

PLAN COMMISSION

MINUTES

June 24, 2024

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

The following members were present: Mayor McFarland, Alderman Blanke, Beyer, Lampe, Talaga

Also in attendance: David Hoefgen of American Rentals, John Donovan of Bielinski Homes, Cory O'Donnell of Greemar LLC, Ruth Mack of Loeb & Co., Jim Romlein of MIS Labs, Kurt Liebenow of Moravian Church, Jennifer Getz of St. Jude Academy, Mason Becker, Loretta McGregor, and Andrew Schmidt.

1. Call to order (4:34pm)

2. Approval of Minutes

A. Site Plan Review minutes May 13, 2024

Motion to approve Site Plan Review minutes was made by Blanke and seconded by Talaga, passed on unanimous voice vote.

3. Business

A. Conduct public hearing: 510 Cole Street – Conditional Use Permit (CUP) request for Indoor Institutional for a Catholic High School under Section 550-25B(2)(d)

Loretta McGregor concerned about increased presence of teenagers disrupting the neighborhood and is opposed to the CUP. Jim Romlein spoke in favor of the CUP stating that the organization is well managed.

B. Review and take action: 510 Cole Street – Conditional Use Permit (CUP) request for Indoor Institutional for a Catholic High School under Section 550-25B(2)(d)

Andrew Beyer presented the request by Jennifer Getz for a CUP for 510 Cole St. for Indoor Institutional for St. Judes Academy. It was noted that there will be no bus service for the school.

Jennifer Getz was present to answer questions. Enrollment at the school is currently 5 students and will increase in enrollment over the next five years.

Motion to approve the CUP with no conditions was made by Lampe, seconded by Talaga and passed on a on a unanimous voice vote with Mayor McFarland abstaining.

C. Review and take action: 1014 S. Second Street – Preliminary Certified Survey Map (CSM)

Andrew Beyer presented the request by Loeb and Company to create a two lot CSM for 1014 S. Second St.

Motion to approve the CSM with the condition that signature lines be added for the Mayor and City Clerk was made by Blanke, seconded by Lampe and passed on a unanimous voice vote.

D. Review and take action: 1819 River Drive 50'x60' Airplane Hangar

Andrew Beyer presented the plan for an airplane hangar at 1819 River Drive. It was noted at Site Plan that an erosion control and storm water permit would be required, and this will be covered in the building permit.

Motion was made by Talaga to approve recommendation to the Common Council for the construction of the hangar, seconded by Lampe and passed on a unanimous voice vote.

E. Review and take action: 1832 River Drive 66'x64' Airplane Hangar

Andrew Beyer presented the plan for an airplane hangar at 1832 River Drive. It was noted at Site Plan

that an erosion control and storm water permit would be required, and this will be covered in the building permit.

Motion was made by Blanke to approve recommendation to the Common Council for the construction of the hangar, seconded by Talaga and passed on a unanimous voice vote.

F. Initial Review and take action: Amend Hunter Oaks Planned Unit Development – General Development Plan (PUD-GDP)

John Donovan development manager for Belinsky Homes was present to request an amendment to the Hunter Oaks PUD. The amended proposal is requesting the changing of some of the area from condominium to single family with reduced lot sizes and public right of way widths. Belinsky believes they have as many condos as needed and are working to create affordable housing in Jefferson County. The goal is to have homes constructed and occupied by the spring of 2025.

Motion to make a positive recommendation to the council and set the public hearing for July 16th was made by Lampe, seconded by Talaga and passed on a unanimous voice vote.

G. Review and make recommendation: Jones Street Discontinuance of Public Way

Andrew Beyer presented the City of Watertown’s desire to discontinue the Jones Street public way from 1st Street to the Rock River.

Motion was made to approve the vacation of a portion of Jones Street by Blanke, seconded by Lampe and passed on a unanimous voice vote.

H. Review and make recommendation: Greomar, LLC Annexation recommendation of Ordinance and scheduling public hearing

Andrew Beyer presented the request from Greomar LLC to annex land into the city directly south of the Hepp Heights subdivision. The proposed annexation would be approximately 20 acres in size.

Motion to make a positive recommendation to the council and set the public hearing for August 6th was made by Lampe, seconded by Talaga and passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

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

4. Adjournment

Motion to adjourn was made by Talaga and seconded by Lampe and passed on a unanimous voice vote. (5:00pm)

Respectfully Submitted,

Alderman Brad Blanke