

Plan Commission

Agenda Item

Subject: Commission Consideration of Resolution No. 24-18, the Concept Plan of Harmony Hill, a Revision to the previously approved Concept Plan from 2022

Meeting: Plan Commission - Jul 18 2024

From: Heath VonEye, Public Works Director

BACKGROUND INFORMATION:

Background:

Owners, the Benedictine Sisters of Watertown/ Mother of God Monastery, along with their consultants, Aason Engineering Company, Inc. and Catalyst Construction, have submitted for approval the Harmony Hill Concept Plan. Harmony Hill is bounded by Highway 81 on the east, 20th Avenue South on the north, County Road 11 on the west and 32nd Avenue South on the south.

The Concept Plan includes ~495 acres located partially in the City of Watertown (~234 acres) and Codington County (~261 acres). Those portions of property annexed into the City of Watertown are zoned R-3 Multi-Family Residential District, A-1 Agricultural District, C-3 Highway Commercial District, and PUD Planned Unit Development. The property is currently annexed and is zoned A-1 Agricultural District. The plan proposes a variety of zoning for the property including: residential, commercial, and planned unit development. The Design Review Team reviewed the plan on June 17, 2024 and July 1, 2024 and have approved the updates that are proposed.

The Concept Plan for Harmony Hill was previously approved by the Plan Commission unanimously (5-0) with no conditions on July 7, 2022. This updated Concept Plan made changes to the configuration and limits of the current PUD area, adding additional R-2 lots along the south side of the PUD, and the removal of the R-1 lots on the west side of the PUD area, replacing them with R-2 and R-3 lots. Major changes to an approved Concept Plan shall follow the procedures for approval of a Concept Plan; the major changes to this Concept included an increase in density.

The phasing has changed slightly but the timeline has remained comparable with Phase 5 (the last phase) being anticipated to begin in 2031. Phase 1 has been well under way with many components within the PUD Plan that will be reviewed with the Rezone Application.

Facts:

- Existing, Adjacent Zoning Designations:
 - County: North, South, East and West
 - I-1 Light Industrial District: North
 - I-2 Heavy Industrial District: North and West
 - R-4 Manufactured Homes Residential District: North
- Proposed Zoning Designations: **Previous** **Proposed**
 - A-1 Agricultural District: **23.62 acres** **23.62 acres**
 - R-1 Single Family Residential District: **28.74 acres** **0 acres**

- R-2 Single Family Attached Residential: 5.72 acres 17.35 acres
- R-3 Multi-Family Residential District: 68.04 acres 91.47 acres
- Rural Residential PUD: 90.76 acres 90 acres
- PUD Planned Unit Development District: 37.92 acres 33.60 acres
- C-2 Local Commercial District: 14.17 acres 14.58 acres
- C-3 Highway Commercial District: 97.58 acres 98.94 acres
- Parkland/Open Green Space: 80.65 acres 85.58 acres
- Public Right-of-Way: 47.73 acres 39.80 acres
- Lots will be served by public sanitary sewer and water services.
- This property is within Sioux Rural Water Systems Territory. The owners have been advised to work with Watertown Municipal Utilities (WMU) and discuss their obligations upon annexation.
- Owners shall also continue working with WMU to determine infrastructure improvements necessary to provide adequate service.
- Areas shown as Park/Green Space are not approved as official park dedications to the city and will not be deeded to the city or maintained by the city. These areas will be discussed further during preliminary plan phases.
- Challenger Park has been approved in 2021 by the Park Board to meet park dedication requirements for the entire subdivision which includes 24.36 Acres. The Park will be privately owned and maintained but open to the public with no charge.

FINANCIAL CONSIDERATIONS:

NA

OVERSIGHT / PROJECT RESPONSIBILITY:

Brandi Hanten, Community Development Manager

STAFF RECOMMENDATION / SUGGESTED MOTION:

I move to approve Resolution No. 24-18, the Concept Plan of Harmony Hill, a Revision to the previously approved Concept Plan from 2022

ATTACHMENT(S):

[Vicinity Map](#)

[Vicinity Map \(Zoomed In\)](#)

[Revised and Approved Concept Plan Zoning and Layout Comparisons](#)

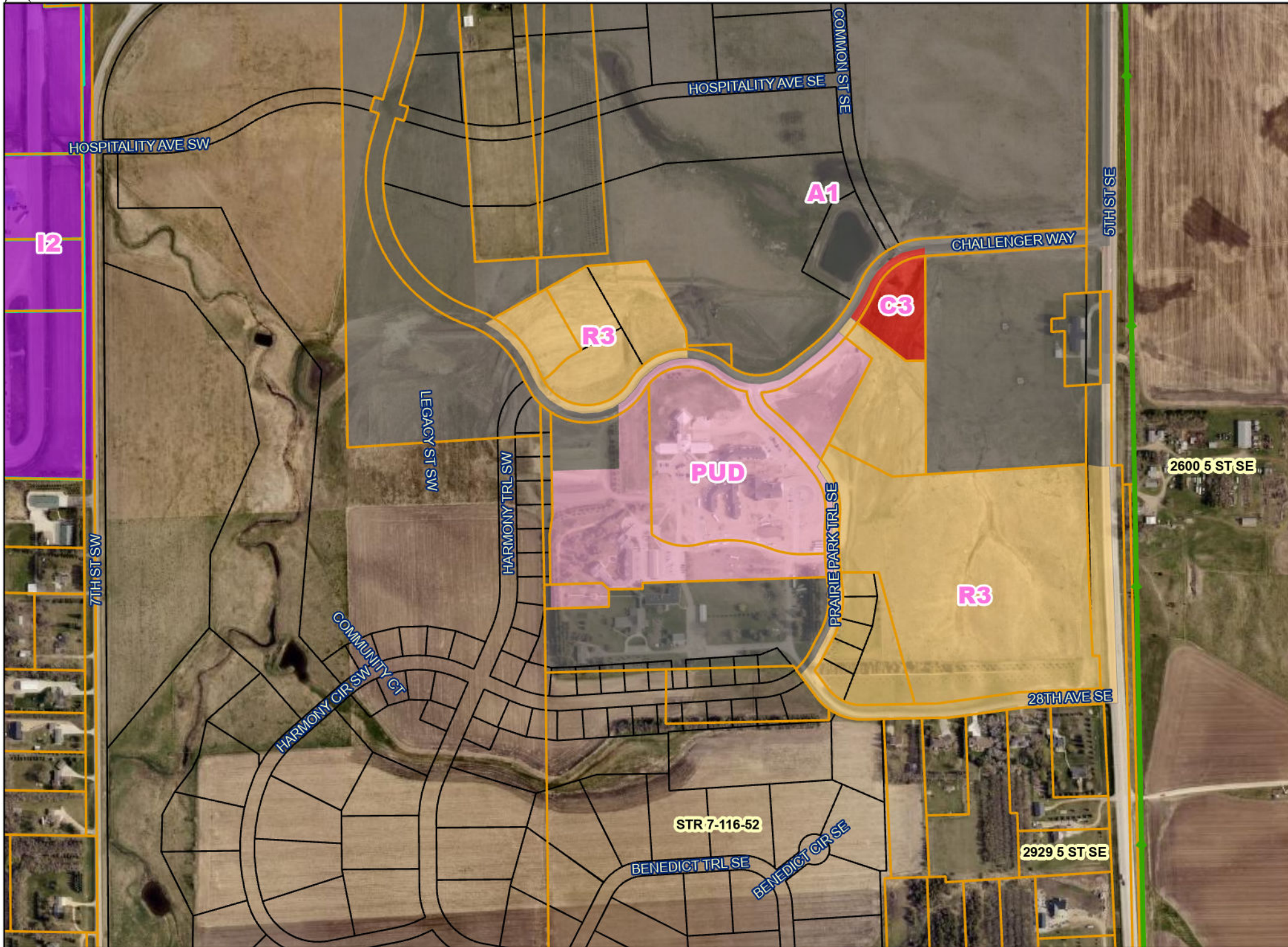
[Concept Plan-Revised 2024](#)

[Approved Concept Plan- July 7, 2022](#)

[Resolution No. 24-18](#)



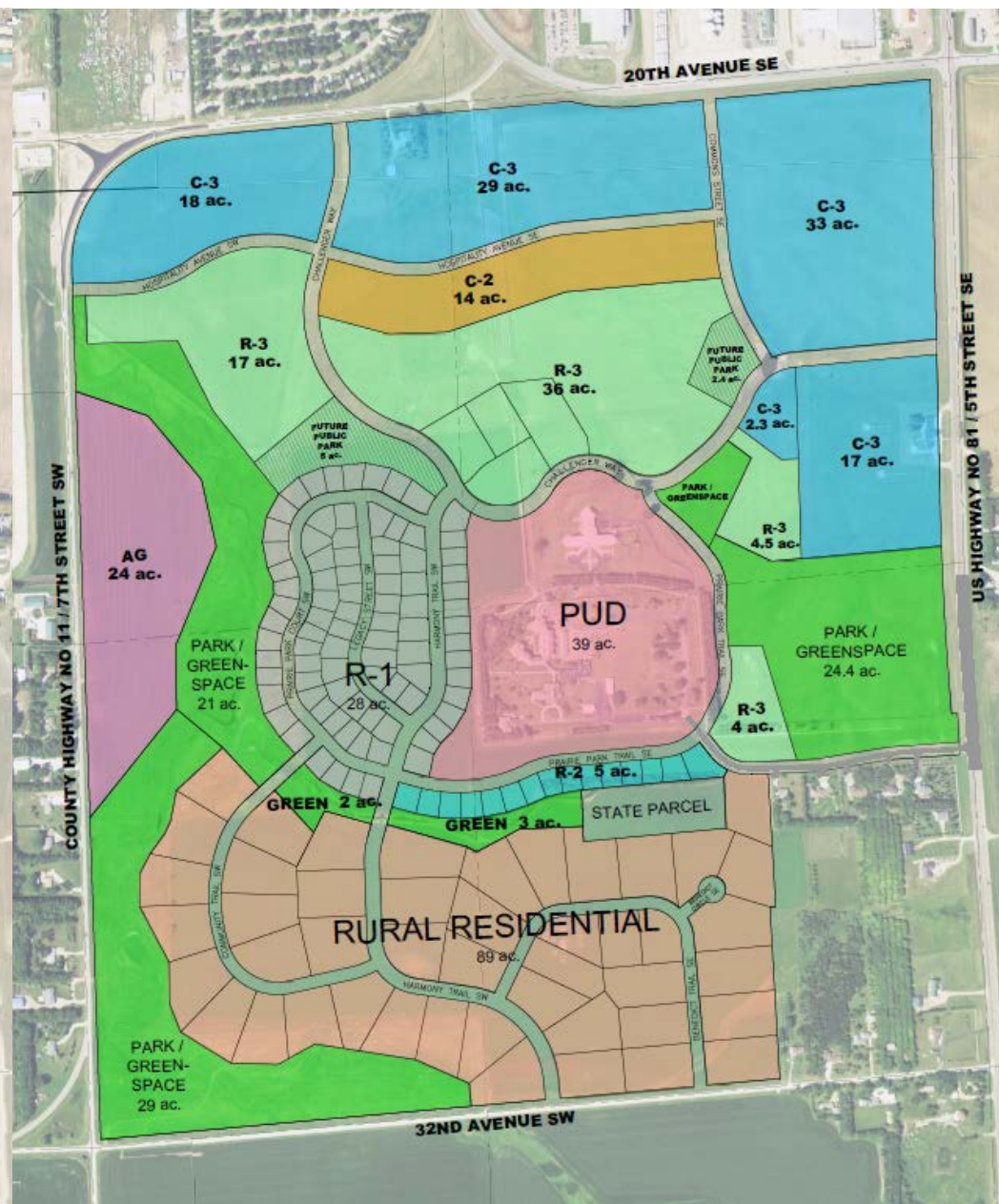
Vicinity Map- Harmony Hill
(Zoomed In)



2024 REVISED CONCEPT PLAN



2022 APPROVED CONCEPT PLAN



Harmony Hill Watertown - Project Summary

Background

The Benedictine Sisters of Watertown (BSOW) are in the process of planning a meaningful and impactful legacy for the people of Watertown and the surrounding region. The Harmony Hill property on the south side of the City of Watertown, has been home to the Sisters for more than 60 years. The Sisters have served the people of South Dakota, and beyond, through the ministries of healthcare and education and are committed to creating an intergenerational community where these elements play a central role in the synergy of the campus. Currently, the Sisters are working with Aason Engineering, Catalyst Construction, and other consultants and community organizations to develop a Master Site Plan for the entire Harmony Hill property.

Vision & Goals

We are requesting City of Watertown approval of the Harmony Hill Watertown Concept Plan so that we may proceed with more specific design plans for the development. The current plan is to begin construction on Phase One as soon as possible, including a new continuum of eldercare services that includes renovations and additions to the current Monastery building for assisted living purposes. In addition, there will be construction of new units for Independent Living, Assisted Living, Memory Care, and possibly Skilled Nursing.

