

PLAN COMMISSION MINUTES

June 22nd, 2026

The Plan Commission met at 430pm in the Council Chambers with the following members present: Mayor Robert Stocks, Alderperson Ken Berg, Nick Krueger, Kerry Kneser, Melissa Lampe & Zoning Administrator Brian Zirbes.

Others in attendance: Ryan Wagner of Blackdeer Investment Group & Glendon Griesbaum of Niemann Foods, Inc.

1. Call to Order

Mayor called the meeting to order at 4:33pm

2. Approval of Minutes

A. Review and take action: Site Plan Review minutes dated June 8th, 2026

B. Review and take action: Plan Commission minutes dated June 8th, 2026

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

3. Business

A. Review and take action: 401 Bernard Street Site Plan review. The applicant is proposing to amend a building site plan previously approved in September of 2025. The updated plan will now include 5 tenant spaces vs the 3 previously approved. The tenant spaces will now include Ace Hardware, Pets Supplies Plus and three businesses. Our Site Plan Review Committee just approved this change and now requires Plan Commission to take action on this change of site plan. Electric panel changes to accommodate the 2 extra businesses are the biggest change to be made note of. Motion by Lampe to approve revised site plan, seconded by Krueger, approved unanimously.

B. Review and take action: W7039 Kiln Drive—Extraterritorial Certified Survey Map (ET CSM) Request. Applicant requesting to create two lot CSM within city of Watertown extraterritorial jurisdiction with one lot of 27.84 acres and second lot of 1.50 acres. The existing parcel has two existing homes which will change so that each house has its own parcel. Kiln Drive does not require expanded ROW and each parcel and house will have direct access to Kiln Drive. Motion by Kneser to approve the CSM as created, seconded by Krueger and approved unanimously.

4. ADJOURNMENT

Motion was made to adjourn at 4:36pm by Lampe, seconded by Kneser 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/8b0554b9-337a-4b95-8cc1-e89104adaebf/June-22%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline