

PLAN COMMISSION MINUTES

September 14th, 2026

The Plan Commission met in the council chambers with the following members present: Mayor Robert Stocks, Alderperson Ken Berg, Nick Krueger, Joe Dittmann, Kerry Kneser, City Engineer Andrew Beyer and Zoning Administrator Brian Zirbes

Others in attendance: Ashley Romero, Bill Canfield, Park & Rec Director Ryan Schmidt, John Katisch, Boyd Coleman, Tim Strobel, Rhyannon Bartels, Fred Bachmann, Dave Liekam.

1. CALL TO ORDER

Mayor called the meeting to order at 4:32pm

2. APPROVAL OF MINUTES

A. Review and take action: Site Plan Review Committee minutes dated August 24, 2026

B. Review and take action: Plan Commission minutes dated August 24, 2026

A motion was made by Kneser to approve the above August 24th, 2026 meeting minutes for both committees, seconded by Krueger and approved unanimously.

3. BUSINESS

A. Review and take action: 100 Stimpson Street Conditional Use Permit (CUP) request for proposed commercial animal boarding under Section §550-33B(2)(i) No public comments.

B. Review and take action: 100 Stimpson Street Conditional Use Permit (CUP) request the proposed commercial animal boarding under Section 550-33B(2)(i) Brian stated this was an additional use permit for commercial animal boarding allowing up to 10 dogs with 2 fenced outdoor exercise areas to the rear of this building. He said it meets all the land use criteria for commercial animal boarding. They can day care up to 15 dogs but a limit of 10 for overnight boarding so in theory they could have 15 during day and 10 different dogs for boarding for total of 25 or any variation of that depending on if same dogs or different ones. Brian stated there is need for a 10 ft distance from fence or fences to the existing 15" storm sewer line. Berg made motion for approving this CUP with condition of no more than 10 dogs allowed for overnight boarding and keeping any fences constructed at least 10 ft from the existing storm sewer line, seconded by Dittman and approved unanimously.

C. Review & make recommendation to City Council: Brandt-Quirk Park Pickleball Complexity Ryan was speaking as director of Park & Rec Dept and also representing the Watertown Active Living Initiative, which is a group of Watertown area residents working with the city to fundraise for a future pickleball complex. They have identified Brandt Quirk Park as best site for a pickleball complex since it is a community park, with restrooms, ample parking and all of infrastructure needed & plenty of distance to residential homes for any noise concerns that may be present. He noted this site was unanimously approved by Park & Rec Commission, It would be located east side of existing tennis courts and would be an 8 court pickleball complex with 2 bays of 4 with an alley way in the middle. Ryan said the fundraising group hopes to install at some point 4 posts with 50 ft candles or less. Berg complimented Ryan for his leadership at helping to make this goal of this local citizen group become possible by offering the city's Brandt Quirk Park and by being instrumental in how it would best be constructed. He also recognized the great work of this group of citizens, spearheaded by Bill Oswald, that raised hundreds of thousands of dollars to make this idea become reality. Ryan noted once this complex is constructed and all the invoices are paid, these pickleball courts will be turned over to the city as an asset to our community. Kneser moved to recommend to our city council for final approval, this proposed future pickleball complex, which was seconded by Berg and approved unanimously.

D. Review and take action: N7731 County Highway X Extraterritorial Certified Survey Map (ET CSM) Brian stated Rosy Lane Holsteins LLC is requesting to create a one lot CSM of 4 acres separate from the 38.69 parent parcel so as to divide the residential from the agricultural land.

The only conditions are to correct the signature page on CSM to include City Extraterritorial Jurisdiction language and signature lines along with language of the Airport Approach Protection Zone allowing a maximum elevation of 999 ft above mean sea level for buildings & vegetation. Beyer moved to approve this CSM with the two above conditions, seconded by Krueger and approved unanimously.

E. Review and take action: 1828 River Drive Airplane Hangar. Brian stated that David Leikam is seeking approval of a new airplane hangar lease at 1828 River Drive, within the Watertown Municipal Airport property. Per Wisconsin Statutes it is the role of our Plan Commission to review and recommend approval to the city council any leases pertaining to our local airport. Mr Leikam was present and stated he is the owner and builder of this hangar. His airplane is at another location but he wants to bring it here and store it in this hangar. Berg moved to recommend to city council approval of a hangar lease for Mr Leikam, seconded by Dittman & approved unanimously.

F. Review and take action: 421 Dayton Street Building Addition Applicant is proposing to construct a warehouse addition to an existing industrial building. This warehouse would be 7,600 sq ft and include a 960 sq ft connector between the warehouse and manufacturing building. This proposed addition was approved earlier today by Site Plan Review. Krueger moved to approve the site plan for the proposed addition with conditions of obtaining required erosion control and stormwater permits, seconded by Kneser and approved unanimously.

G. Initial review and schedule public hearing for rezoning at Common Council: 1200 Wakoka Street & 1202 Wakoka Street. Applicant proposing to change zoning from General Industrial to General Business for the parcel at 1200 Wakoka St to allow a multi tenant commercial building. He also wants his existing building at 1202 Wakoka St to be changed from General Business to General Industrial so as to have his warehouse in compliance with our zoning code. Lastly, he wants a CSM and a Planned Development Overlay Rezoning for this project. To do all of this, he needs a public hearing to move his proposal forward. Mr Bachmann was present to explain his reasons, starting he wants to use both buildings with a service center at the new proposed multi-tenant building for his product line along with 3 other commercial tenants, including an auto repair business. City staff favor doing this so they suggest October 6th, 2026 for the public hearing. Berg moved to recommend the rezoning as proposed above, seconded by Dittman and approved unanimously.

4. ADJOURNMENT

A motion to adjourn at 5pm was made by Beyer, seconded by Krueger & approved unanimously.

Respectfully submitted,

Alderpersion Ken Berg

All materials discussed at this meeting can be found at: https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/730dabb0-3916-49bc-9467-2b8bc422cc6d/September-14%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline.