

**Common Council Minutes
Tuesday May 6, 2025**

CALL TO ORDER

Mayor Stocks called the regular meeting of the City of Watertown Common Council to order at 7:03 p.m. on Tuesday, May 6, 2025. 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, Bartz, Blanke, Smith, Arnett, Wetzel and Moldenhauer. City staff present were Public Works Director Andrew Beyer, Public Health Officer Carol Quest, Chief David Brower, Finance Director Mark Stevens, Media and Communications Director Lisa Famularo, and Deputy Clerk Sheri Rohr. City staff attending virtually were City Attorney Steven T. Chesebro, Police Streets Superintendent Stacy Winkelman, Zoning Administrator Brian Zirbes, Engineering Project Manager Ritchie Piltz, and Strategic Coordinator Mason Becker.

PLEDGE OF ALLEGIANCE

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

MODIFICATION OF AGENDA

Ald. Lampe made a motion to move Exh. 9738 from 12(A) on the agenda to be presented between items 8(C) and 8(D), seconded by Ald. Davis and carried by unanimous voice vote.

MINUTES OF PRECEDING MEETING

Mayor Stocks inquired if there were additions or corrections to minutes of the Common Council meeting held Tuesday, April 15, 2025. There being none, Ald. Arnett moved to approve, seconded by Ald. Blanke and carried by unanimous voice vote.

COMMENTS & SUGGESTIONS FROM CITIZENS PRESENT

Karl Zarling, 605 S Washington St, in favor of Milford St. two-family rezoning.

PUBLIC HEARING

Mayor Stocks opened the public hearing for the Cole Street Discontinuance of Public Way at 7:10 p.m. There being no further comment, Mayor Stocks closed the public hearing at 7:10 p.m.

Mayor Stocks opened the public hearing for the Rezone 848 Milford Street (PIN: 291-0815-0741-061) from the Single-Family Residential (SR-4) Zoning District to the Two-Family Residential (TR-6) Zoning District at 7:10 p.m.

Comments received from: Kathie Hugin of 907 Casey Dr. with concerns on potential HOA allocations, cost of building new homes, purchase price of those homes once built, and offered a suggestion to “flip-flop” the park and subdivision; Bob Wieland of W182 N9049 Amy Ln. (Menomonee Falls) is the seller of the land and was in favor of approving multi-family units being developed on this property; Eric Kluge of 915 Casey Dr. with concerns of continued changes in development plans and requested the City take a deeper look into the developer (Loos Homes) prior to approving the project stating this builder does not have favorable reviews from current/past homeowners; Dean Gagliano of 909 Casey Dr with concerns of a safe place for neighborhood children for play, encouraged City to think about planning on daycare resources for new families moving into neighborhood as current daycare opportunities is lacking in Watertown, and concerns of how long new homes will be on the market due to higher prices; and David Werning, Director of Land Development with Loos Homes, of 435 Village Walk Ln. (Johnson Creek) with comment on his understanding of the need for affordable housing in Watertown where these two-unit homes would be more affordable than their single family alternatives.

There being no further comment Mayor Stocks closed the public hearing at 7:24 p.m.

REPORTS

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

The following reports were received and filed: Parks, Recreation, and Forestry minutes from March 17, 2025, Public Safety minutes from April 2, 2025, Finance Committee minutes from April 7, 2025, Historic Preservation minutes from April 8, 2025, Board of Health minutes from April 14, 2025, Plan Commission minutes from April 14, 2025, RDA minutes from April 16, 2025, Town Square Programming Commission minutes from April 16, 2025, Public Works minutes from April 22, 2025.

Ald. Blanke commented on the Board of Health minutes from April 14, 2025. Ald. Blanke raised concerns about prematurely moving forward with purchasing land that was initially introduced as part of the City's Needs Analysis on September 17, 2024, which has not yet been approved by the governing body. Ald. Arnett echoed these concerns. Ald. Davis asked for clarification on the purpose for the land in the Needs Analysis where Carol Quest responded appropriately.

COMMUNICATIONS & RECOMMENDATIONS

Mayor Stocks gave recognition to Ald. Steve Board and Ald. Eric Schmid. Ald. Lampe gave recognition to Mayor Emily McFarland, reading Res. 9738. Mayor McFarland spoke of appreciation for those she served during her tenure with the City.

Exh.9738 - Resolution Honoring Mayor Emily McFarland (Sponsor Mayor Robert Stocks). Ald. Davis moved to adopt resolution 9738, seconded by Ald. Bartz and carried by roll call vote: Yes-8; No-0; Abstain-0.

The 2024 Watertown Department of Public Health Annual Report, 2024 City Annual Report, 2024 Parks, Recreation, and Forestry Annual Report were presented.

Ald. Lampe commented on the Health Annual Report, commending the smoking ordinance visual provided. Lampe suggested Dr. Grajewski be honored by Common Council for a job well done in his tenure. Carol Quest explained the role of AmeriCorp in the City and that this program is no longer in existence.

Ald. Lampe commented on the City's Annual Report, indicating that housing was frequently mentioned and the importance to keep momentum moving forward on development. Lampe would like to see an increase in collaboration between the Library and Recreation Departments with the City's taxi program.

Ald. Lampe commented on the Park and Recreation Annual Report, noting special event patronage and to keep the attendance numbers in mind when discussing future requests and cooperation with City.

Media Director, Lisa Famularo gave a presentation on the new city website and went over the council A/V system.

NEW BUSINESS

Ald. Lampe made a motion to convene into closed session per §19.85(1)(b) to consider licensing or discipline of any person licensed by a board or commission or the investigation of charges against such a person, and the taking of formal action on any such matter; provided that the person licensed is given actual notice of an evidentiary hearing which may be held prior to final action being taken and of any meeting at which final action may be taken. The notice shall contain a statement that the person has the right to demand the evidentiary hearing or meeting be held in open session. This closed session does not apply to any such evidentiary hearing or meeting where the person licensed requests that an open session be held to discuss specific licenses (Suspension of Tequila Nights, LLC Liquor License), second by Ald. Arnett and carried roll call vote: Yes-8; No-0; Abstain-0.

Ald. Moldenhauer made a motion to reconvene into open session, second by Ald. Wetzel and carried by roll call vote: Yes-8; No-0; Abstain-0.

Ald. Lampe made a motion to suspend the liquor license of Tequila Nights, LLC for 30 days within the next 90 days as per the Licensing Board memo dated April 25, 2025 citing Ordinance 220-11(D)(3)(b), with contiguous day suspension rules as detailed in that memo, and with the understanding that an alcohol license issued in 2025 would be conditional on completing the remainder of this suspension within its original timeframe, second by Ald. Moldenhauer and carried roll call vote: Yes-8; No-0; Abstain-0.

MISCELLANEOUS BUSINESS

Payroll Summary - April 2 - 15, 2025 was presented.

ORDINANCES

Ord. 25-08 - Amend Chapter 550 Official Zoning Map of the City of Watertown to change 100 E. Division Street (PIN: 291-0815-0412-029) and 104 E. Division Street (PIN: 291-0915-3343-053) from General Business (GB) Zoning to Central Business (CB) Zoning (Sponsor: Mayor Stocks From: Plan Commission, First Reading). Ald. Blanke moved for adoption of ordinance 25-08 on its first reading, seconded by Ald. Bartz and carried by roll call vote: Yes-8; No-0; Abstain-0.

Ord. 25-09 - Amend Chapter 550: Zoning Code, through the Amendments of Language to Sections §550-15, §550-34B(2)(K), and §550-49G (Sponsor: Mayor Stocks From: Plan Commission, First Reading). Ald. Blanke moved for adoption of ordinance 25-09 on its first reading, seconded by Ald. Arnett and carried by roll call vote: Yes-8; No-0; Abstain-0.

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. 9739 - Resolution to update license fee schedule Watertown Department of Public Health (Sponsor: Ald. Davis/Ald. Smith From: Watertown Board of Health). Ald. Smith moved to adopt resolution 3739, seconded by Ald. Davis and carried by roll call vote: Yes-8; No-0; Abstain-0.

Exh. 9740 - Resolution to award Plaza Phase II ADA Concrete Ramp Improvements Contract #10-25 Alternate Bid B to Maas Brothers Construction Co. for \$145,170.00 (Sponsor: Ald. Arnett From: Public Works Commission). Ald. Arnett moved to adopt resolution 9740, seconded by Ald. Bartz and carried by roll call vote: Yes-8; No-0; Abstain-0.

Exh. 9741 - Resolution to Discontinue a Portion of Public Way at Cole Street (Sponsor: Mayor Stocks From: Plan Commission). Ald. Wetzel moved to adopt resolution 9741, seconded by Ald. Blanke and carried by roll call vote: Yes-8; No-0; Abstain-0.

Exh. 9742 - Resolution to Extend on call general support service task order 21-01 with Strand Associates, Inc. (Sponsor: Ald. Arnett From: Public Works Commission). Ald. Arnett moved to adopt resolution 9724, seconded by Ald. Moldenhauer and carried by roll call vote: Yes-8; No-0; Abstain-0.

Exh. 9743 - Resolution to Award 2025 Private Lead Service Lateral Replacement Contract #12-25 (Sponsor: Ald. Arnett From: Public Works Commission). Ald. Arnett moved to adopt resolution 9743, seconded by Ald. Davis and carried by roll call vote: Yes-8; No-0; Abstain-0.

Exh. 9744 - Purchase additional right-of-way required for City of Watertown Dewey Avenue Reconstruction Project (Sponsor: Mayor Stocks From: Finance Committee). Ald. Blanke moved to adopt resolution 9744, seconded by Ald. Davis and carried by roll call vote: Yes-8; No-0; Abstain-0.

Exh. 9745 - Resolution to Enter into the Release Agreement Between Granite Re, Inc. and the City of Watertown (Sponsor: Ald. Arnett From: Public Works Commission)

1. Review and discuss: proposed Release Agreement between Granite Re, Inc, and the City of Watertown
2. Ald. Arnett made a motion to convene into closed session per §19.85(1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved (Release Agreement between Granite Re, Inc. and the City of Watertown), second by Ald. Wetzel and carried roll call vote: Yes-8; No-0; Abstain-0.
3. Ald. Arnett made a motion to reconvene into open session), second by Ald. Moldenhauer and carried roll call vote: Yes-8; No-0; Abstain-0.
4. Ald. Arnett made a motion approve the Release Agreement between Granite Re, Inc. and the City of Watertown), second by Ald. Wetzel and carried roll call vote: Yes-8; 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. Wetzel moved to adjourn, seconded by Ald. Moldenhauer, and carried by unanimous voice vote at 8:36 p.m.

Respectfully Submitted,
Sheri Rohr, Deputy 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>