

SITE PLAN REVIEW COMMITTEE

July 13, 2026

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Mayor Robert Stocks, Mike Jacek – Building Inspection, Laura Bohlman – Police, Don Dishno – Fire Department, Stacy Winkelman – Streets & Solid Waste, Maureen McBroom – Stormwater, Ryan Schmidt – Parks & Rec., Tim Hayden – Water/Wastewater, and Manager of Economic Development and Strategic Initiatives Deb Sybell.

Also in attendance were Jacob Van Domelen and Nathan Sells of SunVest Solar; Doug Herman; and Ryan Wagner of Blackdeer Investment Group. Douglas Herman for 245 S Concord Ave. Ted Herman for 245 S Concord Ave joined virtually.

1. Call to Order

The meeting was called to order by Chairperson Brian Zirbes.

2. Approval of Minutes

A. Review and take action: Site Plan Review Minutes Dated June 22, 2026

Motion was made and seconded to approve the minutes as submitted. Unanimously approved.

3. Business

A. Review and take action: 1224 American Way site plan review – Watertown Hops

Applicants Jacob Van Domelen and Nathan Sells of SunVest Solar were present to discuss this project. The proposal is to construct a Photovoltaic (PV) Solar Array on approximately 10 acres of the Watertown Hops property. We-Energies will lease the property for 25 years with an additional five-year extension option and be responsible for all maintenance and repairs to the array, including vegetation management, and will own, operate, and maintain the solar PV array renewable energy output. The total system size will be 2.5 MW of AC capacity, and all electrical cables will be buried throughout the project area. The array will be built upon the existing contours of the land and seeded in native grasses. A landscape screening of evergreens and shrubs will be located along Perry Way. Site access will be from a driveway on Perry Way.

The following was presented by staff:

Fire:	No concerns.
Building:	A building and electrical permit will be required.
Police:	No concerns.
Mayor:	No concerns.
Stormwater:	Post-development erosion control maintenance will be needed.
Engineering:	Driveway area will need to be paved.
Zoning:	Project meets setbacks and landscaping requirements.
Parks & Rec:	No concerns.
Water/Wastewater:	No concerns.
Streets/Solid Waste:	No concerns.
Econ. Development:	No concerns.

Motion was made and seconded to recommend approval of this item with no conditions.

Unanimously approved.

B. Discussion & Concept Review: 245 S. Concord Avenue proposed redevelopment

Doug Herman was present to discuss this concept review. The proposal is to potentially purchase the property and convert the location into a private residence while maintaining the exterior structure.

The following was presented by staff:

Fire:	Not present but had no concerns.
Building:	Since the proposal is for single family and not commercial, at this time there are no specific concerns. Further discussion could occur with an updated set of plans.
Police:	No concerns.
Mayor:	No concerns.
Stormwater:	No concerns.
Engineering:	Further information on the building connectivity to the existing dam would be needed. In addition, with the dam and the powerhouse being a FERC (Federal Energy Regulatory Commission) licensed facility, DNR and FERC comments would need to be submitted.
Zoning:	Confirmation would need to be provided as to if the building is not on or part of the dam or part of the floodway. Further information should also be presented regarding the dam failure shadow area. The Wisconsin DNR has further information regarding this.
Parks & Rec:	No concerns at this time. If the project were to move forward, there are abutting properties that would have to be discussed.
Water/Wastewater:	There is a sewer pipe on the north side of the structure that has an access road which will need to remain for cleaning and maintenance purposes.
Streets/Solid Waste:	No concerns.
Econ. Development:	No concerns.

As this item was presented only for discussion, no action was needed.

C. **Adjournment**

Motion was made and seconded to adjourn. Unanimously approved.

Respectfully submitted,
Nikki Zimmerman, Recording Secretary

Note: These minutes are uncorrected, and any corrections made thereto will be noted in the proceedings at which these minutes are approved.