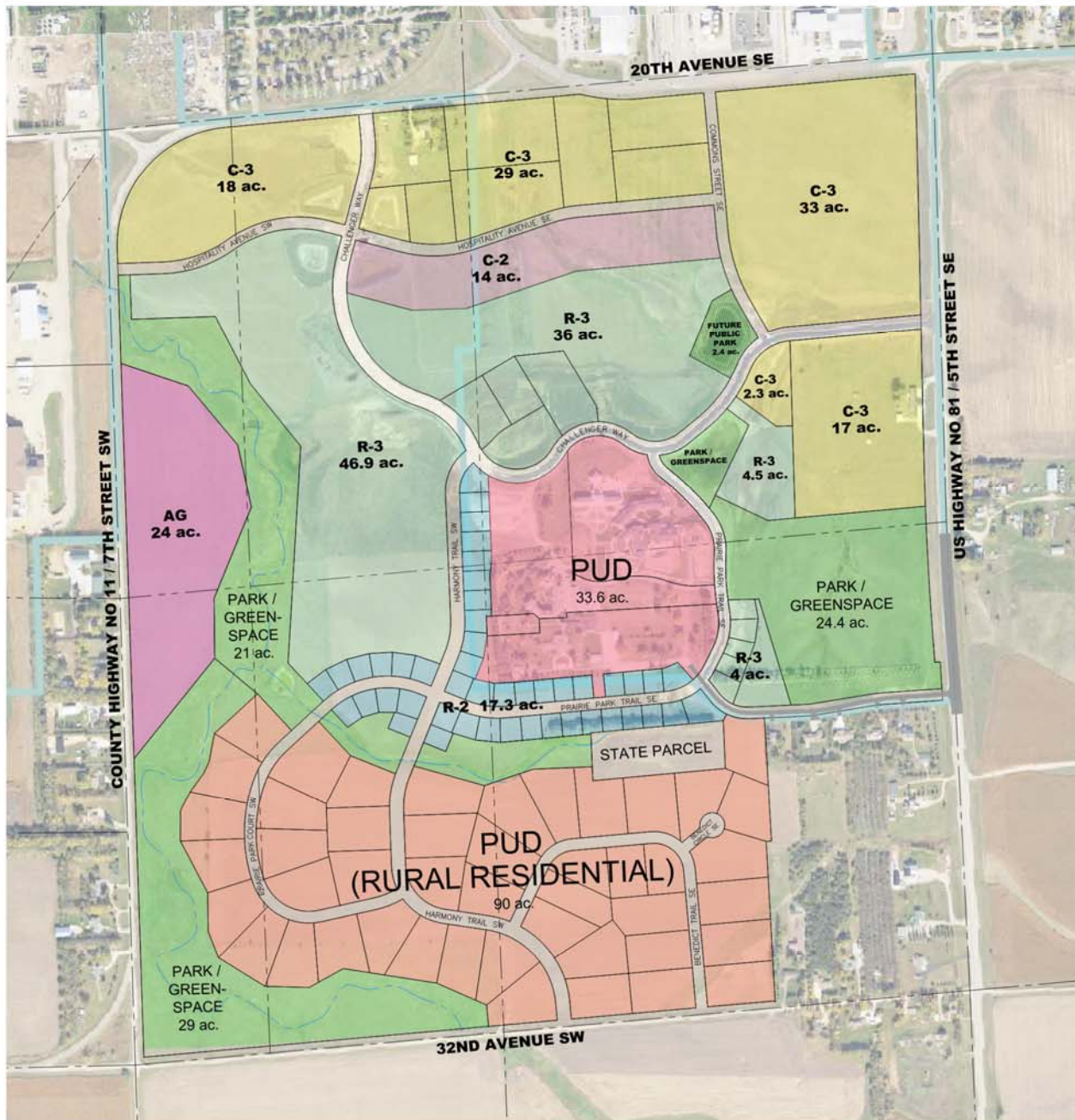
Our vision and goals for Harmony Hill include the following:

- Create a village-like setting that offers a variety of living options with state-of-the-art services for rehabilitation, assisted living, memory care and hospice care.
- This intergenerational senior living community is designed to employ an exemplary model of holistic living that promotes the dignity, freedom, and wellness of its residents.
- The campus promises to be a unique community experience for seniors, students, and veterans by hosting student housing, veteran's housing and services, and the Challenger Learning Center of South Dakota on the property.
- Continue to explore and expand other possibilities and partnerships with Watertown businesses that align with the Sisters' vision and mission, to enhance the lives of the people in Watertown.

Concept Plan

1. Land Use & Zoning

- a. Existing Land Use and Zoning - the 495-acre property is currently located partially in the City of Watertown (161 acres) and partially in Codington County (314 acres). The land within the City limits includes the existing Mother of God Monastery, Bennet Place (apartments), and other associated buildings currently used by BSOW. The remaining site area within the City is currently vacant and undeveloped. The site area within the City jurisdiction is currently zoned Agricultural. The site area within the County jurisdiction is currently zoned Agricultural and one small area along Highway 81 is zoned Commercial. There is also an existing home on 20th Avenue South, and a small existing building and 3 existing radio towers located on the east side of the property along Highway 81. The current plans include deconstruction of these existing buildings and deconstruction/relocation of the towers, to allow for future development. Existing uses surrounding the Harmony Hill property include industrial and commercial uses to the north, industrial and residential to the west, farmland/pasture to the east and south, and several existing single-family homes adjacent to the south and east property line. The site is bounded by Highway 81 on the east, 20th Avenue South on the north, County Road 11 on the west and 32nd Avenue South on the south. The attached existing conditions and site analysis exhibits document the existing conditions on the property.
- b. Proposed Land Use and Zoning - the Harmony Hill Watertown Concept Plan proposes a variety of zoning for the property, including residential, commercial, and planned unit development. The proposed zoning will accommodate a wide variety of land uses including:
 - residential - rural residential, single-family, twin homes, multi-family, student housing, veterans housing, senior living, etc.
 - commercial - office, retail, restaurant, medical, healthcare, recreational, wellness, etc.
 - educational/learning
 - parkland (public and private) and green space in excess of 80 acres, with trails, play areas, native/sustainable landscape, ponds, etc.



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PROPOSED LAND USE / ZONING

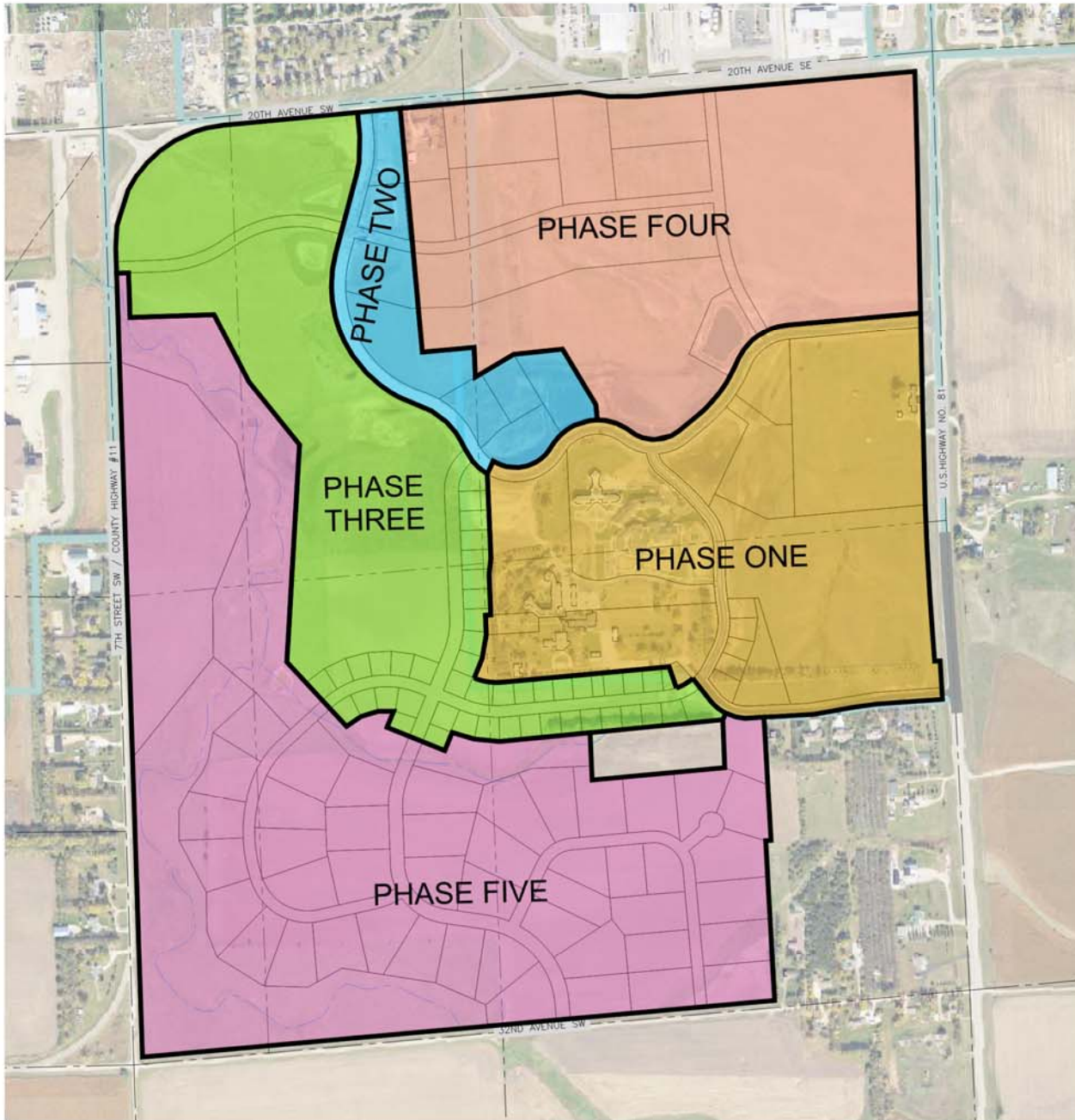
A1 AGRICULTURAL:
 R-2 SINGLE FAMILY ATTACHED RESIDENTIAL:
 R-3 MULTI-FAMILY RESIDENTIAL:
 PUD PLANNED UNIT DEVELOPMENT (RURAL RESIDENTIAL):
 PUD PLANNED UNIT DEVELOPMENT:
 C-2 LOCAL COMMERCIAL:
 C-3 HIGHWAY COMMERCIAL:
 PARKLAND / OPEN GREEN SPACE:
 PUBLIC STREET RIGHT OF WAY:
 TOTAL AREA:

23.62 ACRES
 17.35 ACRES
 91.47 ACRES
 90.00 ACRES
 33.60 ACRES
 14.58 ACRES
 98.94 ACRES
 85.58 ACRES
 39.80 ACRES
 494.94 ACRES

General Layout and Zoning Plan Harmony Hill Concept Plan

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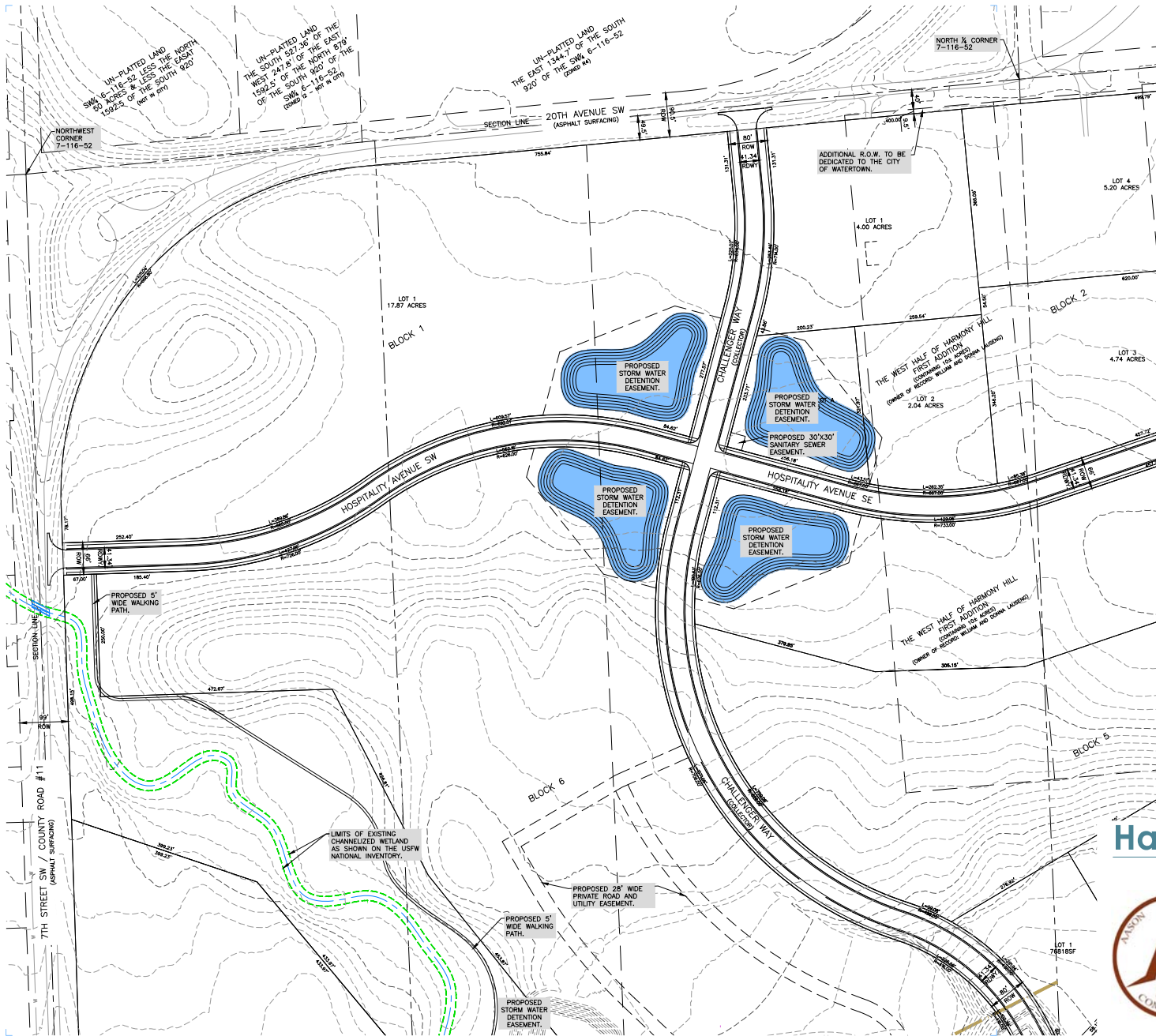
PHASING TABLE

PHASE 1:	2021-2023
PHASE 2:	2023-2024
PHASE 3:	2024-2026
PHASE 4:	2027-2029
PHASE 5:	2029-2031

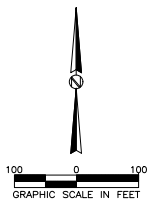
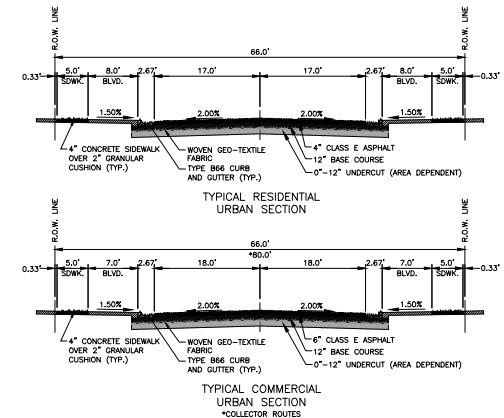
Phasing Plan Harmony Hill Concept Plan

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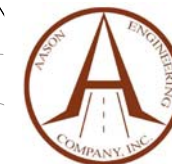


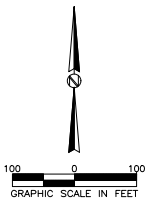
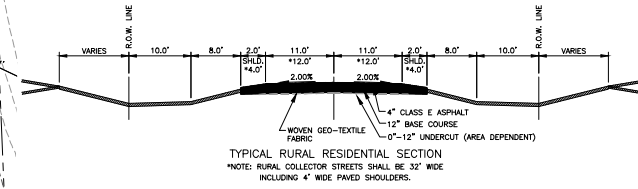
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Street Plan Harmony Hill Concept Plan

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Street Plan Harmony Hill Concept Plan

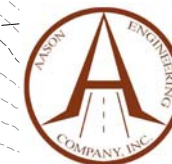
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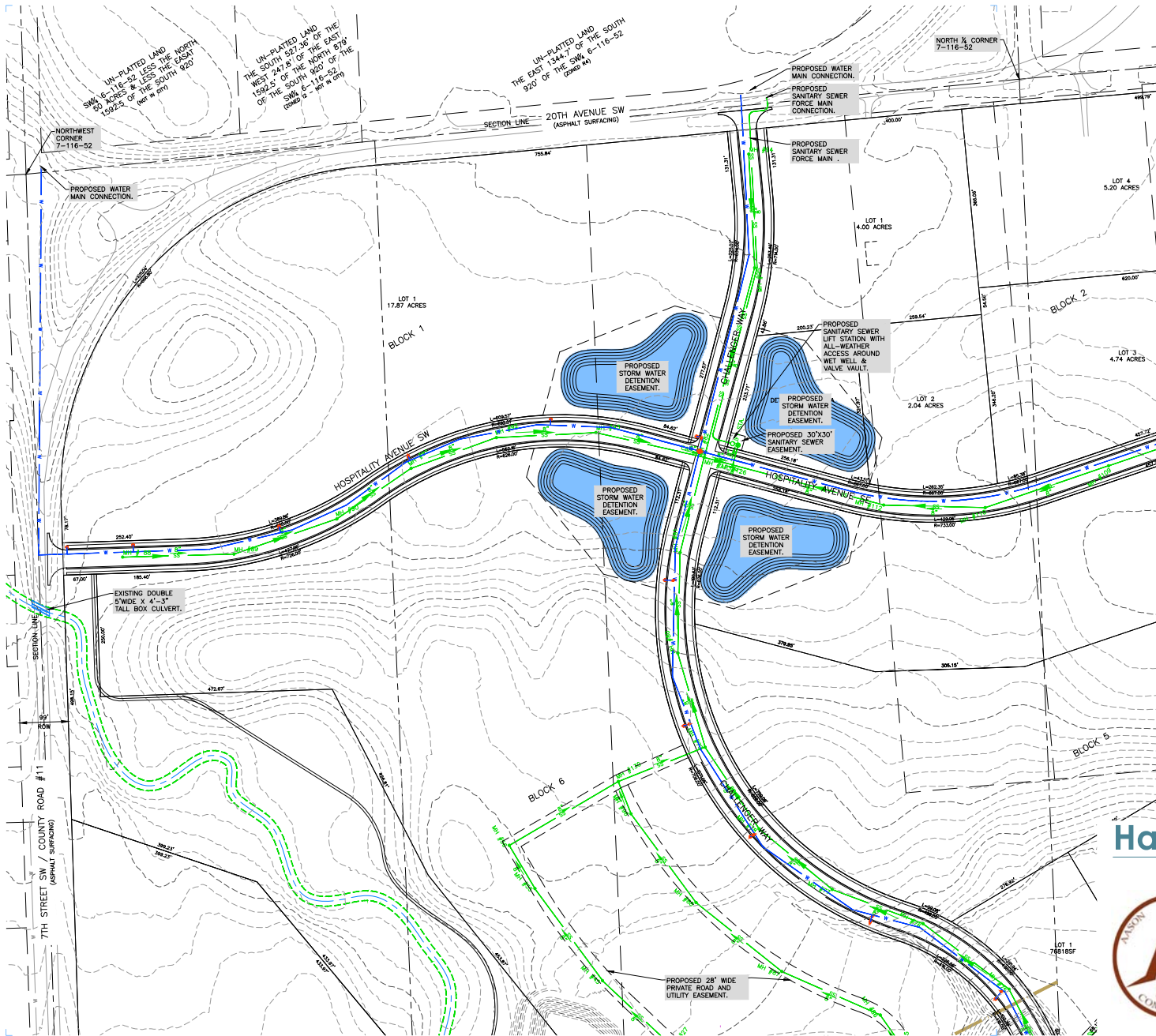




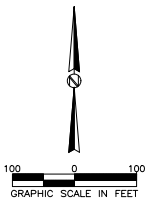
Street Plan Harmony Hill Concept Plan

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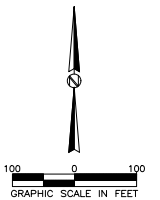
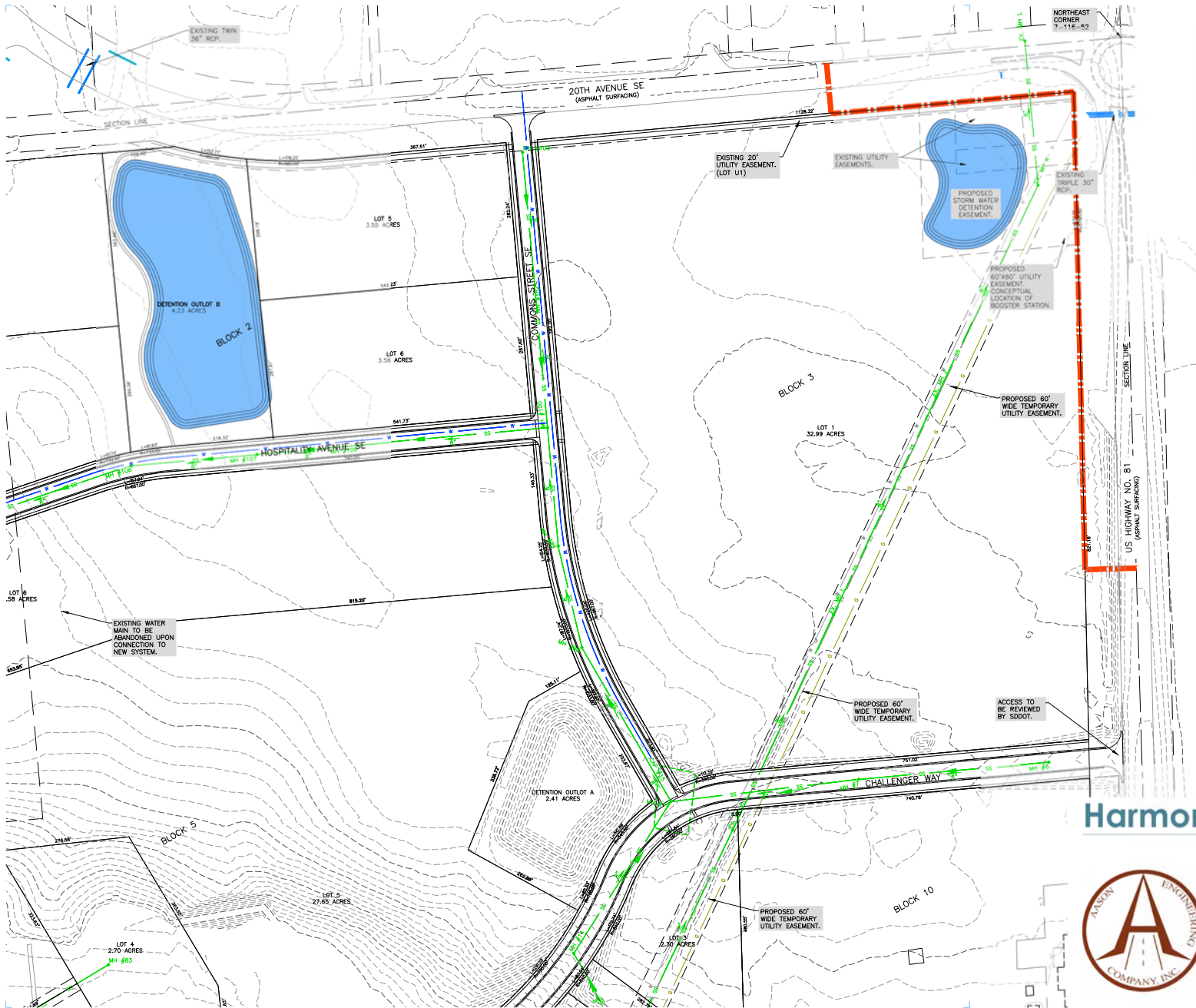
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Utility Plan Harmony Hill Concept Plan

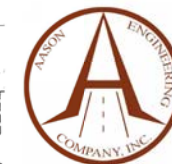
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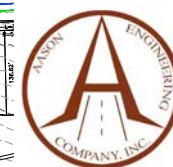




Utility Plan Harmony Hill Concept Plan

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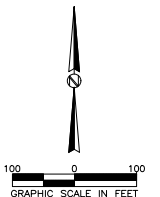
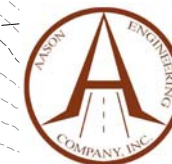


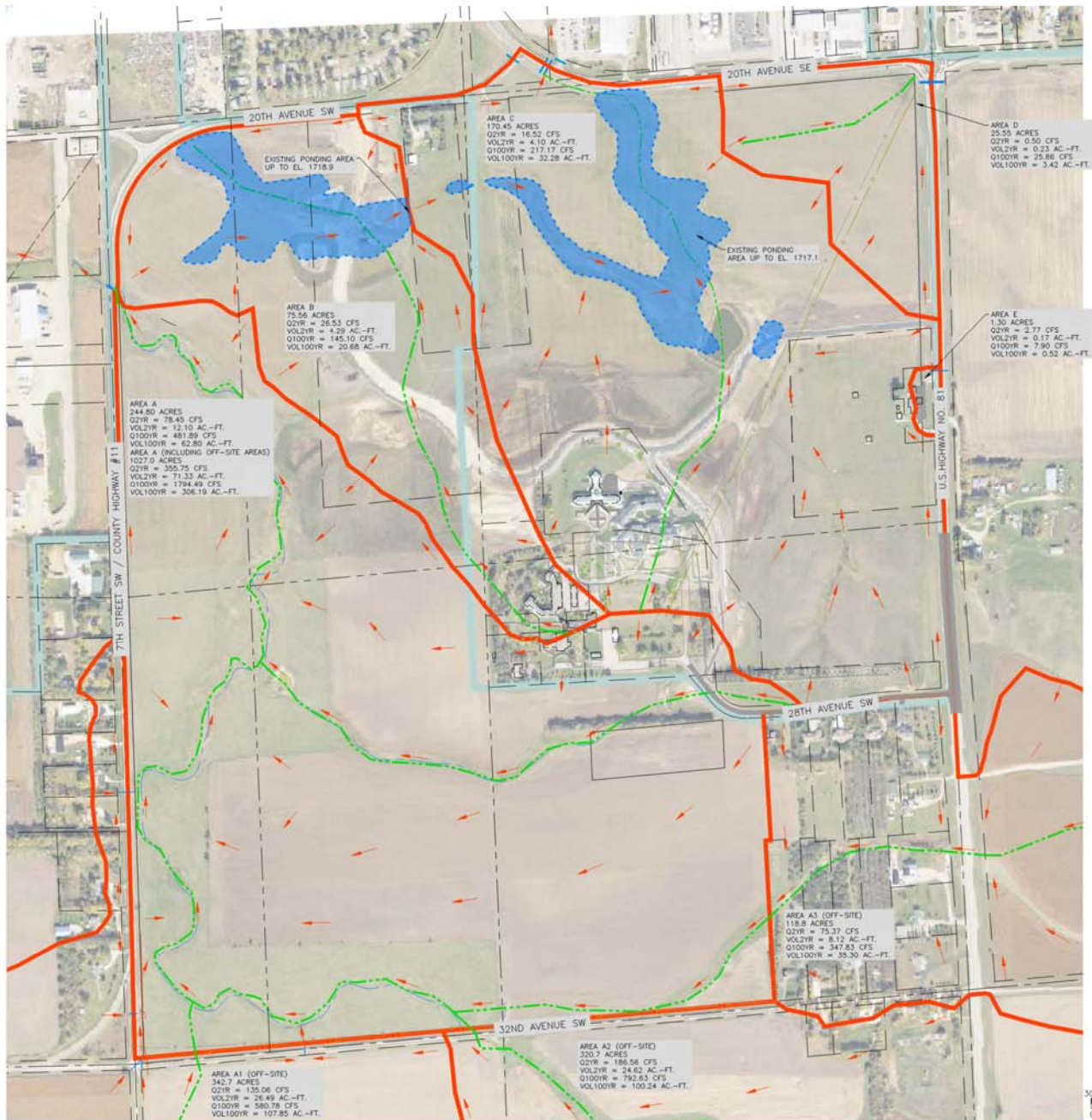
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Utility Plan Harmony Hill Concept Plan

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Pre-Developed Drainage Harmony Hill Concept Plan

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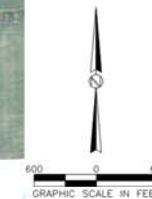


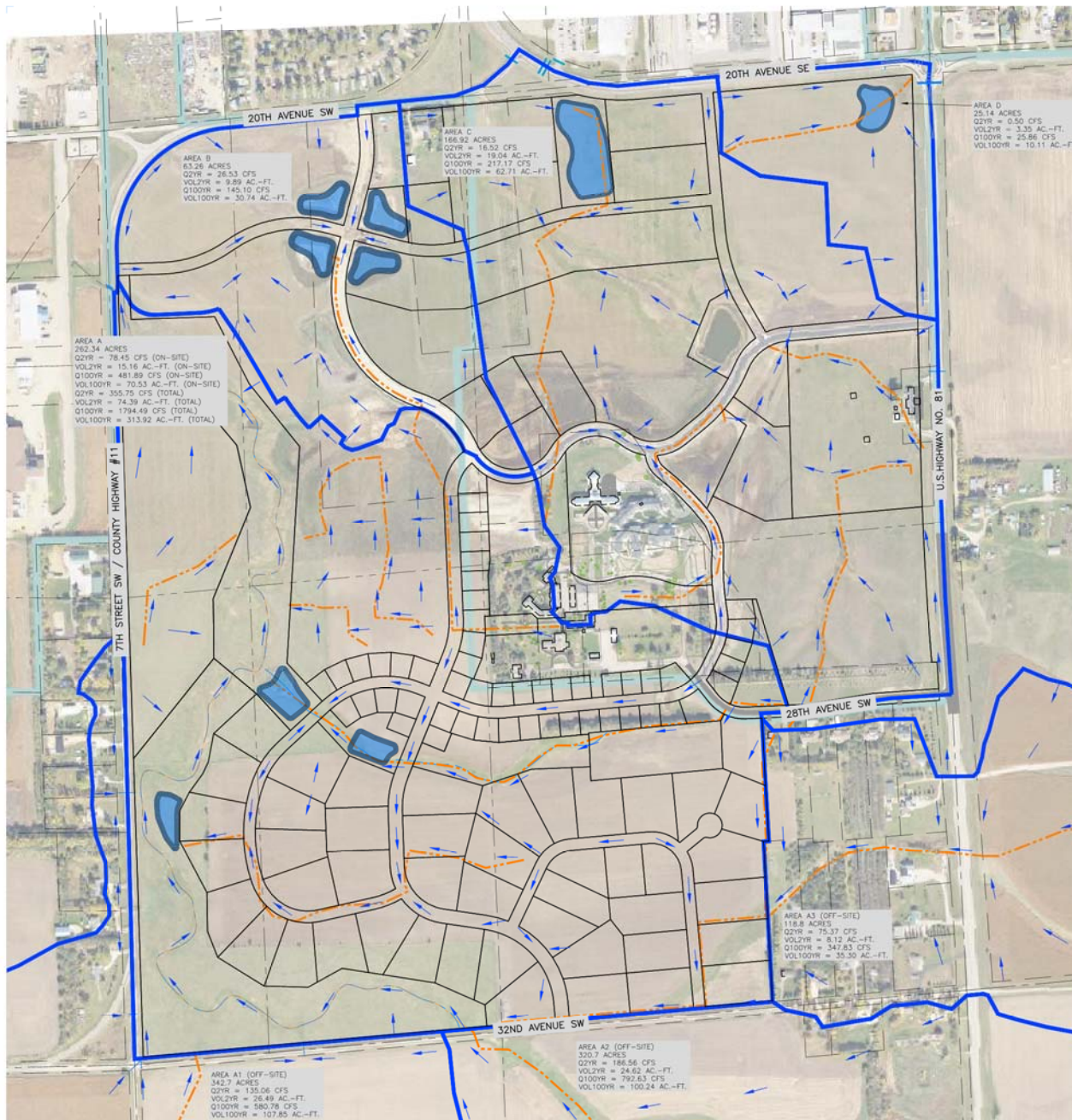
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Pre-Developed Drainage Harmony Hill Concept Plan

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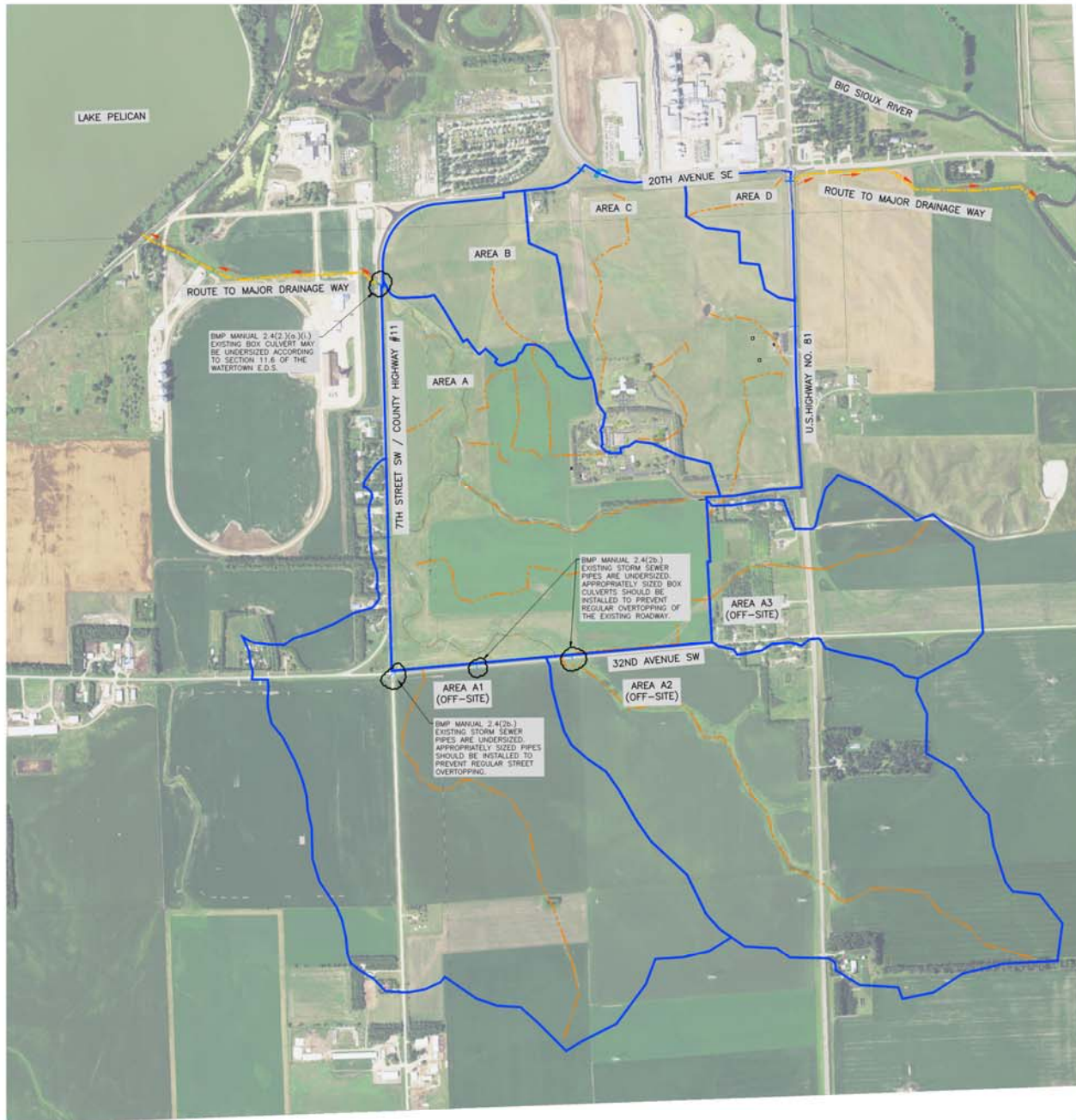




Post-Developed Drainage Harmony Hill Concept Plan

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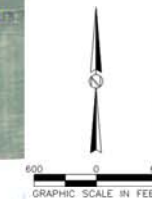


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Post-Developed Drainage Harmony Hill Concept Plan

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OWNER:
BENEDICTINE SISTERS OF WATERTOWN /
MOTHER OF GOD MONASTERY
110 28TH STREET SE #306
WATERTOWN, SD 57201
CONTACT: BARBARA YOUNGER, OGB
PHONE: (605)882-6646
EMAIL: BYOUNGER77@GMAIL.COM

PROJECT MANAGER / PLANNER:
CATALYST CONSTRUCTION
833 E. MICHIGAN STREET, SUITE 1000
MILWAUKEE, WI 53202
CONTACT: TOM BADE
PHONE: (414)727-6840
EMAIL: TBADE@CATALYSTBUILDS.COM

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



Benedictine Sisters of Watertown

VARIANCES
ALL PROPOSED VARIANCES WILL BE REVIEWED AND APPROVED BY THE CITY OF WATERTOWN AS PART OF THE PRELIMINARY / FINAL PLAN REVIEW AND APPROVAL PROCESS. THE FOLLOWING ARE POTENTIAL VARIANCES TO BE CONSIDERED AS DEVELOPMENT PHASES ARE SUBMITTED FOR APPROVAL.

1. REPLACING AND SUPPLEMENTING SIDEWALKS ALONG PUBLIC STREETS WITH TRAILS WITHIN THE DEVELOPMENT PARCELS, PROPOSED PARKLANDS, AND GREEN SPACES.
2. REDUCING PAVEMENT WIDTHS ON SOME STREETS WHERE ON STREET PARKING IS NOT NECESSARY, AND TO REDUCE IMPERVIOUS SURFACE AND STORMWATER RUNOFF.

LEGAL DESCRIPTION
THE EAST ONE-HALF (E1/2), THE EAST ONE-HALF OF THE WEST ONE-HALF (E1/2 W1/2) AND LOTS ONE (1) AND TWO (2), OF SECTION SEVEN (7) IN TOWNSHIP ONE HUNDRED SIXTEEN (116) NORTH, RANGE FIFTY-TWO (52) WEST, OF THE FIFTH PRINCIPAL MERIDIAN, IN CODINGTON COUNTY, SOUTH DAKOTA, LESS THE EAST 747.5 FEET OF THE WEST 1307.5 FEET OF THE SOUTH 270 FEET OF THE NORTH 1270 FEET OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 116 NORTH, RANGE 52 WEST OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA; LESS LOT 11 IN THE EAST ONE-HALF OF THE NORTHEAST QUARTER (E1/2 OF NE1/4) OF SECTION 7, TOWNSHIP 116 NORTH, RANGE 52 WEST OF THE 5TH P.M., IN CODINGTON COUNTY, SOUTH DAKOTA, LESS LOT 11 IN THE EAST ONE-HALF OF THE SOUTHEAST QUARTER (E1/2 OF SE1/4) OF SECTION 7, TOWNSHIP 116 NORTH, RANGE 52 WEST OF THE 5TH P.M., IN CODINGTON COUNTY, SOUTH DAKOTA; LESS HARMONY HILL FIRST ADDITION TO THE CITY OF WATERTOWN, SOUTH DAKOTA; LESS LOTS 1 THROUGH 12 OF LANTSEBERG'S ADDITION IN THE COUNTY OF CODINGTON, A SUBDIVISION OF LANTSEBERG'S OUTLOT IN THE SE 1/4 OF SEC. 7, T116N, R52W OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA, LESS THE EAST 75 FEET OF THE NORTH 497 FEET OF LANTSEBERG'S OUTLOT IN THE SE 1/4 OF SEC. 7, T116N, R52W OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA; LESS WIRRIUS ADDITION IN THE SE 1/4 OF SECTION 7, T116N, R52W OF THE 5TH P.M., IN THE COUNTY OF CODINGTON, SOUTH DAKOTA; LESS BENEDICTINE SISTERS SUBDIVISION TO THE MUNICIPALITY OF WATERTOWN IN SECTION 7, T116N, R52W OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA.

AND
THE EAST ONE-HALF OF HARMONY HILL FIRST ADDITION TO THE CITY OF WATERTOWN (ALSO REFERRED TO AS THE EAST ONE-HALF (E1/2) OF LOT 1), CODINGTON COUNTY, SOUTH DAKOTA.

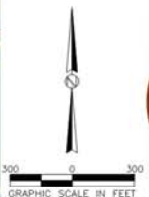
AND
LOTS 2 AND 3, HARMONY HILL LOT 4, MONASTERY LOT 5, BENET PLACE LOT 6, CEMETERY LOT 7, DAY SPRING LOT 8, EVERGREEN LOT 9, AND 28TH AVENUE SOUTH, IN BENEDICTINE SISTERS SUBDIVISION TO THE MUNICIPALITY OF WATERTOWN IN SECTION 7, T116N, R52W OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA.

GENERAL NOTES

1. TOTAL AREA = 495.8 ACRES EXCLUDING RIGHT OF WAYS AS SHOWN, INCLUDING 104 ACRES OWNED BY OTHERS.
2. SURVEY COMPLETED ON MARCH 7, 2019 BY OTHERS.

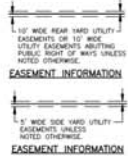
SHEET INDEX

1	TITLE SHEET / VICINITY MAP
2-3	WRITTEN PROJECT SUMMARY
4	EXISTING CONDITIONS AERIAL
5	EXISTING CONDITIONS SURVEY
6	SITE ANALYSIS
7	GENERAL LAYOUT AND ZONING PLAN
8	PHASING PLAN
9-14	STREET AND PEDESTRIAN CONNECTIVITY
15-20	UTILITY PLAN
21-22	PRE-DEVELOPED DRAINAGE ROUTE MAP
23-24	POST DEVELOPED DRAINAGE ROUTE MAP



Title Sheet / Vicinity Map Harmony Hill Concept Plan

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Harmony Hill Watertown - Project Summary

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Concept Plan

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 - residential - rural residential, single-family, twin homes, multi-family, student housing, veterans housing, senior living, etc.
 - commercial - office, retail, restaurant, medical, healthcare, recreational, wellness, etc.
 - educational/learning
 - parkland (public and private) and green space in excess of 80 acres, with trails, play areas, native/sustainable landscape, ponds, etc.

The plan provides a transition of land use from more intense commercial on the north to medium/high density residential and planned unit development uses in the central property, and then to a low-density large lot residential subdivision on the south side of the site. The Planned Unit Development at the center of the development will provide a unique senior living and veterans village campus that will include senior living (twin homes, independent living, assisted living, memory care), healthcare, wellness, therapy, veterans housing, and other related and complimentary uses. Development of the Harmony Hill Concept Plan as proposed will require phased annexation into the City of Watertown.

2. **Access & Roads** – The proposed public streets as shown on the concept plan provide access to and from the adjacent public streets and highway. The location and design of access to Highway 81 will be require State of South Dakota review and approval. It is anticipated that any additional streets needed in the future to provide access will be private streets/drives.
3. **Pedestrian Connectivity** – most of the public streets will have sidewalks for pedestrian connectivity within the development. The project will also include trails along the existing creek and in the parks and greenspace. The proposed sidewalks and trails are shown on the Street Plan sheets.
4. **Drainage/Stormwater Management** – stormwater management ponds/basins will be provided to meet all local and state requirements. When feasible the stormwater facilities will be designed as a visual amenity with greenspace and trails to provide accessibility. Some of the basins provided will be regional in nature to provide for a larger drainage area, while others will be smaller and provide runoff management for individual lots. The enclosed Post Developed Drainage Plan shows the proposed conceptual drainage patterns and stormwater management ponds.
5. **Utilities** – development within the City limits will be served by City of Watertown water and sanitary sewer. The sanitary sewer and water main concept routing is shown on enclosed Utility Plan.
6. **Parks** – public parks to meet City of Watertown park dedication requirements will be provided as development phases are approved at the Preliminary and Final Plan process. In addition the plan includes substantial private parks that will provide greenspace for residents of the development as well as the public.
7. **Variances** – All proposed variances will be reviewed, and approved by the City of Watertown as part of the Preliminary/Final Plan review and approval process. The following are potential variances to be considered as developments phases are submitted for approval.
 - a. Replacing and supplementing sidewalks along public streets with trails within the development parcels, proposed parklands, and green spaces.
 - b. Reducing pavement widths on some streets where on street parking is not necessary, and to reduce impervious surface and stormwater runoff.

Schedule

The proposed project includes 4 Phases and anticipated timeframes for each phase as shown on the enclosed Phasing Plan. Phase One includes the proposed Planned Unit Development, proposed Challenger Learning Center, and substantial park/green space. Phase One construction start is planned for 2021. The anticipated timeframes for the remainder of the development are shown on the enclosed Phasing Plan and will be dependent on current and future market demand.



Benedictine Sisters of Watertown

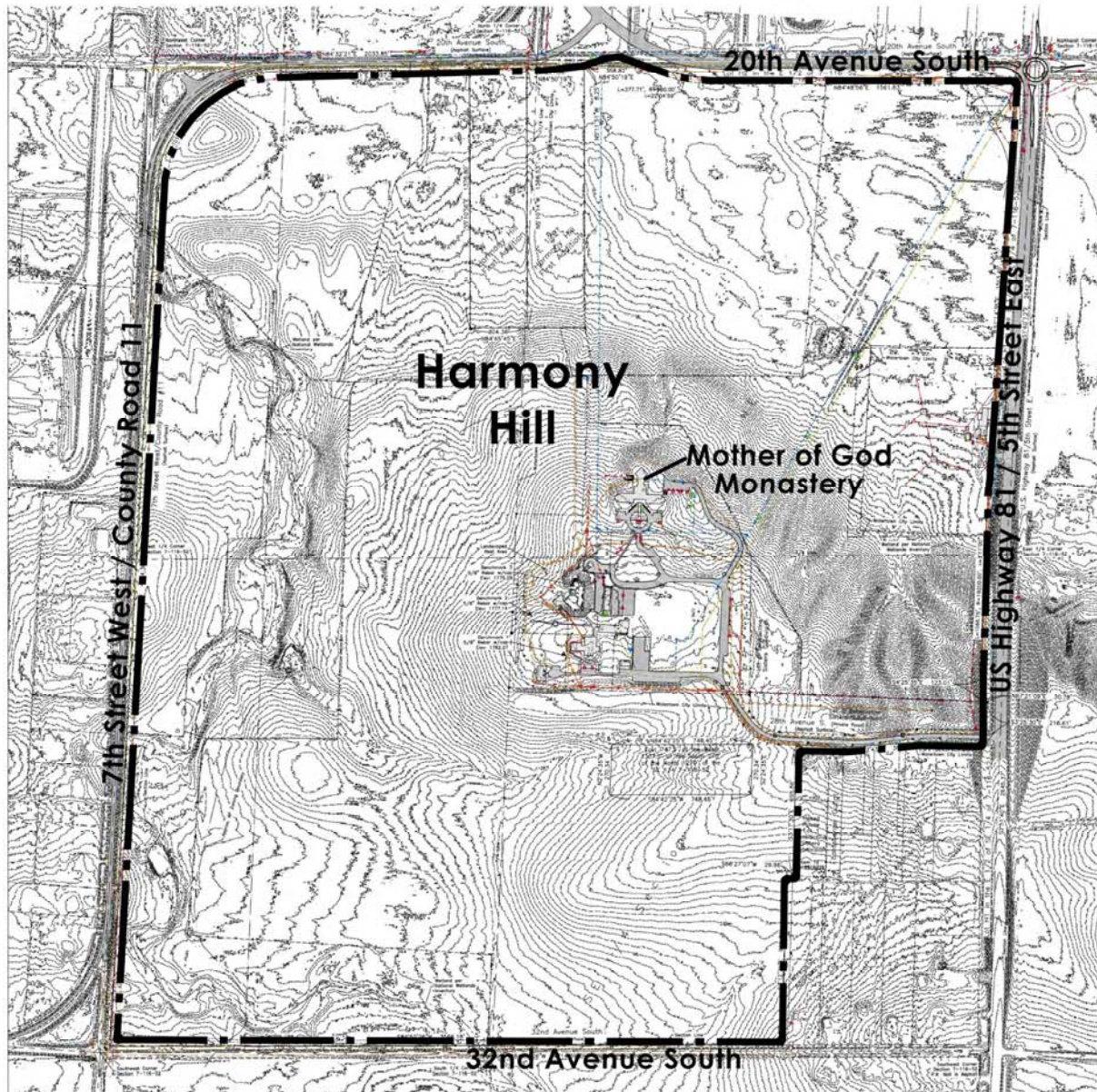
Existing Conditions Aerial

Harmony Hill Concept Plan

4/8/21

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Benedictine Sisters of Watertown

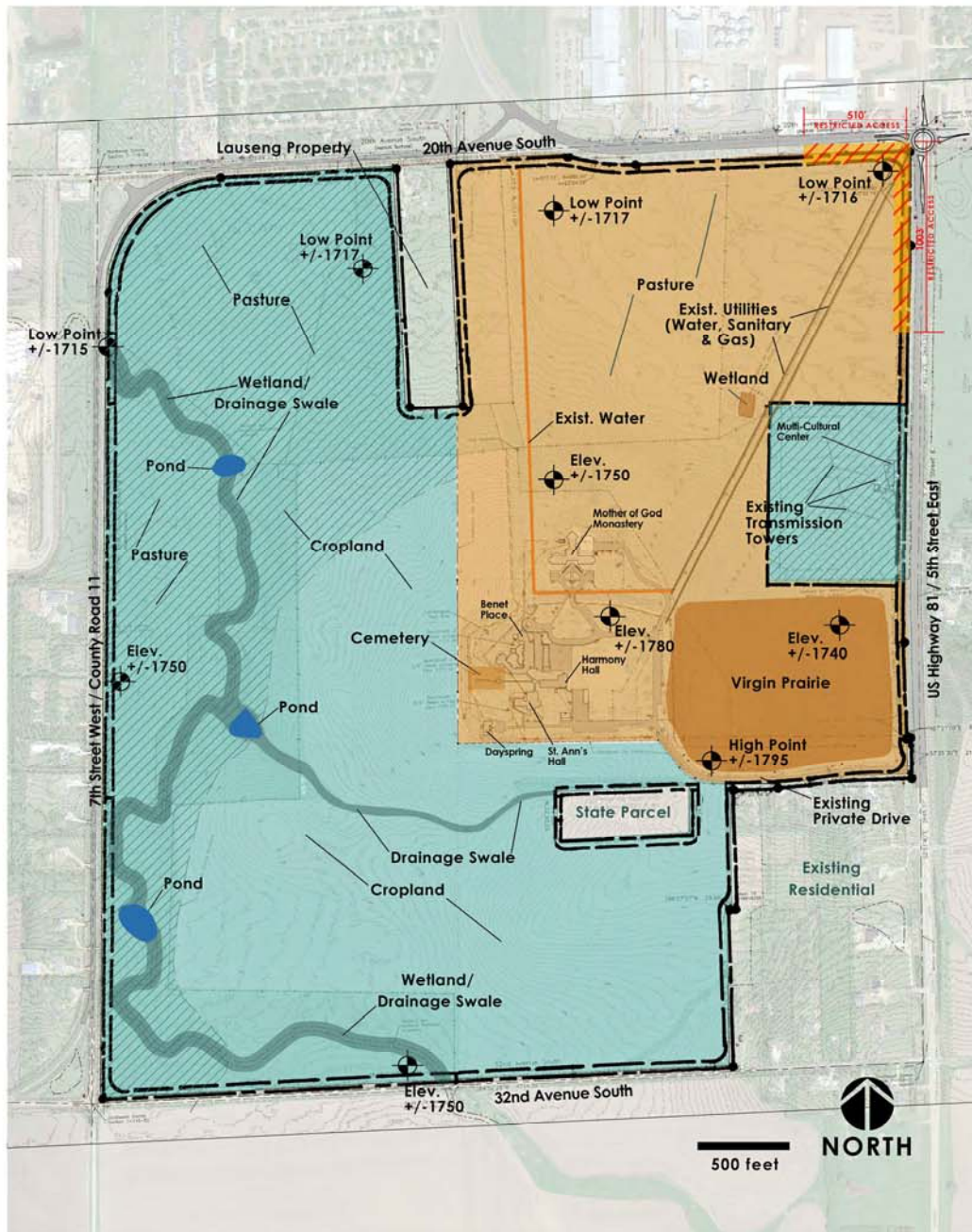
Existing Conditions Survey

Harmony Hill Concept Plan

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Key

-  Aquifer Protection Overlay
-  Codington County
-  City of Watertown



Benedictine Sisters of Watertown

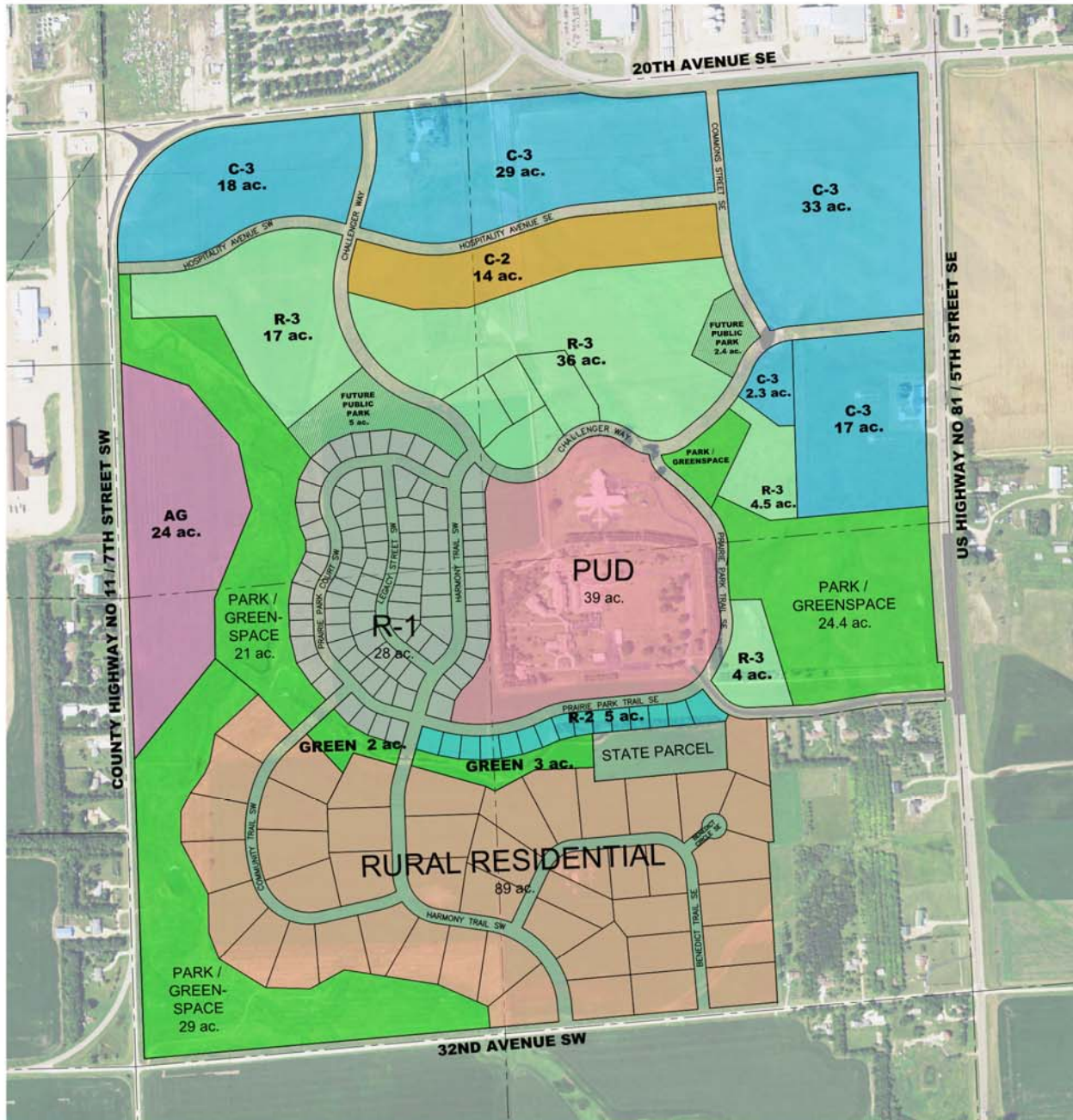
Site Analysis

Harmony Hill Concept Plan

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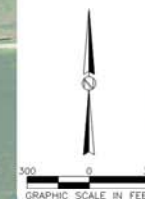
Benedictine Sisters of Watertown

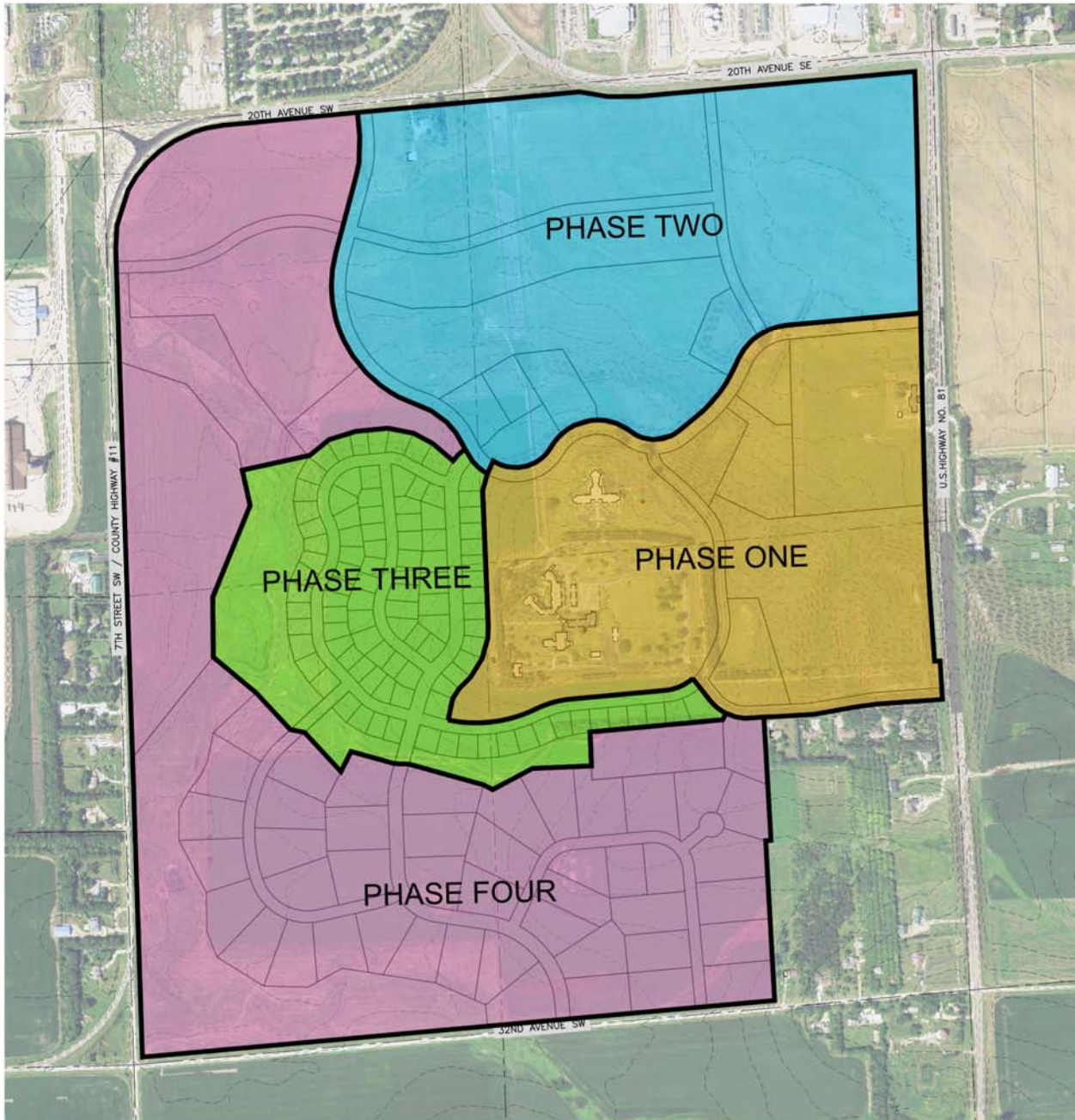
PROPOSED LAND USE / ZONING

A1 AGRICULTURAL:	23.62 ACRES
R-1 SINGLE FAMILY RESIDENTIAL:	28.37 ACRES
R-2 SINGLE FAMILY ATTACHED RESIDENTIAL:	5.33 ACRES
R-3 MULTI-FAMILY RESIDENTIAL:	61.30 ACRES
RURAL RESIDENTIAL:	89.39 ACRES
PUD PLANNED UNIT DEVELOPMENT:	38.95 ACRES
C-2 LOCAL COMMERCIAL:	14.58 ACRES
C-3 HIGHWAY COMMERCIAL:	98.97 ACRES
PARKLAND / OPEN GREEN SPACE:	85.32 ACRES
PUBLIC STREET RIGHT OF WAY:	49.11 ACRES
TOTAL AREA:	494.94 ACRES

General Layout and Zoning Plan Harmony Hill Concept Plan

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Benedictine Sisters of Watertown

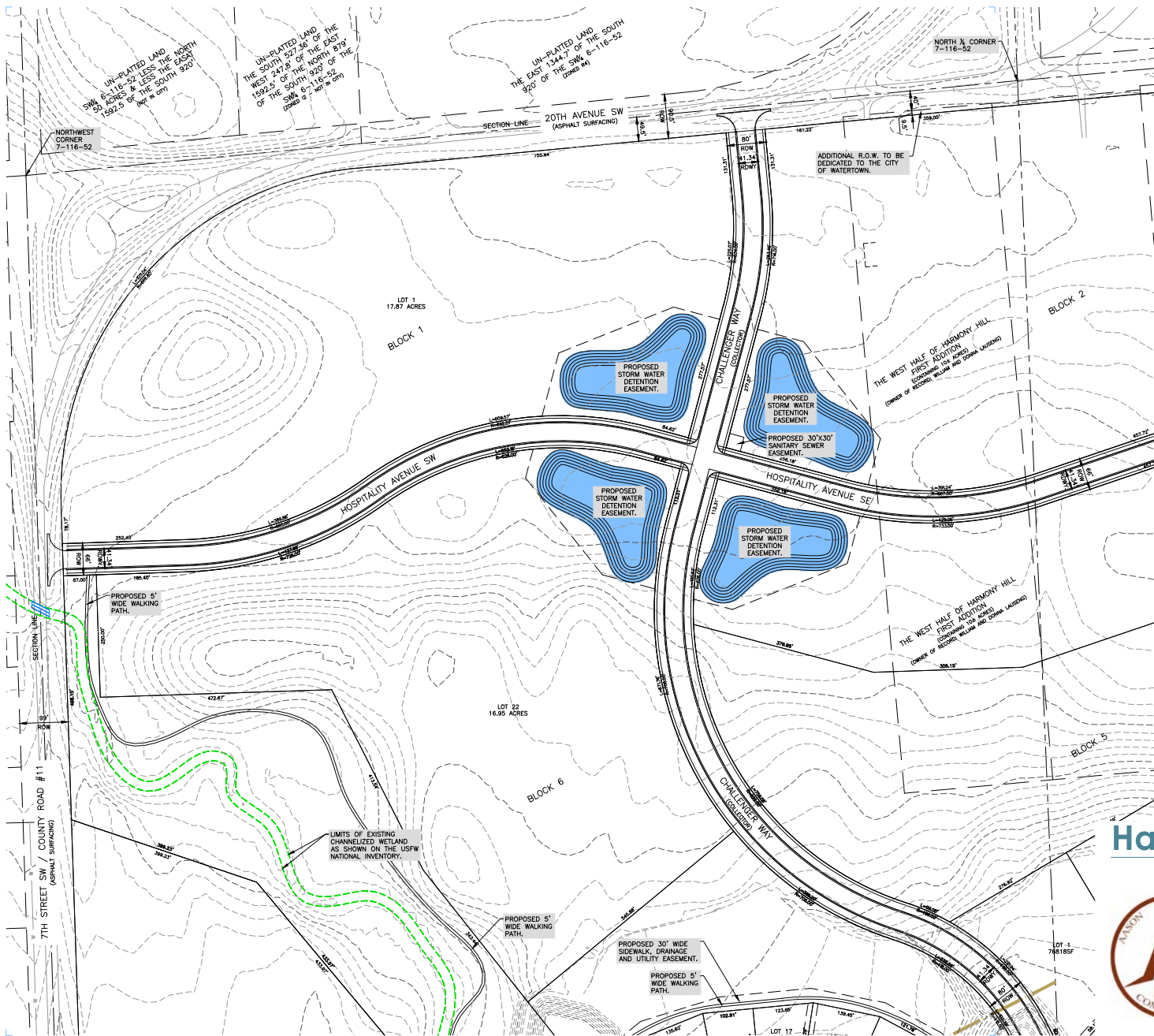
PHASING TABLE

PHASE 1:	2021-2023
PHASE 2:	2023-2025
PHASE 3:	2025-2027
PHASE 4:	2027-2030

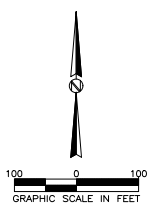
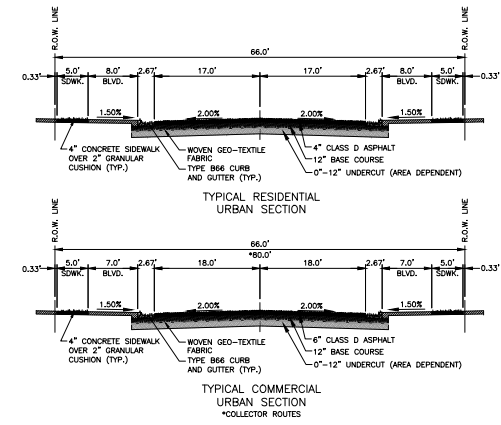
Phasing Plan Harmony Hill Concept Plan

