

**PLAN COMMISSION  
MINUTES  
February 26, 2024**

**The Plan Commission met on the above date in the Council Chambers.**

**The following members were present:** Mayor McFarland, Alderman Blanke, Beyer, Konz, Krueger, Lampe, Talaga (virtual), Zirbes

**Also in attendance:** Mason Becker, Brad Hayes, Margaret Hayes, Candy Grams

**1. Call to order**

**2. Approval of Minutes**

**A. Site Plan Review minutes February 12, 2024**

**B. Plan Commission minutes February 12, 2024**

Motion to approve Site Plan minutes and Plan Commission minutes was made by Lampe and seconded by Konz, passed on unanimous voice vote.

**3. Business**

**A. Conduct public hearing:** 1722 S. Church Street – Conditional Use Permit (CUP) request for an addition under Indoor Commercial Entertainment Section 550-33B(2)(g)

No comments from the public.

**B. Review and take action:** 1722 S. Church Street – Conditional Use Permit (CUP) request for an addition under Indoor Commercial Entertainment Section 550-33B(2)(g)

Brian Zirbes presented the request to bring the existing Culver's into compliance with the zoning code and for the construction of an addition to the building.

Motion was made to approve with the condition that the a final landscape plan that meets the zoning requirements is submitted to the city was made by Beyer and seconded by Lampe, passed on a unanimous voice vote.

**C. Conduct public hearing:** 717 W. Main Street – Conditional Use Permit (CUP) request for a Group Development under Section 550-68A(1)

No comments from the public.

**D. Review and take action:** 717 W. Main Street – Conditional Use Permit (CUP) request for a Group Development under Section 550-68A(1)

Brian Zirbes presented the request for a CUP for 717 W. Main St. Three standards need to be waived for this CUP:

Parking lot design shall employ interior landscaped islands with a minimum of 400 square feet at all parking islands, and in addition shall provide a minimum of one landscaped island of a minimum of 400 square feet in each parking aisle for every 20 cars in that aisle. Aisle-end islands shall count toward meeting this requirement. Landscaped medians shall be used to break large parking areas into distinct pods, with a maximum of 100 spaces in any one pod.

On-site landscaping shall be provided per the landscaping requirements of this chapter, except that building foundation landscaping and paved area landscaping shall be provided at 1.5 times the required landscape points for development in the zoning district.

A conceptual plan for exterior signage shall be provided at time of detailed site plan or GDP that provides for coordinated and complementary exterior sign location, configurations and colors throughout the planned development. All freestanding signage within the development shall complement the on-building signage. Freestanding sign materials and design shall complement the building exterior and may not exceed the maximum height requirement of this chapter and the Building Code.

The developer would also need to obtain approval for a condominium plat for the development. Brad Hayes spoke to the commission about the plan to redevelop this site.

Motion was made by Lampe and seconded by Krueger to approve the request for a CUP with the waivers stated above and the pending approval of the condominium plat by the Plan Commission, passed on a unanimous voice vote.

**E. Initial review and set public hearing date for Zoning Text Amendments:** Amend Chapter 550 Zoning

Brian Zirbes presented 5 proposed amendments to the zoning code. A summary of each is as follows:

**Amendment #1:** Current zoning code requires a minimum of 50 feet for both lot width and street frontage when developing Twin Homes. This text amendment reduces the minimum lot width and street frontage for Twin Homes to 42.5 ft. This text amendment also changes the Maximum Gross Density (MGD) to 8 dwelling units per acre for Twin Homes. This change will allow an existing duplex on an 85 ft wide lot (minimum lot width is 85 ft) to be divided into Twin Homes on separate lots and for new Twin Home developments to be developed with these standards. This change applies only to Twin Home development.

**Amendment #2:** Current zoning code does not allow for 'Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment' as an accessory use in the General Business (GB) Zoning District or the Planned Business (PB) Zoning District. 'Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment' includes uses such as outdoor dining spaces. This text amendment allows 'Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment' in both the General Business (GB) Zoning District and the Planned Business (PB) Zoning District. This change would only allow 'Outdoor Commercial Entertainment' as an accessory use in locations where 'Indoor Commercial Entertainment' is a principle use.

**Amendment #3:** Current zoning code does not define a 'Street Side Yard'. A 'Street Side Yard' applies to corner lots with two sides having frontage on a street. On a corner lot a 'Street Side Yard' is the yard with street frontage not designated as the front yard. This designation has importance for maintaining proper vision clearance at intersections. Current zoning code language is often confusing for property owners regarding the storage of items such as firewood in these areas. This text amendment adds a definition for 'Street Side Yard' and adds a reference to 'Street Side Yard' within the firewood storage standards to clarify that firewood storage is not permitted in these areas.

**Amendment #4:** Current zoning code allows ‘Commercial Apartments’ above the ground floor of a commercial building but not below the ground floor. This text change would allow the potential to establish ‘Commercial Apartments’ in lower levels (basement) of commercial buildings where appropriate.

**Amendment #5:** Current zoning code sets requirements for exterior storage in nonresidential districts. The existing language in this section is inconsistent with permitted uses that allow for outdoor storage in the Industrial Zoning Districts. This text amendment corrects this inconsistency and rewords the language of this section to add clarity.

After lengthy discussion the Commission chose to bring back Amendment 5 at a later date with more information on current city code for dealing with construction sites and abandoned buildings.

Motion was made by Lampe and seconded by Krueger to approve amendments 1-4 for a public hearing on March 19<sup>th</sup>, passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/February%2026,%202024%20Plan%20Commission%20Meeting%20Packet.pdf>

#### **4. Adjournment**

Motion to adjourn was made by Blanke and seconded by Lampe and passed on a unanimous voice vote. (5:10pm)

Respectfully Submitted,

Alderman Brad Blanke