

Planning Commission Agenda Item

Subject: Commission Consideration of Resolution No. 25-02, the Plat of Harmony Hill PUD First Addition to the Municipality of Watertown, in the County of Codington, South Dakota

Meeting: Planning Commission - Mar 06 2025

From: Kristen Bobzien, Interim City Manager/Chief Financial Officer

BACKGROUND INFORMATION:

Background:

On behalf of the owners, the Benedictine Sisters of Watertown/ Mother of God Monastery, Colin DeJong, Aason Engineering Company, Inc., has submitted the Plat of Harmony Hill PUD First Addition. This replat includes Lot 1 (110,442 SF), which was previously a portion Outlot "Y" Block 9 of Harmony Hill Second Addition.

On July 18, 2024, the Planning Commission approved a revision to the Concept Plan of Harmony Hill incorporating the area being platted into the designated PUD area. Following this, a rezone from A-1 Agricultural District to PUD Planned Unit Development was recommended by the Planning Commission on July 18, 2024, and approved by City Council on August 19, 2024. In conformance with the concept plan, the existing building within the area being platted is being remodeled from an assisted living center to a day care facility. To accommodate parking for the remodel and future development, a 45' wide easement for shared parking between Lot 1 and Outlot "Y" Block 9 of Harmony Hill Second Addition will be granted with the approval of this plat.

The plat also includes an agreement for the construction and maintenance of a private road. The road will be designated on the plat as a 28' wide private road easement for the ingress and egress to the public, providing access to Lot 1 of Harmony Hill PUD First Addition and Cemetery Lot 7 Benedictine Sisters Subdivision.

FINANCIAL CONSIDERATIONS:

N/A

OVERSIGHT / PROJECT RESPONSIBILITY:

Brandi Hanten, Community Development Manager
Carla Heuer, Planner

STAFF RECOMMENDATION / SUGGESTED MOTION:

Staff recommends approval through the following motion:

I move to approve Resolution No. 25-02, the Plat of Harmony Hill PUD First Addition to the Municipality of Watertown, in the County of Codington, South Dakota.

ATTACHMENT(S):

[Plat of Harmony Hill PUD First Addition](#)

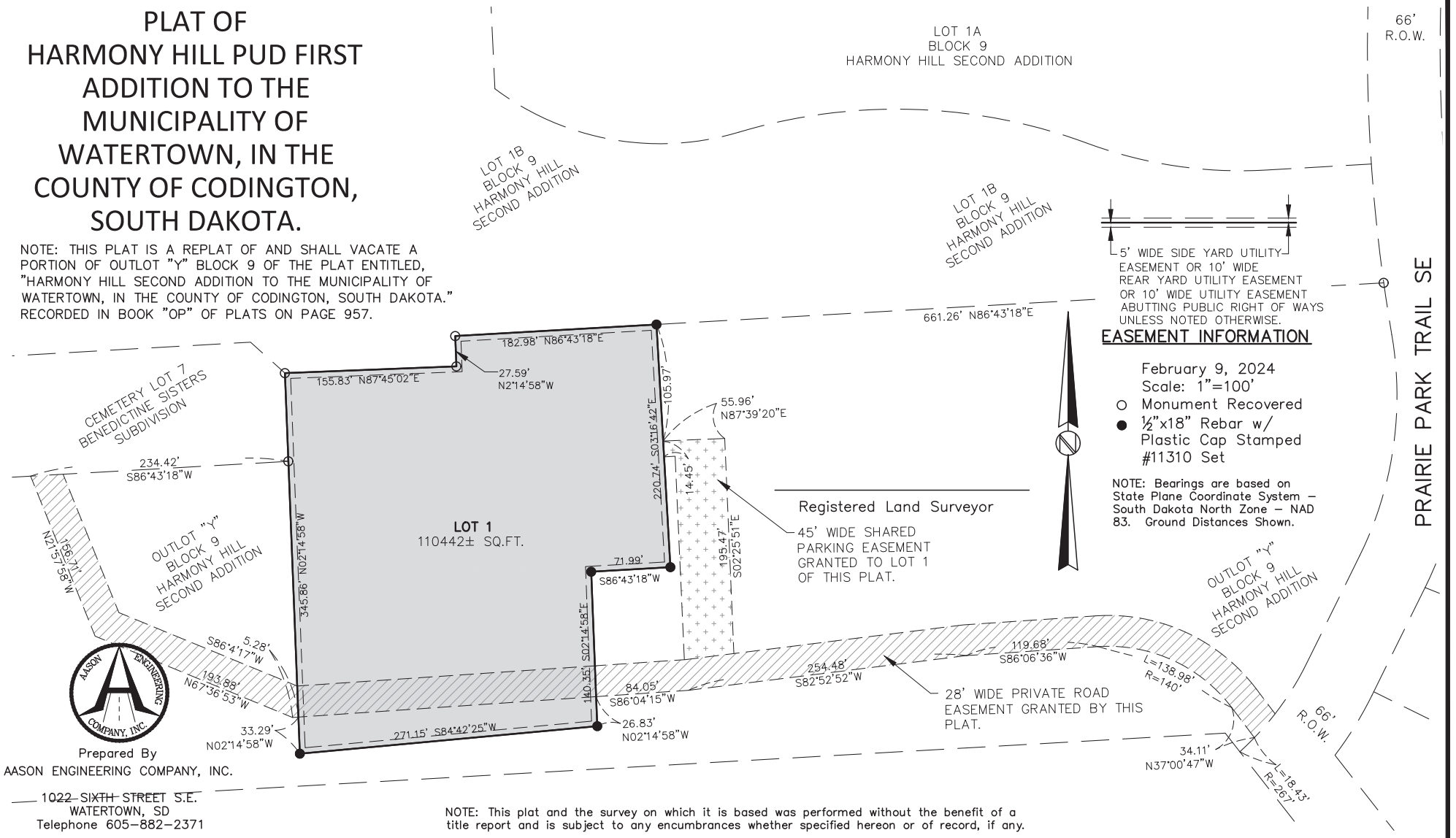
[Private Road and Other Miscellaneous Plat Conditions Agreement](#)

[Approved PUD Rezone Exhibit](#)

[Resolution No. 25-02](#)

PLAT OF
HARMONY HILL PUD FIRST
ADDITION TO THE
MUNICIPALITY OF
WATERTOWN, IN THE
COUNTY OF CODINGTON,
SOUTH DAKOTA.

NOTE: THIS PLAT IS A REPLAT OF AND SHALL VACATE A PORTION OF OUTLOT "Y" BLOCK 9 OF THE PLAT ENTITLED, "HARMONY HILL SECOND ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA." RECORDED IN BOOK "OP" OF PLATS ON PAGE 957.



Prepared By
AASON ENGINEERING COMPANY, INC.

1022-SIXTH-STREET S.E.
WATERTOWN, SD
Telephone 605-882-2371

NOTE: This plat and the survey on which it is based was performed without the benefit of a title report and is subject to any encumbrances whether specified hereon or of record, if any.

**PLAT OF
HARMONY HILL PUD FIRST ADDITION TO THE MUNICIPALITY OF
WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA.**

PROPRIETOR'S CERTIFICATE

I, Sister Theresa Hoffman, Prioress, acting agent for **Benedictine Sisters of Mother of God Monastery** (formerly known as Mother of God Monastery, Benedictine Sisters of Mother of God Priory, and Mother of God Priory), the owner of the following described property: "*Outlot 'Y' Block 9 of the plat entitled, 'Harmony Hill Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota,'*" hereby certify that I have caused a portion of the foregoing described property to be surveyed and replatted into a parcel of land hereafter to be known as:

"Harmony Hill PUD First Addition to the Municipality of Watertown, in the County of Codington, South Dakota."

And have caused the same to be platted by Colin B. DeJong, a Registered Land Surveyor in the State of South Dakota, and that said plat was made at my request and under my direction and for the purpose indicated thereon and herein. I further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

And further hereby dedicate to the public for public use all rights of ways and easements as shown on the accompanying plat, if any, for the purposes thereon and herein specified.

In witness whereof I have caused these presents to be executed this 4th day of December, 2024.


Acting Agent
Benedictine Sisters of Mother of
God Monastery,

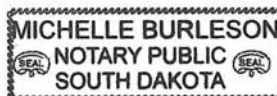
State of South Dakota)
County of Codington) ss

On this the 4th day of December, 2024, before me, personally appeared **Sister Theresa Hoffman, Prioress**, acting agent for **Benedictine Sisters of Mother of God Monastery** (formerly known as Mother of God Monastery, Benedictine Sisters of Mother of God Priory, and Mother of God Priory), known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.


Notary Public

My Commission Expires: 9-28-2030



Prepared By:
Aason Engineering Company Inc.
1022 6th Street S.E.
Watertown, SD 57201
Office #: (605) 882-2371

**PLAT OF
HARMONY HILL PUD FIRST ADDITION TO THE MUNICIPALITY OF
WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA.**

SURVEYOR'S CERTIFICATE

I, **Colin B. DeJong**, a Registered Land Surveyor in the State of South Dakota, do hereby certify that at the instance and request of the owner(s) of the aforementioned property, did on or before the date listed below, survey the parcel of land as shown on the accompanying plat.

I further certify that the said plat is a true and correct representation of the said parcel as surveyed and platted by me.

I hereby set my hand and seal this 18TH day of NOVEMBER 2024



Registered Land Surveyor

CITY STREET AUTHORITY'S CERTIFICATE

Having the authority to do so; I hereby approve access for the lots included in this plat onto the adjoining Right of Ways. All access locations to be determined at building permit issuance.

Dated this ____ day of _____, 20__

Justin Petersen, PE
City Engineer, Watertown, SD

CITY PLAN COMMISSION RECOMMENDATION

Resolution No. _____

The aforementioned plat has been duly examined and it appears that said plat is in all respects lawful and proper and entitled to approval. It is hereby recommended for approval by the Watertown City Plan Commission on this ____ day of _____, 20__

Chairman
Watertown City Plan Commission



Prepared By:
Aason Engineering Company Inc.
1022 6th Street S.E.
Watertown, SD 57201
Office #: (605) 882-2371

**PLAT OF
HARMONY HILL PUD FIRST ADDITION TO THE MUNICIPALITY OF
WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA.**

RESOLUTION OF WATERTOWN CITY COUNCIL

Resolution No. _____

Be it resolved by the City Council of Watertown, South Dakota, having viewed this plat and having received a recommendation from the Watertown City Plan Commission, does hereby approve this plat of **"Harmony Hill PUD First Addition to the Municipality of Watertown, in the County of Codington, South Dakota,"** and the City Finance Officer is hereby directed to endorse on such plat a copy of this resolution and certify the same thereon.

The above and foregoing resolution was duly passed and adopted.

Dated at Watertown, South Dakota, this ____ day of _____, 20__

Attest:

Chief Financial Officer
City of Watertown, SD

Mayor
City of Watertown, SD

CITY FINANCE OFFICER'S CERTIFICATE

I, the duly appointed, qualified and acting Finance Officer of the City of Watertown, South Dakota, hereby certify that all special assessments, which are liens upon any of the land depicted and described in this plat, as shown by the records in my office on this _____ day of _____, 20__ have been paid in full.

Finance Officer
City of Watertown, SD

TREASURER'S CERTIFICATE

I hereby certify that I am the duly elected, qualified, and acting Treasurer of Codington County, South Dakota, and I hereby certify that all taxes which would, if not paid, be liens upon any of the land depicted and described in this plat, as shown by the records in my office on this _____ day of _____, 20__ have been paid in full.

Treasurer
Codington County, SD



Prepared By:
Aason Engineering Company Inc.
1022 6th Street S.E.
Watertown, SD 57201
Office #: (605) 882-2371

**PLAT OF
HARMONY HILL PUD FIRST ADDITION TO THE MUNICIPALITY OF
WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA.**

DIRECTOR OF EQUALIZATION CERTIFICATE

I, the Director of Equalization of Codington County, South Dakota, do hereby certify that a copy of this plat has been filed in my office on this _____ day of _____, 20__

Director of Equalization
Codington County, SD

REGISTER OF DEEDS CERTIFICATE

I hereby certify that I have received and filed for record this _____ day of _____, 20__ at _____ O'clock ____M. and duly recorded in Book _____ of Plats on Page _____.

Register of Deeds,
Codington County, SD



Prepared By:
Aason Engineering Company Inc.
1022 6th Street S.E.
Watertown, SD 57201
Office #: (605) 882-2371

Document prepared by:
Community Development Division
23 2nd St NE
Watertown, SD 57201
605-882-6201

**AGREEMENT FOR THE REPAIR AND MAINTENANCE
OF PRIVATE ROAD AND OTHER MISCELLANEOUS PLAT CONDITIONS FOR
HARMONY HILL PUD FIRST ADDITION**

THIS AGREEMENT is made and entered into this ____ day of _____, 2025, by and between Sister Theresa Hoffman, Prioress, acting agent for Benedictine Sisters of Mother of God Monastery, owner of the following described property, hereinafter “Developer,” and the City of Watertown, a municipal corporation of the State of South Dakota, hereinafter “City” and is subject to the following terms and conditions:

A. RECITALS

1. Developer certifies that it is the absolute and unqualified owner of:

“Harmony Hill PUD First Addition to the Municipality of Watertown, in the County of Codington, South Dakota”

and has the legal authority to enter into this agreement. A copy of the plat drawing is attached hereto and incorporated into this AGREEMENT by reference.

2. The City Council of the City of Watertown, upon the recommendation of the Watertown Planning Commission, approved the plat known and described as Harmony Hill PUD First Addition to the Municipality of Watertown at its meeting held on January 9, 2024, with certain conditions including the provision of a 28-foot-wide private street easement for ingress and egress to Lot 1 of Harmony Hill PUD First Addition and Cemetery Lot 7 of Benedictine Sisters Subdivision, as shown on the plat, and Developer’s responsibility to construct and maintain a paved access road within the private street easement.
3. Developer acknowledges City ordinance requirements for all platted lots to abut a public right-of-way or an approved private road, and the ordinance requirements associated with private roads.
4. Developer and City hereby knowingly and voluntarily enter into this AGREEMENT in accordance with the conditions of said plat approval.

B. DEVELOPER’S OBLIGATIONS AS TO ACCESS EASEMENT, PRIVATE ROADWAY AND ASSOCIATED REPAIR AND MAINTENANCE

1. Developer agrees, on its behalf and that of its heirs and successors in title interest of said platted lots and the 28’ private roadway easement is a permanent ingress and egress easement to provide unobstructed public access to Lot 1 of Harmony Hill PUD First Addition and Cemetery Lot 7 of Benedictine Sisters Subdivision.
2. Developer agrees, on its behalf and that of its heirs and successors in title interest of said platted lots that the private street be constructed and maintained in accordance with the approved construction plans on file with the City Engineer.

3. Developer agrees, on its behalf and that of its successors in title interest of said platted lots, that it is responsible for all maintenance, including but not limited to snow removal, pavement repair and replacement, grass mowing and weed control. Developer expressly understands that the City has no responsibility for said maintenance.
4. Developer agrees, on its behalf and that of its successors in title interest of said platted lots, to maintain the access easement area including the paved roadway in a state comparable to that of dedicated city streets, and to keep the roadway free of snow. In the event Developer or its successors in title interest of Lot 1 of Harmony Hill PUD First Addition fails to perform said maintenance activities in a reasonable manner, the City may, but is not required to, perform the maintenance activities, and if the City does so, Developer or its successors in title interest of said platted lots shall reimburse the City its reasonable cost thereof as determined by the City through the private road.

C. GENERAL PROVISIONS

1. All of the terms and conditions herein shall extend to and be binding upon the heirs, assigns, or successors in interest of the Developer, and are to be deemed a covenant running with the above-described property. Furthermore, it is agreed that, in accepting title to the above-described property any grantee, heir, assign, or successor in interest to the undersigned expressly agrees to be bound by the terms of this agreement which shall, upon its execution, be recorded with the Codington County Register of Deeds Office pursuant to the provisions of South Dakota law.
2. City may undertake any legal or equitable action available to enforce the provisions of this agreement in addition to any other remedy provided herein. In the event the City is required to undertake any action to enforce the terms of this agreement or its subdivision regulations in connection with this agreement, the Developer, its heirs, assigns or successors in interest agree the City may recover its reasonable expenses, including attorney's fees incurred with respect to such action.
3. Should any section or provision of this agreement be declared invalid for any reason whatsoever by any court of competent jurisdiction, such invalidity shall not affect any other section or provision of this agreement in the event such remaining provisions can be given effect without those sections having been declared invalid.
4. This agreement shall be construed according to the laws of the State of South Dakota. No modification or amendment to this agreement shall be valid, unless evidenced by a writing signed by the parties hereto.
5. If Developer is a corporation, it hereby warrants that it has the authority to enter into this agreement for and on behalf of its officers and/or directors.

