

C	Community Development Committee	2007-201
	Meeting date: June 18, 2007	

ADVISORY INFORMATION	
Date	June 18, 2007
Subject	City of Watertown Comprehensive Plan Amendment – Woodfield Metropolitan Council Review No. 16483-11
Districts, Members	District 4, Vacant
Prepared by	Jim Uttley, AICP, Principal Reviewer (651-602-1361) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566)
Division/Department	Community Development/Local Planning Assistance

BACKGROUND
<ul style="list-style-type: none"> • Watertown is a rural center located in northern Carver County. • The City has an area of approximately 1,478 acres. • In 2000, the City had 3,029 residents in 1,078 households and 670 jobs. • The City’s comprehensive plan was reviewed by the Council in December 2001 (Review No. 18585-1). • Watertown has its own wastewater treatment plant (WWTP). • Since 2001, the City has approved 933 housing units at an average net density of 4.1 units per acre.

REQUEST SUMMARY
<p>The City of Watertown submitted a comprehensive plan amendment (CPA) to change the land use designation of 78 acres, located on the south side of County Road 20 east of Paul Avenue. The site is designated on the City's 2020 Land Use Plan as Parks/Open Space on the Luce Line Trail and Mixed Use Residential/Commercial for the remainder. The easterly 40 acres of the site were not included within the plan, as they were outside the City until annexed in June 2006. The amendment designates: the middle portion of the site for 110 units of low-density residential; the northwesterly portion as Public/Semi Public for an elementary school; the southwesterly and northeasterly portions as Parks/Open Space, and a trail along the south side of County Road 20 and a connection from this trail through the residential area to the Luce Line Trail.</p>

PROPOSED ACTION
<p>Staff recommends that the Metropolitan Council:</p> <ol style="list-style-type: none"> 1. Allow the City to put the proposed comprehensive plan amendment into effect with no modifications. 2. Advises the City that it is encouraged to participate in the Council’s plat monitoring program and to submit annual reports to the Council as outlined on the Council’s website: http://www.metrocouncil.org/planning/assistance/resources.htm#plat .

ISSUES
Should the Council allow the CPA to be put into effect?

OVERVIEW
<p>Conformity with Regional Systems The CPA conforms to the Regional System Plans for Transportation and Parks, and Wastewater Management.</p>

**Consistency
with Council
Policy**

The CPA is consistent with the Council’s forecasts, housing and water supply policies.

**Compatibility
with Adjacent
Community
Plans**

The CPA is compatible with the plans of adjacent communities.

PREVIOUS COUNCIL ACTIONS:

- December 5, 2001 Council reviewed the City’s 2020 Plan and allowed the plan to be put into effect without modification. (Review No. 18585-1)
- The Council has reviewed 7 plan amendments addressing 318 acres since reviewing the City’s comprehensive plan.

ATTACHMENTS

Figure 1 - Regional Location and Regional Systems

Figure 2 - 2020 Planned Land Use and Proposed Land Use Change – City of Watertown

ANALYSIS AND FINDINGS

Regional Systems

Following is an analysis of the City's proposed CPA analyzed against the Council's October 13, 2004 adopted Guidelines for MUSA Expansions: Note, however, that the City has its own wastewater treatment plant (WWTP) and thus is not considered part of the Metropolitan Urban Service Area (MUSA).

1. Residential Density

- In its review of the City's 2020 Comprehensive Plan, the Council found that the...
 "City proposes new expansions of urban service area will be developed at 3 or more units per acre
- Since 2000: Watertown has developed 933 housing units on 228 net residential acres, an average net density of 4.1 units per acre.
- This CPA proposes 110 units on 38 net residential acres, an average net density of 2.9 units per acre.
- The following analysis results in a net overall density of 3.3 units per acre, which is consistent with the Council's adopted MUSA Expansion guidelines.

Table 1: Residential Land Use and Density Analysis

	Units	Net Acres	Net Density
Developed 2000-Present (February 2006)			
Single Family Residential	933	228	4.1 units/acre
Multifamily Residential	0	0	---
Developed Subtotal	933	228	4.1 units/acre
Woodfield CPA	110	38	2.9 units/acre
Total	1043	266	3.9 units/acre

2. Wastewater Management (Roger Janzig, Engineering Planning, 651-602-1119)

The City owns and operates its own wastewater treatment plant. The amendment proposes multiple land use changes and accelerated development timing. There are currently no Metropolitan Facilities within the City of Watertown; therefore, this development will have no impact on the Metropolitan Disposal System.

