

Common Council Minutes
Tuesday July 16, 2024

Mayor McFarland called the regular meeting of the City of Watertown Common Council to order at 7:00 p.m. on Tuesday July 16, 2024. This meeting was open for attendance in the council chambers as well as virtually.

ROLL CALL

Roll call indicated the following Alderpersons present: Ald. Davis, Lampe, Board, Bartz, Blanke, Smith, Schmid, Wetzel and Moldenhauer. City staff present were City Attorney Steven T. Chesebro (virtually), Fire Chief Tanya Reynen, Police Chief David Brower, Finance Director Mark Stevens, Public Works Director Andrew Beyer (virtually), and City Clerk Megan Dunneisen.

PLEDGE OF ALLEGIANCE

The Council recited the Pledge of Allegiance to the American Flag.

MINUTES OF PRECEDING MEETING

Mayor McFarland inquired if there were additions or corrections to minutes of the Common Council meeting held Tuesday July 2, 2024. There being none, minutes were accepted as presented.

COMMENTS & SUGGESTIONS FROM CITIZENS PRESENT

Rev. Dr. Christian Ross of 432 W. Clover St. Cottage Grove from 1st Congregational Church spoke on Watertown Pride.

PUBLIC HEARING

Mayor McFarland opened the public hearing for 1310 Allwardt Street proposed Comprehensive Plan Amendment to change the future land use category from Institutional to Multi-Family Residential at 7:06pm. Public comments from Mike Hoppenrath, Carol Hoppenrath, Tom Helgestad, Tom Schultz, Donald Donovan, Will Runke, Kristina Runke, Robert Stangler, Jill Schloesser (also commented via email), Matt Zastrow, Jeremy Walker, and Heidi Zipfel. Email comment from Marion Zimmerman, Isa Almonte, Emily Hayhurst, Charlotte Cedarholm, and Emma Anderson. Letter with 16 signatures, being from some who also spoke at the public hearing, opposing both the amendment and rezone was received from Mike Hoppenrath. Reasonings for opposing both the comprehensive plan amendment and rezone include density concerns, buffering, TIF use, lot size, multi-family homes being too large and would look out of place, property value decrease, infrastructure concerns, water/flooding concerns, safety concerns – no sidewalks in this area, rent increase concerns, and comment of multi-family housing being more appropriate for a different location and single-family homes being more desirable in this area. Cory Krieser spoke as one of the applicants for the Allwardt St. project. He touched on density being about 25% less than what the zoning request would allow and the TIF having no upfront cost to the city - risk being on the developer. He feels changing the use of the land would be appropriate because of similar multi-family homes/zoning that are directly North and South of the property and that it will provide additional housing options to the city. Katie Van Der Linden spoke on the housing concerns in the area and that there is a need for multi-family housing over single for reasons such as affordability. There being no further comment, Mayor McFarland closed the public hearing at 7:30pm.

Mayor McFarland opened the public hearing for 1310 Allwardt Street proposed rezoning from SR-4, Single-Family Residential to MR-10, Multi-Family Residential at 7:30pm. Comments from the 1310 Allwardt Street proposed Comprehensive Plan Amendment public hearing were echoed. There being no further comment, Mayor McFarland closed the public hearing at 7:33pm.

Mayor McFarland opened the public hearing for the Bielinski Development request to amend a portion of the Hunter Oaks Planned Unit Development (PUD) - General Development Plan (GDP) at 7:34pm. Public comments from Jim Froh and Michelle Gehring opposing the plan amendment with water/drainage issues being a main concern. Mr. Froh also stated traffic and safety concerns

and wondered why the developer wants to change the plans. John Donovan - development manager for Bielinski – spoke on the change being due to the employment opportunity that is being brought to Jefferson County and the need for single family homes. The change will bring the lot size down and allow for the pricing to also come down, making the houses more affordable. He spoke on the water concern and the use of a pond being used now that land has recently been purchased. He stated that the drainage will improve the closer the development as whole gets to completion. There being no further comment, Mayor McFarland closed the public hearing at 7:49pm.

REPORTS

(Complete minutes are open for public inspection in the Finance Department.)

The following reports were received and filed: Housing Authority minutes from May 16, 2024, Site Plan Review minutes from June 24, 2024, Plan Commission minutes from June 24, 2024, Public Works Commission minutes from June 25, 2024.

COMMUNICATIONS & RECOMMENDATIONS

The 2023 Audit Report from Baker Tilly was presented.

ACCOUNTS PAYABLE

(Complete listing of accounts payable is open for public inspection in the Finance Department.)

Accounts Payable - June 2024 were presented.

MISCELLANEOUS BUSINESS

Payroll Summary - June 12, 2024, through June 25, 2024 and Cash and Investments - June 30, 2024 were presented.

LICENSES:

Ald. Blanke made a motion to approve the application for a "Class A" Malt and Liquor License from VAM United Inc DBA Watertown Mart (Poojaben Patel, Agent) located at 330 Summit Ave for licensing year July 1 2024 - June 30, 2025 (former PNJ Enterprises LLC DBA Watertown BP Mart) conditioned on current issued license to PNJ Enterprises being surrendered, seconded by Ald. Smith and carried by unanimous voice vote.

Ald. Smith made a motion to approve the application for Temporary Class "B" Beer and Temporary "Class B" Wine license from Bartelme-Schwefel Detachment #349 at Marine Corps League Aero Park at 907 Boomer St for the Marine Corps League Annual Picnic event on Saturday, August 24, 2024 from 12:00 pm to 6:00 pm, seconded by Ald. Moldenhauer and carried by unanimous voice vote.

Ald. Smith made a motion to approve the application for Temporary Class "B" Beer and Temporary "Class B" Wine license from St. Henry Congregation at St. Henry Catholic Church at 412 N Fourth St for the Watertown Catholic Parish Picnic event on Sunday, August 18, 2024, from 11:00 am to 5:00 pm, seconded by Ald. Bartz and carried by unanimous voice vote.

Ald. Blanke made a motion to approve the Permanent Premises Amendment application by Joshua Mueller for The Drafty Cellar located at 110 S. Third Street conditioned on fencing permit and approved fire inspection being complete, seconded by Ald. Bartz – hours of operation noted for outside sales areas and needing to follow the current code for times that the area may operate. Motion carried by unanimous voice vote.

Ald. Smith made a motion to approve the Temporary Premises Amendment application by Erin Schroeder at Run-Inn Erin's, 700 N 4th Street, for the annual St. Jude's fundraiser - cookout on July 28, 2024 and Bags Tournament on August 3, 2024 during the hours of 10:00 am and 6:00 pm (rain date August 4, 2024) conditioned on outside east boundary having fencing, seconded by Ald. Moldenhauer and carried by unanimous voice vote.

Ald. Smith made a motion to deny the application for operator's license from Megan Fileto based on Cat V of the City of Watertown Licensing Guidelines, seconded by Ald. Blanke and carried by unanimous voice vote.

Ald. Smith made a motion to approve the application for operator's license from Carissa Sterwald-Finch – a recommended approval from Licensing Board - Motion seconded by Ald. Bartz and carried by unanimous voice vote.

RESOLUTIONS

Resolutions below are listed in order of the agenda but may not be the order by which they were taken up at the Council meeting.

Exh. 9629 - Resolution to modify 2024 Fund 01 budget (Sponsor: Mayor McFarland From: Finance Committee). Ald. Davis moved to adopt resolution 9629, seconded by Ald. Lampe and carried by roll call vote: Yes-9; No-0; Abstain-0.

Exh. 9630 - Resolution to amend 2024 TID 4 budget (Sponsor: Mayor McFarland From: Finance Committee). Ald. Lampe moved to adopt resolution 9630, seconded by Ald. Davis and carried by roll call vote: Yes-9; No-0; Abstain-0.

Exh. 9631 - Resolution to approve Change Order No. 1 to 2024 Bituminous Surfacing Contract #6-24 with Payne and Dolan, Inc. for \$168,808.25 (Sponsor: Ald. Board From: Public Works Commission). Ald. Board moved to adopt resolution 9631, seconded by Ald. Bartz and carried by roll call vote: Yes-9; No-0; Abstain-0.

Exh. 9632 - Resolution to approve Change Order No. 1 to 2024 Rout and Crack Filling Contract #2-24 with Denler, Inc. for \$27,984.02 (Sponsor: Ald. Board From: Public Works Commission). Ald. Board moved to adopt resolution 9632, seconded by Ald. Wetzel and carried by roll call vote: Yes-9; No-0; Abstain-0.

Exh. 9633 - Resolution to approve Change Order No. 1 to 2024 Pavement Marking Contract #1-24 with Century Traffic LLC for \$9,009.00 (Sponsor: Ald. Board From: Public Works Commission). Ald. Board moved to adopt resolution 9633, seconded by Ald. Smith and carried by roll call vote: Yes-9; No-0; Abstain-0.

Exh. 9634 - Resolution to award contract for construction of streambank protection for the east side of Tivoli Island to Jerry Hepp Excavating Inc for \$169,000.00 (Sponsor: Ald. Board From: Public Works Commission). Ald. Lampe moved to adopt resolution 9634, seconded by Ald. Bartz and carried by roll call vote: Yes-9; No-0; Abstain-0.

COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT

No comments were received.

ADJOURNMENT

There being no further business to come before the Council at this time, Ald. Moldenhauer moved to adjourn, seconded by Ald. Davis, and carried by unanimous voice vote at 8:27 p.m.

Respectfully Submitted,

Megan Dunneisen, City Clerk

DISCLAIMER: These minutes are uncorrected; any corrections will be noted in the proceedings at which these minutes are approved. Complete minutes are open for public inspection in the Clerk's Office. Video recording available at Watertown TV's YouTube page: <https://www.youtube.com/c/WatertownTV>