S. Theresa Hoffman, OLB
Sister Theresa Hoffman, Prioress, acting agent
Benedictine Sisters of Mother of God Monastery
Phone: (605) 886-8636

Kristen Bobzien
Interim City Manager

ATTEST:

Kimberly Stricherz
Assistant Finance Officer
(SEAL)

State of South Dakota)
County of Codington)SS:

On this the 14th day of January, 2024, before me, the undersigned officer, personally appeared Sister Theresa Hoffman, Prioress, acting agent for Benedictine Sisters of Mother of God Monastery known to me or satisfactorily proven to be the person whose name is subscribed to within this instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Michelle Burleson
Notary Public

My Commission Expires: 9-28-2030 (SEAL)



State of South Dakota)
County of Codington)SS:

On this the ____ day of _____, 2025, before me, the undersigned officer, personally appeared *Kristen Bobzien and Kimberly Stricherz*, who acknowledged themselves to be the Interim City Manager and Assistant Finance Officer, respectively, of the City of Watertown, a municipal corporation, and that they as such Interim City Manager and Assistant Finance Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the City by themselves as Interim City Manager and Assistant Finance Officer.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Public _____ (SEAL)
My Commission Expires: _____



City Council

Agenda Item

Subject: Second Reading of Ordinance No. 24-13, an Amendment to the Zoning Designation for Phases 2 and 3 of Harmony Hill Second Addition from A-1 Agricultural District to PUD Planned Unit Development.

Meeting: City Council - Aug 19 2024

From: Amanda Mack, City Manager

BACKGROUND INFORMATION:

Owners, the Benedictine Sisters of Watertown/Mother of God Monastery, have submitted a petition to rezone a portion of Harmony Hill Second Addition. The property of Outlot "X" was annexed and zoned as A-1 Agricultural District in 2002. At that time, it remained A-1 because it did not meet the zoning district boundaries of the approved Concept Plan. The property of Outlot "Y" was annexed in 2006 and zoned A-1 as there was no approved Concept Plan of the area prior to 2021. This area had not yet been encompassed in a phase of the approved Concept Plan. Both areas are now included within the PUD Planned Unit Development with the proposed Concept Plan that was acted on prior to this item being reviewed to ensure the Plan Commission approves of the Concept Plan before acting on amending district boundaries to conform to the Concept Plan.

The PUD Narrative and Plan are an extension of the existing PUD approved in 2021 for Phase 1 and now includes the development for Phases 2 and 3. Phases 2 and 3 have been included in this PUD proposal as previously it was left undeveloped as final design plans had not been developed or decided on in 2021. Together, the PUD Narratives and Plans for Phase 1, 2, and 3 will be the administering documents for this PUD zoning designation at Harmony Hill Second Addition.

The Plan Commission recommended approval at the July 18, 2024, Plan Commission meeting (4-1). The one vote against was based on the concern about the state property to the south of the area proposed to be rezoned where the Harmony Hills Girls School was buried and if proper asbestos abatement was documented. Following the Plan Commission meeting, staff reached out to the SD DANR office and received documentation that the burial pit where the school was disposed of is considered nonhazardous waste. Primary materials that were disposed and buried at this site were concrete, lumber, and steel from the building demolition. A permit was granted by the State Department of Environmental and Natural Resources and Codington County in 2001.

FINANCIAL CONSIDERATIONS:

N/A

OVERSIGHT / PROJECT RESPONSIBILITY:

Heath VonEye, Assistant City Manager/Public Works Director
Brandi Hanten, Community Development Manager

STAFF RECOMMENDATION / SUGGESTED MOTION:

Second Reading of Ordinance No. 24-13, an Amendment to the Zoning Designation for Phases 2 and 3 of Harmony Hill Second Addition from A-1 Agricultural District to PUD Planned Unit Development.

ATTACHMENT(S):

[Petition](#)

[Vicinity Map](#)

[PUD Narrative 2024](#)

[PUD Plans 2024](#)

[PUD Narrative Approved 2021](#)

[PUD Plans Approved 2021](#)

[Ordinance No. 24-13](#)

Prepared by:
Colin B. DeJong
Aason Engineering Company, Inc.
1022 6th St SE
Watertown, SD 57201
Phone #: 605-882-2371

STATE OF SOUTH DAKOTA)
:
COUNTY OF CODINGTON) **PETITION TO CHANGE ZONING**

**TO THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY
OF WATERTOWN, SOUTH DAKOTA:**

1. Your Petitioner(s), Sister Theresa Hoffman, Prioress, acting agent for Benedictine Sisters of Mother of God Monastery (formerly known as Mother of God Monastery, Benedictine Sisters of Mother of God Priory, and Mother of God Priory), respectfully request that the following described real property in the City of Watertown, Codington County, South Dakota, be re-zoned from its current designation as "A1 – Agricultural District" to "PUD – Planned Unit Development".

A portion of Outlot "Y" Block 9 and all that portion of Outlot "X" lying south of the Right of Way of Challenger Way all of the plat entitled, "Harmony Hill Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota". Tract contains 10.53+/- Acres.

2. Petitioner is the owner of record of the above-described real property.
3. The petitioner intends to develop the second phase of The Village at Harmony Hill PUD Development.
4. The following Exhibit is attached hereto and are by reference incorporated as part of this Petition:

Exhibit A – A portion of Outlot "Y" Block 9 and all that portion of Outlot "X" lying south of the Right of Way for Challenger Way all of the plat entitled, "Harmony Hill Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota."

WHEREFORE, PETITIONER(S) REQUEST that the City Council of Watertown, South Dakota adopt an ordinance re-zoning the above-referenced real property from its current designation as "A1 – Agricultural District" to "PUD – Planned Unit Development"

By S. Theresa Hoffman
Sister Theresa Hoffman, Prioress
Acting Agent for
Benedictine Sisters of Mother of God Monastery

On this the 6th day of June, 2024, before me, the undersigned officer, personally appeared Sister Theresa Hoffman, Prioress, acting agent for Benedictine Sisters of Mother of God Monastery (formerly known as Mother of God Monastery, Benedictine Sisters of Mother of God Priory, and Mother of God Priory), known to me or satisfactorily proven to be the person whose name(s) are subscribed to within this instrument and acknowledged that he executed the same for the purposes therein contained.

Michelle Burleson
Notary Public

My Commission Expires: 9-28-2024

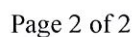
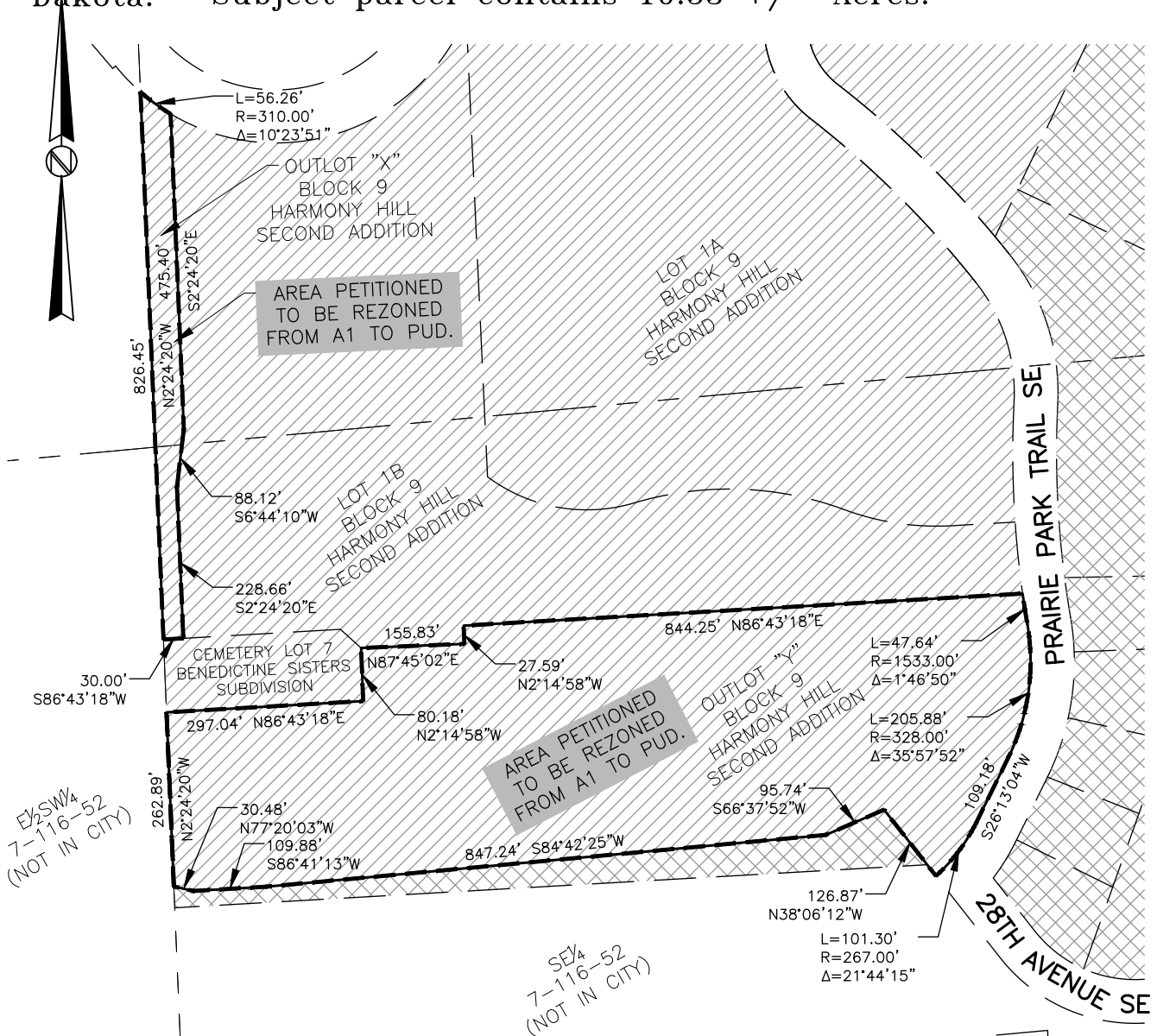


Exhibit A

A Portion of Outlot "Y" Block 9 and all that portion of Outlot "X" lying south of the Right of Way of Challenger Way all of the plat entitled, "Harmony Hill Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota." Subject parcel contains 10.53 +/- Acres.



