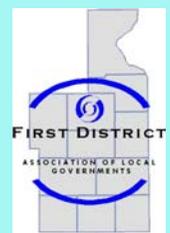


2007 Update to The City of Watertown Comprehensive Land Use Plan 2005 to 2020





**CITY OF WATERTOWN
2007 UPDATE TO COMPREHENSIVE LAND USE PLAN 2005 – 2020**

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This update to the comprehensive land use plan was prepared with assistance of the First District Association of Local Governments, Todd A. Kays, Senior Planner

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Introduction

During the time the City of Watertown Comprehensive Land Use Plan 2005 to 2020 (the Plan) was being written, URS Transportation Inc. (URS) was working on the “Watertown Area Transportation Plan”. The intent of URS study was to provide the underlying structure for the City’s transportation planning process over the next twenty-five years. Although the URS study was not complete at the time of the adoption of the Comprehensive Land Use Plan 2005 to 2020, the City identified the need to incorporate the future recommendations of the URS study into the Plan.

The URS study developed a roadway alternative dubbed “The South Connector Route”. The “South Connector Route” is a recommended phased roadway improvement project designed to alleviate traffic congestion along U.S. Highway 212 by eventually connecting Interstate 29 to South Dakota Highway 20. The route is a combination of existing and proposed roads. Existing roads to be improved include 20th Avenue South, 29th Street East and Broadway Street South. Right-of-way acquisition and new road construction will occur in Sections 6 and 10 of Sheridan Township and Section 1 of Pelican Township.

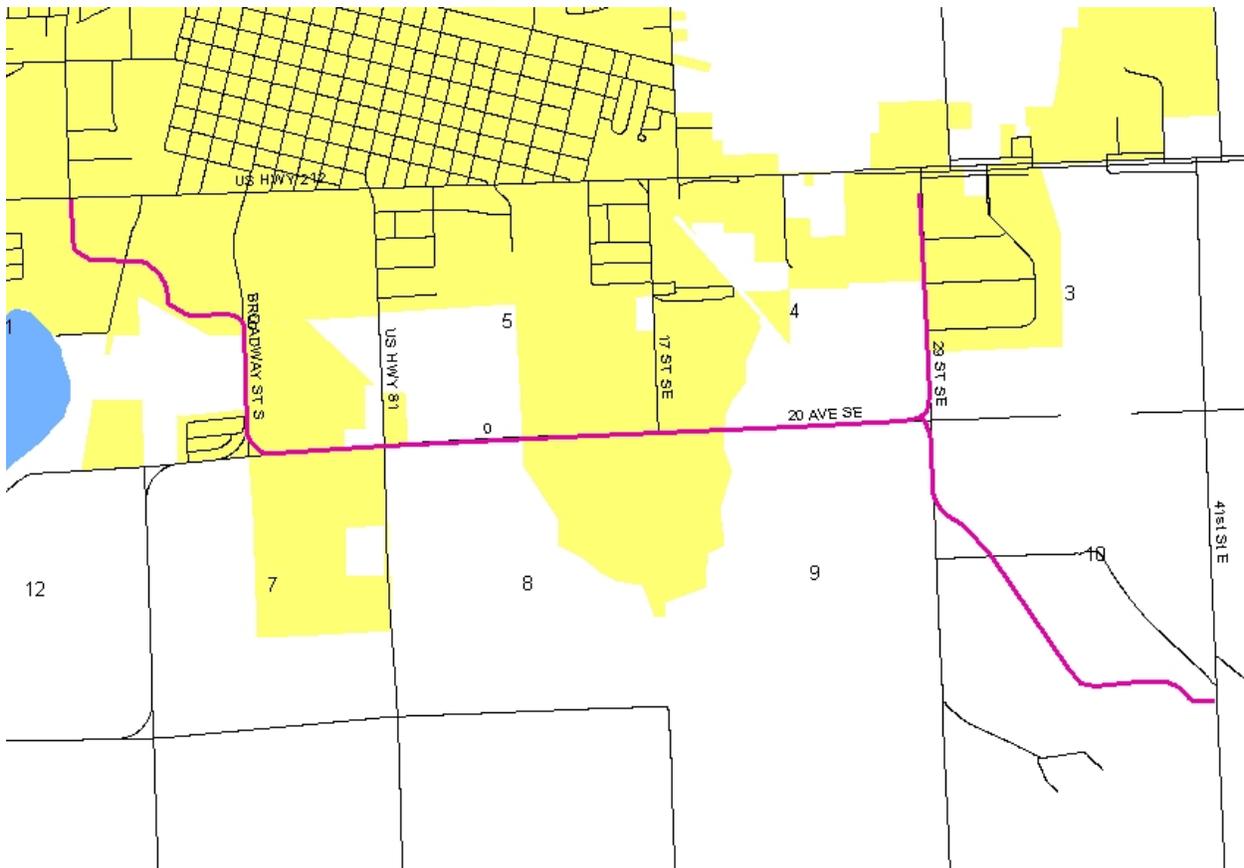
The Plan identified the “The South Connector Route” as a possible linkage to improve the arterial grid and to provide an alternative route to cross-town traffic. The Major Street Plan Map identified a possible connection route from Interstate 29 in the southeast corner of Section 10 Sheridan Township to the intersection of 20th Avenue South and 29th Street East. However it should be noted that at the time of the development of the Plan, the City and the State of South Dakota were in the process of planning for the construction of a “North Connector Route”. Due to the emphasis being placed upon the “North Connector Route” combined with the probability that the “South Connector Route” would not be constructed in the time frame covered by the Plan, the future land use maps and associated policies recommended that development not occur prior to 2020 for much of the geographic area adjacent to the proposed South Connector Route”.

The Plan recognized the need to meet significant changes (social, economic, physical, etc.) which were not foreseen during the development of the Plan. Since the adoption of the Plan and URS “Watertown Area Transportation Plan”, the focus has shifted from the development of the “Northern Connector Route” to the phased “Southern Connector Route”. The decision of the City and State to develop the “South Connector Route” became the impetus for this review and update to the City’s Comprehensive Land Use Plan.

South Connector Route

The URS study stated that “South Connector Route” would likely be built in phases. The first phase will include two segments. The first segment consists of the improvement of 20th Avenue South from Highway 81 to 29th Street East along with the acquisition of sufficient right-of-way to accommodate a future four-lane corridor. The second segment consists of constructing a two-lane road from Highway 20 to Highway 81 along with the acquisition of sufficient right-of-way to accommodate a future four-lane corridor. The second phase will consist of widening the south connector route from a two-lane to a four-lane divided roadway. The final phase will include the development of an I-29 interchange at the 41st Street East underpass and construction of a roadway through Section 10 Sheridan Township to the intersection of 29th Street East and 20th Avenue South. It should be noted that the City of Watertown would prefer an interchange to be constructed one mile south of the I-29/U.S. Highway 212 interchange as opposed to the URS suggested 41st Street East underpass site. Map 1 shows the proposed “Southern Connector Route”.

Map 1
Proposed South Connector Route



— Proposed South Connector Route

■ City Limits

Growth Areas

The Plan divided the City into eight (8) growth areas. This update will review the proposed development uses and phasing relating to land areas in the Southeast Growth Area (Sheridan Township Sections 3, 4, 5, 8, 9, and 10) and the South Growth Area (Sheridan Township Sections 6 and 7 and Pelican Township Sections 1 and 12).

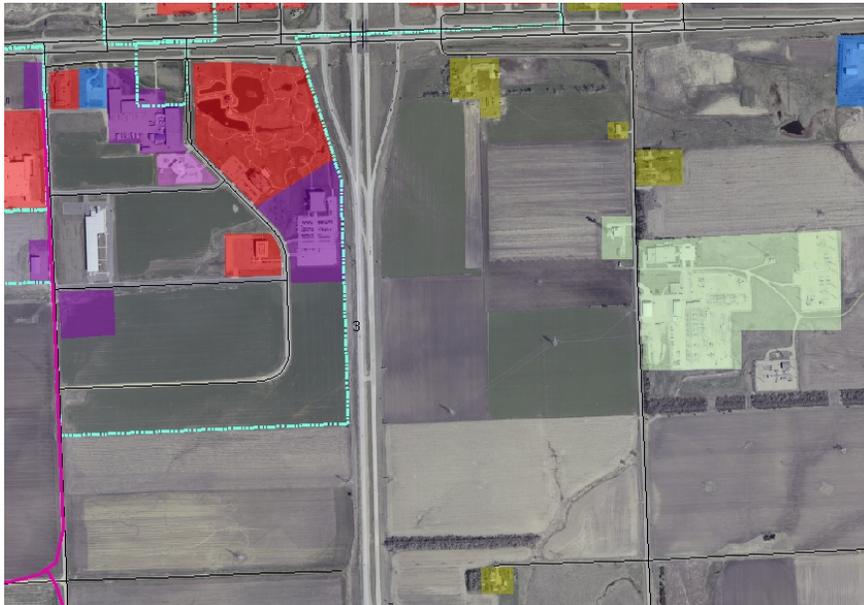
In this update, existing land uses, development elements, environmental constraints and policy relating to certain planning issues and development considerations included in the Plan were reviewed and applied to the analysis on property adjacent to the proposed South Connector Route.

Southeast Growth Area - Section 3 Sheridan Township

Existing Land Use (2004)

Section 3 is divided in half by Interstate 29. The northwest quarter section and the north half of the southwest quarter section are located within the city limits. Those properties within the city limits are master planned for highway commercial and office/industrial uses. More than one-third of the area is presently developed with office/industrial uses, the Redlin Art Center, medical services, and a hotel. The property has several zoning classifications, Industrial, Highway Commercial, and Business Park, all of which are commonly found in arterial corridor developments. Regarding development outside of the city limits, there is one farm and one rural residence in the northeast quarter section.

Map 2
Section 3 Sheridan Township
2004 Plan - Existing Land Use



Commercial Industrial Farm/Rural Residential Institutional

Planning Issues and Development Considerations (2004)

- The Municipal Utilities have stated that there is sufficient capacity and ability to expand the service areas of utilities (electricity, natural gas, water) into the planned urban development and proposed future urbanized areas.
- The Super Wal-Mart retail store combined with the Terry Redlin Art Museum and future development of the Endres Industrial Park and Mallard Point Business Park Development in Sections 3 and 4 will or have the potential to transform the growth area and may have significant impact on future land use and traffic patterns.
- Consider the development of a southern business route utilizing 20th Avenue South.

Future Land Use (2004)

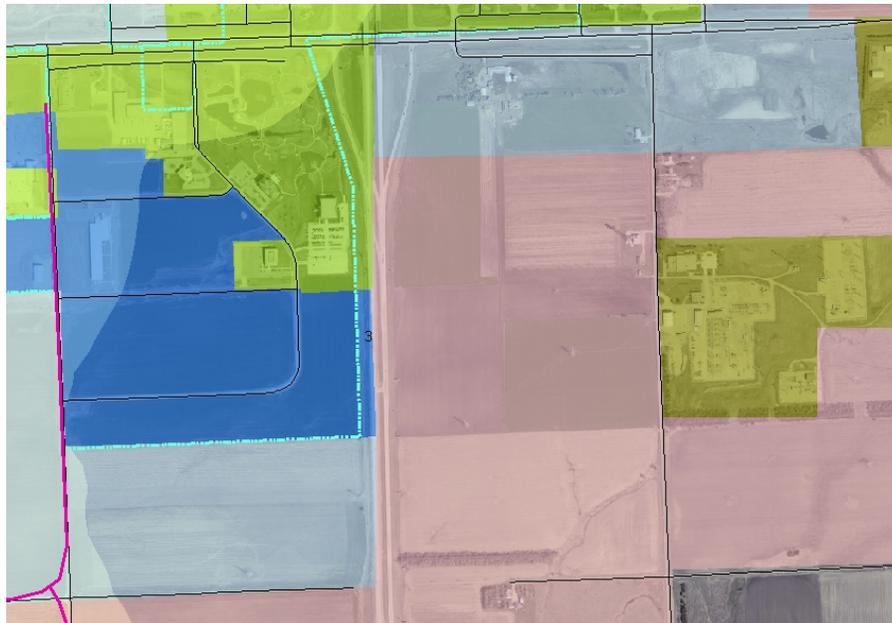
The Plan proposed future land use by different growth areas. They included Urbanized Area (Present city limits), Planned Urban Area (Development has been approved but not yet completed), Future Urbanized Area (Existing agricultural/open space along the urban fringe or growth corridor), and the Rural Area.

The Plan noted that in the Future Urbanized Area:

- With the projected commercial and industrial development within the Endres Industrial Park and Mallard Point Business combined with a potential southern business route along 20th Avenue South, there will be future pressures for commercial and industrial development in sections 3 and 4.

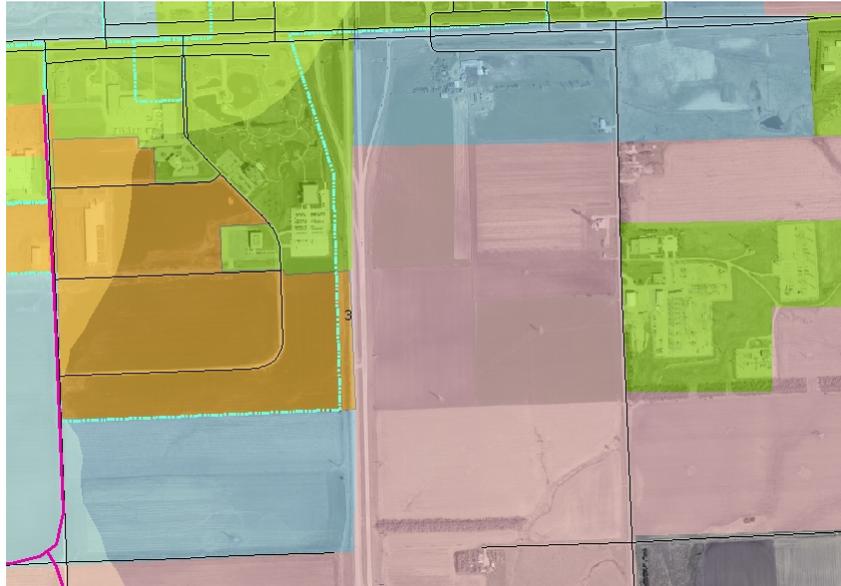
The Plan used maps to determine future land use by development type and the phasing of that development. The following Maps 3 and 4 denote the Plan's proposed development by general development type and phasing.

Map 3
Section 3 Sheridan Township
2004 Plan - Future Land Use by General Development Type



- | | | | |
|---|---------------------------------------|---|---------------------------------------|
|  | Urbanized Area – Existing Development |  | Approved Residential Development Site |
|  | Future Economic Development Site |  | Approved Economic Development Site |
|  | Existing Rural Development |  | Rural Area |

Map 4
Section 3 Sheridan Township
2004 Plan - Phasing Plan



-  Existing Development
-  Approved development currently under construction with potential to be completed by 2020
-  Areas where development is not encouraged to begin at least until 2010
-  Areas where development is not encouraged to begin at least until 2020

2007 Comprehensive Land Use Plan Update Observations/Recommendations

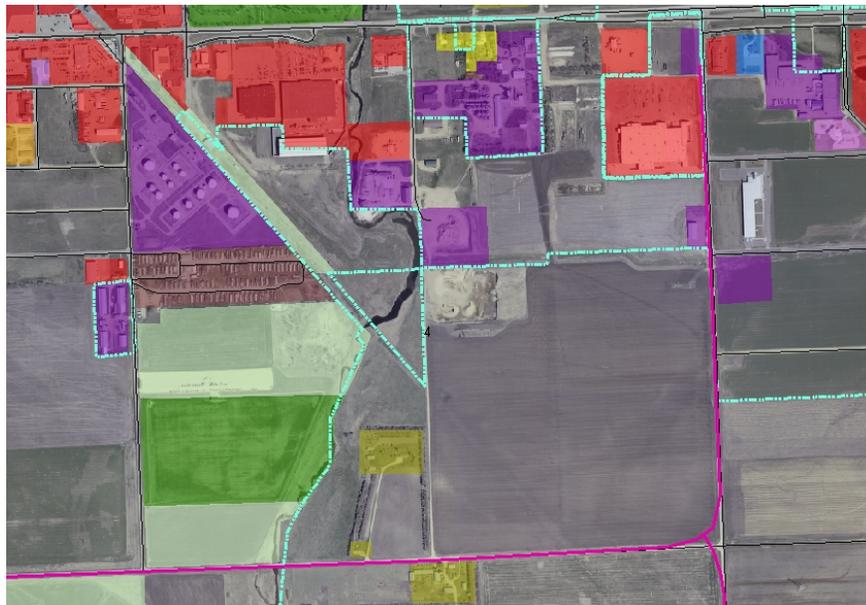
- The 2004 Plan identified the southwest quarter as an area for future economic development. The phasing of development in the south half of the southwest quarter is scheduled to begin after 2010.
- The findings of the Plan adopted in 2004 are generally consistent with the impact of the proposed development of the “Southern Connector Route” as identified in the URS Watertown Transportation Plan. The only recommended change would be to change Map 20 of the Plan to provide for the option between commercial and/or industrial development. The current maps promote industrial development. The land adjacent to the intersection of 20th Avenue South and 29th Street East lends itself to be an excellent site for commercial development. In the event an interchange is constructed at 20th Avenue south as opposed to the 41st Street East underpass, the south half of the southwest quarter section may be more prone to develop commercially. Any industrial development should be of a nature similar to the Mallard Point Business Park. Regardless of a commercial or industrial designation, development adjacent to the Interstate should promote aesthetics by implementing landscaping, buffering, outside storage screening, signage measures, and other design standards through appropriate site-design and review. Although the east half of Section 3 is expected to maintain its rural character throughout the time frame of the Plan, if developed, the development adjacent to the Interstate should follow aesthetic and site review practices as prescribed herein.

Southeast Growth Area - Section 4 Sheridan Township

Existing Land Use (2004)

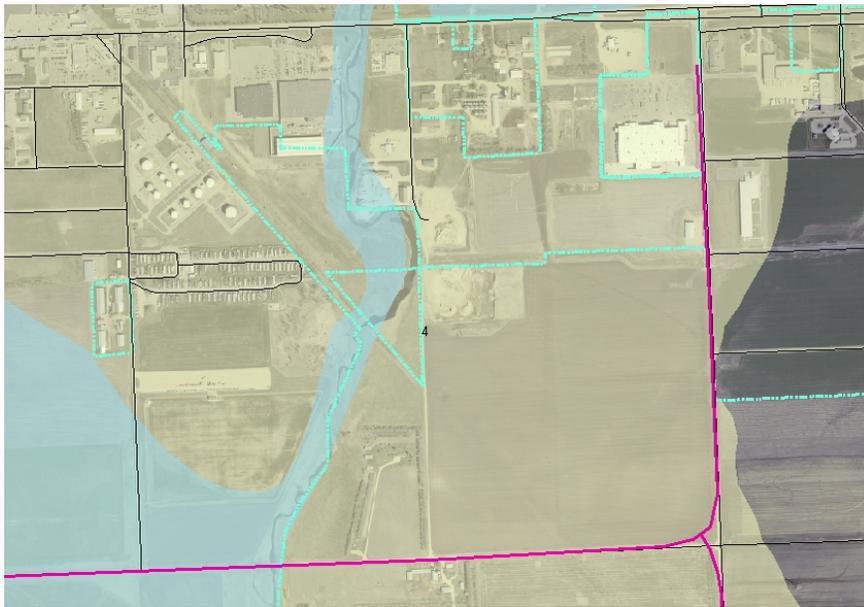
Nearly three-fourths of Section 4 is within the corporate limits of the City and much of that area is developed or master planned. The northwest quarter section consists of large retail outlets, an auto dealership, a manufactured home court and a gas pipeline facility. Land use development in the northeast quarter section is intermixed with several single-family acreages, a dairy farm, a turkey farm, cement plant, trucking firm, and planned industrial park. There is a soccer complex in the southwest quarter and the remainder of the section is in agricultural use with one (1) farm and one (1) rural residence. The entire section is situated over the shallow aquifer and there is a 100-year flood plain.

Map 5
Section 4 Sheridan Township
2004 Plan - Existing Land Use



- | | | |
|--|--|--|
|  Commercial |  Industrial |  Farm/Rural Residential |
|  Institutional |  Soccer Complex |  Wastewater Treatment Ponds |
|  Manufactured Home Park | | |

Map 6
Section 4 Sheridan Township
2004 Plan - Aquifer and Flood Plain



 Aquifer  100-year Flood Plain

Planning Issues and Development Considerations (2004 Plan)

- The Municipal Utilities have stated that there is sufficient capacity and ability to expand the service areas of utilities (electricity, natural gas, water) into the planned urban development and proposed future urbanized areas.
- All of Section 4 is situated over a shallow aquifer.
- There are 100-year floodplains located in Section 4. The City has adopted the “near-zero” rise flood plain ordinance for the Willow Creek area located for this section.
- The future Super Wal-Mart retail store combined with the Terry Redlin Art Museum and future development of Endres Industrial Park in Sections 3 and 4 will or have the potential to transform the growth area and may have significant impact on future land use and traffic patterns.
- Consider the development of a southern business route utilizing 20th Avenue South.

Future Land Use (2004)

The Plan proposed future land use by different growth areas. They included Urbanized Area (Present city limits), Planned Urban Area (Development has been approved but not yet completed), Future Urbanized Area (Existing agricultural/open space along the urban fringe or growth corridor), and the Rural Area.

The Plan noted that in the Future Urbanized Area:

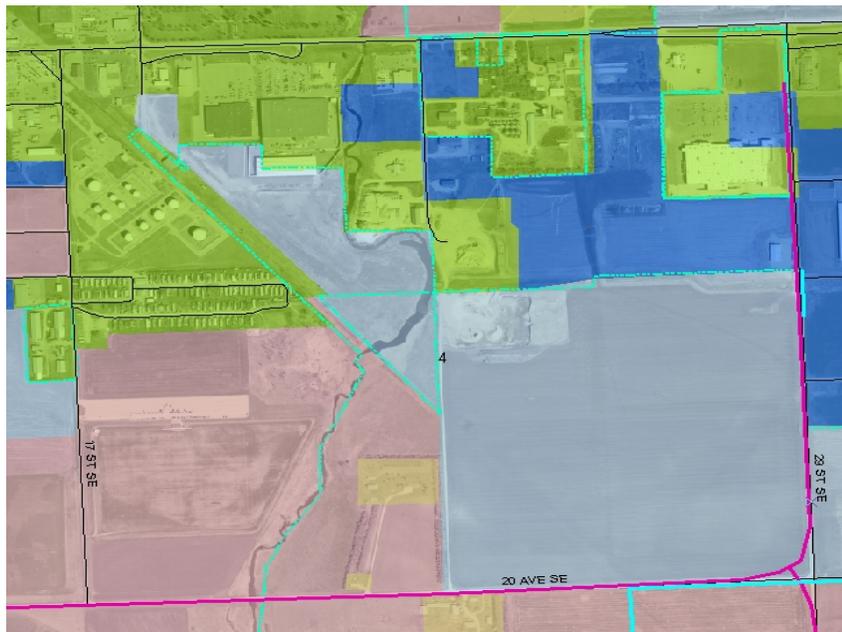
- With the projected commercial and industrial development within the Endres Industrial Park and Mallard Point Business combined with a potential southern business route along 20th Avenue South, there will be future pressures for commercial and industrial development in Section 4.

The Plan noted that in the Rural Area:

- Development should be discouraged in areas of Section 4 due to the incidence of flood plain.

