

PLAN COMMISSION

MINUTES

August 11, 2025

The Plan Commission met at 4:30p.m. on the above date in the council chambers.

The following members were present: Mayor Stocks, Alderman Blanke, Beyer, Kneser, Lampe

Also in attendance: Tom Stocco of North Town Partners LLC, Mason Becker, Ben Rohn of Vandewalle & Associates, Allen Genz of AG Contractors, Bill Richter of Richter Heating & Air Conditioning, and Ruth Mack of Loeb & Company

1. Call to order (4:36pm)

2. Approval of Minutes

A. Plan Commission minutes July 28, 2025

Motion to approve Plan Commission minutes was made by Lampe and seconded by Kneser, passed on unanimous voice vote.

3. Business

A. Public Hearing: Proposed TID #8 Amendment No. 1

Tom Stocco spoke in favor of the TID Amendment and made himself available for questions upon request.

B. Review and take action: Proposed TID #8 Amendment No. 1

One positive comment from public hearing.

Ben Rohn was present to present the proposed TID #8 Amendment to the commission. The amendment is needed to accommodate the Oxbow project and the map correction needed on the public library property.

Motion to send to the common council with a positive recommendation was made by Blanke, seconded by Kneser and passed on a unanimous voice vote.

C. Review and take action: 421 Water Tower Court office remodel and warehouse addition

Bill Richter was present to request the plan to remodel and expand the current facility at 421 Water Tower Court.

Motion to approve with the conditions that the requestor obtain any required erosion control and stormwater permits, submit a landscaping plan that meets ordinance requirements, and submit an exterior lighting plan that meets ordinance requirements was made by Lampe, seconded by Blanke and passed on a unanimous voice vote.

D. Review and take action: Certified Survey Map (CSM) for part of 315 Mary Street

Andrew Beyer presented the request for a CSM for 315 Mary Street. This CSM is required to facilitate the transfer of the property from the city to Loeb & Company.

Motion to approve with no conditions made by Kneser, seconded by Lampe and passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

<https://mccmeetings.blob.core.usgovcloudapi.net/watertwnwi-pubu/MEET-Packet-ff3618bf3da349df9ed06a65f63691b7.pdf>

4. Adjournment

Motion to adjourn was made by Lampe and seconded by Beyer and passed on a unanimous voice vote. (4:50pm)

Respectfully Submitted,

Alderman Brad Blanke