ZONING DESIGNATIONS



A1 ZONING DESIGNATION



PUD ZONING DESIGNATION



R3 ZONING DESIGNATION

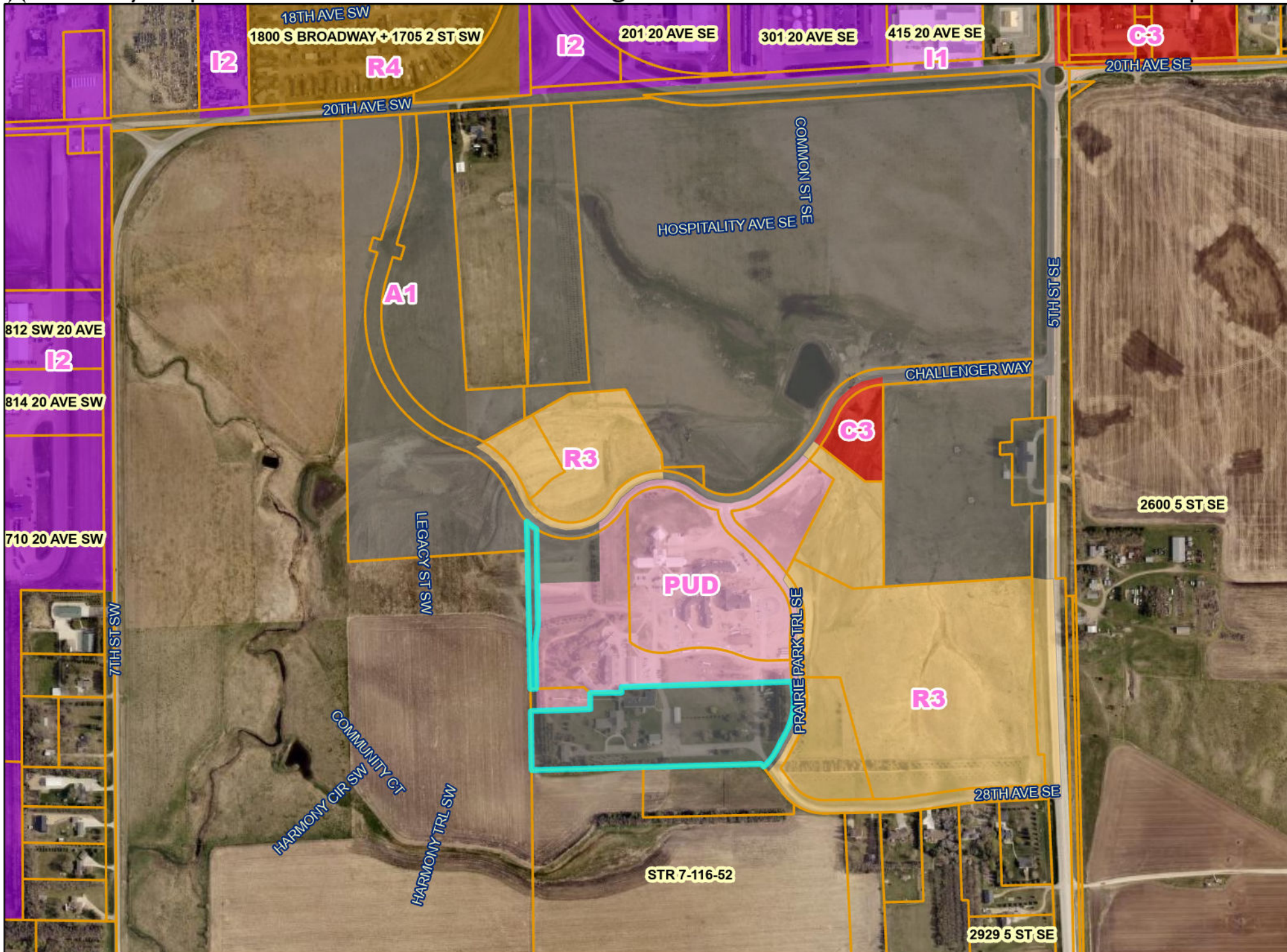


Prepared By
AASON ENGINEERING COMPANY, INC.

1022 SIXTH STREET S.E.
WATERTOWN, SD
Telephone 605-882-2371



Vicinity Map- Areas to be rezoned from A-1 Agricultural District to PUD Planned Unit Development



HARMONY HILL, WATERTOWN, SD

The Village at Harmony Hill PUD

SUMMARY OF THE PLANNED UNIT DEVELOPMENT OBJECTIVES

Harmony Hill is being developed by the Benedictine Sisters of Watertown (BSOW) as a way of creating a meaningful and long-lasting legacy for the people of Watertown and the surrounding region. The Sisters' 485-acre property is located on the southern side of the City of Watertown and is being shaped into an intergenerational and synergistic campus which will include something for folks of all ages. The Harmony Hill project is staged in four phases. The vision for Phase 1 of the Harmony Hill project contains a Planned Unit Development to be named "The Village at Harmony Hill" as well as several elements aligned with but not connected to the PUD. These elements are the Challenger Learning Center of South Dakota, Challenger Park, streets, utilities, and associated stormwater management.

The primary purpose of Phase 1 of the PUD development, was to create a state of the art, cutting-edge "continuum of elder healthcare services." This village-like, setting will offer living options with the best "post-Covid informed" health services for persons in the sunset years of their lives that promotes the dignity, freedom, and wellness of those who may need rehabilitation, senior independent living, assisted living, memory care and hospice care. This vision was realized in August of 2023 with the Grand Opening to the public.

The primary purpose of Phase 2 of the PUD development is to provide a service to the public for childcare. With Watertown, SD in desperate need of additional childcare the Benedictine Sisters of Watertown wanted to step in to provide a space suitable for approximately 200 children. Plans are underway to renovate the existing St. Ann's Assisted living building and the connected Harmony Hill Hall into the new St. Ann's Daycare Facility. Separate rooms shall be provided for age groups ranging from 0-6 months up to 5 years old. Indoor as well as outdoor play areas are also planned as a part of the renovation.

Phase 3 of the PUD development is to provide a twin home community for seniors who desire independent living with snow removal and lawn care provided by the PUD. Residents will also enjoy the use of the amenities within the Village Commons which include opportunities for exercise, dining, creativity, education, celebration, and entertainment. The community will have large open spaces and walking trails to connect to the other uses within the PUD.

Phase 4 of the PUD development is to construct a new independent living facility as an addition to the existing Village Commons. The new facility shall take the place of the existing Benet Place located on the west side of the Harmony Hill Campus.

The final Phase 5 will be the creation of a Veteran's Village within the campus. The idea is to renovate the existing Benet Place building into individual apartments for Veterans. The vision is to provide guidance, stability, timely medical and psychological support to those who need it. It will be an independent living model that not only provides a safe place to live but also a community for fellow veterans.

Below is a summary of the proposed setbacks, parking and landscaping requirements and restrictive covenants for the Harmony Hill Planned Unit Development:

- **SETBACKS AND PERMITTED USES**
 - Setback distances shall match the requirements set forth in the City of Watertown, SD ordinances for R3, Multi-family Residential District over 12 dwelling units.
 - The intended uses with the PUD are as follows:
 - Apartments for independent living for seniors.
 - Apartments for independent living for veterans.
 - Apartments for seniors in need of assisted living or memory care.
 - Twin Home community for independent living for seniors.
 - Child-care facilities for the Watertown Community.
- **PROPOSED PARKING AREA AND UTILITIES**
 - The existing buildings are already served with private sanitary sewer and water mains installed within the PUD.
 - Parking areas shall match the requirements set forth in the City of Watertown, SD ordinances.
 - Apartments = 1 space per bedroom
 - Twin Homes = 2 spaces per unit
 - Day Care = 1 space per employee and 1 space per 10 children
 - Assisted Living = 0.25 space per bed and 1 space per employee on maximum shift.
 - Easements shall be provided upon platting for any shared access and utilities.
- **RESTRICTIVE COVENANTS**
 - All trash cans or dumpsters serving the premises shall be in a screened enclosure as required by the City of Watertown, SD ordinances. Existing refuse areas may be utilized.

- The owner of the parcels within each phase of the PUD shall be responsible for snow removal, lawn care and maintenance of all parking and green space areas.
- TYPE AND CHARACTER OF BUILDINGS / LOTS
 - The exterior facade of the buildings shall have a uniform appearance within the development either through new construction or renovation of existing structures.
 - Trees and native plant landscaping shall be planted within and around the proposed improvements and meet the requirements of Chapter 21.73 of the Watertown, SD City Ordinances.

PUD PLANS FOR
THE VILLAGE AT HARMONY HILL
PUD PHASE 2
WATERTOWN, CODINGTON COUNTY, SOUTH DAKOTA



Benedictine Sisters of Watertown

OWNER:
BENEDICTINE SISTERS OF WATERTOWN /
MOTHER OF GOD MONASTERY
110 28TH STREET SE #306
WATERTOWN, SD 57201
CONTACT: BARBARA YOUNGER, OSB
PHONE: (605)882-6646
EMAIL: B.YOUNGER77@GMAIL.COM

CIVIL ENGINEER / SURVEYOR:
AASON ENGINEERING COMPANY, INC.
1022 6TH STREET SE
WATERTOWN, SD 57201
CONTACT: COLIN DEJONG, LS
PHONE: (605)882-2371
EMAIL: COLINDEJONG@IW.NET

SHEET INDEX
1 TITLE SHEET / VICINITY MAP
2 EXISTING CONDITIONS
3-4 PROPOSED LAND USE AND STANDARD NOTES

LEGAL DESCRIPTION
ALL OF CEMETERY LOT 7, LOT 1A, LOT 1B,
OUTLOT "X" AND OUTLOT "Y" BLOCK 9 OF
THE PLAT ENTITLED, "HARMONY HILL SECOND
ADDITION TO THE MUNICIPALITY OF
WATERTOWN, IN THE COUNTY OF CODINGTON,
SOUTH DAKOTA."

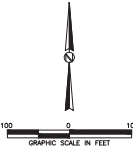
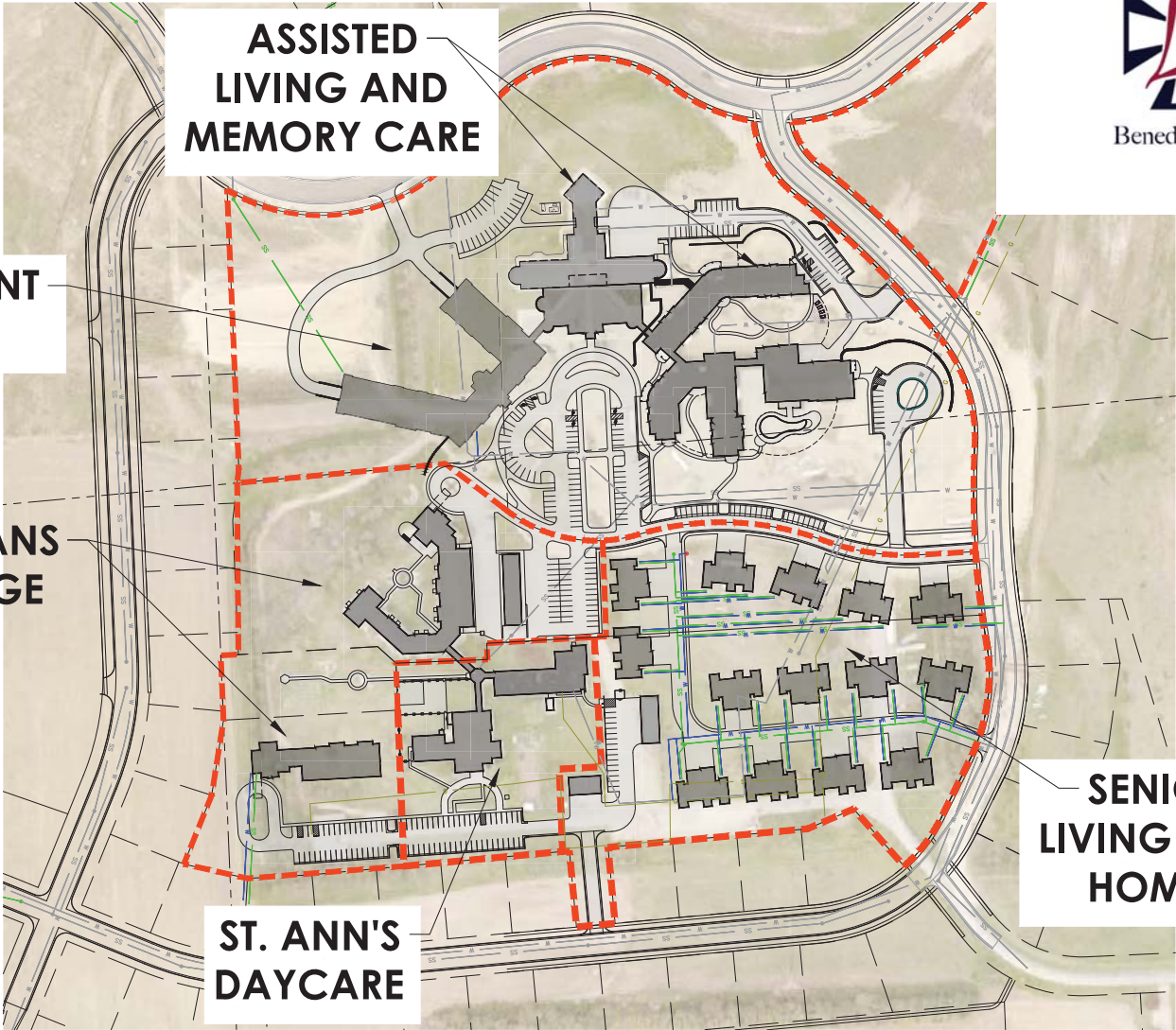
**SENIOR
LIVING TWIN
HOMES**

**ASSISTED
LIVING AND
MEMORY CARE**

**INDEPENDENT
LIVING**

**VETERANS
VILLAGE**

**ST. ANN'S
DAYCARE**



REVISIONS:
DATE:
BY:

This Work Controlled By:
AASON ENGINEERING COMPANY
1022 6TH STREET SE
WATERTOWN, SD 57201
PHONE: (605)882-2371
EMAIL: COLINDEJONG@IW.NET



TITLE SHEET / VICINITY MAP

HARMONY HILL PUD PHASE 2 ADDITION
WATERTOWN, SD

DATE: FEBRUARY 9, 2024
SCALE:
DRAWN BY: CBD
JOB NO.: 2024-013
SHEET 1 OF 4

EXISTING CONDITIONS
THE VILLAGE AT HARMONY HILL
PUD PHASE 2
WATERTOWN, CODINGTON COUNTY, SOUTH DAKOTA



- EXISTING CONDITIONS
1. THERE ARE NO SIGNIFICANT NATURAL FEATURES LOCATED WITHIN THE PROPOSED DEVELOPMENT AREA.
 2. THERE ARE NO SIGNIFICANT BODIES OF WATER LOCATED WITHIN THE PROPOSED DEVELOPMENT AREA.
 3. THE EXISTING SOILS CONSIST OF 12"-24" OF TOPSOIL OVER CLAY, SANDY CLAY SUB-BASE. ACCORDING TO SOIL BORINGS RECENTLY PERFORMED ON THE SITE.
 4. THE EXISTING GROUND COVER CONSISTS OF WELL MAINTAINED GRASSES WITHIN THE CURRENT DEVELOPED AREA OF THE PROPOSED PUD, ROW CROPS TO THE WEST AND SOUTH AND NATURAL PRAIRIE TO THE NORTH AND EAST.

REVISIONS:
DATE:
BY:



EXISTING CONDITIONS

HARMONY HILL PUD PHASE 2 ADDITION
WATERTOWN, SD

DATE: FEBRUARY 9, 2024
SCALE:
DRAWN BY: CBD
JOB NO.: 2024-013
SHEET 2 OF 4

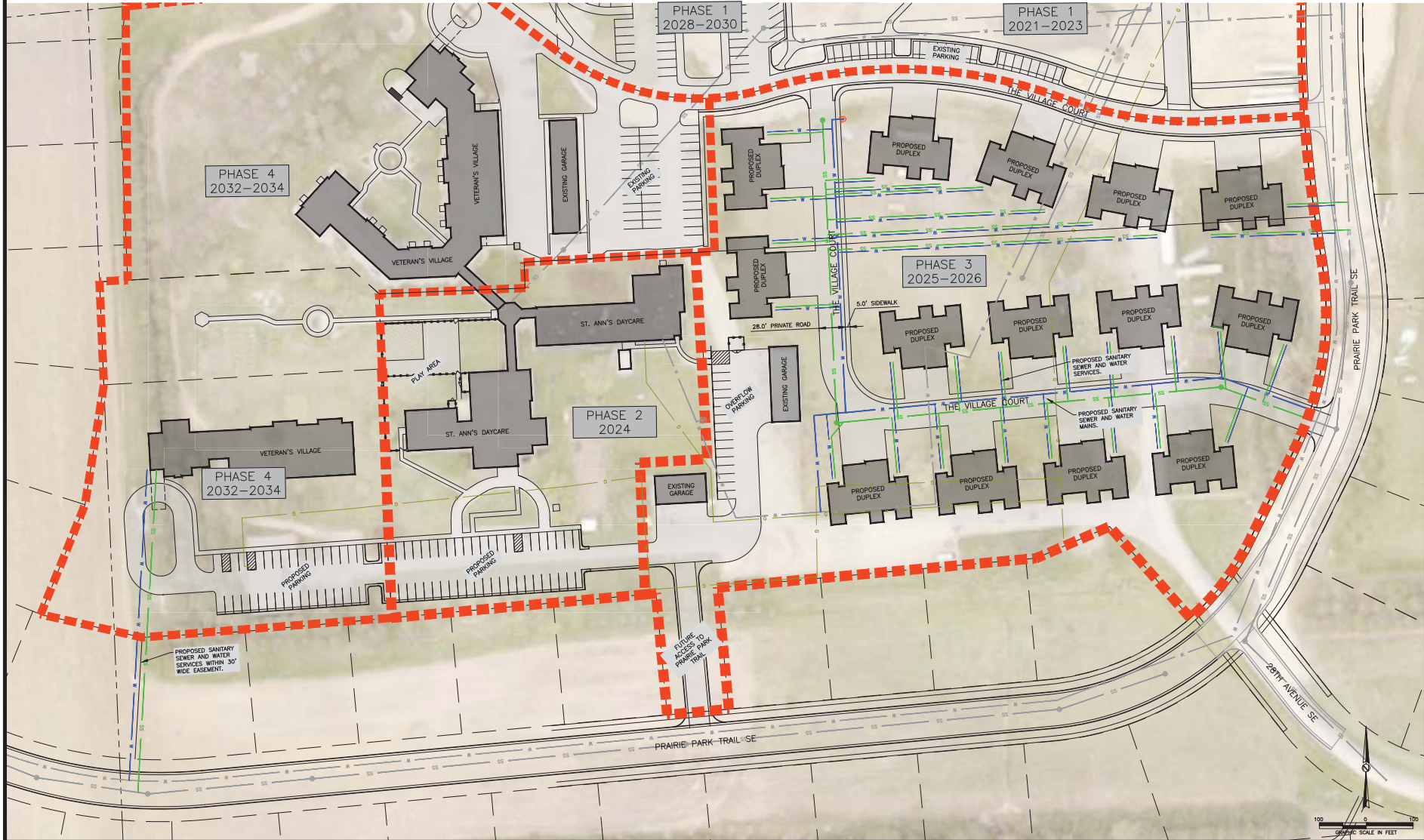
PROPOSED UTILITY NOTES:
SANITARY SEWER MAINS SHALL BE INSTALLED IN ACCORDANCE TO THE SPECIFICATIONS OF THE CITY OF WATERTOWN, SD. EACH STRUCTURE SHALL BE PROVIDED A SERVICE LINE TO THE MAIN.

WATER MAINS SHALL BE INSTALLED IN ACCORDANCE TO THE SPECIFICATIONS OF THE WATERTOWN MUNICIPAL UTILITIES DEPARTMENT.

MAIN LINES AND SERVICES WITHIN THIS PHASE OF THE PUD SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PARCEL OWNER.

PROPOSED LAND USE
THE VILLAGE AT HARMONY HILL
PUD PHASE 2
WATERTOWN, CODINGTON COUNTY, SOUTH DAKOTA

PROPOSED SETBACKS
SETBACKS SHALL BE GOVERNED BY THE R3 ZONING DISTRICT REGULATIONS FOR THE CITY OF WATERTOWN, SD:
FRONT YARD: 30 FEET
SIDE YARD: *10 FEET
REAR YARD: 25 FEET
ZONING AUTHORITY: CITY OF WATERTOWN, SD
PHONE NUMBER: (605) 882-6202 EXT. 3528 CONTACT PERSON: BRANDI HANTEN
*INCREASES TO 15' AT 9 UNITS AND ABOVE.



REVISIONS:
DATE:
BY:

This Work Controlled By:
ADDON ENGINEERING COMPANY
1011 W. 10TH ST., SUITE 100
WATERTOWN, SD 57096
PHONE: (605) 882-6202



PROPOSED LAND USE PLAN
HARMONY HILL PUD PHASE 2 ADDITION
WATERTOWN, SD

DATE: FEBRUARY 9, 2024
SCALE:
DRAWN BY: CBD
JOB NO.: 2024-013
SHEET 3 OF 4

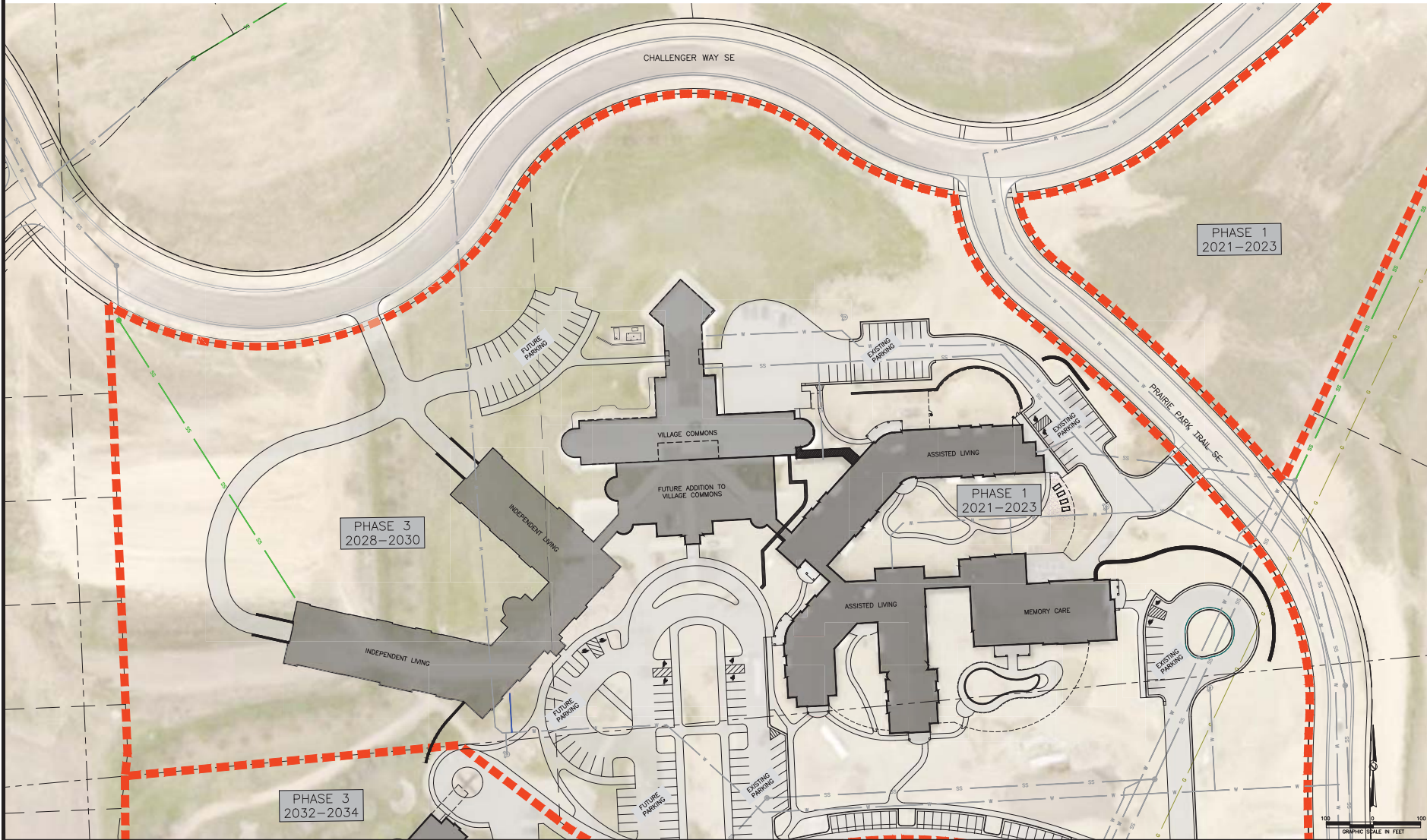
PROPOSED UTILITY NOTES:
SANITARY SEWER MAINS SHALL BE INSTALLED IN ACCORDANCE TO THE SPECIFICATIONS OF THE CITY OF WATERTOWN, SD. EACH STRUCTURE SHALL BE PROVIDED A SERVICE LINE TO THE MAIN.