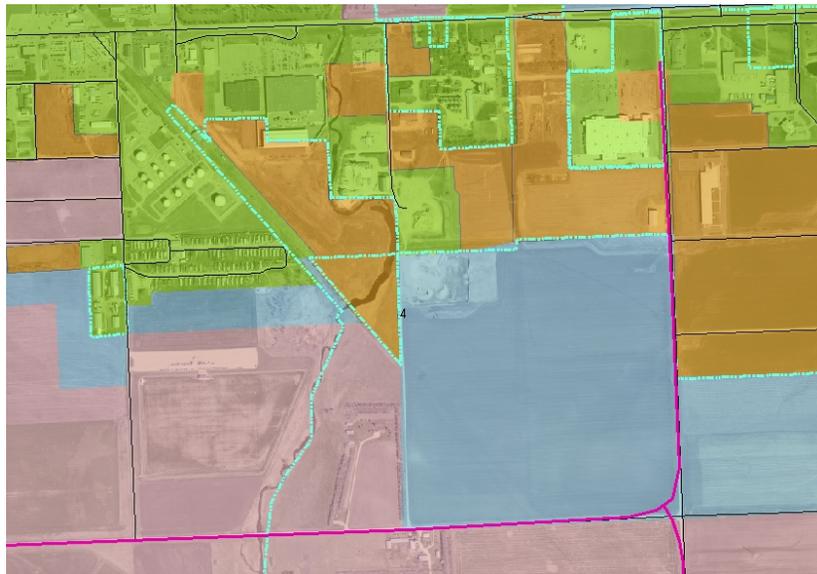
Maps 7 and 8 denote the Plan's proposed development by general development type and phasing.

Map 7
Section 4 Sheridan Township
2004 Plan - Future Land Use by General Development Type



- | | |
|---|---|
|  Urbanized Area – Existing Development |  Approved Residential Development Site |
|  Future Economic Development Site |  Approved Economic Development Site |
|  Existing Rural Development |  Rural Area |

Map 8
Section 4 Sheridan Township
2004 Plan - Phasing Plan

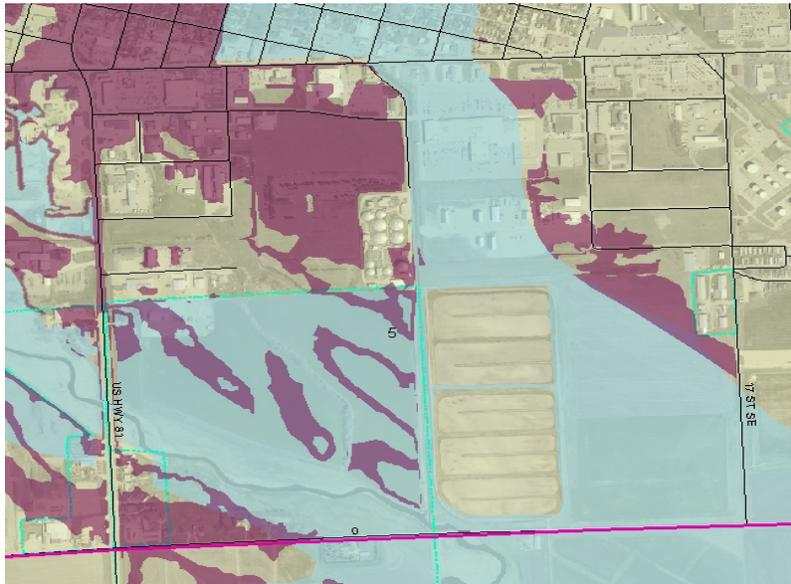


-  Existing Development
-  Approved development currently under construction with potential to be completed by 2020
-  Potential development areas starting after 2005
-  Areas where development is not encouraged to begin at least until 2010
-  Areas where development is not encouraged to begin at least until 2020

2007 Comprehensive Land Use Plan Update Observations/Recommendations

- The 2004 Plan identified the southeast quarter as an area for future economic development, specifically commercial development. The phasing of development in the south half of the southwest quarter is scheduled to begin after 2010.
- The findings of the Plan adopted in 2004 are generally consistent with the impact of the proposed development of the “Southern Connector Route” as identified in the URS Watertown Transportation Plan. The only recommended changes would be to change Map 20 of the Plan to provide for the option between commercial and/or industrial development in the east half of the southeast quarter section. The current map promotes commercial development. The second recommendation would be to amend Maps 19 and 20 to reclassify the “Kranz” rural residences from “rural area” to “future economic development site/industrial use” while still retaining the phasing schedule of not occurring until after 2020. It should be noted that the development of the “Kranz” property which encroaches the 100-year flood plain should be discouraged.

Map 10
Section 5 Sheridan Township
2004 Plan - Aquifer and Flood Plain



-  Aquifer
-  100-year Flood Plain
-  500-year Flood Plain

Planning Issues and Development Considerations (2004 Plan)

- The Municipal Utilities have stated that there is sufficient capacity and ability to expand the service areas of utilities (electricity, natural gas, water) into the planned urban development and proposed future urbanized areas.
- All of Section 5 is situated over a shallow aquifer.
- There is an existing flood plain which is associated with the location of the Big Sioux River.
- Consider the development of a southern business route utilizing 20th Avenue South.

Future Land Use (2004)

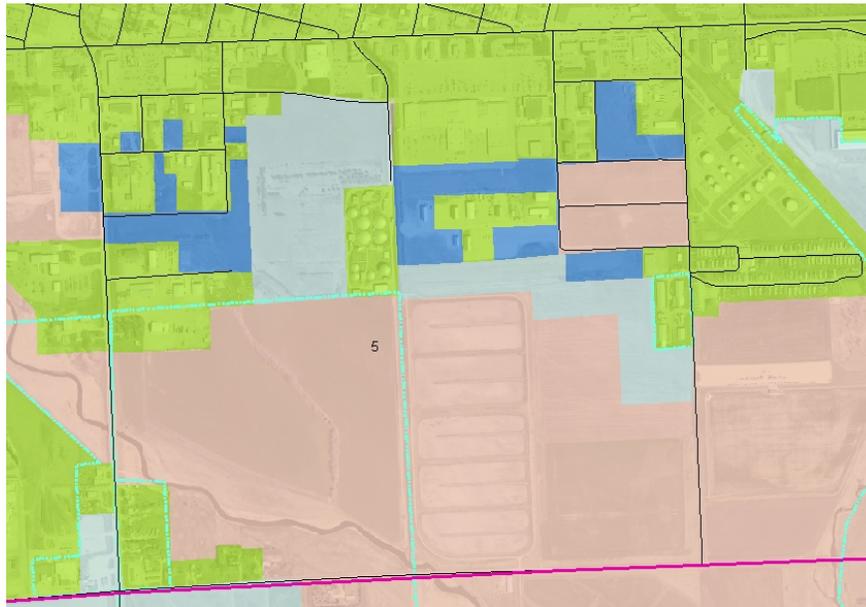
The Plan proposed future land use by different growth areas. They included Urbanized Area (Present city limits), Planned Urban Area (Development has been approved but not yet completed), Future Urbanized Area (Existing agricultural/open space along the urban fringe or growth corridor), and the Rural Area.

The Plan noted that in the Rural Area:

- Development should be discouraged in areas of section 5 due to the incidence of flood plain.

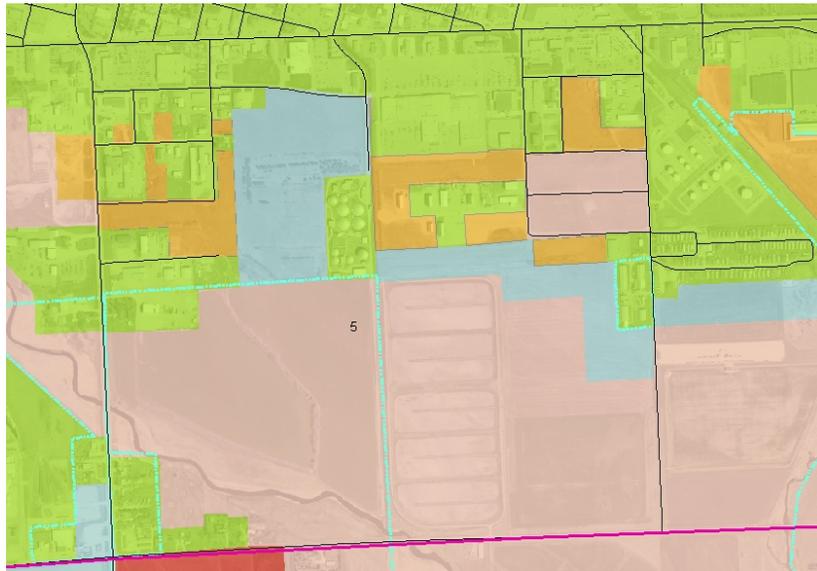
Maps 11 and 12 denote the Plan's proposed development by general development type and phasing.

Map 11
Section 5 Sheridan Township
2004 Plan - Future Land Use by General Development Type



- | | |
|---|---|
|  Urbanized Area – Existing Development |  Approved Residential Development Site |
|  Future Economic Development Site |  Approved Economic Development Site |
|  Existing Rural Development |  Rural Area |

Map 12
Section 5 Sheridan Township
2004 Plan - Phasing Plan



-  Existing Development
-  Approved development currently under construction with potential to be completed by 2020
-  Potential development areas starting after 2005
-  Areas where development is not encouraged to begin at least until 2010
-  Areas where development is not encouraged to begin at least until 2020

2007 Comprehensive Land Use Plan Update Observations/Recommendations

- The 2004 Plan identified areas in the south half of the section, which are not in the flood plain, to be reserved for future economic development, either commercial or industrial. The phasing of said development is scheduled to begin after 2010.
- The findings of the Plan adopted in 2004 are generally consistent with the impact of the proposed development of the “Southern Connector Route” as identified in the URS Watertown Transportation Plan. No changes to the maps are recommended. However it is recommended that the text portion of this section be changed to suggest the redevelopment of the residential property, within the city limits in the southwest corner of the section, to a future economic development site – commercial use.

Southeast Growth Area - Section 8 Sheridan Township

Existing Land Use (2004)

Within Section 8 there are only two (2) small farms adjacent to U.S. Highway 81 and one (1) rural residence adjacent to 20th Avenue South in the northwest quarter section. The City utilizes a portion of the northeast quarter section for sanitary sewer treatment purposes. The north half of the section is situated over the aquifer and there is a significant 100-year flood plain in the northeastern part of the section

Map 13
Section 8 Sheridan Township
2004 Plan - Existing Land Use



- | | | |
|--|--|--|
|  Commercial |  Industrial |  Farm/Rural Residential |
|  Wastewater Treatment Ponds | | |

Map 14
Section 8 Sheridan Township
2004 Plan - Aquifer and Flood Plain



- Aquifer
- 100-year Flood Plain
- 500-year Flood Plain

Planning Issues and Development Considerations (2004 Plan)

- With the exception of the higher elevation areas south of 20th Avenue South, the Municipal Utilities have stated that there is sufficient capacity and ability to expand the service areas of utilities (electricity, natural gas, water) into the planned urban development and proposed future urbanized areas.
- The north half of Section 8 is situated over a shallow aquifer.
- There is an existing flood plain which is associated with the location of Big Sioux River.
- Consider the development of a southern business route utilizing 20th Avenue South.

Future Land Use (2004)

The Plan proposed future land use by different growth areas. They included Urbanized Area (Present city limits), Planned Urban Area (Development has been approved but not yet completed), Future Urbanized Area (Existing agricultural/open space along the urban fringe or growth corridor), and the Rural Area.

The plan noted that in the Future Urbanized Area:

- Property adjacent to U.S. Highway 81 is expected to develop commercially or industrially.

The Plan noted that in the Rural Area:

- Development should be discouraged in areas of section 8 due to the incidence of flood plain.
- Additional commercial and industrial development is not encouraged.

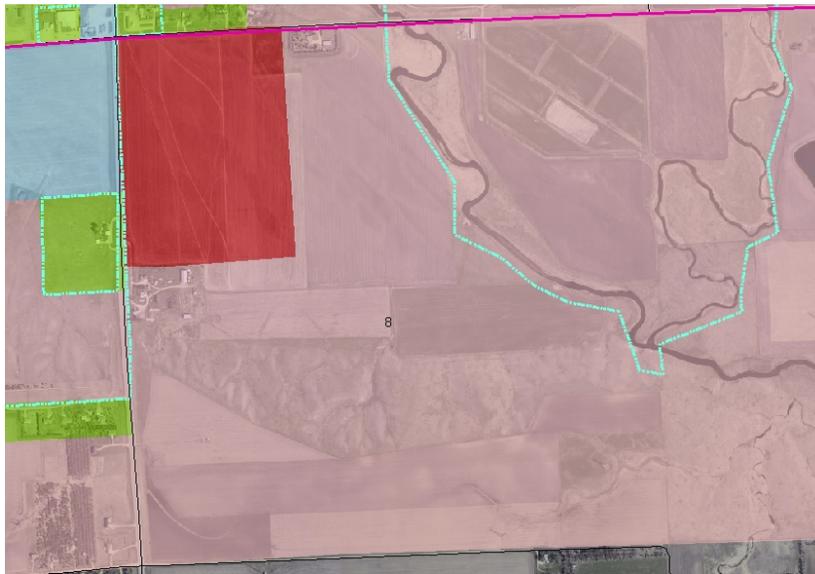
Maps 15 and 16 denote the Plan's proposed development by general development type and phasing.

Map 15
Section 8 Sheridan Township
2004 Plan - Future Land Use by General Development Type



- | | |
|---|---|
|  Urbanized Area – Existing Development |  Approved Residential Development Site |
|  Future Economic Development Site |  Approved Economic Development Site |
|  Existing Rural Development |  Rural Area |

Map 16
Section 8 Sheridan Township
2004 Plan - Phasing Plan



-  Existing Development
-  Approved development currently under construction with potential to be completed by 2020
-  Potential development areas starting after 2005
-  Areas where development is not encouraged to begin at least until 2010
-  Areas where development is not encouraged to begin at least until 2015
-  Areas where development is not encouraged to begin at least until 2020

2007 Comprehensive Land Use Plan Update Observations/Recommendations

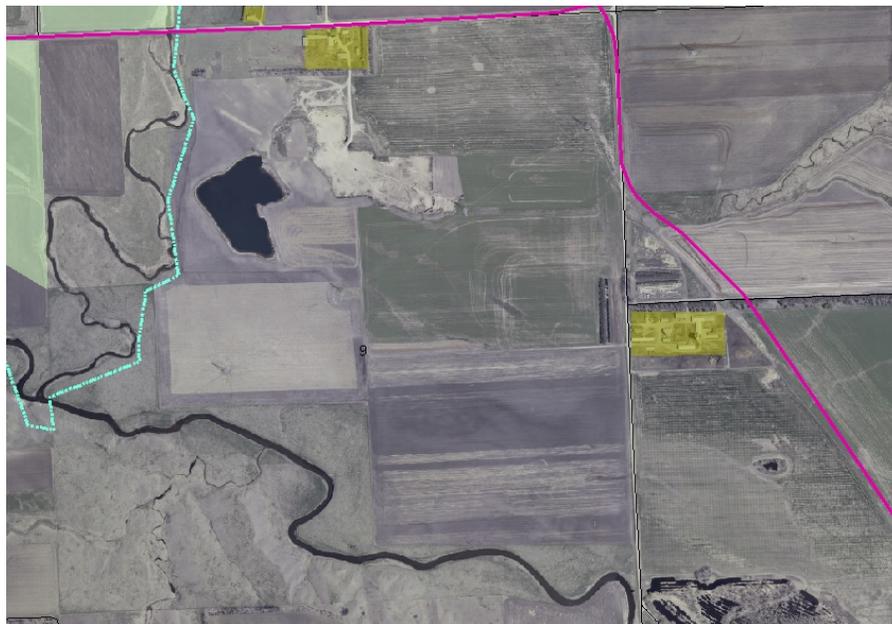
- The 2004 Plan identified areas in the northwest quarter section, which are not in the flood plain, as areas for future economic development, either commercial or industrial. The phasing of this development is scheduled to begin after 2015.
- The findings of the Plan adopted in 2004 are generally consistent with the impact of the proposed development of the “Southern Connector Route” as identified in the URS Watertown Transportation Plan. The first recommended change would be to amend maps 18, 19, and 20 of the Plan to reflect the impact of proposed changes to the FEMA Flood Insurance Rate Maps on the prescribed development areas. The second change would be a change to Map 22 of the Plan recommending the phasing of the of the extreme northwest corner northwest quarter section to occur after 2010 as opposed to after 2015.

Southeast Growth Area – Section 9 Sheridan Township

Existing Land Use (2004)

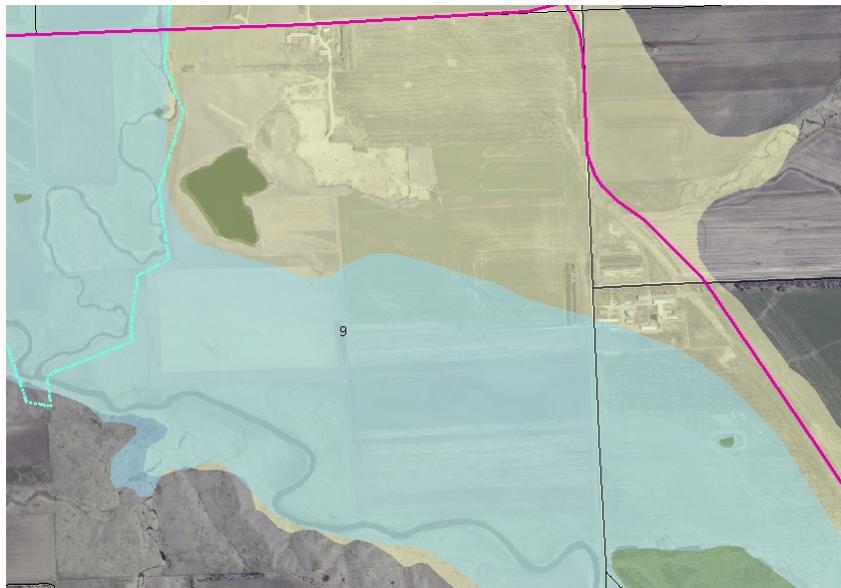
Presently there is one (1) farm and a gravel pit in the northwest quarter section. Further most of the section is situated over the aquifer and a large 100-year flood plain following the Big Sioux River bisects the section northwest to southeast.

Map 17
Section 9 Sheridan Township
2004 Plan - Existing Land Use



- | | | |
|--|--|--|
|  Commercial |  Industrial |  Farm/Rural Residential |
|  Wastewater Treatment Ponds | | |

Map 18
Section 9 Sheridan Township
2004 Plan - Aquifer and Flood Plain



-  Aquifer  100-year Flood Plain
-  National Wetland Inventory - Wetland

Planning Issues and Development Considerations (2004 Plan)

- The Municipal Utilities have stated that there is sufficient capacity and ability to expand the service areas of utilities (electricity, natural gas, water) into the planned urban development and proposed future urbanized areas.
- There is 100-year floodplain located in Section 9. The City has adopted the “near-zero” rise flood plain ordinance for the Willow Creek area located for this section.
- Consider the development of a southern business route utilizing 20th Avenue South.

Future Land Use (2004)

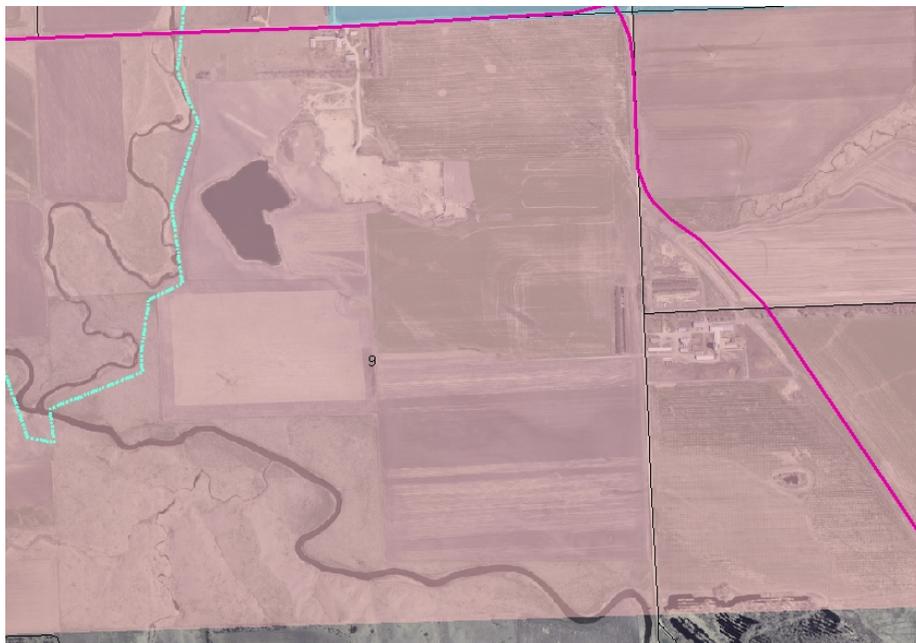
The Plan proposed future land use by different growth areas. They included Urbanized Area (Present city limits), Planned Urban Area (Development has been approved but not yet completed), Future Urbanized Area (Existing agricultural/open space along the urban fringe or growth corridor), and the Rural Area.

The Plan noted that in the Rural Area:

- Development should be discouraged in areas of section 9 due to the incidence of flood plain.
- Additional commercial and industrial development is not encouraged.

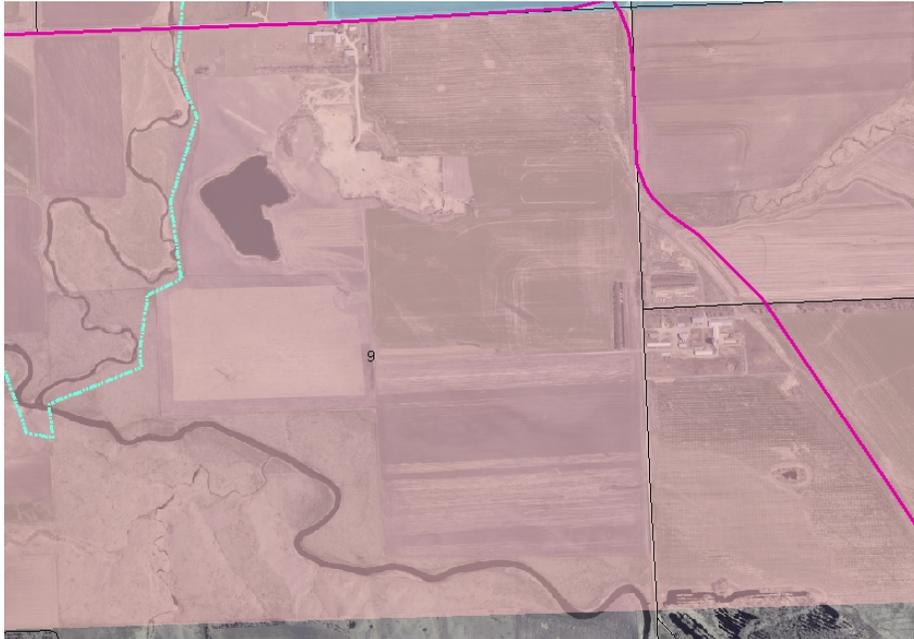
Maps 19 and 20 denote the Plan's proposed development by general development type and phasing.

Map 19
Section 9 Sheridan Township
2004 Plan - Future Land Use by General Development Type



- | | |
|---|---|
|  Urbanized Area – Existing Development |  Approved Residential Development Site |
|  Future Economic Development Site |  Approved Economic Development Site |
|  Existing Rural Development |  Rural Area |

Map 20
Section 9 Sheridan Township
2004 Plan - Phasing Plan



-  Existing Development
-  Approved development currently under construction with potential to be completed by 2020
-  Potential development areas starting after 2005
-  Areas where development is not encouraged to begin at least until 2010
-  Areas where development is not encouraged to begin at least until 2020

2007 Comprehensive Land Use Plan Update Observations/Recommendations

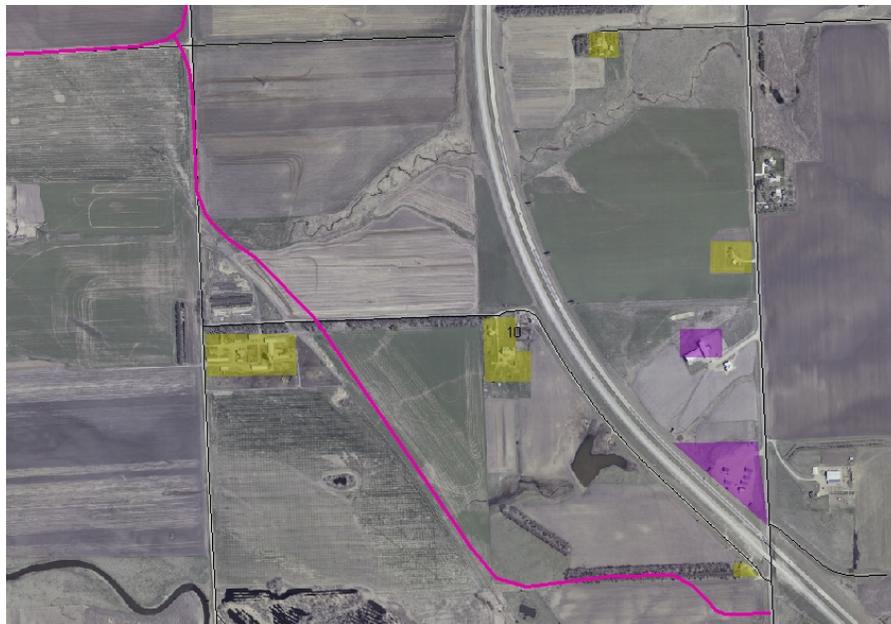
- The findings of the Plan adopted in 2004 are generally consistent with the impact of the proposed development of the “Southern Connector Route” as identified in the URS Watertown Transportation Plan. While the URS Transportation study did not identify employment growth in Section 9, it would be reasonable to assume that economic land uses (commercial/industrial) would occur in the north half of the northeast quarter and in the north half of the northwest quarter of Section 9 at or about the same time those developments were occurring in the southeast quarter section of Section 4 and the southwest quarter section of Section 3 at the intersection of 20th Avenue South and 29th Street East. Also, the phasing of the development of the above-described property will occur after 2010 and 2015 as opposed to after 2020. Therefore, it is recommended to change maps 18, 19, 20 and 22 of the Plan to reflect the potential impact of the “Southern Connector Route”.

