

**PLAN COMMISSION
MINUTES
November 27, 2023**

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

The following members were present: Mayor McFarland, Alderman Blanke, Krueger, Lampe, Talaga (virtual @4:33), Zirbes, Beyer.

Also in attendance: Mason Becker, Sonja Kruesel, Ruth Mack, Maureen McBroom, Andrew Beyer, Jeff Baum (virtual).

1. Call to order (4:30pm)

2. Approval of Minutes

A. Site Plan Review minutes November 13, 2023

Motion to approve was made by Lampe and seconded by Konz, passed on unanimous voice vote.

3. Business

A. Review and Take Action: 1748 River Drive hangar lease (together with B)

Review request for lease for 1748 River Drive. Lease is required because the hangar is on city land.

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

B. Review and take action: 1753-A River Drive hangar lease (together with A)

Review request for lease for 1753-A River Drive. Lease is required because the hangar is on city land.

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

C. Review Downtown River Corridor Opportunity Analysis RFP

Mason Becker presented the Downtown River Corridor strategic development plan to be paid for by the RDA. This was for information only and no action was taken.

D. Initial Review and set public hearing date for Comprehensive Plan Amendments: 1110 and 1111 S. Tenth Street – from Planned Mixed Use to Mixed Industrial, 1310 Allwardt St. – from Institutional to Multi-Family Residential, and Comprehensive Plan Figure 7.7 – text change.

Brian Zirbes combined the three requests into one to save the city from having to advertise the opening of our zoning code multiple times. S. Tenth Street will be reestablishing a recycling center and salvage yard at this location. Allwardt St. was zoned for a new school and has been changed to have a multi-family development on this site. Figure 7.7 is a housekeeping item to give the Plan Commission more flexibility when considering PUDs.

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

E. Initial review and set public hearing date for Zoning Text Amendment: Amend Chapter 550-53D Zoning.

Brian Zirbes presented the need to change the code to allow a reduced setback with a CUP to allow for less than 100' provided the use is consistent with the comprehensive plan.

Motion was made by Krueger and seconded by Lampe to set the public hearing date for January 16th, passed on a unanimous voice vote.

F. Review public hearing comments and make recommendation to Council: Chapter 545, Subdivision of Land.

There were no comments at the public hearing. Andrew Beyer was present to answer any questions from the commission.

Motion was made by Blanke and seconded by Krueger to forward the ordinance to repeal and replace Chapter 545 to the common council, passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/November%2027,%202023%20Plan%20Commission%20Meeting%20Packet.pdf>

4. Adjournment

Motion to adjourn was made by Lampe and seconded by McFarland and passed on a unanimous voice vote. (5:09pm)

Respectfully Submitted,

Alderman Brad Blanke