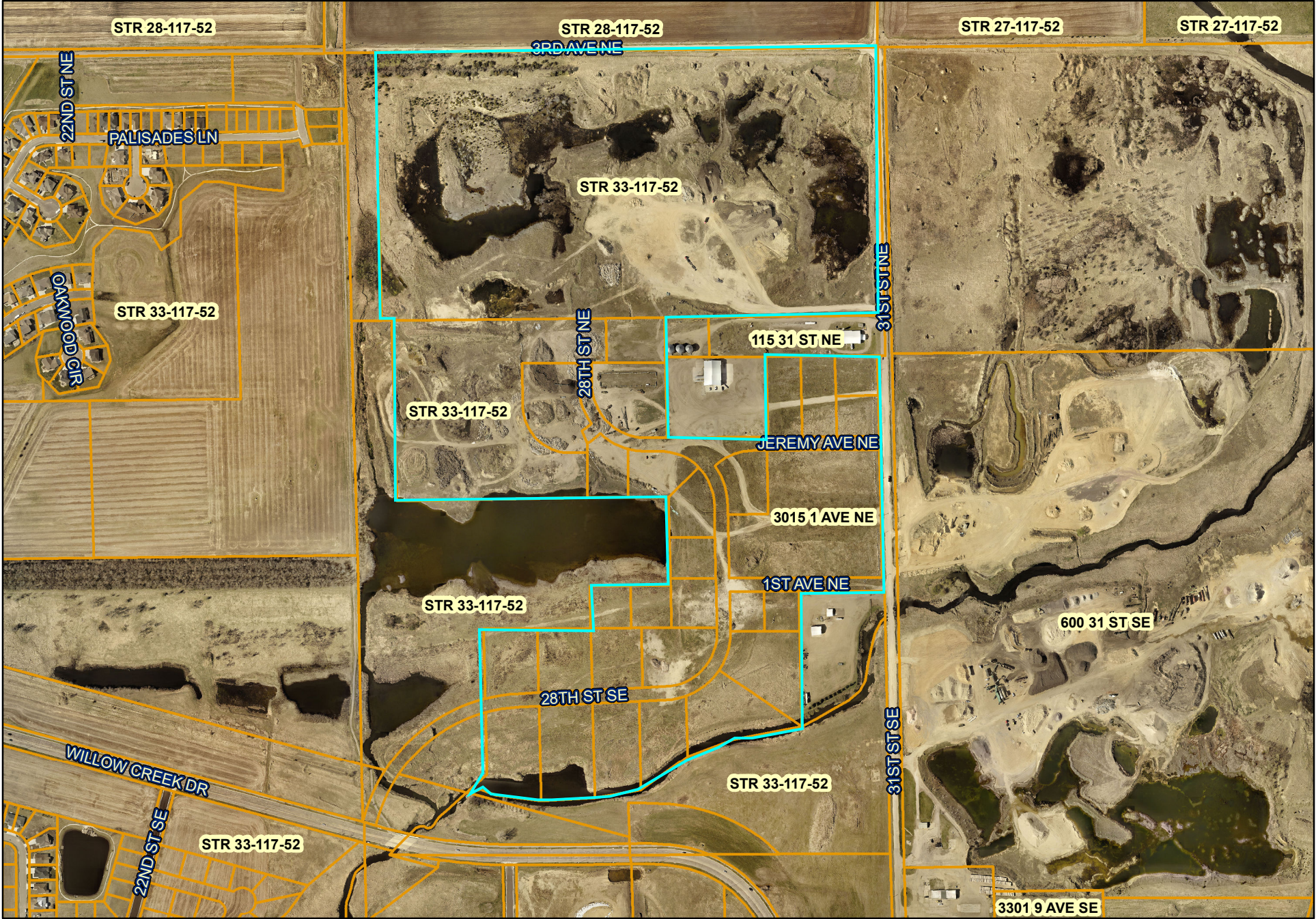
ATTACHMENT(S):

[Vicinity Map](#)

[Concept Plan](#)

[Resolution No. 2023-20](#)

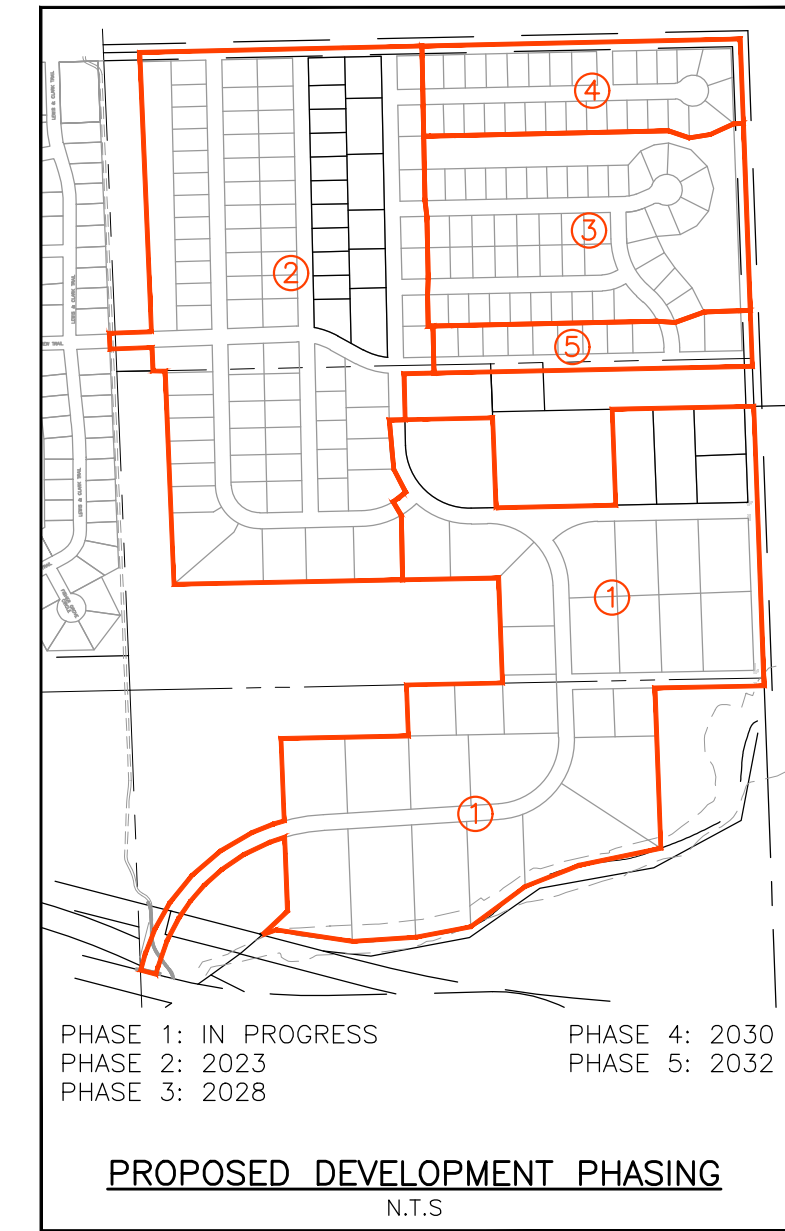
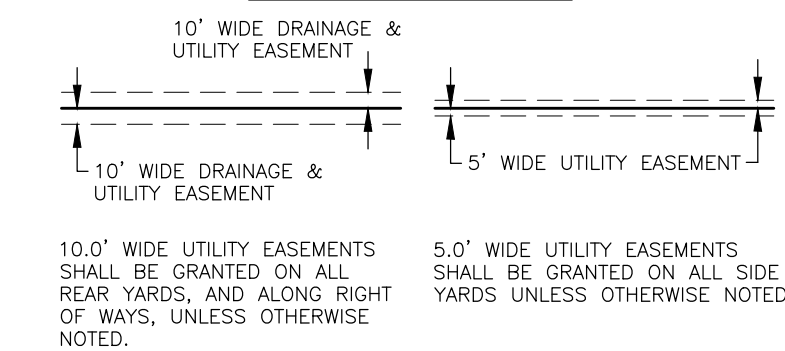
Vicinity Map



LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 117 NORTH, RANGE 52 WEST OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA, LESS THE MCLAUGHLIN WILLOW CREEK ADDITION; AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 117 NORTH RANGE 52 WEST OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA, LESS THE NORTH 200' OF THE EAST 871.2'; AND LESS THE NORTH 200' OF THE WEST 217.8' OF THE EAST 1089'; AND LESS THE NORTH 225' OF THE WEST 290.5' OF THE EAST 1379.5' OF SAID S.1/2 OF THE N.E.1/4; AND LESS LOT 3 STROMSETH EAST SIDE 1ST ADDITION; AND LESS STROMSETH WILLOW CREEK ADDITION; AND LOT 2 OF THE NORTHERN CON-AGG ADDITION LESS THE SOUTH 674.53' OF THE NORTH 707.53' OF THE EAST 454.65'.

EASEMENT INFORMATION



PROPOSED DEVELOPMENT PHASING

N.T.S.

UNPLATTED LAND NW¼ SEC 33-T117N-R52W
FUTURE DAKOTA COMMONS DEVELOPMENT

LOT 1 MCLAUGHLIN
WILLOW CREEK ADDITION

PARK
3.07± ACRES

BLOCK 2

26TH STREET NE

BLOCK 6

JAMIE AVENUE NE

BLOCK 5

27TH STREET NE

BLOCK 9

28TH STREET NE

BLOCK 4

LOT 3 STROMSETH EAST
SIDE 1ST ADDITION

UN-PLATTED LAND
N200' E871.2'
S½NE¼ 33-T117N-R52W

PARK VIEW TRAIL NE

UN-PLATTED LAND
N200' E871.2'
S½NE¼ 33-T117N-R52W

UN-PLATTED LAND
N1520' NW¼ LESS LOT H1

JEREMY AVENUE NE

BLOCK 4

BLOCK 3

31ST STREET NE

UN-PLATTED LAND
NW¼ LESS N 1520' & PLATTED LAND

UN-PLATTED LAND
N1520' NW¼ LESS LOT H1

31ST STREET NE

BLOCK 12

30TH STREET NE

ANDREWS AVENUE NE

POND VIEW AVENUE NE

BLOCK 12

2ND AVENUE NE

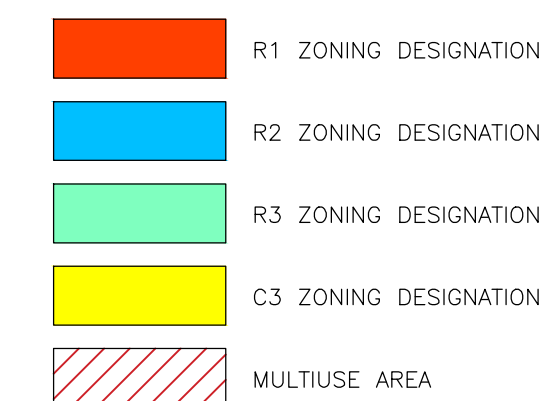
30TH STREET NE

BLOCK 12

3RD AVENUE NE

UN-PLATTED LAND
SE¼ SEC 28-T117N R52W

UN-PLATTED LAND
SE¼ SEC 28-T117N R52W



AREAS

TOTAL AREA: 157.40± ACRES
R1 ZONING: 29.55± ACRES
R2 ZONING: 18.71± ACRES
R3 ZONING: 16.41± ACRES
C3 ZONING: 54.06± ACRES
DEDICATED RIGHT OF WAY: 28.95± ACRES
DEDICATED PARK LAND: 3.07 ACRES
OPEN SPACE: 6.65± ACRES

DEVELOPER'S REQUESTS

1. THE WATER QUALITY POND IN THE NORTHEAST PORTION OF THE SITE IS PROPOSED TO BE DEDICATED TO THE CITY OF WATERTOWN.
2. REIMBURSEMENT FOR CONSTRUCTING THE SANITARY SEWER IN 30TH STREET NE NORTH OF 2ND AVE NE TO COLLECT THE FUTURE SEWAGE FLOW FROM THE PROPERTY TO THE NORTH.
3. REIMBURSEMENT FOR UPSIZING THE SANITARY SEWER IN 28TH STREET NE BETWEEN THE PUMP STATION AND PARK VIEW TRAIL NE AND UPSIZING THE SANITARY SEWER IN PARK VIEW TRAIL NE TO COLLECT THE FUTURE SEWAGE FLOW FROM THE PROPERTY TO THE EAST.
4. THE DEVELOPER REQUESTS REIMBURSEMENT FOR THE COST OF CONSTRUCTING THE NORTH HALF OF 3RD AVENUE NE AND THE EAST HALF OF 31ST STREET NE.

GENERAL NOTE

1. BASIS OF BEARING: UTM ZONE 14 NORTH - WGS 84. DISTANCES SHOWN ARE TO GROUND.
2. ELEVATIONS BASED ON NAVD 88 DATUM - USING PID AC7987 - GEOID 09.

PROPOSED ZONING

ZONE: R1, SINGLE FAMILY RESIDENTIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

MAXIMUM HEIGHT: 35 FEET
FRONT YARD: 25 FEET
SIDE YARD: 09 FEET
REAR YARD: 25 FEET

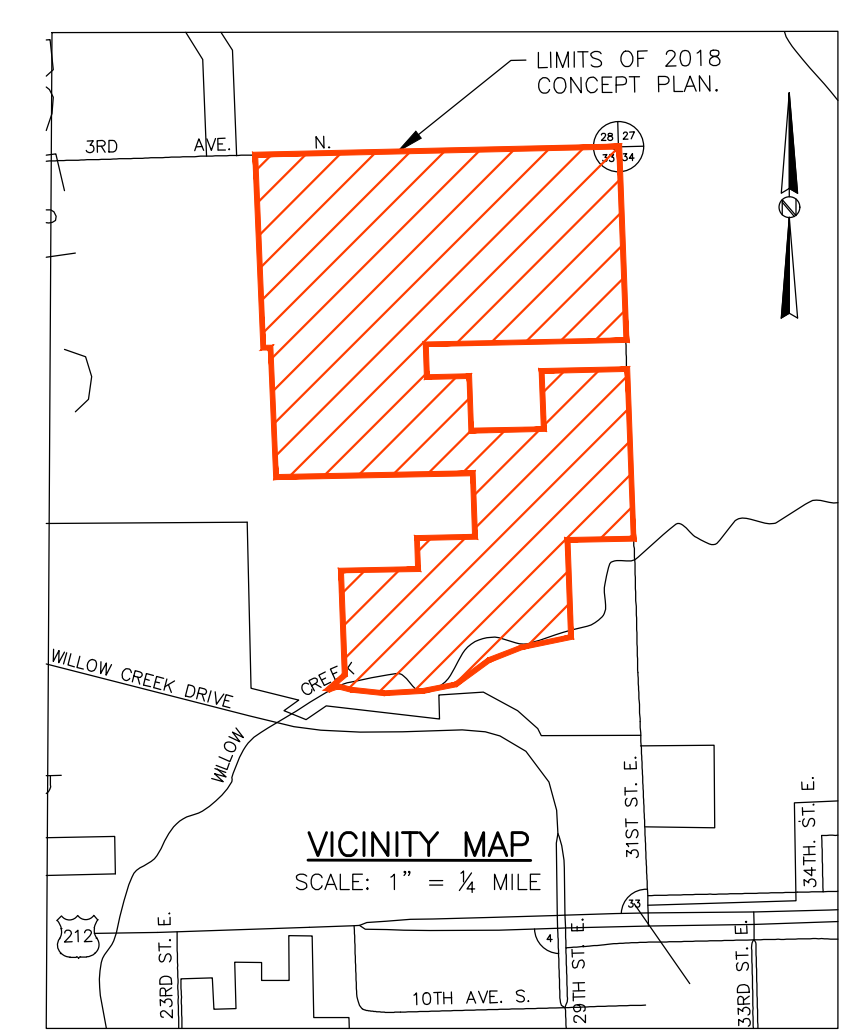
ZONE: R2, SINGLE FAMILY ATTACHED RESIDENTIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

MAXIMUM HEIGHT: 35 FEET
FRONT YARD: 25 FEET
SIDE YARD: 09 FEET
REAR YARD: 25 FEET

ZONE: R3, MULTI-FAMILY RESIDENTIAL DISTRICT (3 TO 8 UNITS)
YARD SETBACK REQUIREMENTS PER ZONING:

MAXIMUM HEIGHT: 35 FEET
FRONT YARD: 30 FEET
SIDE YARD: 10 FEET
REAR YARD: 25 FEET

ZONING AUTHORITY: CITY OF WATERTOWN
PHONE NUMBER: (605) 882-6202 EXT:3528
CONTACT PERSON: BRANDI HANTEN



OWNER / DEVELOPER

J&J LAND SALES
1002 S. MADISON ST.
MILBANK, SD 57252

CONTACT:
JAMIE ANDREWS
(605) 881-8678

ENGINEER / CONSULTANT

AASON ENGINEERING
COMPANY, INC.
1022 6TH STREET SE
WATERTOWN, SD 57201

CONTACT:
JEFF STOUT
(605) 882-2371

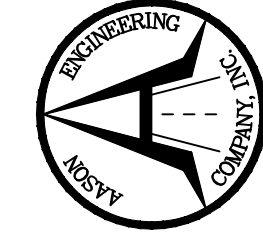
REVISIONS:

DATE:
BY:

CONCEPT
PLANS

This Work Coordinated By:

AASON ENGINEERING COMPANY
1022 6TH STREET SE
WATERTOWN, SD 57201
Phone No. (605) 882-2371
Fax No. (605) 882-1421



GENERAL LAYOUT

THE LAKES OF WILLOW CREEK FIRST ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODINGTON, SOUTH DAKOTA

DATE: JUNE 28, 2023

SCALE: 1" = 180'