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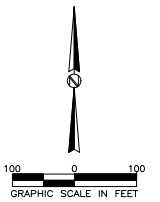
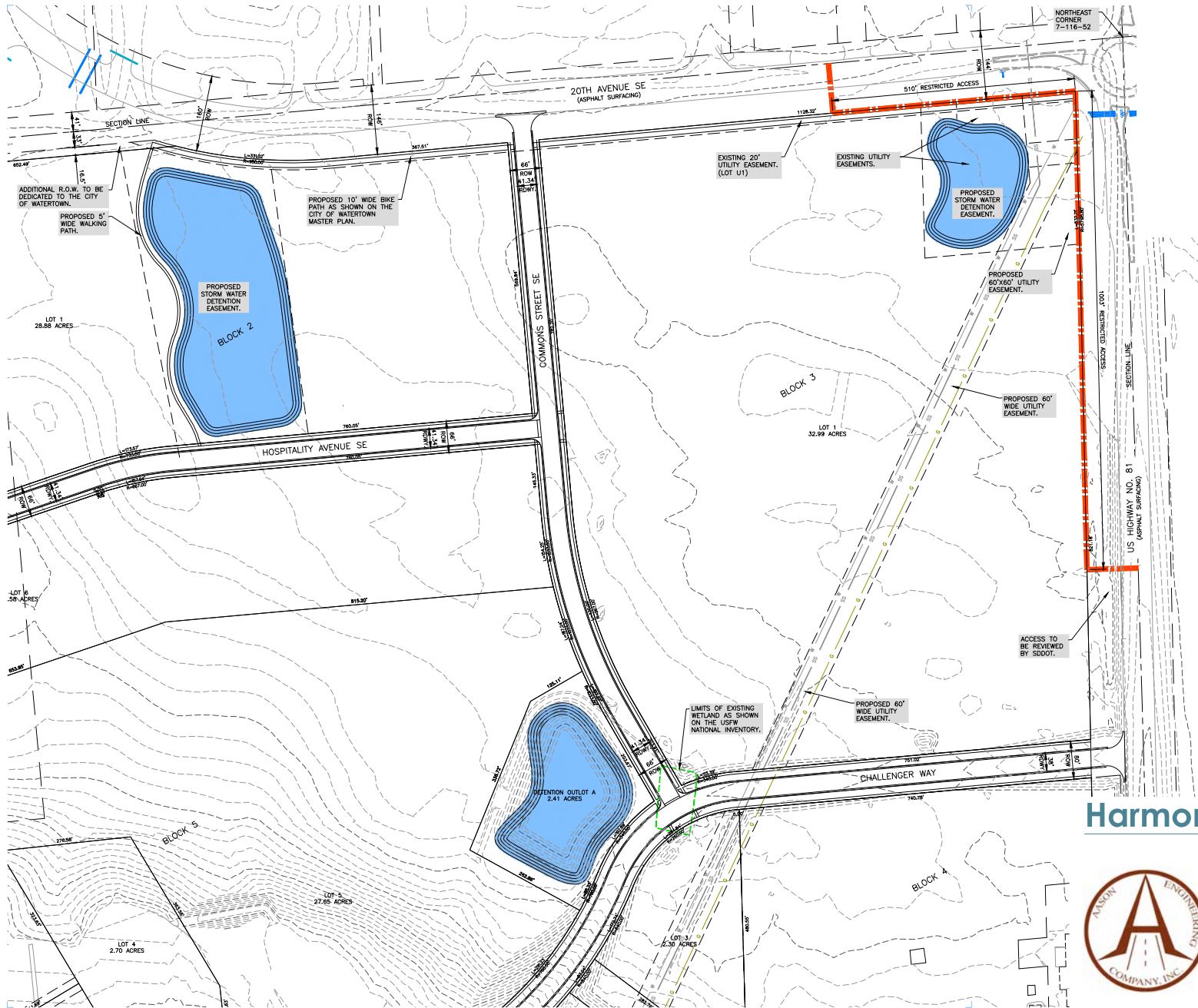
Benedictine Sisters of Watertown



Street Plan Harmony Hill Concept Plan

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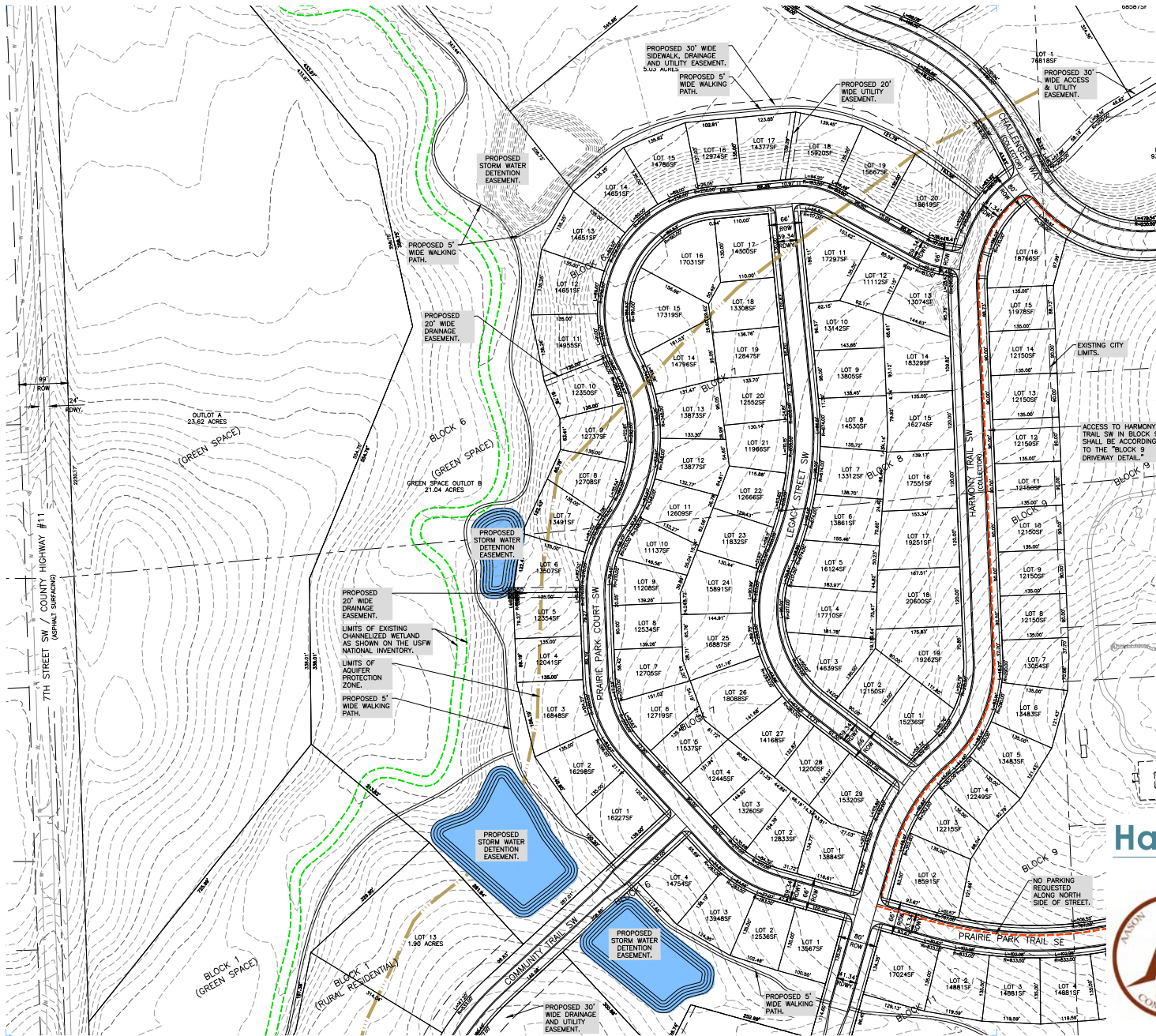




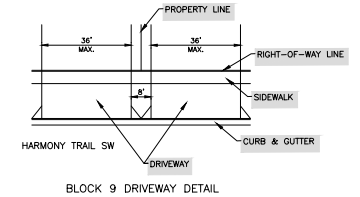
Street Plan Harmony Hill Concept Plan

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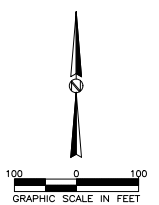




Benedictine Sisters of Watertown

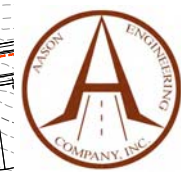


BLOCK 9 DRIVEWAY DETAIL



Street Plan Harmony Hill Concept Plan

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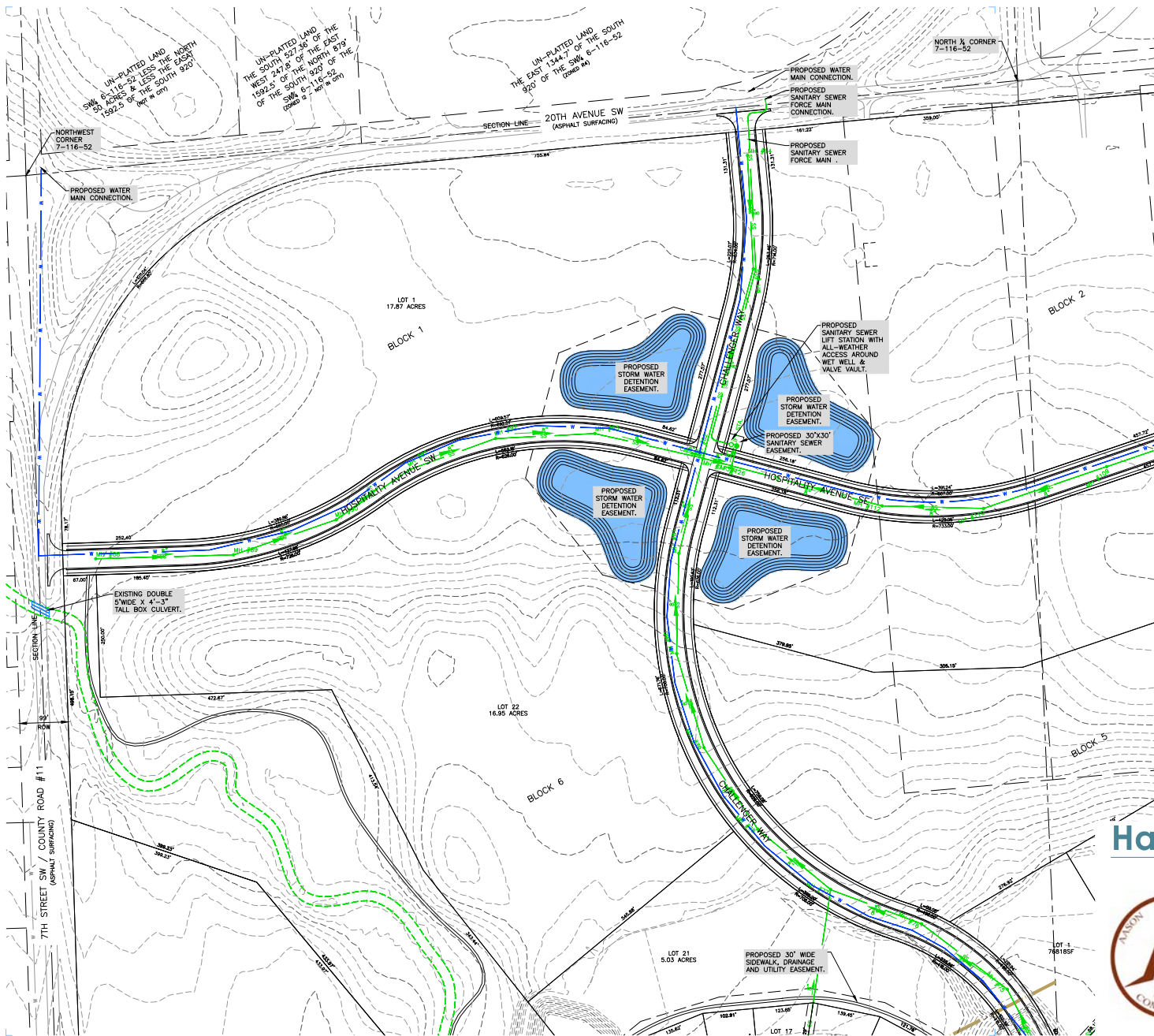




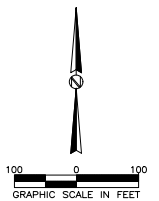
Street Plan Harmony Hill Concept Plan

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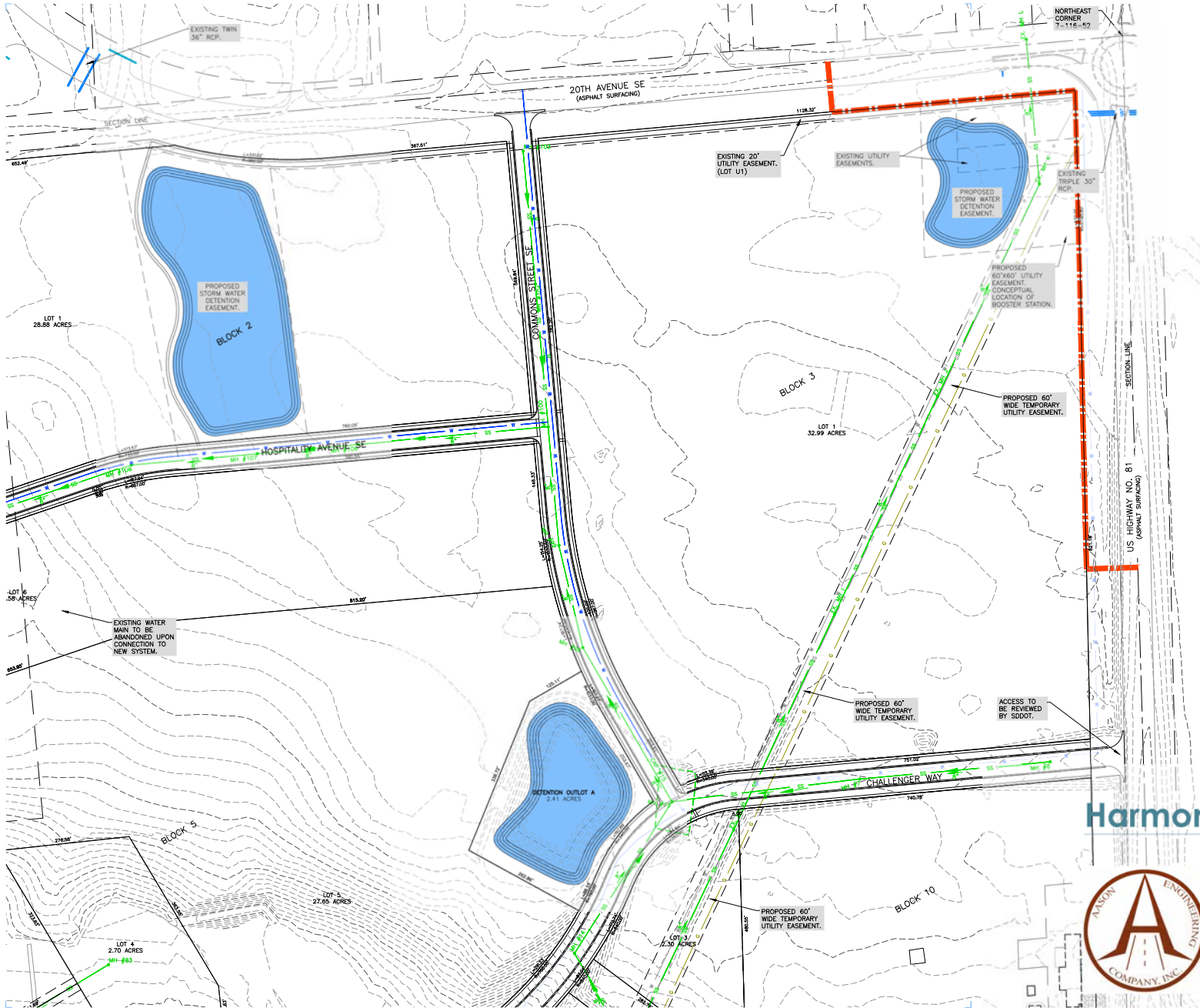
Benedictine Sisters of Watertown



