

PLAN COMMISSION MINUTES

July 27th, 2026

The Plan Commission met in the Council Chambers with the following members present: Mayor Robert Stocks, Alderperson Ken Berg, Nick Krueger, Tom Levi, Joe Dittmann, City Engineer Andrew Beyer, Zoning Administrator Brian Zirbes.

Others in attendance: Giles Isham, Robert & Cassandra Gensch, Sonya Kreusel of Vandewalle Assoc.

1. CALL TO ORDER

Mayor called the meeting to order at 4:35pm

2. APPROVAL OF MINUTES

A. Review and take action: Site Plan Review minutes dated July 13, 2026

B. Review and take action: Plan Commission minutes dated July 13, 2026

A motion was made by Krueger and seconded by Levi to approve the minutes for the above minutes as written, which was passed unanimously.

3. BUSINESS

A. Public Hearing: 513 Autumn Crest Drive request for a Conditional Use Permit (CUP) for an accessory structure exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1] and an exception to allowed exterior building materials under Exterior Construction Material Standards Section §550-121F

No comments from the public heard.

B. Review and take action: 513 Autumn Crest Drive request for a Conditional Use Permit (CUP) for an accessory structure exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1] and an exception to allowed exterior building materials under Exterior Construction Material Standards Section §550-121F

Brian stated that the applicant was requesting two Conditional Use Permits be granted so he could the construction of a new 768 sq ft shed. He has an existing 502 and a 250 shed but proposes to tear down the 250 sq ft shed resulting in 1270 sq ft of accessory structures on his property. Being that his total sq footage is over 1,000 sq ft he needs a CUP to move forward. His parcel of land is 15,762 sq ft. He also wants to use exterior construction materials that are viewed as lower quality. City code requires a CUP if materials do not comply with standards set forth where visibility & exposure of shed is important. Corrugated steel is allowed under Chapter 550, Article XI. Krueger moved to approve the sq footage & building materials proposed, seconded by Berg approved unanimously.

C. Review & take action: W2812 East Gate Dr Extraterritorial Certified Survey Map (ET CSM)

Brian stated applicant wanted to create a two lot CSM within the city's 3-mile extraterritorial review jurisdiction. Lot 1 would be 10.194 acres and Lot 2 would be 10.193 acres for Lindstrom Equipment and their new dealership and repair center. Berg asked if anyone was online for comment. Austin from River Valley Architects did say he was working with Lindstrom Equipment on new building design. He also said they hoped to begin construction in October and finish sometime in April. It is within the Airport Approach Protection Zone so maximum height cannot exceed 972 ft above sea level. In addition, they propose to use East Gate Dr for exit & entry. This road is not identified in the 2019 Watertown Comprehensive Plan for an expanded ROW. Beyer moved to approve the CSM with condition the signature page include city extraterritorial jurisdiction language & signature lines, plus note on maximum height of structures not exceed 972 ft above sea level. This motion was seconded by Krueger and approved unanimously.

D. Review and Discuss Zoning Map – Vandewalle Sonya reminded members she is a consultant working with the city on a full zoning rewrite, from when the existing code was originally adopted in or around 2002. This rewrite will probably go for up to 18 months and replace existing zoning districts. Current SR4 zoning has a minimum of 8,000 sq ft for single family but does that satisfy the options for development in single family zoning districts? She stated their goal is to preserve existing land uses where possible using zoning classifications. Sonya said Vandewalle will go through every parcel in city with spot checking for consistency with our Comprehensive Land Use Plan. Every parcel will be color coded. For instance, RH Rural Holding will be titled Agricultural. All parks are called PNR, Park & Recreation. Healthcare & medical will be called Planned Office and Institutional, which will include wide variety of uses. City owned, public entity owned, utility and religious land uses are all institutional. All public, private schools are included in this category. She noted single family will have different levels from SF1 to SF3 with SF1 having bigger lots vs SF3 for smaller lot sizes. Sonya pointed out corridor mixed use areas within city will have some residential and commercial land uses allowed. With industrial zoning, we now have 3 types but that will change to light and heavy. She pointed out upzoning vs downzoning, with upzoning allowing greater density of land use.

Alderperson Berg commented on his involvement years ago when Belinski Homes was pushing Smart Growth development with narrow streets, small lots and heavy density of housing which our City Council back then opposed and prevented from happening. He stressed value of green space vs trend to have high percentage of housing structure, garage & parking lot/driveway in relation to land parcel size. He used Oconomowoc where some lots have up to 80% of lot for building, garage and driveway and as low as 20% green space. Not good idea he felt. At the same time, Berg stressed we need to accommodate affordable housing in some way with our zoning categories, not necessarily meaning subsidized but more affordable housing for persons with moderate, average incomes.

4. ADJOURNMENT

A motion to adjourn at 5:27pm was made by Levi, seconded by Beyer, and approved unanimously.

Respectfully submitted, Alderperson Ken Berg

All materials discussed at this meeting can be found at: https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/9a5dc115-3fcf-4db3-bd25-810f456f715c/July-27%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline