

**PLAN COMMISSION  
MINUTES  
July 08, 2024**

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

**The following members were present:** Mayor McFarland, Alderperson Blanke, Beyer, Konz, Krueger Lampe, Talaga, Zirbes

**Also in attendance:** Robert Stocks, Tracy Shroeder of Endeavour Corp., Mike Braatz of MSI General

**1. Call to order (4:31pm)**

**2. Approval of Minutes**

**A. Site Plan Review minutes June 24, 2024**

**B. Plan Commission minutes June 10, 2024**

**C. Plan Commission minutes June 24, 2024**

Motion to approve Site Plan Review minutes and both Plan commission minutes was made by Konz and seconded by Talaga, passed on unanimous voice vote.

**3. Business**

**A. Conduct public hearing:** 211 Hiawatha Street – Conditional Use Permit (CUP) request for Outdoor Storage under Section 550-53B(1)(i)

There was one written public comment from Jonathan Lampe speaking positively about the changes at the site.

**B. Review and take action:** 211 Hiawatha Street – Conditional Use Permit (CUP) request for Outdoor Storage under Section 550-53B(1)(i)

Brian Zirbes presented the request for the CUP to redevelop an existing school bus storage yard.

Motion to approve the CUP with the conditions that the applicant submit a landscaping plan, adjust the parking stall depth on the employee parking lot, obtain an erosion control stormwater permit and obtain any needed sign permits was made by Lampe, seconded by Krueger and passed on a on a unanimous voice vote.

**C. Make recommendation to Common Council:** 700 Hoffman Drive Zoning Map Amendments

Brian Zirbes presented the request by the Rock River Ridge subdivision to amend the zoning map for the development.

Motion to approve the CSM with the condition that the zoning and final plat approval move through the approval process simultaneously was made by Blanke, seconded by Lampe and passed on a unanimous voice vote.

**D. Review and discussion:** 127 Dayton Street – Future Land Use Designation Change

Brian Zirbes presented the interest to possibly change 127 Dayton Street to mixed use industrial. This type of industrial would be clean, with no noise and more green space and landscaping on the site. The commission agreed that before changing the land use designation they would like to see the project being proposed but were open to the idea of changing the designation once a project came forward.

**E. Review and discussion:** Potential Housing Policy Ideas

Mason Becker was present to discuss the checklist from More Housing Wisconsin on the state of housing in the City.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/July%208,%202024%20PC%20Packet.pdf>

**4. Adjournment**

Motion to adjourn was made by Blanke and seconded by Talaga and passed on a unanimous voice vote.  
(5:02pm)

Respectfully Submitted,

Alderman Brad Blanke