

## PLAN COMMISSION MINUTES

June 8th, 2026

The Plan Commission meeting met at 4:30pm in the Council Chambers with the following members present: Mayor Robert Stocks, Alderperson Ken Berg, Kerry Kneser, Tom Levi, Nick Krueger & Engineer Nathan Williams.

Others in attendance: Rick Elertson of Divots, Leonard Pochowski, Tracy Schroeder of GWCHF, John Katsich & Maureen McBroom.

### 1. Call to Order

Mayor called the meeting to order at 4:33pm

### 2. A&B Approval of Minutes

Review and take Action: Site Review minutes dated May 26th, 2026

Review and take Action: Plan Commission minutes dated May 26th, 2026

Motion by Krueger, seconded by Kneser to approve both sets of minutes as written, which was passed unanimously.

### 3. BUSINESS

#### A. Public Hearing: 644 S. Church Street – request for a Conditional Use Permit (CUP) for Indoor Commercial Entertainment under Section §550-33B(2)(g) for a sports bar

No Comments made.

#### B. Review and take action: 644 S Church Street—request for a Conditional Use Permit (CUP) for Indoor Commercial Entertainment under Section 550-33B(2)(g) for a sports bar

Nathan stated applicant proposes converting two commercial spaces within existing shopping center into a sports bar with commercial grade golf simulators. Their hours would be 10am to 10pm during months of October through April and 2pm to 10pm for May through September. City staff are recommending approval of CUP. Rick Elertson was present to say he was super excited and a lifelong dream for him to propose such a business as the owner. It was noted there will be 4 golf simulators and that the two spaces being leased by Elertson total 6,000 sq ft which is large and previously leased by two separate businesses. Berg voiced his strong approval and noted it has been vacant for years so will be great to have it actively used again. He felt it was a perfect fit and would be successful at this site. Levi made motion that the CUP shall be granted with a waiver of a buffer yard requirement, due to the lack of an abutting residential property and that there is a road in between properties. This was seconded by Berg, and passed by 3 to 2 vote with Krueger and Kneser opposing the buffer yard requirement.

#### C. Public Hearing: 1507 Sandy Lane—request for a Conditional Use Permit (CUP) for an exception to allow the applicants exterior building materials under Section 550-121F

No comments made.

**D. Review and take action: 1507 Sandy Lane—request for a Conditional Use Permit (CUP) for an exception to allow exterior building materials under Section 550-121F**

Nathan stated applicant wants to use corrugated steel siding in the construction of an 18 by 35 ft storage shed. This shed is not located in highly visible location. Krueger made motion to approve the CUP, seconded by Kneser and approved unanimously. Mr. Pochowski was asked the height of his shed and said 15 or 16 feet which staff reminded him had to be no higher than 15 ft.

**E. Review and take action: Resolution to support Hiawatha West SDP, station property acquisition and federal grant funding**

Deb Sybell was present to provide update. This would be an extension of the Hiawatha West line from Milwaukee to Pewaukee to Watertown to Madison. The preferred Watertown station site was previously used for the same purpose on a proposed passenger railway route in 1998. It will be located off South 3<sup>rd</sup> Street and next to the existing railroad tracks and the Schaefer Auto business directly south on 3<sup>rd</sup> Street. Passenger rail service would ideally begin in 2030. This proposal needs to be approved by the (DOT) Department of Transportation. Our city's resolution will state that we agree to acquire this proposed land for the rail station with 80% federal funding and 20% local funding. This combined funding would allow purchase of this land parcel, lighting, 80 stalls for parking and related costs where our portion of expenses is currently estimated at about \$81,000. The estimated costs are using Amtrak experience with rail stations like ours in Watertown. Berg stated by our city being in favor of this railway passenger service with Amtrak, we will be taking a huge step forward as a community by offering a unique and viable form of transportation. Motion by Levi to have our Plan Commission acknowledge receipt of three letters of support that favor City of Watertown purchasing proposed land on South 3<sup>rd</sup> Street and advancing a contract with Amtrak and DOT for the Hiawatha West Service Development Plan, seconded by Kneser and passed unanimously with Krueger abstaining.

**F. Review and take action: Final Dedication of Public Improvements in the Rock River Ridge Subdivison, Phase 1**

The Greater Watertown Community Health Foundation is seeking Plan Commission support for the final infrastructure dedication within the Rock River Ridge. This dedication is a requirement for the final reimbursement for the completed street and utility work that was previously done. In June of 2025 a partial reimbursement was issued. With the threshold of home construction completed, the binder coat of asphalt needed a finish layer of asphalt and that was recently completed. All funds for this final reimbursement to the GWCHF are included in the city's adopted budget. City staff are recommending the Plan Commission approve the final public infrastructure dedication allowing reimbursement once the punch list of items from the city is completed satisfactorily. Motion by Levi to support the City Resolution Accepting Improvements Through Completion For Rock River Ridge Phase 1, seconded by Krueger and approved unanimously. It was noted by Tracy Schroeder of GWCHF that the amount requested for reimbursement is \$747,500 which is the remainder of the Phase 1 request. There is a phase 2 and 3 which will be paid out over the next two years, even though the work will be done by then. The work will be done next year for both phases. It was noted again city officials will have chance to look critically at all work done to ensure we are satisfied before all reimbursements are made to the GWCHF.

#### **4. ADJOURNMENT**

Motion was made to adjourn at 5:18pm by Kneser, seconded by Krueger and approved unanimously.

Respectfully submitted, Alderperson Ken Berg

All materials discussed at this meeting can be found at:

[https://files-backend.assets.thrillshare.com/documents/asset/uploaded\\_file/5330/Cow/88df47f6-1f14-4d2b-a024-b831926fda7e/June-8%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline](https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/88df47f6-1f14-4d2b-a024-b831926fda7e/June-8%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline)