

PLAN COMMISSION

MINUTES

March 25, 2024

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

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

Also in attendance: Ken Krahe of MSI General, Jon Lange of YMCA, Brian Nelson of YMCA, Mason Becker of the City of Watertown, Nathan Peters of GWCHF, and Tracy Schroeder of GWCHF.

1. Call to order

2. Approval of Minutes

A. Site Plan Review minutes March 11, 2024

B. Plan Commission minutes March 11, 2024

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

3. Business

A. Conduct public hearing: 1207 Boomer Street – Conditional Use Permit (CUP) request for a nonresidential accessory structure greater than 1,250 square feet of gross floor area under Sections 550-56CC(2)

No public comment.

B. Review and take action: 1207 Boomer Street – Conditional Use Permit (CUP) request for a nonresidential accessory structure greater than 1,250 square feet of gross floor area under Sections 550-56CC(2)

The property owner is requesting approval to add on to an existing accessory structure.

Motion was made to approve the CUP by Krueger and seconded by Blanke, passed on a unanimous voice vote.

C. Conduct public hearing: 672 Johnson Street – Conditional Use Permit (CUP) request for a Group Development under Sections 550-68A(2) and 550-68A(4)

No public comment.

D. Review and take action: 672 Johnson Street – Conditional Use Permit (CUP) request for a Group Development under Sections 550-68A(2) and 550-68A(4)

The CUP is requesting approval with the following waivers:

- 1) 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. Needs to be waived, requesting removal of the median island requirements in certain locations.
- 2) 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. Needs to be waived, proposal does not meet 1.5
- 3) 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. Needs to be waived, proposal does not meet 1.5

Motion was made by Blanke and seconded by Krueger to approve with the three waivers noted, passed on a unanimous voice vote.

E. Review public hearing comments and make recommendation to Council: Zoning Text Amendments: Amend Chapter 550 Zoning

No public comment from the public hearing at common council. Motion was made by Krueger and seconded by McFarland to refer to the common council with a positive recommendation, passed on a unanimous voice vote.

F. Presentation: GWCHF on updated Southwest Neighborhood Plans

G. Convene into closed session per 19.85(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (consideration of potential sale of public property located at 315 Mary St.).

Motion to convene to closed session made by Blanke and seconded by Beyer passed on a unanimous roll call vote.

H. Reconvene into open session

I. Take Possible action: Recommendation on possible zoning or land use to the Finance Committee.

Motion to give permission for the city to enter into negotiations for the sale of 315 Mary St. for the purpose of residential development was made by Blanke and seconded by Krueger, passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/March%2025,%202024%20PC%20Packet.pdf>

4. Adjournment

Motion to adjourn was made by Krueger and seconded by Beyer and passed on a unanimous voice vote.

Respectfully Submitted,

Alderman Brad Blanke