Southeast Growth Area – Section 10 Sheridan Township

Existing Land Use (2004)

Interstate 29 bisects the east half of Section 10. Hefty Seeds and Carlson Homes are situated on property zoned by Codington County for commercial and industrial uses in the southeast quarter section east of the Interstate and adjacent to 458th Avenue. In addition to these commercial/industrial uses, there are four (4) rural residences and two farms located within the section. Approximately one-half of the west half section is over the shallow aquifer and more than half of the southwest quarter section contains the 100-year flood plain.

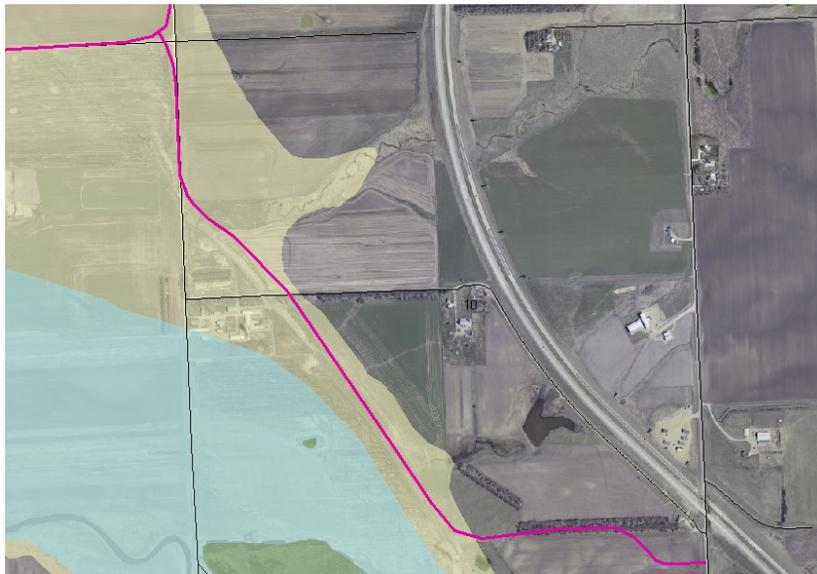
Map 21
Section 10 Sheridan Township
2004 Plan - Existing Land Use



 Industrial

 Farm/Rural Residential

Map 22
Section 10 Sheridan Township
2004 Plan - Aquifer and Flood Plain



- Aquifer
- 100-year Flood Plain
- National Wetland Inventory - Wetland

Planning Issues and Development Considerations (2004 Plan)

- Consider the development of a southern business route utilizing 20th Avenue South.

Future Land Use (2004)

The Plan proposed future land use by different growth areas. They included Urbanized Area (Present city limits), Planned Urban Area (Development has been approved but not yet completed), Future Urbanized Area (Existing agricultural/open space along the urban fringe or growth corridor), and the Rural Area.

The Plan noted that in the Rural Area:

- Development should be discouraged in areas of Section 10 due to the incidence of flood plain.
- Additional commercial and industrial development is not encouraged.

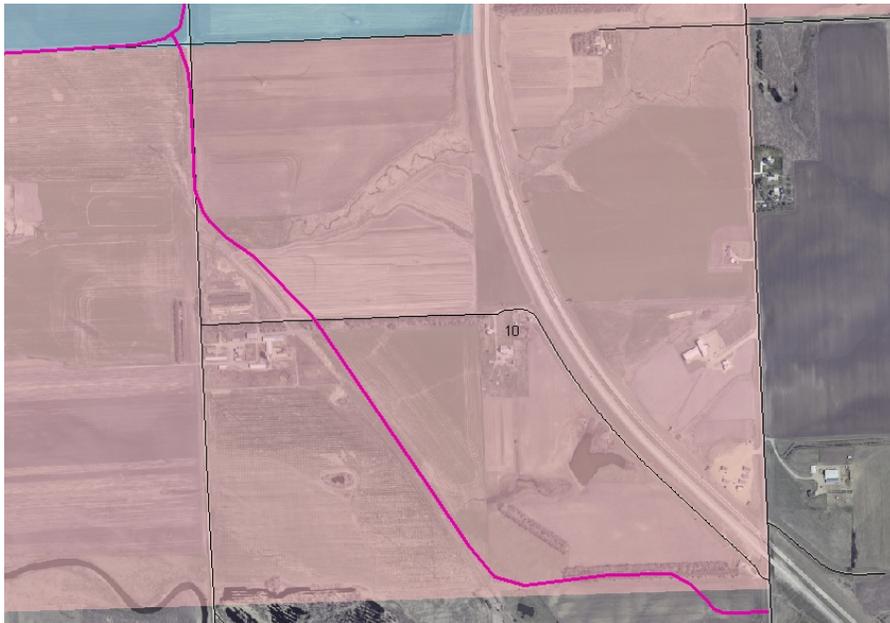
Maps 23 and 24 denote the Plan's proposed development by general development type and phasing.

Map 23
Section 10 Sheridan Township
2004 Plan - Future Land Use by General Development Type



- Future Economic Development Site
- Rural Area

Map 24
Section 10 Sheridan Township
2004 Plan - Phasing Plan



- Areas where development is not encouraged to begin at least until 2010
- Areas where development is not encouraged to begin at least until 2020

2007 Comprehensive Land Use Plan Update Observations/Recommendations

- The findings of the Plan adopted in 2004 are generally consistent with the impact of the proposed development of the “Southern Connector Route” as identified in the URS Watertown Transportation Plan. The URS plan shows the probability of this segment of the connector being constructed sometime in the next fifteen to twenty years.
- While the URS Transportation study did not identify employment growth in Section 10, it would be reasonable to assume that economic land uses (commercial/industrial) would occur in the northwest quarter of Section 10 at or about the same time those developments were occurring in the southeast quarter of Section 4 and the south west quarter of Section 3 at the intersection of 20th Avenue South and 29th Street East.
- In the event an interchange is constructed at 20th Avenue south as opposed to the 41st Street East underpass, the north half of the northwest quarter section may be more prone to develop commercially. Any industrial development should be of a nature similar to the Mallard Point Business Park. Regardless of a commercial or industrial designation, development adjacent to the Interstate should promote aesthetics by implementing landscaping, buffering, outside storage screening, signage measures, and other design standards through appropriate site-design and review. It may be appropriate to suggest the phasing of a portion of the northwest quarter section be changed to prepare for economic land use development of the extreme northwest corner sometime to occur after 2010 as opposed to after 2020 and for the northeast quarter of the northwest quarter to occur after 2015 as opposed to after 2020. Although the east half of Section 10 is expected to maintain its rural character throughout the time frame of the Plan, if developed, the development adjacent to the Interstate should follow aesthetic and site review practices as prescribed herein.
- It is recommended to change maps 18, 19, 20 and 22 of the Plan to reflect the potential impact of the “Southern Connector Route”.

South Growth Area - Sections 6 and 7 Sheridan Township

2007 Comprehensive Land Use Plan Update Observations/Recommendations

- The findings of the Plan adopted in 2004 are generally consistent with the impact of the proposed development of the Southern Connector Route as identified in the URS Watertown Transportation Plan. There are no recommended changes to the Plan.

South Growth Area - Section 1 Pelican Township

2007 Comprehensive Land Use Plan Update Observations/Recommendations

- The findings of the Plan adopted in 2004 are generally consistent with the impact of the proposed development of the Southern Connector Route as identified in the URS Watertown Transportation Plan. There are no recommended changes to the Plan.

Map 26
Section 12 Pelican Township
2004 Plan - Aquifer and Flood Plain



-  Aquifer
-  100-year Flood Plain
-  500-year Flood Plain
-  National Wetland Inventory - Wetland

Planning Issues and Development Considerations (2004 Plan)

- The City will need to explore the possibility of expanding the rail authority into Section 12 for the purpose of new rail lines to support future industrial activity.
- With the exception of the higher elevation areas south of 20th Avenue South, the Municipal Utilities have stated that there is sufficient capacity and ability to expand the service areas of utilities (electricity, natural gas, water) into the planned urban development and proposed future urbanized areas.
- It is recommended that development in the higher elevation areas south of 20th Avenue South be discouraged due to the elevation of the area and the difficulty in providing adequate water pressure.
- Most of Section 12 is situated over a shallow aquifer.

Future Land Use (2004)

The Plan proposed future land use by different growth areas. They included Urbanized Area (Present City limits), Planned Urban Area (Development has been approved but not yet completed), Future Urbanized Area (Existing agricultural/open space along the urban fringe or growth corridor), and the Rural Area.

The Plan noted that in the Future Urbanized Area:

- With the proximity of the Hanten Industrial Park, available infrastructure including water, electricity, natural gas, sanitary sewer, and rail it is apparent that the northeast quarter of the northeast quarter section of Section 12 (Pelican Township) would be a natural area for expansion of industrial land uses. It should be noted that 20th Avenue South would need to be improved to accommodate future traffic volumes.

The Plan noted that in the Rural Area:

- Additional commercial and industrial development is not encouraged.

Maps 27 and 28 denote the Plan's proposed development by general development type and phasing.

Map 27
Section 12 Pelican Township
2004 Plan - Future Land Use by General Development Type



Map 28
Section 12 Pelican Township
2004 Plan - Phasing Plan



-  Existing Development
-  Areas where development is not encouraged to begin at least until 2010
-  Areas where development is not encouraged to begin at least until 2020
-  Lake Pelican

2007 Comprehensive Land Use Plan Update Observations/Recommendations

- Although the proposed construction of the “Southern Connector Route” is not adjacent to Section 12, it was recognized that Section 12 might have the potential to develop more rapidly than originally defined in the 2004 Plan. This is due to the advent of the “Southern Connector Route” combined with a proposed rail spur and the existing and proposed industrial development in the area.
- It is recommended to change maps 18, 19, 20 and 22 of the Plan to reflect the change in development potential and phasing of such development.

Summary of Recommended Changes

Maps

1. Amend Map 13 “Major Street Plan Map” to reflect proposed route of “Southern Connector Route”.
2. Amend Map 18 “Growth Area Map by Degree of Urbanization” to reflect changes in Sections 8, 9, and 10 (Sheridan Township) and Section 12 (Pelican Township)
3. Amend Map 19 “Growth Area Map Denoting Future Land Use by General Development Type (Residential/Economic) in Sections 8, 9, and 10 (Sheridan Township) and Section 12 (Pelican Township)
4. Amend Map 20 “Growth Area Map Denoting Future Land Use by Specific Development Type in Sections 3, 4, 8, 9, and 10 (Sheridan Township) and Section 12 (Pelican Township)
5. Amend Map 22 “Phasing Plan for Growth Area” in Sections 8, 9, and 10 (Sheridan Township) and Section 12 (Pelican Township)

Policy

Section 3 Sheridan Township

1. Although the east half of Section 3 is expected to maintain its rural character throughout the time frame of the Plan, if developed, the development adjacent to the Interstate should follow aesthetic and site review practices as prescribed herein.

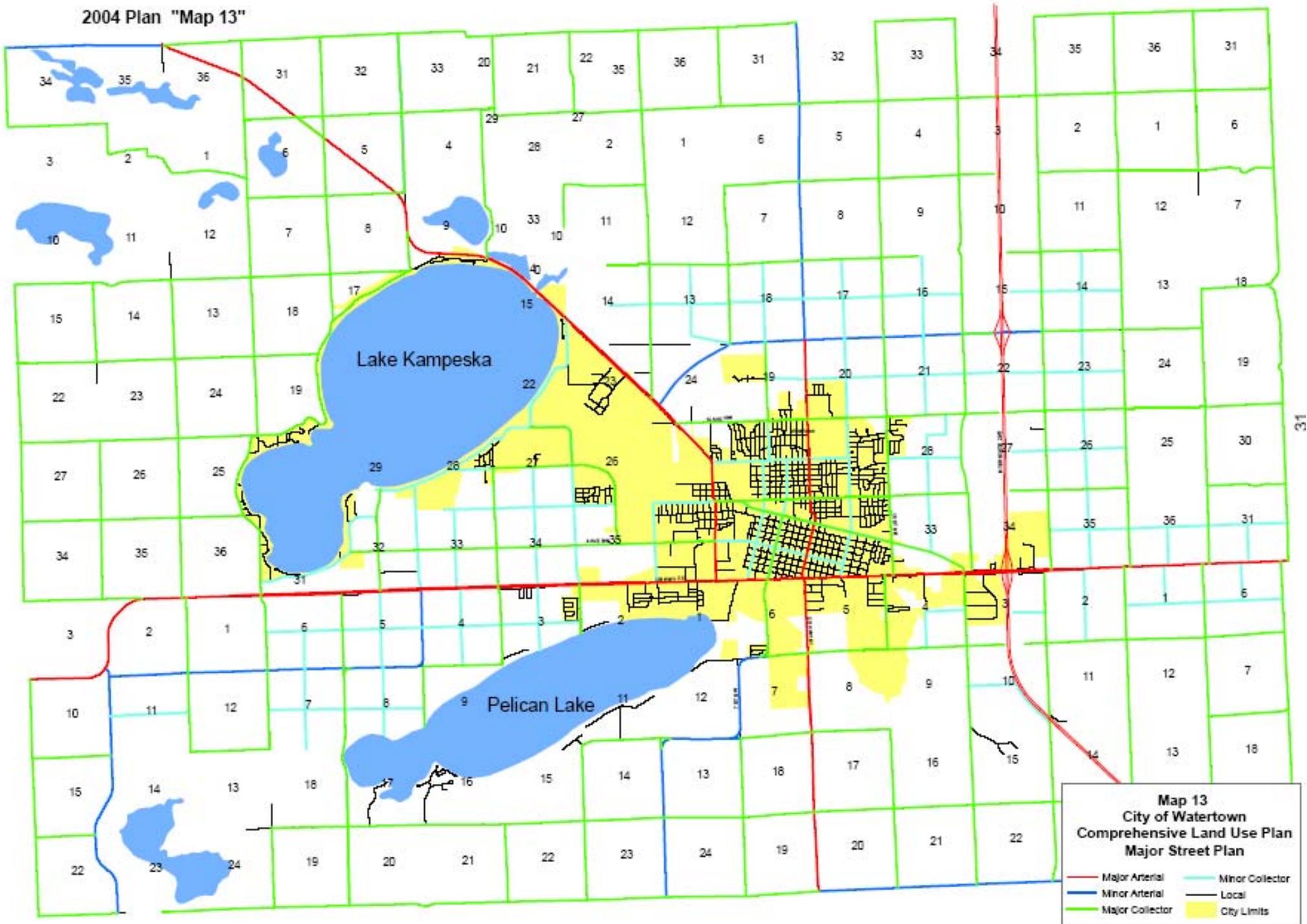
Section 10 Sheridan Township

Although the east half of Section 10 is expected to maintain its rural character throughout the time frame of the Plan, if developed, the development adjacent to the Interstate should follow aesthetic and site review practices as prescribed herein.

Section 5 Sheridan Township

1. It is recommended that any redevelopment of the residential property, within the city limits in the southwest corner of Section 5 be developed into a future economic site (commercial).

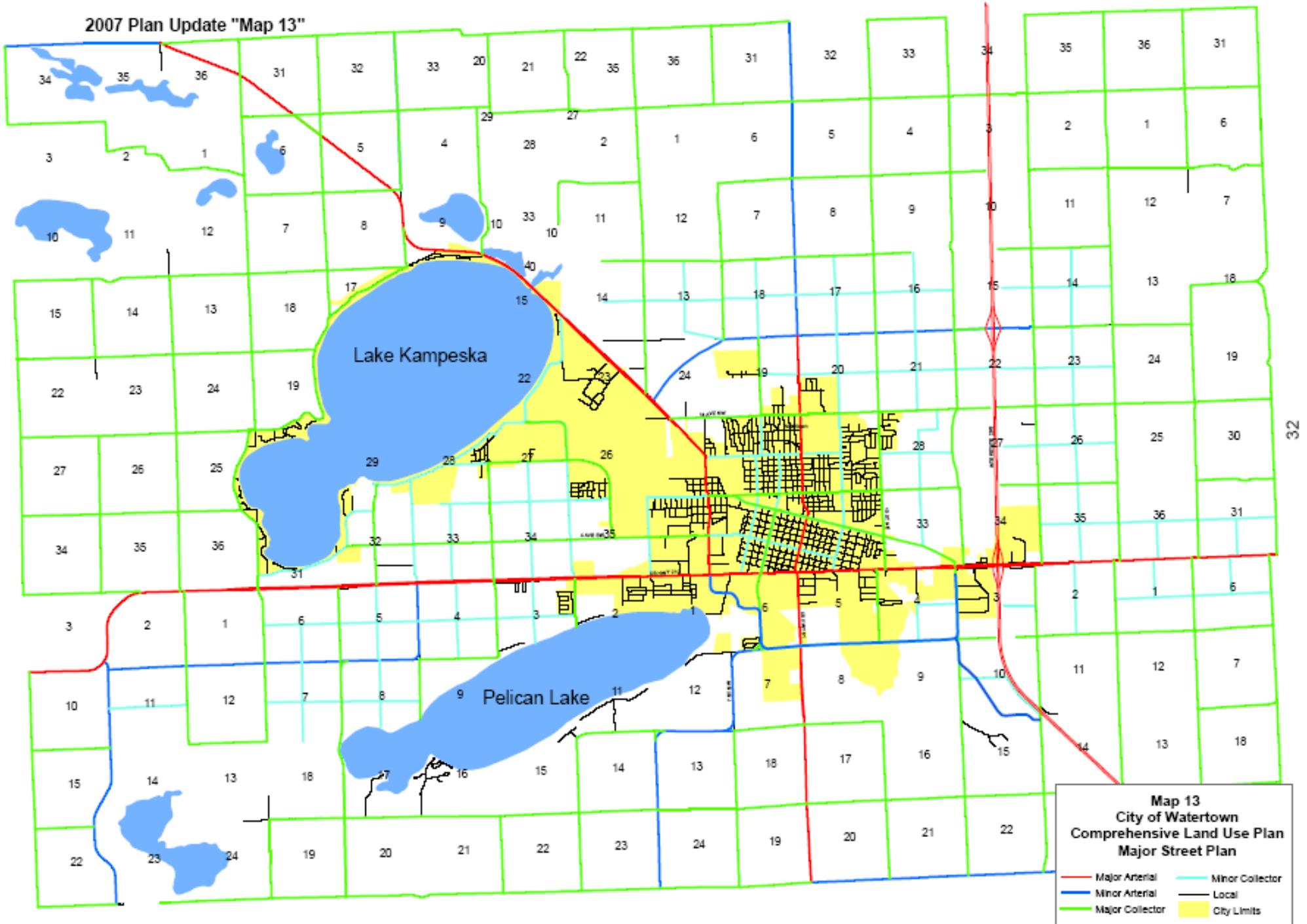
2004 Plan "Map 13"



Map 13
City of Watertown
Comprehensive Land Use Plan
Major Street Plan

- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- City Limits

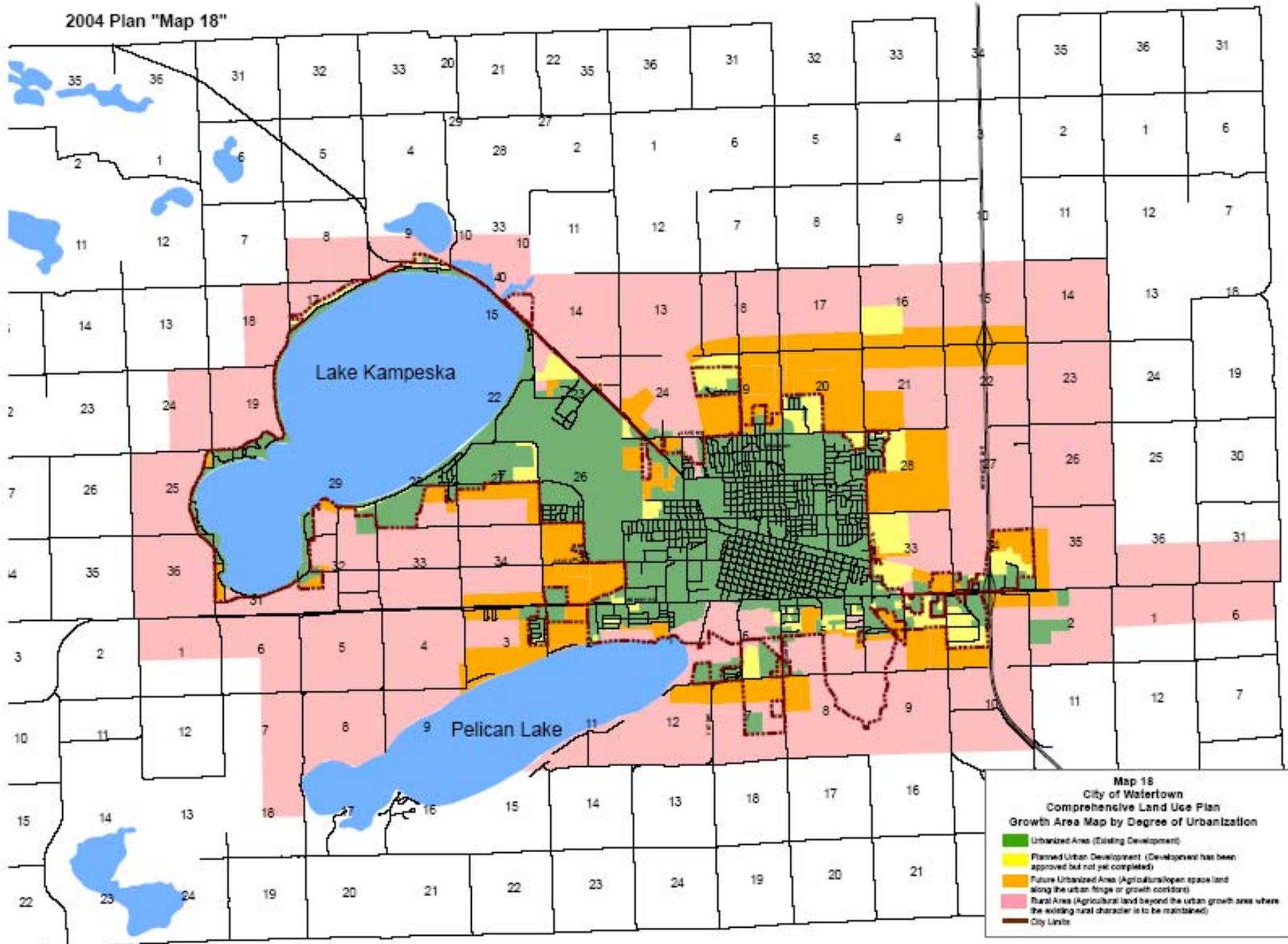
2007 Plan Update "Map 13"