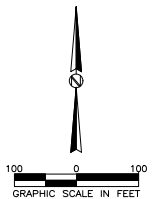
Utility Plan Harmony Hill Concept Plan

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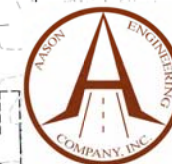


Benedictine Sisters of Watertown



Utility Plan Harmony Hill Concept Plan

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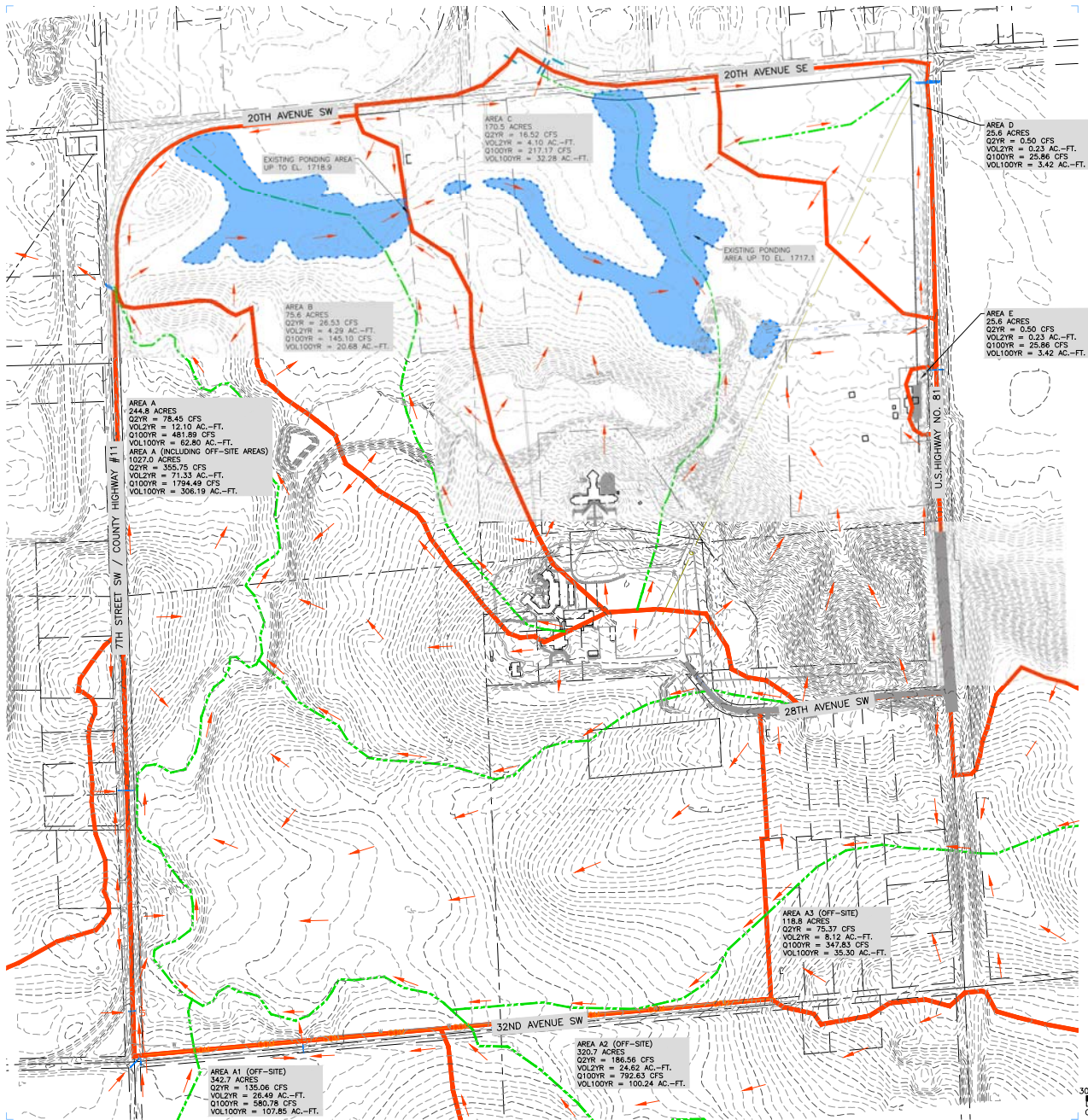




Utility Plan Harmony Hill Concept Plan

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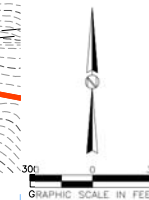




Benedictine Sisters of Watertown

Pre-Developed Drainage Harmony Hill Concept Plan

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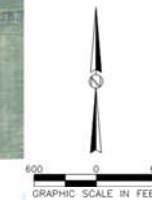


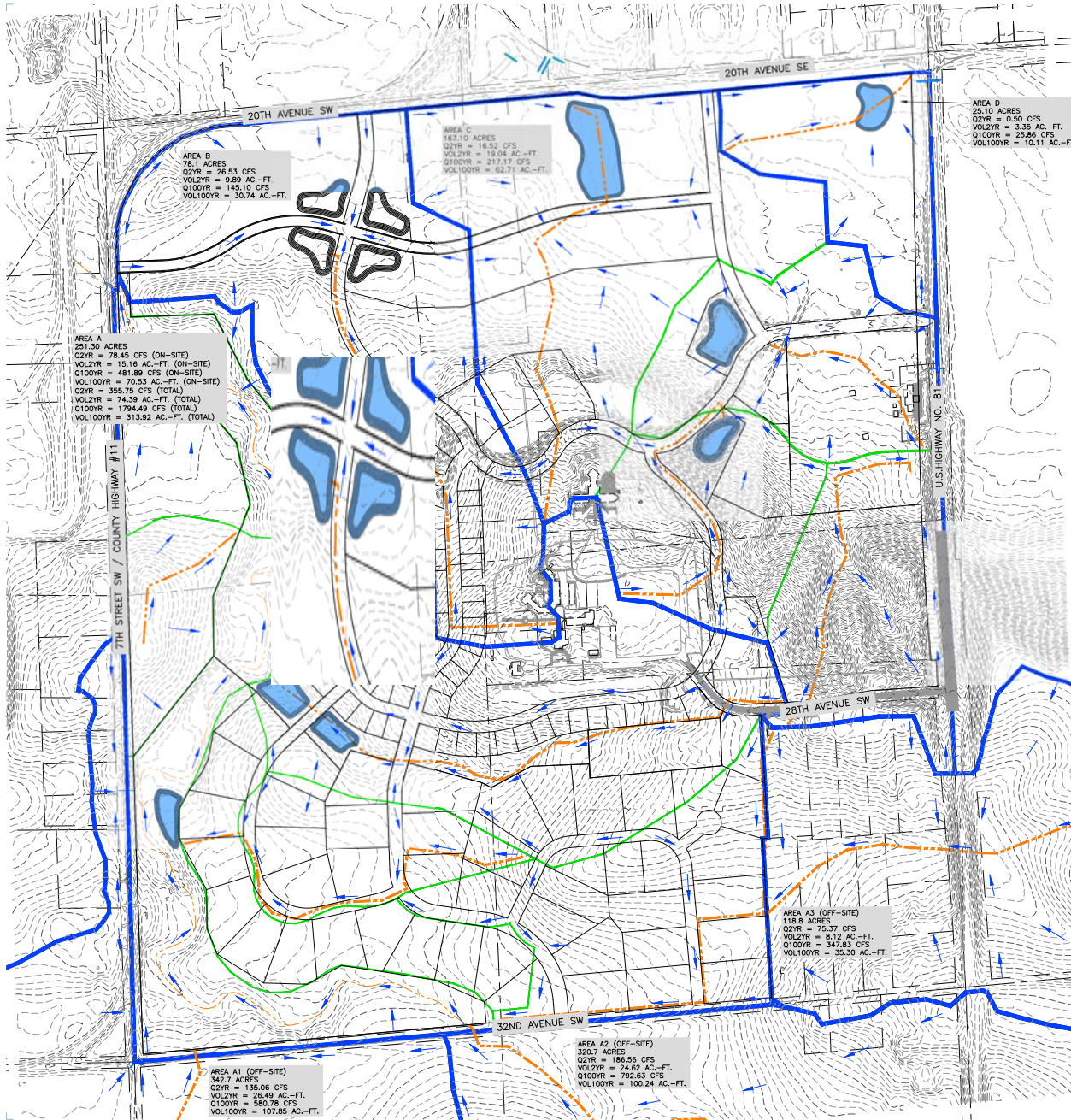
Benedictine Sisters of Watertown



Pre-Developed Drainage Harmony Hill Concept Plan

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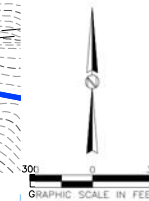




Benedictine Sisters of Watertown

Post-Developed Drainage Harmony Hill Concept Plan

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Benedictine Sisters of Watertown



Post-Developed Drainage Harmony Hill Concept Plan

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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 18th day of July, 2024:

RESOLUTION NO. 24-18

WHEREAS, the Benedictine Sisters of Watertown/ Mother of God Monastery, are the owners and developers of real property legally described as:

THE EAST ONE-HALF (E1/2); THE EAST ONE-HALF OF THE WEST ONE-HALF (E1/2 W1/2) AND LOTS ONE (1) AND TWO (2), OF SECTION SEVEN (7) IN TOWNSHIP ONE HUNDRED SIXTEEN (116) NORTH, RANGE FIFTY-TWO (52) WEST, OF THE FIFTH PRINCIPAL MERIDIAN, IN CODINGTON COUNTY, SOUTH DAKOTA; LESS THE EAST 747.5 FEET OF THE WEST 1307.5 FEET OF THE SOUTH 270 FEET OF THE NORTH 1270 FEET OF THE SOUTHEAST QUARTER OF SECTION 7. TOWNSHIP 116 NORTH, RANGE 52 WEST OF THE 5TH p.m., CODINGTON COUNTY, SOUTH DAKOTA; LESS LOT H1 IN THE EAST ONE-HALF OF THE NORTHEAST QUARTER (E1/2 OF NE1/4) OF SECTION 7, TOWNSHIP 116 NORTH, RANGE 52 WEST OF THE 5TH P.M., IN CODINGTON COUNTY, SOUTH DAKOTA; LESS LOT H2 IN THE EAST ONE-HALF OF THE NORTHEAST QUARTER (E1/2) OF SECTION 7, TOWNSHIP 116 NORTH, RANGE 52 WEST OF THE 5TH P.M., IN CODINGTON COUNTY, SOUTH DAKOTA; LESS HARMONY HILL FIRST ADDITION TO THE CITY OF WATERTOWN, SOUTH DAKOTA; LESS LOTS 1 THROUGH 12 OF LANTSBERGER'S ADDITION IN THE COUNTY OF CODINGTON, A SUBDIVISION OF LANTSBERGERS OUTLOT IN THE SE ¼ OF SEC 7, T116N. R52W OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA; LESS WIRKUS ADDITION IN THE SE ¼ OF SECTION 7, T116N, R52W OF THE 5TH P.M. IN THE COUNTY OF CODINGTON COUNTY, SOUTH DAKOTA; LESS BENEDICTINE SISTERS SUBDIVISION TO THE MUNICIPALITY OF WATERTOWN IN SECTION 7, T116N, R52W OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA.

AND

THE EAST ONE-HALF OF HARMONY HILL FIRST ADDITION TO THE CITY OF WATERTOWN (ALSO REFERRED TO AS THE EAST ONE-HALF OF LOT 1), CODINGTON COUNTY, SOUTH DAKOTA

AND

CEMETERY LOT 7 AND 28TH AVENUE SOUTH, IN BENEDICTINE SISTERS SUBDIVISION TO THE MUNICIPALITY OF WATERTOWN IN SECTION 7, T115N, R52W OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA.

AND

HARMONY HILL SECOND ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA.

AND

HARMONY HILL THIRD ADDITION THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA

WHEREAS, the Developers wish 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 Harmony Hills* 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 18th day of July, 2024.

City Plan Commission