

## **PLAN COMMISSION**

### **MINUTES**

**July 28, 2025**

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

**The following members were present:** Mayor Stocks, Alderman Blanke, Beyer, Kneser, Lampe, Talaga, Zirbes

**Also in attendance:** Tracy Schroeder of Greater Watertown Health Community Foundation, Melissa Songco of Habitat for Humanity, and Chris Siepmann of Habitat for Humanity

#### **1. Call to order**

#### **2. Approval of Minutes**

##### **A. Site Plan Review minutes June 23, 2025**

Motion to approve Sit Plan Review minutes was made by Beyer and seconded by Kneser, passed on unanimous voice vote.

##### **B. Plan Commission minutes June 9, 2025 and June 23, 2025**

Motion to approve Sit Plan Review minutes was made by Lampe and seconded by Beyer, passed on unanimous voice vote.

#### **3. Business**

##### **A. Review Public Hearing Comments and make recommendation to Council:** Parcel #291-0815-0832-005 Hwy A/Milford Street rezone from PO, Planned Office and Institutional to PI, Planned Industrial

No comment at public hearing.

Motion to send to the common council with a positive recommendation was made by Blanke, seconded by Lampe, passed on a unanimous voice vote.

##### **B. Review Public Hearing Comments and make recommendation to Council:** 213 S. First Street rezone from Multi-Family Residential (MR-8) to Central Business (CB)

One positive comment from public hearing.

Motion to send to the common council with a positive recommendation was made by Blanke, seconded by Kneser and passed on a unanimous voice vote.

##### **C. Review and take action:** Ersel Certified Survey Map (CSM) to combine 213 S. First Street, 200 S. Second Street, and 106 Jefferson Street to create a one-lot CSM

Brian Zirbes presented the request for a CSM for the noted parcels. Noting the need for a condition that the rezoning of the noted parcel be approved by the common council.

Motion to approve with the condition that the rezoning be approved by the common council was made by Beyer, seconded by Talaga and passed on a unanimous voice vote.

##### **D. Review and take action:** 100 E Division Street Certified Survey Map (CSM) to create a two-lot CSM

Brian Zirbes presented the request for a CSM for 100 E Division St. The CSM cleans up the property lines and the gap between the counties.

Motion to approve with the condition that parkland fees in lieu of dedication be paid prior to the recording of the CSM was made by Lampe, seconded by Talaga and passed on a 6-0 voice vote.

**E. Review and take action:** 1220 Wilbur and W Main Street Expanded Certified Survey Map (CSM) to create 12 twin home lots.

Brian Zirbes presented the request for a CSM for up to 12 multifamily lots on the noted property.

Motion to approve the CSM with the condition that stormwater retention is planned to be constructed within the Wilbur St. ROW to accommodate this project and a potential additional residential project to the east along Wilber St. was made by Blanke, seconded by Kneser and passed on a unanimous voice vote.

**F. Review and take possible action:** Rock River Ridge Partial Dedication of Phase I Public Improvements

Andrew Beyer presented the request for Rock River Ridge partial dedication of streets and utilities.

Motion to accept improvements through substantial completion of Rock River Ridge Phase I was made by Blanke, seconded by Lampe and passed on a unanimous voice vote with Beyer abstaining.

**G. Zoning Ordinance Update Kick-Off Presentation - Vandewalle**

Ben Roar of Vandewalle and Associates was present to discuss the zoning ordinance rewrite and the timeline and process over the next year.

All materials discussed at this meeting can be found at: [https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded\\_file/5330/COW/5900546/July 28 2025 Plan Commission Meeting Packet.pdf](https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/5330/COW/5900546/July_28_2025_Plan_Commission_Meeting_Packet.pdf)

**4. Adjournment**

Motion to adjourn was made by Kneser and seconded by Blanke and passed on a unanimous voice vote.  
(5:13pm)

Respectfully Submitted,

Alderman Brad Blanke