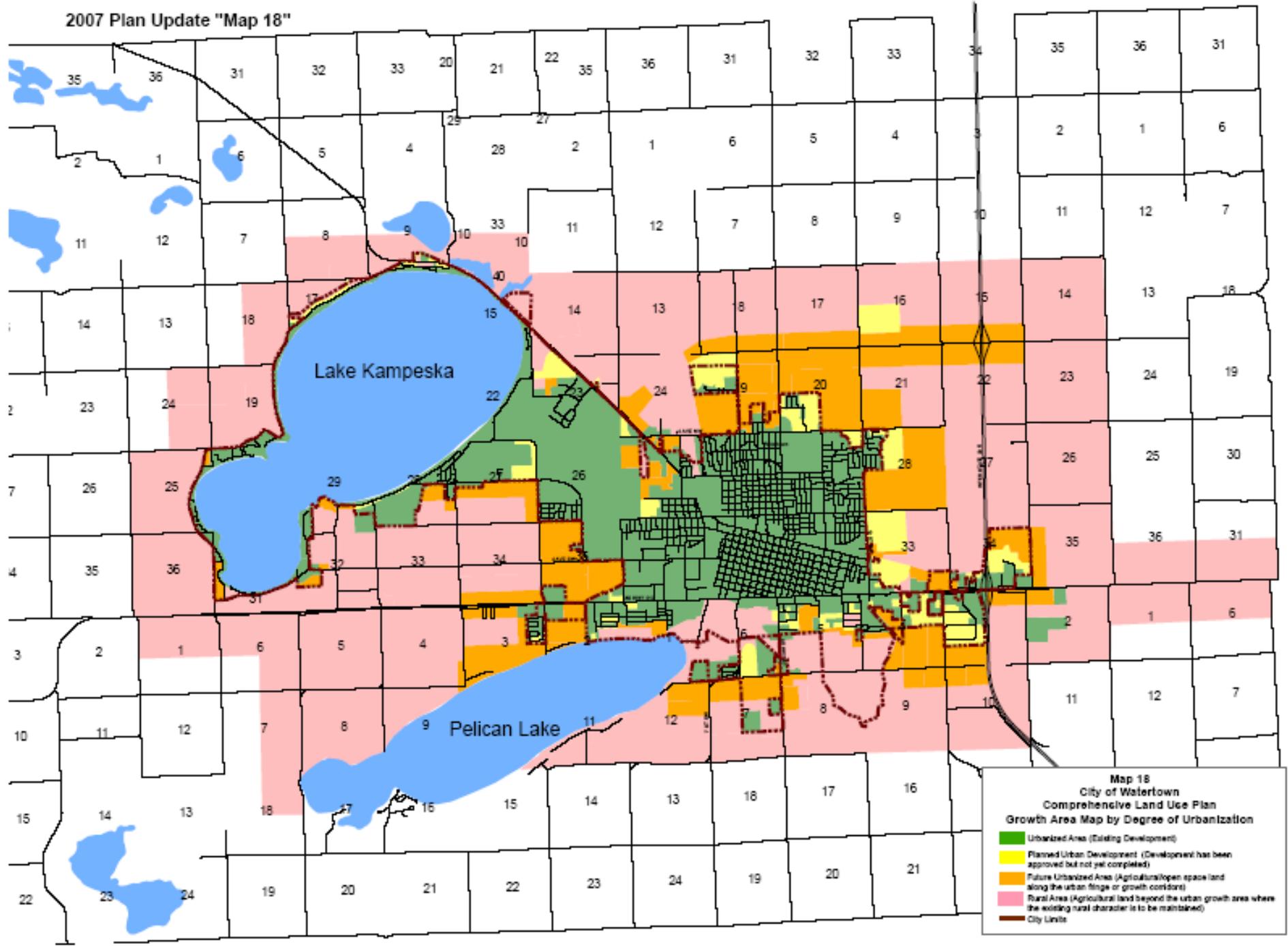
Map 13
City of Watertown
Comprehensive Land Use Plan
Major Street Plan

— Major Arterial	— Minor Collector
— Minor Arterial	— Local
— Major Collector	 City Limits

2004 Plan "Map 18"



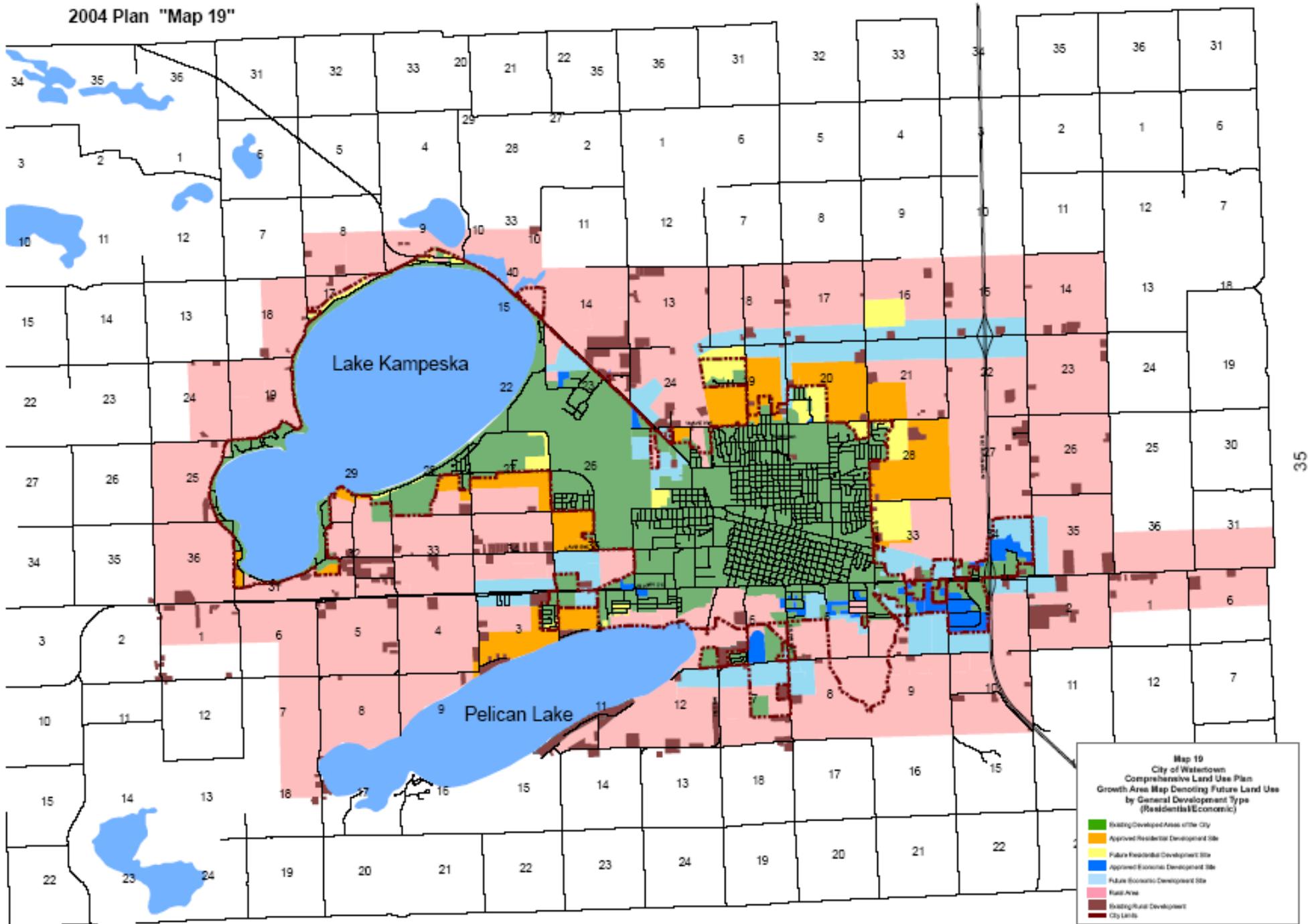
2007 Plan Update "Map 18"



Map 18
City of Watertown
Comprehensive Land Use Plan
Growth Area Map by Degree of Urbanization

- Urbanized Area (Existing Development)
- Planned Urban Development (Development has been approved but not yet completed)
- Future Urbanized Area (Agricultural/open space land along the urban fringe or growth corridors)
- Rural Area (Agricultural land beyond the urban growth area where the existing rural character is to be maintained)
- City Limits

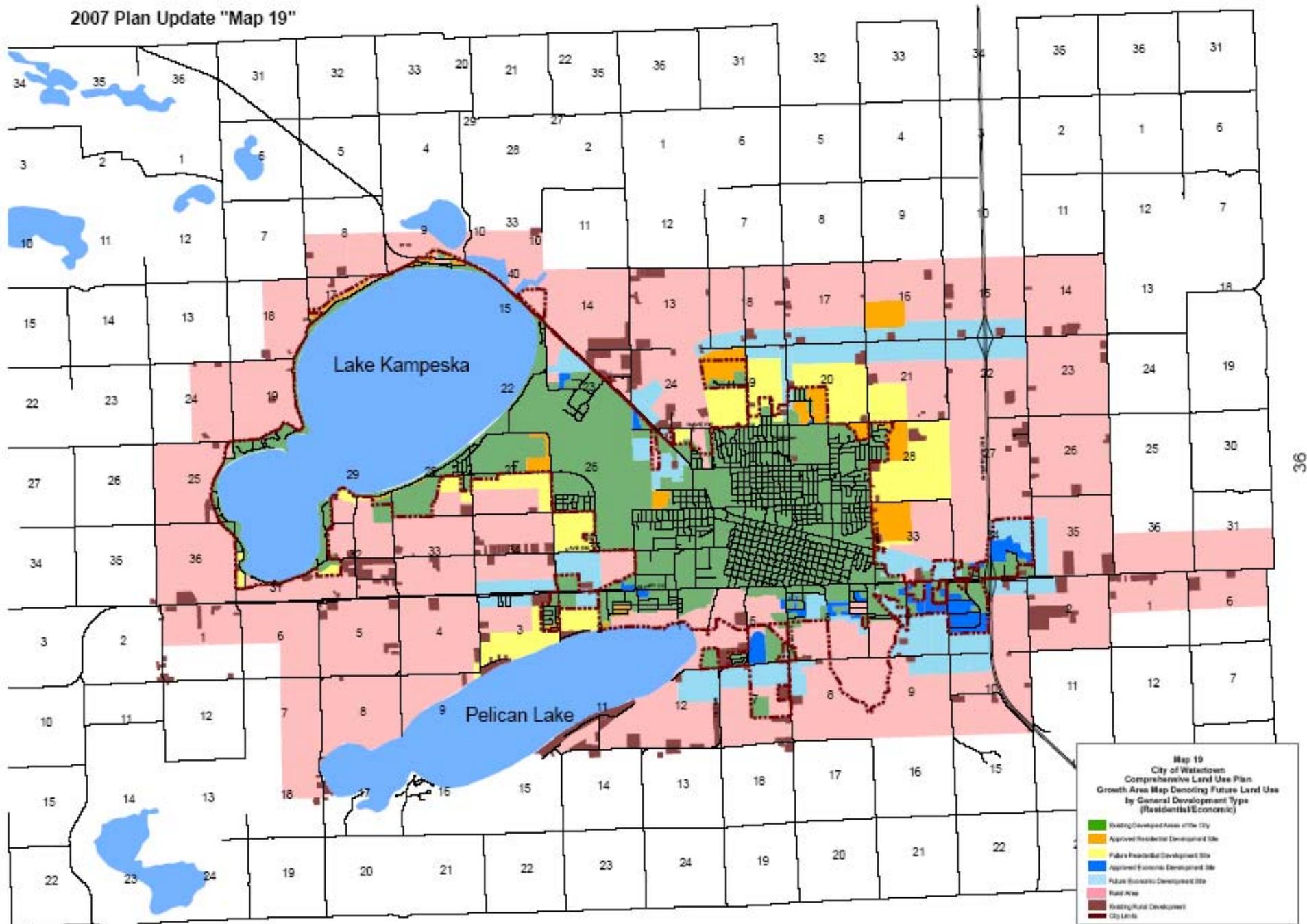
2004 Plan "Map 19"



Map 19
 City of Watertown
 Comprehensive Land Use Plan
 Growth Area Map Denoting Future Land Use
 by General Development Type
 (Residential/Economic)

