

## SITE PLAN REVIEW COMMITTEE

June 8, 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, Ben Olsen – Police, Stacy Winkelman – Streets & Solid Waste, Nathan Williams – Engineering, Maureen McBroom – Stormwater, and Manager of Economic Development and Strategic Initiatives Deb Sybell. Don Dishno – Fire was present virtually.

Also in attendance were Nikki Zimmerman – Building Safety & Zoning, Rick Elertson of Divots, James Kuckkan of the Watertown Daily Times, and John Katisch.

### 1. Call to Order

The meeting was called to order by Acting Chairperson Nathan Williams.

### 2. Approval of Minutes

#### A. Review and take action: Site Plan Review Minutes Dated May 26, 2026

Motion was made by Mike Jacek and seconded by Mayor Stocks to approve the minutes as submitted. Unanimously approved.

### 3. Business

#### A. Review and take action: 644 S. Church Street Site Plan Review

Applicant Rick Elertson was present. He is proposing to create a golf simulator sports bar on the premises. There will be four (4) golf simulators with a full bar, a small kitchen, and seating.

The following was presented by staff:

Fire:	A Fire Suppression permit would be needed for a kitchen hood system. The building is also fully sprinklered and there should be accommodations in place to ensure this will still be functional. Mr. Elertson stated that the ceiling will only have a mesh and will open.
Building:	The number of bathrooms being proposed will allow up to 120 occupants. Ensure that a fire partition wall exists between this location and the next tenant. Verify with the Fire Department if a fire suppression permit for the kitchen hood system is needed.
Police:	No concerns.
Mayor:	Welcomes the applicant in this venture.
Stormwater:	Since all of the work will be occurring inside the building, there are no concerns.
Engineering:	No concerns.
Zoning:	Not present but forwarded communication stating no concerns.
Parks & Rec:	Not present.
Water/Wastewater:	Not present.
Streets/Solid Waste:	The city does not provide garbage services for commercial properties. Private services will have to be obtained.
Econ. Development:	No concerns.
Legal:	Not present.

Motion was made by Stacy Winkelman and seconded by Mike Jacek to approve this item contingent upon:

-Working with the Fire Department to verify the need for a Fire Suppression Permit and ensuring the plans meet codes for the sprinkler system.

-Ensuring a fire wall currently exists between this location and the next tenant.

Unanimously approved.

4. **Adjournment**

Motion was made by Stacy Winkelman and seconded by Mike Jacek 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.**