WATER MAINS SHALL BE INSTALLED IN ACCORDANCE TO THE SPECIFICATIONS OF THE WATERTOWN MUNICIPAL UTILITIES DEPARTMENT.

MAIN LINES AND SERVICES WITHIN THIS PHASE OF THE PUD SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PARCEL OWNER.

PROPOSED LAND USE
THE VILLAGE AT HARMONY HILL
PUD PHASE 2
WATERTOWN, CODINGTON COUNTY, SOUTH DAKOTA

PROPOSED SETBACKS
SETBACKS SHALL BE GOVERNED BY THE R3 ZONING DISTRICT REGULATIONS FOR THE CITY OF WATERTOWN, SD:
FRONT YARD: 30 FEET
SIDE YARD: *10 FEET
REAR YARD: 25 FEET
ZONING AUTHORITY: CITY OF WATERTOWN, SD
PHONE NUMBER: (605) 882-6202 EXT. 3528 CONTACT PERSON: BRANDI HANTEN
*INCREASES TO 15' AT 9 UNITS AND ABOVE.



REVISIONS:
DATE:
BY:



PROPOSED LAND USE PLAN
HARMONY HILL PUD PHASE ADDITION
WATERTOWN, SD

DATE: FEBRUARY 9, 2024
SCALE:
DRAWN BY: CRD
JOB NO.: 2024-013
SHEET 4 OF 4

HARMONY HILL WATERTOWN

The Village at Harmony Hill PUD Phase 1 – City Submittal

May 11, 2021

Project Summary

Harmony Hill is being developed by the Benedictine Sisters of Watertown (BSOW) as a way of creating a meaningful and long-lasting legacy for the people of Watertown and the surrounding region. The Sisters' 485-acre property is located on the southern side of the City of Watertown and is being shaped into an intergenerational and synergistic campus which will include something for folks of all ages. The Harmony Hill project is staged in four phases. The vision for Phase 1 of the Harmony Hill project contains a Planned Unit Development to be named "The Village at Harmony Hill" as well as several elements aligned with but not connected to the PUD. These elements are the Challenger Learning Center of South Dakota, Challenger Park, streets, utilities, and associated stormwater management.

The primary purpose of Phase 1 of the PUD development, is to create a state of the art, cutting-edge "continuum of elder healthcare services." This village-like, setting will offer living options with the best "post-Covid informed" health services for persons in the sunset years of their lives that promotes the dignity, freedom, and wellness of those who may need rehabilitation, senior independent living, assisted living, memory care and hospice care.

Existing buildings, spaces, and features of the campus, consist of the monastery building, Benet Place Independent Living Senior Apartments, groomed walking trails, parking, private streets with public access, green space, gardens, and the Sisters' cemetery on the west side of the PUD.

Two components of the intentionally planned campus, one indoors and one outdoors, will allow residents, staff, and visitors to interact regardless of weather conditions. First, an extensive indoor element, a large Village Commons, will be created with renovations and additions to the existing monastery building. The Village Commons will become the locus of community life with an emphasis on the holistic care of the person by providing opportunities for exercise, dining, creativity, education, celebration, and entertainment, as well as space for quiet reflective moments. Secondly, extensive open space, including the village greens, numerous courtyards and other greenspace and landscape areas, will become the locus of outdoor activity and interaction with the natural beauty of the coteau region by preserving vistas, providing groomed walking trails, benches and group seating, extensive sustainable landscaping, memory and healing gardens, raised vegetable and flower gardens, water features and bird habitats.

PUD Submittal Requirements per Chapter 21.3803, Item 2(a)

1) *Property description and acreage, identification of owner and developer*

See attached Plan Sheets 1 - 3

2) *Existing conditions, area relationships, relationship to comprehensive land use plan, existing land use, transportation, zoning, etc.*

See attached Plan Sheets 1 – 3

3) *Natural features, water, topography, soils, vegetation, etc., and their implications, if any, for development*

See attached Plan Sheets 1 - 3

4) *Proposed land use areas, acreages, maximum number of units, maximum building height and densities, building setbacks, circulation, parking, streets, open space, recreational areas, and development staging.*

See attached Plan Sheet 3

Phase 1 of the PUD is comprised of two proposed parcels totaling 26 acres, as shown on the attached PUD plans/exhibits. Automobile access and parking will mainly occur on the outer edges (Northerly and Easterly) of the households and buildings. Construction of the PUD Phase 1 drives, parking, utilities, and stormwater management will begin late summer or early fall, with footings, foundations, and building construction to follow as soon as possible this fall, to allow for substantial completion in 2022.

The public streets (Challenger Way and Prairie Park Street SE) adjacent to the PUD will be designed, submitted, and approved as a separate project.

Construction of these public streets will begin this summer and be completed prior to occupancy of the PUD Phase 1 project.

Primary PUD Phase 1 Program Elements:

a) Housing:

- Independent Living Senior Apartments – 60 units with underground parking – connected to the Village Commons
- Assisted Living, High Acuity Assisted Living and Memory Care Assisted Living – mix of 128 units, or 8 households, each a home for 16 persons.
- Each household will be connected to the Village Commons (and each other) by an enclosed, common spine or walkway

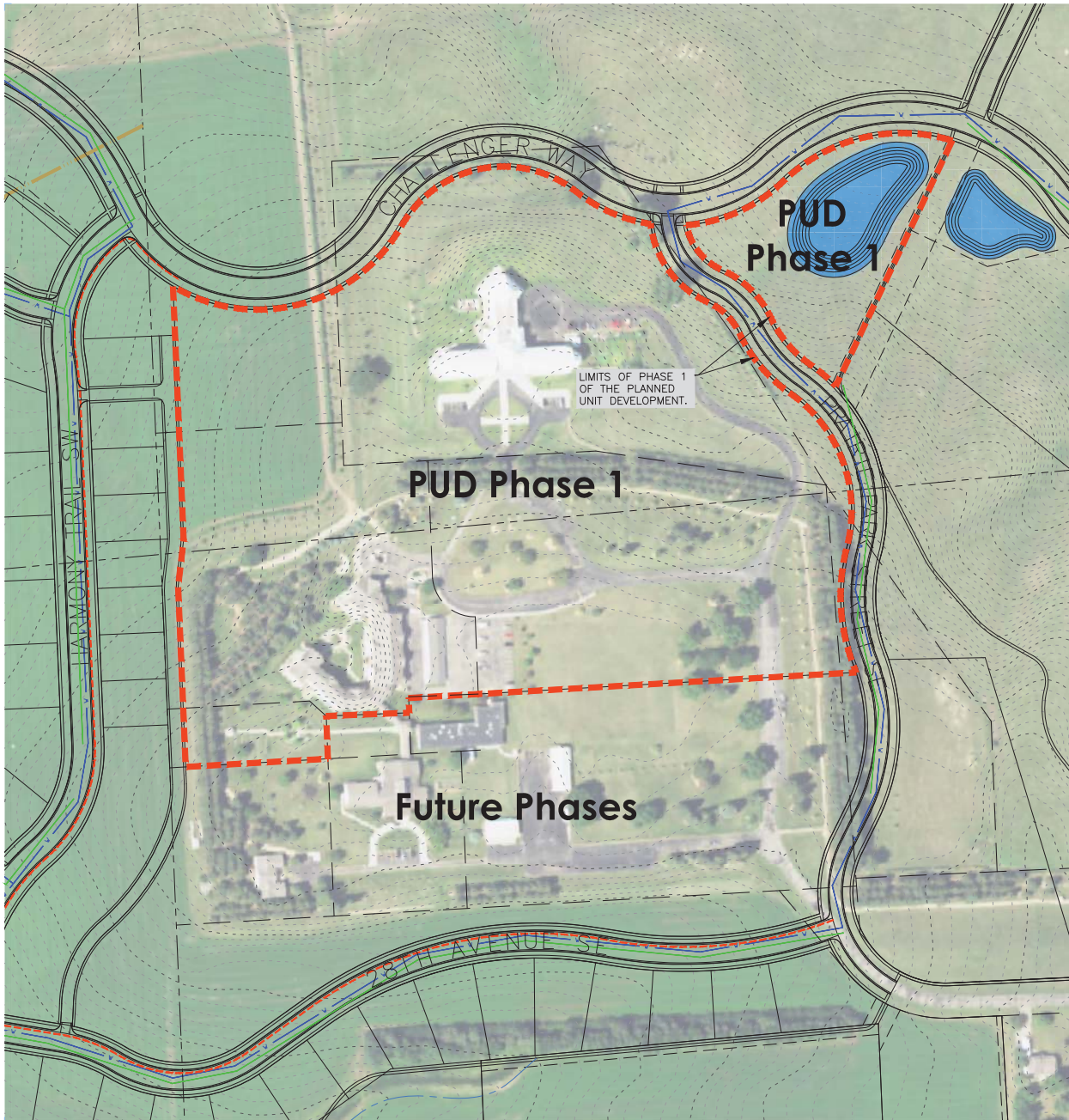
- b) Commons: Renovation and additions to the current monastery building will create a Village Commons of approximately 80,000 square feet and will be comprised of but not limited to:
- Central kitchen, Administrative Offices, Staff Lounge and Services
 - Rehabilitation and Exercise Services, Therapy and Wellness Pool
 - Dining Experiences for Residents, Visitors and Staff
 - Multi-purpose Space for Family Gatherings, Educational and Entertainment Events, Guest Quarters
 - Studios for Creative Arts, Hobbies, and Crafts
 - Ecumenical Chapel, Space for Meditation and Spiritual Wellbeing
- c) Drives and parking to accommodate resident, visitor, staff, and service needs
- d) Exterior pedestrian connectivity including sidewalks, trails, pathways, patios, etc.
- e) Substantial open and green space, including village greens, numerous courtyards, native/sustainable landscaping, gardens, and other outdoor spaces for resident, visitor and staff use and enjoyment.

