

Wednesday, March 18, 2026, 6:00 pm
In-PERSON/VIRTUAL MEETING
Room 2044, City Hall

By Phone or Zoom Meeting:

1. Pledge of Allegiance
2. Roll Call
 - A. Present: Ryan Wagner, Steve Board, Ald. Ken Berg, Ald. Tony Arnett, Todd Huhn, Deb Sybell, Jacob Maas, and Dave Zimmermann
 - B. Virtual: None
 - C. Absent: None

Other attendees: Stefanie Broere, John Kadish, Brian Konz

3. Determination of Quorum and Call to Order at 6:00 pm.
4. Approval of meeting minutes
 - A. Regular board minutes 2.18.26.
Steve Board motioned to approve
Dave Zimmerman seconded the motion. Motion carried unanimously.
5. Public Comment
 - A. Brian Konz reflected on availability of parking options along and near Main Street, sharing that parking is not a problem from his perspective.
6. Business
 - A. Review and take possible action on Sign Grant applications
 - a. S&S Window Cleaning
Steve Board motioned to approve
Ryan Wagner seconded the motion. Motion carried unanimously.
 - b. The Stem Academy City Centre
Todd Huhn motioned to approve
Dave Zimmerman seconded the motion. Motion carried unanimously.
 - c. Modifications going forward for sign grant application and eligibility
 - i. **Unanimous consent to allow for neon signs**
 - ii. To be eligible for consideration moving forward, once approved for the sign grant, applicants must apply before they put up their sign for which they are seeking funding.
Steve Board motioned to approve
Ald. Ken Berg seconded the motion. Motion carried unanimously.
 - iii. Moving forward, once approved for the sign grant, applicants must submit a paid invoice before a grant check will be issued.
Ald. Tony Arnett motioned to approve

RDA STRATEGIC PRIORITIES

- 1) ~~400 W. Main St. block demolition, Town Square design etc., and publicizing town square project for possible funding from sources other than the City.~~
- 2) Facilitating quality development in downtown, and
- 3) Creating an approach and working to attract development projects downtown.

Steve Board seconded the motion. Motion carried unanimously.

- B. Review and take possible action on Watertown Park, Recreation, & Forestry Department 2026 program and event sponsorship request
 - a. Invite requestor to future RDA meeting so board members can learn more about the sponsorship request.

Steve Board motioned to table this item

Todd Huhn seconded the motion. Motion carried unanimously.

- C. Review and discuss Main Street parking accessibility and availability
 - a. Board members reviewed recommendations from 2022 parking study. They discussed the role of the RDA as identifying the set of conditions that would trigger expansion of parking options in anticipation of increased development and 2028 Main Street construction parking limitations.

7. Updates

- A. Riverwalk update
 - a. Kapur engineering estimates for design work for identified catalytic sites are expected later in the week.
- B. Common Council update
 - a. Ald. Arnett highlighted approved rezoning for housing developments and anticipated Public Works Commission review of Main Street Water Lateral Upsizing proposal next week.
 - b. Ald. Berg highlighted the recent presentation to the Committee of the Whole by Nate Olson with Dodge County Community Development with a focus on business attraction, retention and expansion; workforce development; a community development fund; and tourism.
- C. Development update
 - a. Deb Sybell reported that the developer agreement for the Oxbow development is under review
 - b. The developer agreement for the College Park development has been signed
 - c. The Dodge County grant agreement for the Wilbur Street extension will be before Finance on March 23rd and Common Council on April 6th.
 - d. The River Crossing developers are working with the city on stormwater options.
 - e. The Lot Zero development spearheaded by the Greater Watertown Community Health Foundation received Common Council approval to be rezoned from multifamily to single family.
- D. Executive Director update
 - a. Deb reported Common Council approval of the Bike and Pedestrian Network Plan.
 - b. Public Works Commission approved an alternative lighting option for the 2028 Main Street reconstruction saving \$500,000 provided the change would not delay the project.
 - c. Deb and Ryan Wagner visited with the partner banks about the RDA Commercial Loan program and set the stage for a potential future ask relating to Main Street business continuity loan options in anticipation of the 2028 Main Street reconstruction.

8. Reports

- A. Communications and social media report
 - a. RDA board members hope to see an uptick in views given recent RDA activity.

9. Future Items

- A. Deb Sybell gave an update on these development projects: Hunter Oaks Enclave, Oxbow, Lumin Terrace, College Park, Lot 0 Gateway Dr., 1911 Gateway Dr.

10. Adjournment at 7:20 pm

Todd Huhn motioned to adjourn.

Dave Zimmerman seconded the motion. Motion carried unanimously. Meeting adjourned.