

PLAN COMMISSION
MINUTES
April 27th, 2026.

The Plan Commission meeting met at 430pm in the Council Chambers with the following members present: Mayor Stocks, Alderperson Ken Berg, Nick Krueger, Kerry Kneser, City Engineer Andrew Beyer, Zoning Administrator Brian Zirbes.

Others in attendance: Chris Ghobrial, Ian Pilak, David & Judy Schoechert, James & Janice Helms, Ruth Mack of Loeb & Co, Jennifer Bakke & Mellissa Mattke of Gingerbread Daycare, Andrew Griggs, Barb Butler, Karl Wagner, Monica Logamann, Carrie Heebsh of U-Haul, Todd & Jeni Stratman of Candle Glo Motel/U-Haul.

1. Call to Order
Mayor called meeting to order at 432pm
2. Approval of Minutes
 - A. Review and take Action: Site Review meeting minutes dated April 13th, 2026
 - B. Review and take Action: Plan Commission meeting minutes from April 13th, 2026
Motion by Krueger, seconded by Kneser to approve these minutes as written, which passed unanimously.
3. Business Conducted
 - A. **Public Hearing:** 1601 East Gate Drive—Request for Conditional Use Permit (CUP) for Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment under Section 550-33C(2)(f). Resident Andrew Griggs stated the surrounding area where he and his family live is entirely residential with the exception of this commercial property. He is asking the Silver Moon to operate their bar/restaurant in such a way that respects the tranquility of their neighborhood; Jim Helms stated he and his wife live a short distance down on East Gate Drive and the noise from music at earlier event evening was too loud & affected their ability to sleep. Dave Schoechert who lives a bit further east stated similar concerns for the music being too loud. He asked why they did not receive notice of this meeting and asked city officials to explain why. Schoechert wanted to point out that he and his neighbors want this restaurant to be successful because it is definitely needed. Public hearing then closed.
 - B. **Review & take action:** 1601 East Gate Drive--Brian stated applicants the proposed outside entertainment area will be moved to an upper 743 sq ft upper patio for dining & music, which is closer to road. The chef, Chris Ghobrial for Silver Moon reassured residents their concerns would be listened to and music would not be overly loud and more relaxing, softer music with service for meals ending at 9pm. Krueger reminded residents the level of noise & lighting are governed by city ordinance. Motion to approve by Berg, seconded by Kneser to approve the Conditional Use Permit for the outdoor commercial entertainment activity area between 7am to 10pm and only when the indoor entertainment activity is open.
 - C. **Public Hearing:** 1200 N 4th Street—request for a Conditional Use Permit (CUP) for Outdoor Display under Section 550-52D.No Comments heard from the public.
 - D. **Review & take action:** 1201 N 4th Street--Brian stated this applicant meets the requirements for this CUP, however he would recommend that a pavement marking be installed on the pavement around the display area of 10 ft so as to separate from the traffic circulation and parking. Carrie Heebsh was agreeable to the city's request. Kneser moved to approve the CUP with condition that pavement markings be put down to make

clear the area for U Haul business, which was seconded by Berg and approved unanimously.

- E. **Public Hearing:** 672 Johnson Street—Request for a Conditional Use Permit (CUP) for a Group Daycare under Section 550-30B(2)(k). Jennifer Bakke spoke in favor of the CUP stating as a board member for the Greater Watertown Community Health Foundation how excited they were to have a partnership with Gingerbread Daycare at their facility. Public hearing closed.
- F. **Review and take action:** 672 Johnson Street: It was noted that there was a previous daycare at this location which had gone through the Plan Commission and approved in April of 2023 and operated by the Collective. Gingerbread Daycare will have 12 to 15 employees, operate during the hours of 6:30am to 5:30pm and has will have 105 slots for children to attend. This site meets the current land use criteria for daycare. Motion made to approve this CUP for a Group Daycare under Section 550-30B(2)(k), which was seconded by Beyer, with no conditions. Alderperson Berg commented how excited he was to have this beautiful facility being used again for what it was intended for, and with a need being satisfied where the demand for this service is so great. Mayor Stocks then called for a voice vote which was unanimous.
- G. **Review and take action:** 1018 S Fifth Street Site Plan Review: Mayor Stocks pointed out this proposal went thru Site Plan Review and was approved for constructing a light industrial building totaling 4,980 sq ft, consisting of two units and one or two tenants. The CSM creating this parcel was approved by the Plan Commission in December of last year. The Fire Department is requiring fire extinguishers in each unit and he noted there is a need for erosion & stormwater permits to be issued along with the driveway and parking areas to be paved. However, for this approval to be issued, erosion and stormwater permits are a condition that must be satisfied. Kneser moved to approve this project with the condition of erosion and stormwater permits, seconded by Krueger. Krueger then commented that he was questioning the need for erosion control next to the railroad tracks and the cost to this business and property owner to incur that cost. Brian agreed to look at this requirement and be sensitive to the business and owner's costs to satisfy this requirement. Mayor Stocks then took a voice vote with all members in approval.

All materials discussed at this meeting can be found at: https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/8de69df8-b9d8-437b-81ed-560568327e4c/April-27%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline.

4. **Adjournment**

A motion to adjourn at 5:06pm was made by Kneser, seconded by Krueger and passed unanimously.

Respectfully submitted
Alderperson Ken Berg