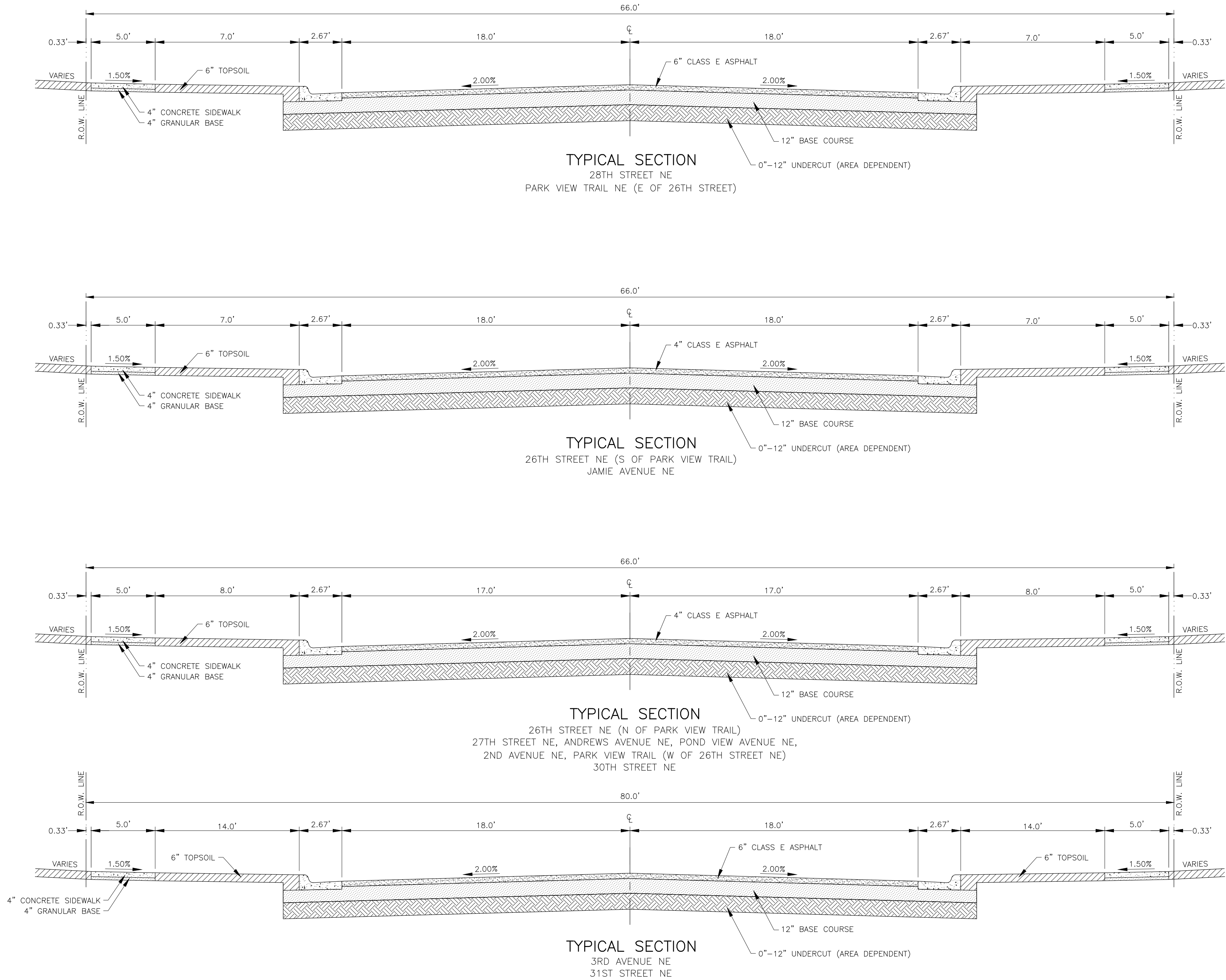
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JOB NO.: 2022-057

SHEET 1 OF 8

\\YEAR 2022\\Developments\\2022-057 Lakes of Willow Creek 2nd\\Concept Plan\\21-1-24 - Concept Plan.dwg\\Typical Sections Owner Jul 14, 2023 - 08:45:33

Jeffrey A. Stout
REGISTERED ENGINEER
REGISTRATION NO. 13158
Aason Engineering Co., Inc.



OWNER / DEVELOPER

J&J LAND SALES
1002 S. MADISON ST.
MILBANK, SD 57252

CONTACT:
JAMIE ANDREWS
(605) 881-8678

ENGINEER / CONSULTANT

AASON ENGINEERING
COMPANY, INC.
1022 6TH STREET SE
WATERTOWN, SD 57201

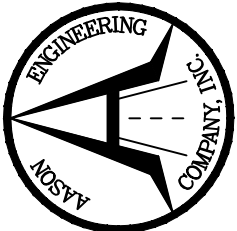
CONTACT:
JEFF STOUT
(605) 882-2371

REVISIONS:
DATE:
BY:

CONCEPT
PLANS

This Work Coordinated By:

AASON ENGINEERING COMPANY
1022 6TH STREET SE
WATERTOWN, SD 57201
Phone No. (605) 882-2371
Fax No. (605) 882-1421



TYPICAL SECTIONS

THE LAKES OF WILLOW CREEK FIRST ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODINGTON, SOUTH DAKOTA

DATE: JUNE 28, 2023

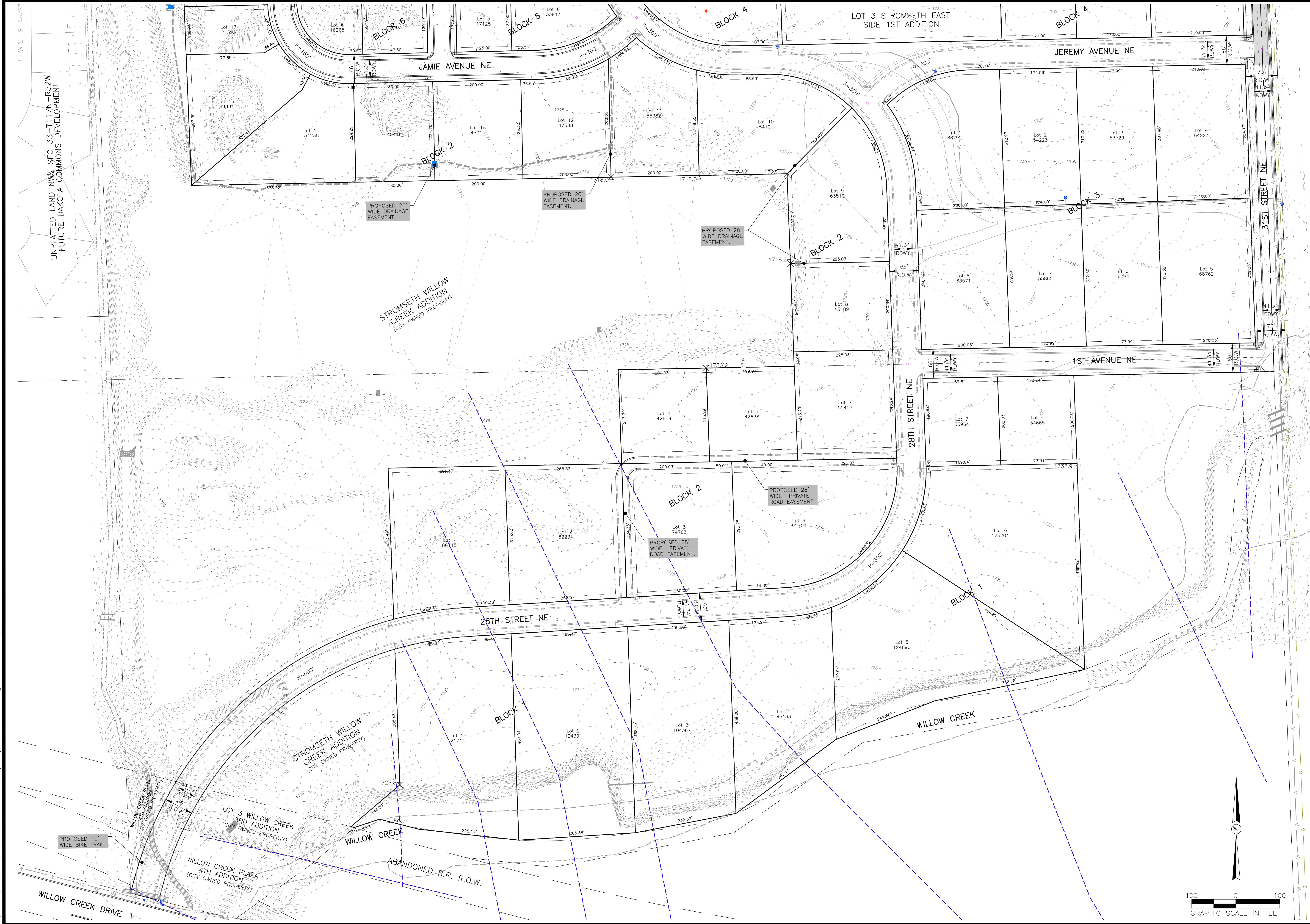
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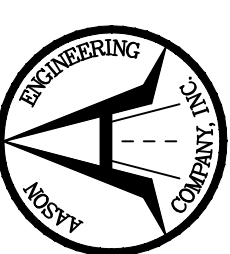
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JOB NO.: 2022-057

SHEET 2 OF 8

3 YEAR 2022 Developments 2022-057 Lakes of Willow Creek 2nd Concept Plan 23-1-24 - Concept Plan.dwg South Half Owner Jul 14, 2023 - 08:45:57



OWNER / DEVELOPER J&J LAND SALES 1002 S. MADISON ST. MILBANK, SD 57252 CONTACT: JAMIE ANDREWS (605) 881-8678	
ENGINEER / CONSULTANT AASON ENGINEERING COMPANY, INC. 1022 6TH STREET SE WATERTOWN, SD 57201 CONTACT: JEFF STOUT (605) 882-2371	
REVISIONS: DATE: BY:	
CONCEPT PLANS	
This Work Coordinated By:	
	
STREET PLAN – SOUTH HALF THE LAKES OF WILLOW CREEK FIRST ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODDINGTON, SOUTH DAKOTA	
DATE: JUNE 28, 2023 SCALE: 1" = 100' DRAWN BY: CBD JOB NO.: 2022-057 SHEET 4 OF 8	



