

**PLAN COMMISSION  
MINUTES  
February 10, 2025**

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

**The following members were present:** Mayor McFarland, Alderman Blanke, Beyer, Krueger, Lampe, Zirbes

**Also in attendance:** Becky Yenser, Chris Siepmann, Andrew Plichta, Carol Quest, Tim Strobel, Ruth Mack, Michael Carlsom, and Mason Becker

**1. Call to order**

**2. Approval of Minutes**

**A. Plan Commission minutes January 13, 2025**

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

**3. Business**

**A. Review and take action: 204 N. First Street – Certified Survey Map (CSM) Review**

Brian Zirbes presented the request for a CSM for 204 N. First Street for future development.

Alder Blanke expressed concern over the south half of the parking lot should be split into separate lots.

Brian clarified that the CSM is not splitting anything and it is cleaning up the existing lots. Commissioner Lampe also expressed the concerns that this may give developers the impression that the south lot is available for development. Mayor McFarland explained that there are many steps involved in developing the area and the intent is not to develop the south portion of the parking lot.

Motion to approve with no conditions was made by Krueger, seconded by McFarland and passed on a unanimous voice vote.

**B. Review and take action: W4510 Ebenezer Drive Extraterritorial Certified Survey Map (CSM) Review**

Brian Zirbes presented the request for a CSM for W4510 Ebenezer Drive.

The county has requested that lot 2 be reduced to 1 acre to maintain the farmland preservation requirement.

Motion to approve with the condition noted was made by Blanke, seconded by Lampe and passed on a unanimous voice vote.

**C. Review and take action: 510 S. Second Street Approval to Purchase Property for Health Department**

Carol Quest presented the request to purchase 510 S. Second Street for expanded services of the Health Department such as drive through capacity with an enclosed space and storage.

Commissioner Lampe noted that the adjacent properties on Second Street are residential properties and asked what the property would look like upon use by the Health Department.

Alder Blanke expressed concern that this expansion was part of a presentation of the city's future space needs analysis which has not yet been acted upon by the Common Council.

Commissioner Krueger wanted to clarify that the request before the commission is to explore the purchase terms but not to proceed to construction at this time.

Brian Zirbes pointed out that there are several more steps that need to happen before any construction could begin on this lot.

Motion to pursue exploration of terms of purchase for 510 S. Second Street was made by Krueger, seconded by McFarland and passed on a unanimous voice vote.

**D. Initial review and Set Public Hearing Date: 1220 Wilbur Street Comprehensive Plan Amendment**

Brian Zirbes presented the request from Habitat for Humanity to change 1220 Wilbur Street from institutional to 2 family residential. MATC currently owns the parcel and it has determined that it is no longer needed and is selling the property.

Motion to set the public hearing for March 18th was made by Blanke, seconded by Lampe and passed on a unanimous voice vote.

**E. Discussion Only:** Concept Review for Clark and Mary Street potential development

The commission was excited and positive for this development. There are some minor concerns about soil condition and the condition of Mary and Clark Streets, but they were informed that they should not be an issue in developing the property.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/February%2010,%202025%20Plan%20Commission%20Meeting%20Packet.pdf>

**4. Adjournment**

Motion to adjourn was made by Lampe and seconded by Krueger and passed on a unanimous voice vote.

Respectfully Submitted,

Alderman Brad Blanke