At the City's revised forecasted rate of growth, the City's WWTP will be near capacity in the year 2020. In order for the City to accommodate further growth beyond the year 2020, the wastewater treatment plant will need to be expanded to increase its capacity.

3. Inflow and Infiltration (I&I)

The City owns and operates its own WWTP and therefore is not included in the Council's Infiltration/Inflow Surcharge Program

4. Previous Council Actions and Negotiations Fulfilled

Watertown has no unfulfilled requirements pending.

5. Consistent with the Council's 2030 Forecasts

This CPA does not change the City's household or population forecasts although it will use up the remaining unallocated growth consistent with Council forecasts through 2010.

6. Parks & Open Space System Plan, Stormwater Management Plans, and Natural Resource Protection

This CPA is located adjacent to and immediately north of the Luce Line State Trail. It proposes a City trail on the south side of Co. Rd. 20 and another trail (N/S) that connects City and Luce Line trails.

Surface Water Management

Surface water management issues in the City of Watertown are overseen by the Carver County Watershed. The Carver County watershed plan was approved by the Board of Water and Soil Resources in 2001. The City completed their local surface water management plan in 2005. Storm water runoff from development is proposed to be pre-treated in several detention basins prior to discharge into on-site wetlands.

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Figure 1. Location Map, Showing Regional Systems and the Woodfield CPA Area, City of Watertown