3 YEAR 2022 Developments 2022-057 Lakes of Willow Creek 2nd Concept Plan 23-1-24 - Concept Plan.dwg(1811)-North Half Owner Jul 14, 2023 - 08:46:09

EXISTING 18" PVC @ 0.31%
CAPACITY = 5.85 CFS

EXISTING 18" PVC @ 0.35%
CAPACITY = 6.21 CFS

UNPLATTED LAND NW¼ SEC 33-T117N-R52W
FUTURE DAKOTA COMMONS DEVELOPMENT

LOT 1 MCLAUGHLIN
WILLOW CREEK ADDITION
(CITY OWNED PROPERTY)

STROMSETH WILLOW
CREEK ADDITION
(CITY OWNED PROPERTY)

Jeffrey A. Stout
REGISTERED ENGINEER
REGISTRATION NO. 13158
Aason Engineering Co., Inc.

OWNER / DEVELOPER
J&J LAND SALES
1002 S. MADISON ST.
MILBANK, SD 57252

CONTACT:
JAMIE ANDREWS
(605) 881-8678

ENGINEER / CONSULTANT
AASON ENGINEERING
COMPANY, INC.
1022 6TH STREET SE
WATERTOWN, SD 57201

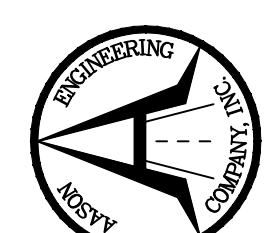
CONTACT:
JEFF STOUT
(605) 882-2371

REVISIONS:
DATE:
BY:

CONCEPT PLANS

This Work Coordinated By:

AASON ENGINEERING COMPANY
1022 6TH STREET SE
WATERTOWN, SD 57201
Phone No. (605) 882-2371
Fax No. (605) 882-1942



UTILITY PLAN - NORTH HALF

THE LAKES OF WILLOW CREEK FIRST ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODDINGTON, SOUTH DAKOTA

DATE: JUNE 28, 2023

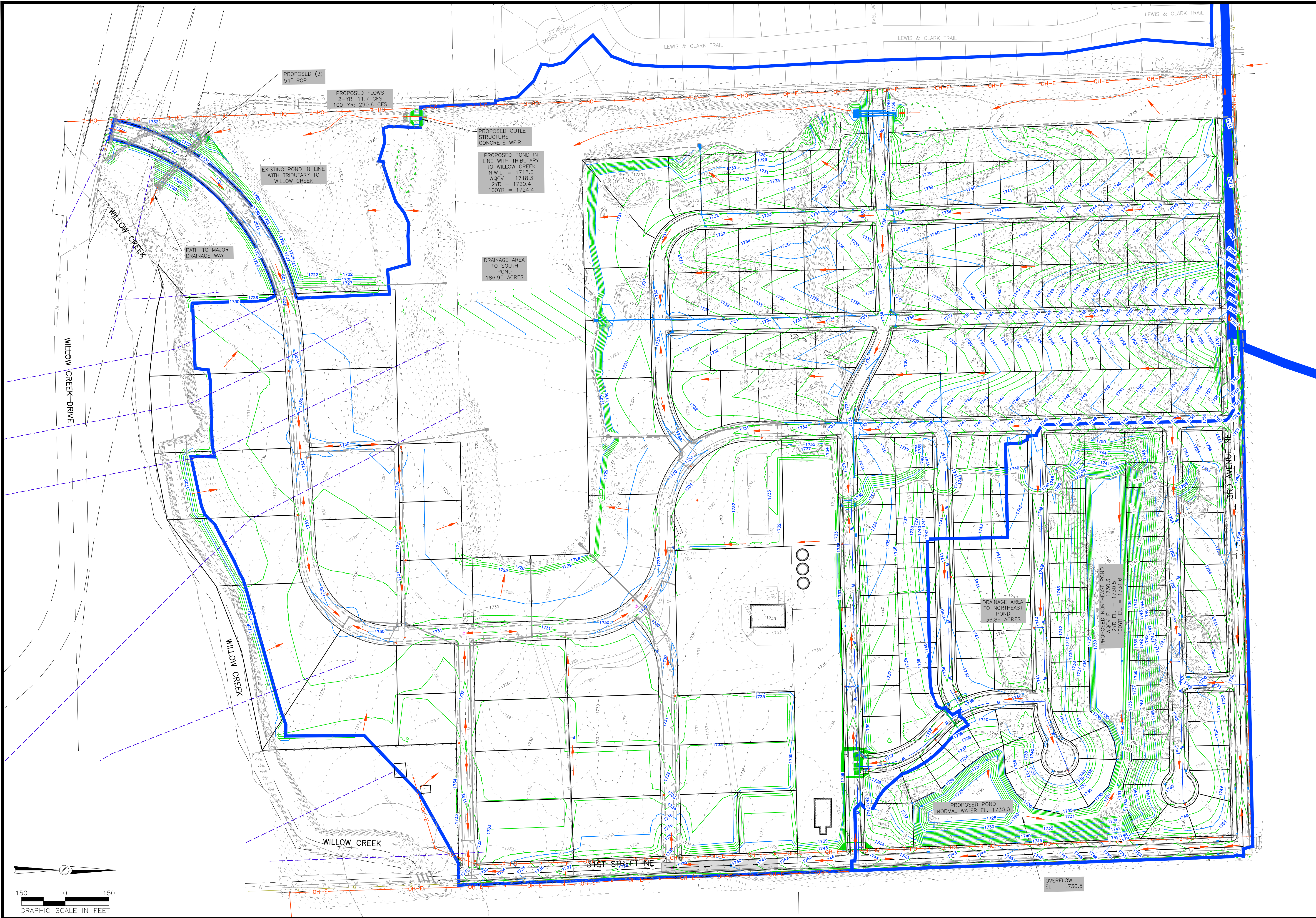
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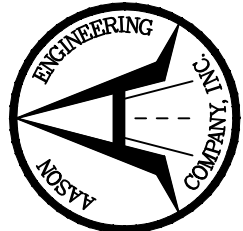
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JOB NO.: 2022-057