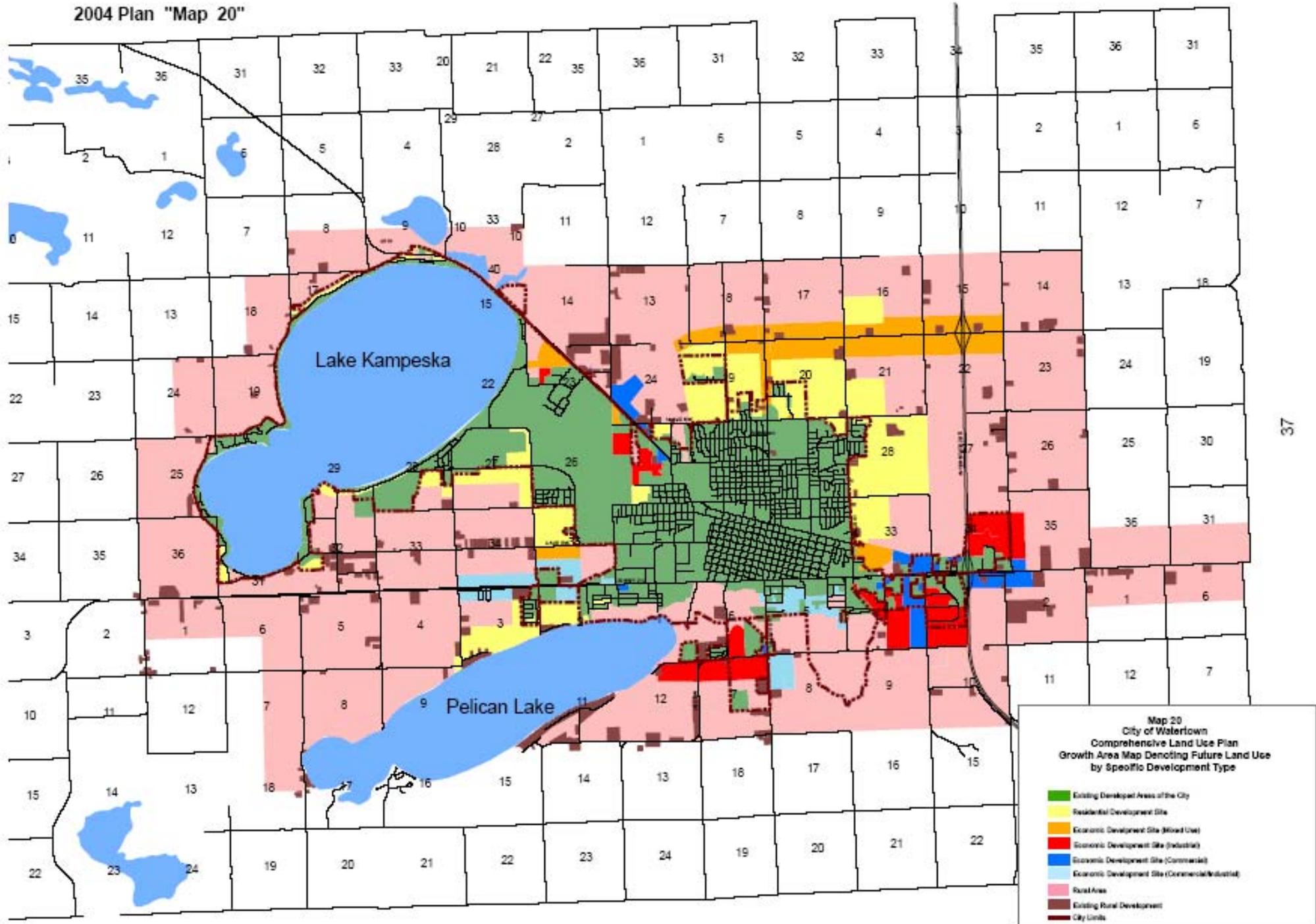
- Existing/Developed Areas of the City
- Approved Residential Development Site
- Future Residential Development Site
- Approved Economic Development Site
- Future Economic Development Site
- Rural Area
- Existing/Rural Development
- City Limits

2007 Plan Update "Map 19"



36

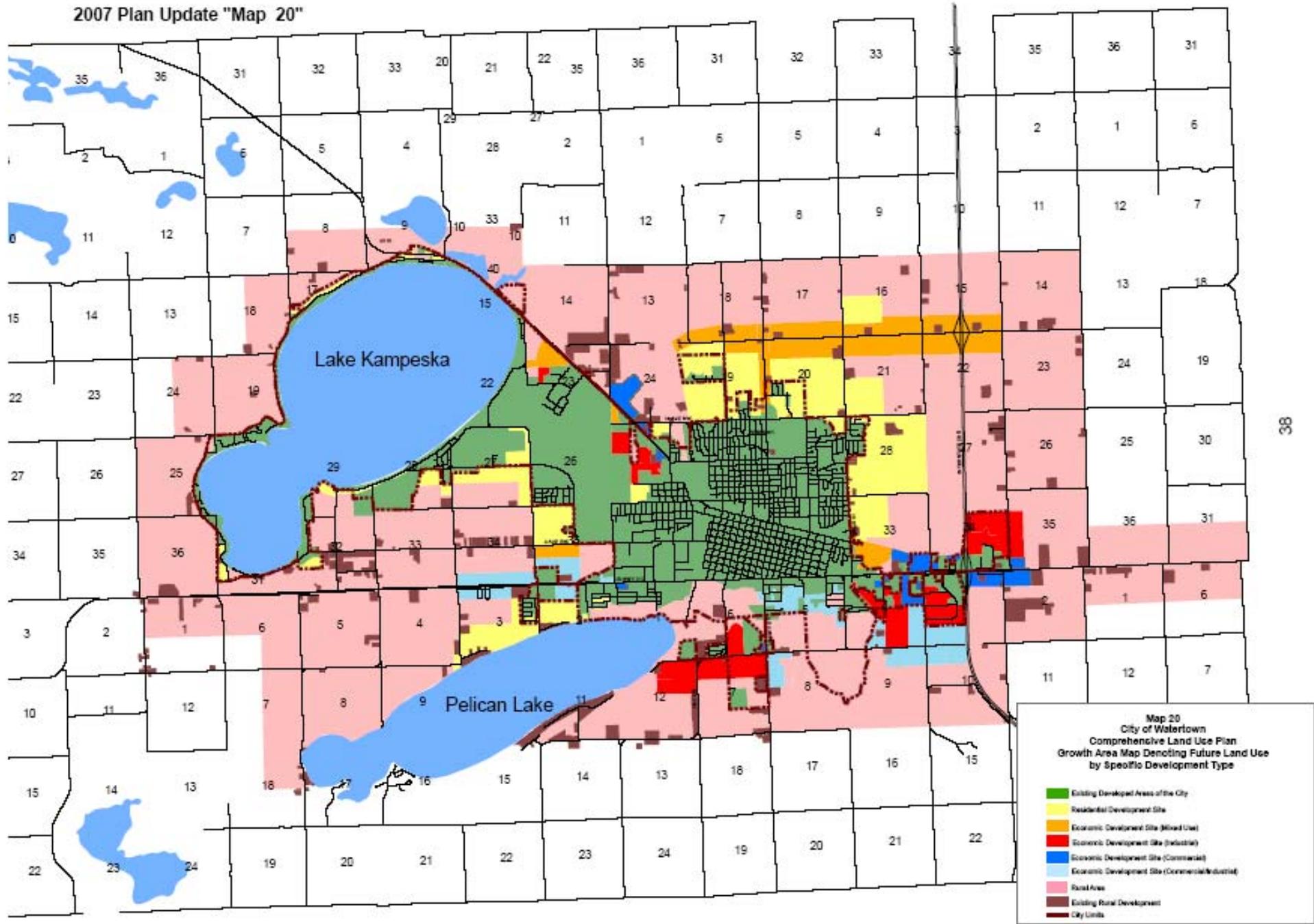
2004 Plan "Map 20"



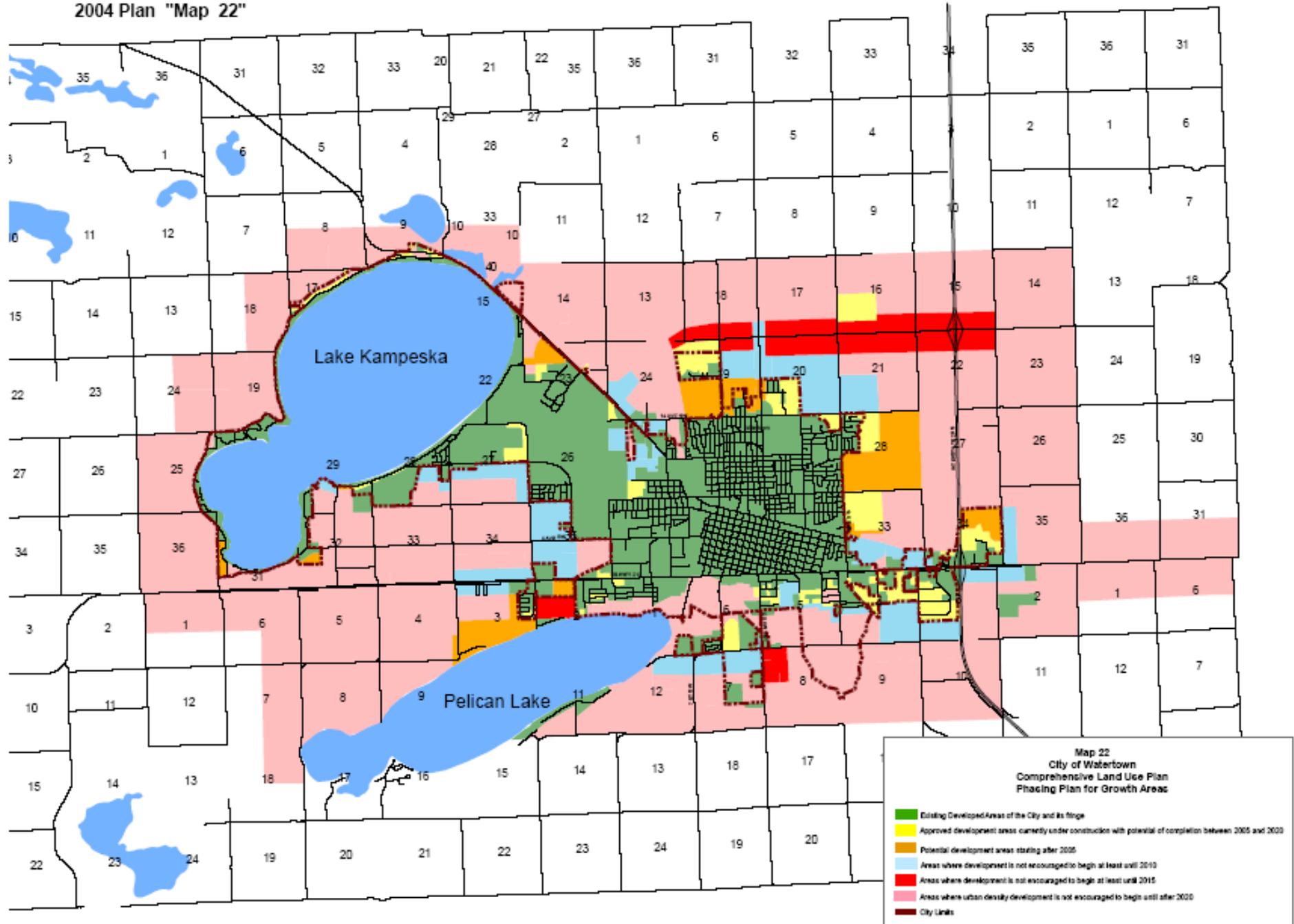
Map 20
City of Watertown
Comprehensive Land Use Plan
Growth Area Map Denoting Future Land Use
by Specific Development Type

- Existing Developed Areas of the City
- Residential Development Site
- Economic Development Site (Mixed Use)
- Economic Development Site (Industrial)
- Economic Development Site (Commercial)
- Economic Development Site (Commercial/Industrial)
- Rural Area
- Existing Rural Development
- City Limits

2007 Plan Update "Map 20"



2004 Plan "Map 22"



2007 Plan Update "Map 22"