5) *Information, describing proposed land use and land use objectives, the type of character of buildings, methods of providing utilities etc.*

Phase 1 of the PUD will encompass the foundational elements of a senior living continuum of healthcare. The households and buildings will create a village like setting through creative use of a variety of finishes, green space with sustainable landscapes and themes. Existing sanitary sewer and water utilities located on the property will provide service to Phase 1 of the PUD. The existing Monastery building is served by a booster pump and any additional booster pumps or other facilities required to provide adequate water service and fire protection will be installed as determined during the building design and approval process. Future phases of development will be accommodated with new utility services installed as part of the new public street construction.

6) Covenants and restrictions, if any, applying to each tract and to open space and including the responsibility for the maintenance and operation of common areas.

- a) The owner of the PUD will be responsible for the operation and maintenance of all green space, private roads, walking trails, landscaping, gardens, and storm water management features.
- b) Each Parcel Owner must comply with applicable City stormwater and drainage retention and maintenance requirements on its respective parcel.
- c) Each parcel will be subject to R3 Over 12 Dwelling Unit front yard (30 feet), side yard (15 feet) and rear yard (25 feet) setbacks.
- d) Each parcel will be subject to R3 Over 12 Dwelling Unit Maximum Overall Height requirement of 55 feet.
- e) The existing cemetery shall remain in place and be maintained by the Parcel Owner of the parcel on which the cemetery is located.
- f) Each parcel will be subject to a 5-foot parking lot setback.
- g) The Benedictine Sisters of Watertown will remain responsible for maintaining their cemetery.



Benedictine Sisters of Watertown

OWNER:

BENEDICTINE SISTERS OF WATERTOWN /
MOTHER OF GOD MONASTERY
110 28TH STREET SE #306
WATERTOWN, SD 57201
CONTACT: BARBARA YOUNGER, OSB
PHONE: (605)882-6646
EMAIL: B.YOUNGER77@GMAIL.COM

LAND PLANNER:

HOFFMAN PLANNING, DESIGN AND
CONSTRUCTION, INC.
122 E. COLLEGE STREET SUITE 1G
APPLETON, WI 54911
CONTACT: MARK BOEHLKE, ASLA
PHONE: (920)380-2120
EMAIL: MBOEHLKE@HOFFMAN.NET

CIVIL ENGINEER / SURVEYOR:

AASON ENGINEERING COMPANY, INC.
1022 6TH STREET SE
WATERTOWN, SD 57201
CONTACT: COLIN DEJONG, LS
PHONE: (605)882-2371
EMAIL: COLINDEJONG@IW.NET

SHEET INDEX

- | | |
|---|--------------------------------------|
| 1 | TITLE SHEET / VICINITY MAP |
| 2 | EXISTING CONDITIONS |
| 3 | PROPOSED LAND USE AND STANDARD NOTES |

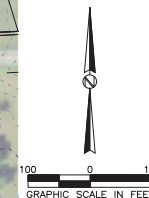
LEGAL DESCRIPTION

ALL OF CEMETERY LOT 7, LOT 2, LOT 3, AND 28TH AVENUE SOUTH; AND A PORTION OF HARMONY HILL LOT 4, MONASTERY LOT 5, BENET PLACE LOT 6 ALL OF THE PLAT ENTITLED, "BENEDICTINE SISTERS SUBDIVISION TO THE MUNICIPALITY OF WATERTOWN, IN SECTION 7, T116N, R52 W OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA; AND A PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 7, TOWNSHIP 116 NORTH, RANGE 52 WEST OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA. TRACT CONTAINS 26.0+/- ACRES.

Title Sheet / Vicinity Map
The Village at Harmony Hill
PUD Phase 1

5/11/21

SHEET 1



Hoffman
Planning, Design & Construction, Inc.
800.236.2370 | hoffman.net



Benedictine Sisters of Watertown

SHEET INDEX

- 1 TITLE SHEET / VICINITY MAP
- 2 EXISTING CONDITIONS
- 3 PROPOSED LAND USE AND STANDARD NOTES

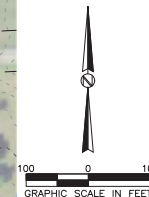
EXISTING CONDITIONS

1. THERE ARE NO SIGNIFICANT NATURAL FEATURES LOCATED WITHIN THE PROPOSED DEVELOPMENT AREA.
2. THERE ARE NO SIGNIFICANT BODIES OF WATER LOCATED WITHIN THE PROPOSED DEVELOPMENT AREA.
3. THE EXISTING SOILS CONSIST OF 12"-24" OF TOPSOIL OVER CLAY, SANDY CLAY SUB-BASE. ACCORDING TO SOIL BORINGS RECENTLY PERFORMED ON THE SITE.
4. THE EXISTING GROUND COVER CONSISTS OF WELL MAINTAINED GRASSES WITHIN THE CURRENT DEVELOPED AREA OF THE PROPOSED PUD, ROW CROPS TO THE WEST AND SOUTH AND NATURAL PRAIRIE TO THE NORTH AND EAST.

Existing Conditions The Village at Harmony Hill PUD Phase 1

5/11/21

SHEET 2



Hoffman
Planning, Design & Construction, Inc.
800.236.2370 | hoffman.net



Benedictine Sisters of Watertown

SHEET INDEX

- 1 TITLE SHEET / VICINITY MAP
- 2 EXISTING CONDITIONS
- 3 PROPOSED LAND USE AND STANDARD NOTES

PROPOSED UTILITY NOTES:

SANITARY SEWER MAINS SHALL BE INSTALLED IN ACCORDANCE TO THE SPECIFICATIONS OF THE CITY OF WATERTOWN, SD. EACH STRUCTURE SHALL BE PROVIDED A SERVICE LINE TO THE MAIN.

WATER MAINS SHALL BE INSTALLED IN ACCORDANCE TO THE SPECIFICATIONS OF THE WATERTOWN MUNICIPAL UTILITIES DEPARTMENT.

MAIN LINES AND SERVICES WITHIN THIS PHASE OF THE PUD SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PARCEL OWNER.

PROPOSED SETBACKS

SETBACKS SHALL BE GOVERNED BY THE R3 ZONING DISTRICT REGULATIONS FOR THE CITY OF WATERTOWN, SD:

FRONT YARD: 30 FEET
SIDE YARD: *10 FEET
REAR YARD: 25 FEET

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

*INCREASES TO 15' AT 9 UNITS AND ABOVE.

Proposed Land Use The Village at Harmony Hill PUD Phase 1

5/11/21

SHEET 3



Hoffman

Planning, Design & Construction, Inc.
800.236.2370 | hoffman.net

Report and Recommendation of the Watertown Planning Commission

To the City Council of the City of Watertown, Codington County, South Dakota:

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 Planning Commission held on the 6th day of March 2025.

RESOLUTION NO. 25-02

WHEREAS, Applicant, Sister Theresa Hoffman, Prioress, acting agent for Benedictine Sisters of Mother of God Monastery (formerly known as Mother of God Monastery, Benedictine Sisters of Mother of God Priory, and Mother of God Priory), is the owner of property legally described as:

"Outlot 'Y' Block 9 of the plat entitled, 'Harmony Hill Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota,'"

To be known as the Plat of "Harmony Hill PUD First Addition to the Municipality of Watertown, in the County of Codington, South Dakota"

WHEREAS Applicant 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

NOW THEREFORE BE IT RESOLVED by the City Planning Commission of the City of Watertown, South Dakota, that the Plat of "*Harmony Hill PUD First Addition to the Municipality of Watertown, in the County of Codington, South Dakota*" has been examined and it appears that said plat is in all respects lawful and entitled to approval, and that said plat is hereby recommended for approval.

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 6th day of March 2025.

City Planning Commission