SHEET 5 OF 8

3 YEAR 2022 Developments 2022-057 Lakes of Willow Creek 2nd Concept Plan 23-1-24 - Concept Plan.dwg/Plot-Dwg DA Owner Jul 14, 2023 08:46:48



OWNER / DEVELOPER J&J LAND SALES 1002 S. MADISON ST. MILBANK, SD 57252 CONTACT: JAMIE ANDREWS (605) 881-8678	
ENGINEER / CONSULTANT AASON ENGINEERING COMPANY, INC. 1022 6TH STREET SE WATERTOWN, SD 57201 CONTACT: JEFF STOUT (605) 882-2371	
REVISIONS: DATE: BY:	
CONCEPT PLANS	
This Work Coordinated By:  AASON ENGINEERING COMPANY 1022 6th Street SE Watertown, SD 57201 Phone No. (605) 882-2371 Fax No. (605) 882-1442	
POST-DEVELOPED DRAINAGE ROUTE MAP THE LAKES OF WILLOW CREEK FIRST ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODDINGTON, SOUTH DAKOTA	
DATE: JUNE 28, 2023	
SCALE: 1" = 150'	
DRAWN BY: CBD	
JOB NO.: 2022-057	
SHEET 8 OF 8	

Report of the City Plan Commission

The undersigned hereby certifies that the following is a true, correct and complete copy of a Resolution introduced, fully discussed, and approved and adopted during the meeting of the City Plan Commission held on the 20th day of July, 2023:

RESOLUTION NO. 2023-20

WHEREAS, Colin DeJong, Project Agent for J & J Land Sales, LLC, Owner and Developer of real property legally described as:

The north half of the northeast quarter of Section 33, Township 117 north, Range 52 west of the 5th p.m., Codington County, South Dakota, less the McLaughlin Willow Creek Addition; and the south half of the northeast quarter of Section 33, Township 117 north Tange 52 west of the 5th p.m., Codington County, South Dakota, less the north 200' of the east 871.2'; and less the north 200' of the west 217.8' of the east 1089'; and less the north 225' of the west 290.5' of the east 1379.5' of said S1/2 of the NE1/4; and less lot 3 Stromseth East Side First Addition; and less Stromseth Willow Creek Addition; and lot 2 of the Northern Con-Agg Addition less the south 674.53' of the north 707.53' of the east 454.65'

WHEREAS, the Developer wishes to subdivide the above described real property; and

WHEREAS, whenever any subdivision of land is proposed, the owner or authorized agent shall apply for and secure approval of such subdivision plat in accordance with the procedures set forth in Title 24 of the Revised Ordinances of the City of Watertown, South Dakota; and

WHEREAS, the Developer is required to submit a Concept Plan for the proposed subdivision to the Plan Commission for final approval following the Community Development Division and the Design Review Team's review and approval, and prior to the administrative approval of the Preliminary Plan and Construction Plans; and

WHEREAS, the Community Development Division and Design Review Team have reviewed and approved the proposed Concept Plan that is being submitted to Plan Commission for final approval;

NOW THEREFORE BE IT RESOLVED by the City Plan Commission of the City of Watertown, South Dakota, that the *Concept Plan of The Lakes of Willow Creek First Addition* is in all respects lawful and entitled to approval that said Concept Plan is hereby approved.

I further certify that the foregoing Resolution is now in full force and effect and unrevoked.

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of July, 2023.

City Plan Commission