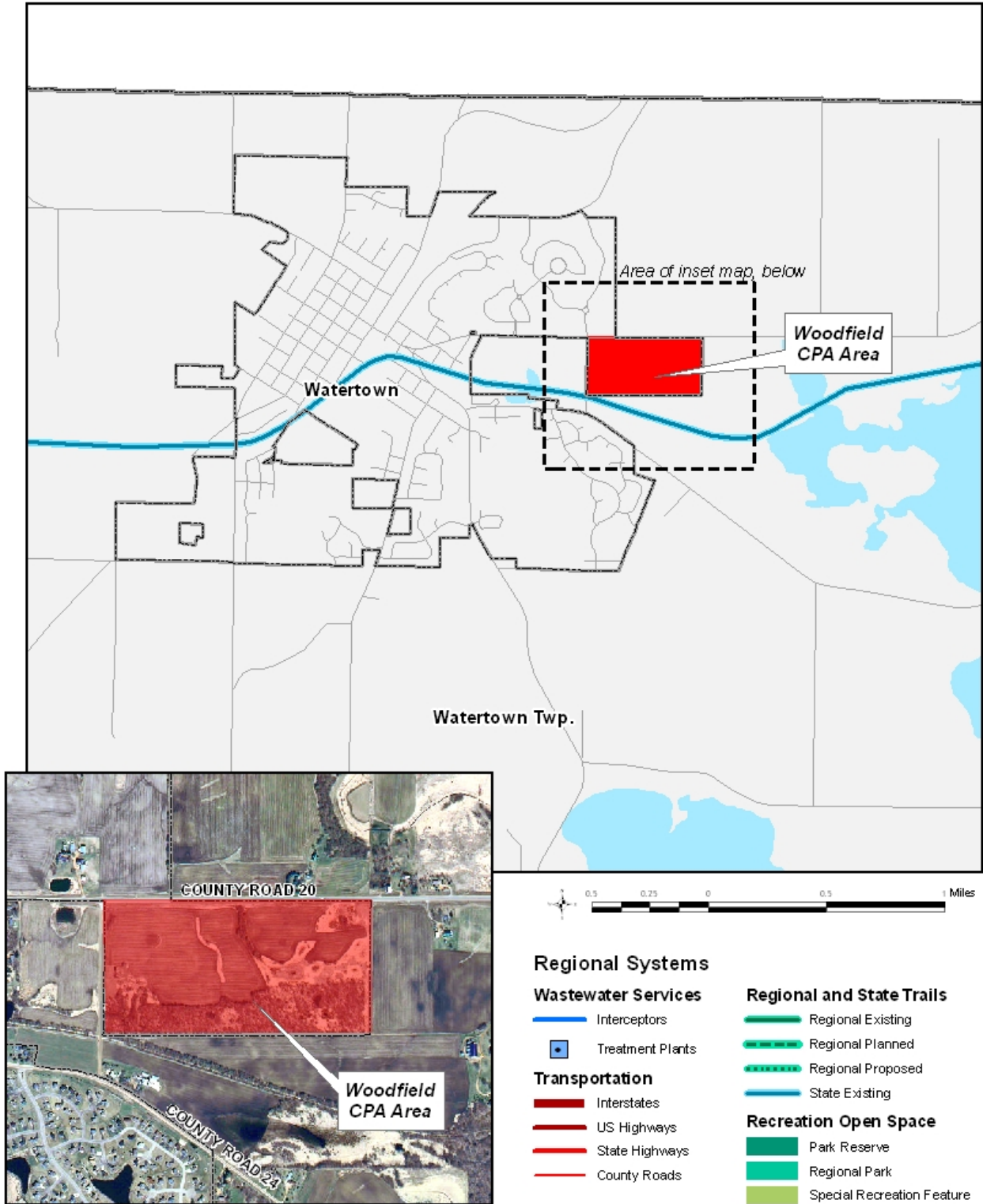
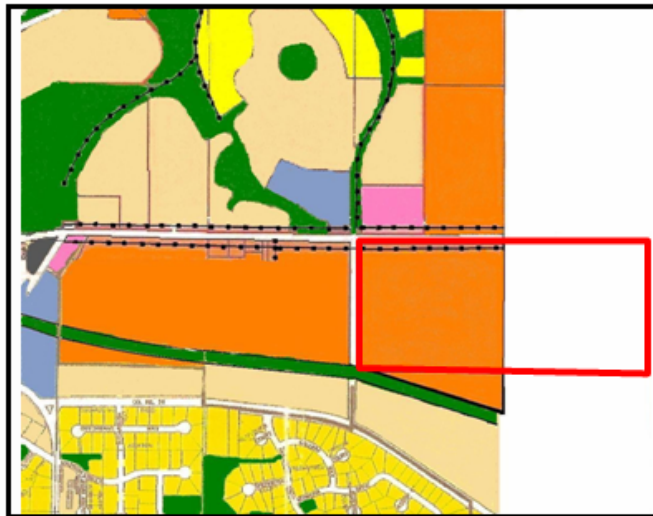
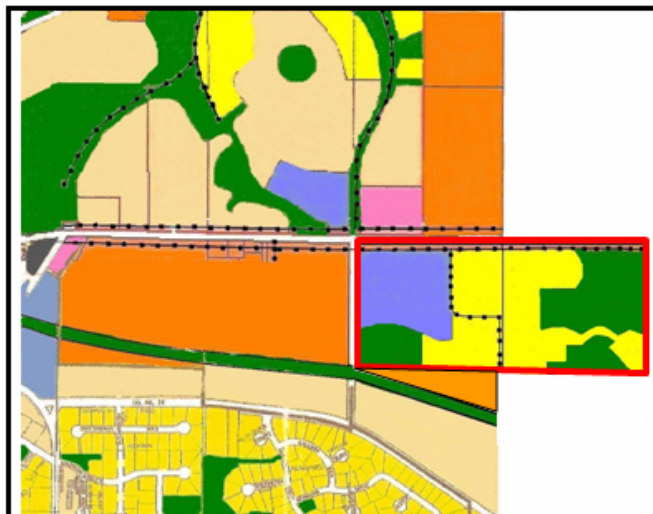


Figure 2 - 2020 Planned Land Use and Proposed Land Use Change – City of Watertown

COMPREHENSIVE PLAN AMENDMENT WOODFIELD ESTATES



EXCERPT
ADOPTED 2020
LAND USE PLAN



EXCERPT
PROPOSED
CHANGE TO 2020
LAND USE PLAN

LEGEND

	LOW DENSITY RESIDENTIAL (1.2–3.6 UNITS/ACRE–NET DENSITY)
	MEDIUM DENSITY RESIDENTIAL (3.6–8 UNITS/ACRE–NET DENSITY)
	HIGH DENSITY RESIDENTIAL (8–16 UNITS/ACRE–NET DENSITY)
	PARKS/OPEN SPACE
	PUBLIC/SEMIPUBLIC
	INDUSTRIAL
	COMMERCIAL
	CENTRAL BUSINESS DISTRICT
	INSTITUTIONAL
	MIXED-USE, RESIDENTIAL/COMMERCIAL

—●— TRAIL



**CITY OF WATERTOWN
WOODFIELD**
*87 acres South Side of County Road 20,
East of Paul Avenue*
**COMPREHENSIVE PLAN
AMENDMENT**

**FIGURE 2
Comprehensive
Plan**
January 2007

