

**PLAN COMMISSION  
Minutes**

**June 13, 2022  
4:30 p.m.**

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

The following members were present:, Andrew Beyer P.E. (Deputy Director of Public Works), Jaynellen Holloway P. E. (Director of Public Works/City Engineer), Jacob Maas (Zoning Administrator), Ald. James Romlein P.E. (Recording Secretary), Ald. Dan Bartz, Ald. Nick Krueger and Commissioner Brian Konz.

Members not present: Mayor Emily McFarland, Tony Arnett, Becky Huff.

Citizens Present: Jesus Garcia

Note: Engineer Andrew Beyer is serving as Commission Chairman for this meeting.

**1. Call to order**

Acting Chairman Andrew Beyer called the session to order at 4:30 p.m.

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**2. Review and take action: Site Plan Review minutes dated May 23, 2022**

**Motion to Approve Holloway, Second Krueger  
Unanimous by voice vote**

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**3. Review and take action: Plan Commission minutes dated May 9, 2022**

**Motion to Approve Holloway, Second Krueger  
Unanimous by voice vote**

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**4. Review and take action: 702 Welsh Road – Planned Unit Development (PUD) request for a shed for Indoor Maintenance and Service**

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:

Background:

702 Welsh Road is currently zoned Rural Holding. Jesus Garcia is proposing to complete a 2-phase development of 702 Welsh Road. Phase 1 would consist of development of a workshop for his business. The 2<sup>nd</sup> Phase would consist of the development of a single-family home.

Administrator Maas advised that all of the requested matters in this action could have been approved for neighborhood business except for the fact that neighborhood business is limited to a two (2) acre parcel and this parcel is nine (9) acres which forces the approval process to be granted under a Planned Unit Development process.

1. No public comment at the May 17, 2022 Common Council meeting.

Options:

These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. Postpone the recommendation of the proposed ordinance to a later date.
2. Negative recommendation of the proposed ordinance to the Common Council.
3. Positive recommendation of the proposed ordinance to the Common Council.
4. Positive recommendation of the proposed ordinance to the Common Council with conditions or amendments identified by the Plan Commission.

**Motion by Romlein for a positive recommendation with the conditions requested, Second made. Commissioner Konz advised that the formal appointment documentation process was not completed, that he would abstain for all matters at this meeting, and that it should be in effect by the next meeting.**

Ald. Barts posed a question on the connection to the municipal utilities that was addressed by Admin. Mass - all city residents must connect to both City Water and City Sanitary systems.

**Hearing no further comments Chairman Beyer called the question.**

**Approved by unanimous voice vote,**

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## **5. Initial review and set public hearing date: Repeal & recreate Section § 550-106, Visibility Standards**

Background:

The current Visibility Standards language does not allow for uniform enforcement standards. Concerns also center on the method by which the vision triangle is measured, currently it is from the centerline of the intersection of the right-of-ways.

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:

1. Current language:

§ 550-106 Visibility standards.

**A.** Purpose. The purpose of this section is to alleviate or prevent congestion of public rights-of-way so as to promote the safety and general welfare of the public by establishing minimum requirements for the provision of vehicular visibility.

**B.** Requirement. In order to provide a clear view of intersecting streets to motorists, there shall be a triangular area of clear vision formed by the two intersecting streets and a chord connecting said center lines, as determined by the Zoning Administrator. Generally, the following standards shall apply:

**Table 550-106: Vision Clearance Triangle Standards**

<b>Right-of-Way Width (feet)</b>	<b>Distance from Right-of-Way Intersection (feet)</b>
<i>Less than 50</i>	<i>50</i>
<i>50</i>	<i>50</i>
<i>51 to 60</i>	<i>40</i>
<i>61 to 66</i>	<i>34</i>
<i>67 to 82.5</i>	<i>15</i>
<i>Greater than 82.5</i>	<i>15</i>

**(1)** No object or planting which obstructs sight lines over 2 1/2 feet in height above the surface of the roadbed shall be allowed in a vision clearance triangle, except the following:

**(a)** Telephone, telegraph and power transmission poles.

**(b)** Lines and portable equipment.

**(c)** Open-type fence (e.g., chain link, woven wire or wrought iron fencing) not exceeding a height of four feet above the roadbeds and not encroaching closer than three feet to any public right-of-way.

**(d)** The growing of flowers and shrubbery, provided that they shall not exceed 2 1/2 feet in height above the roadbeds.

**(e)** Deciduous trees, provided that said trees shall not be planted closer than 10 feet to the point of intersection of the right-of-way lines.

**(2)** No overhanging tree branches or foliage which obstructs sight lines, regardless of whether said trees are planted within the traffic visibility triangle, shall be allowed within the space between 2 1/2 feet and 10 feet above the surface of the roadbed in a vision clearance triangle.

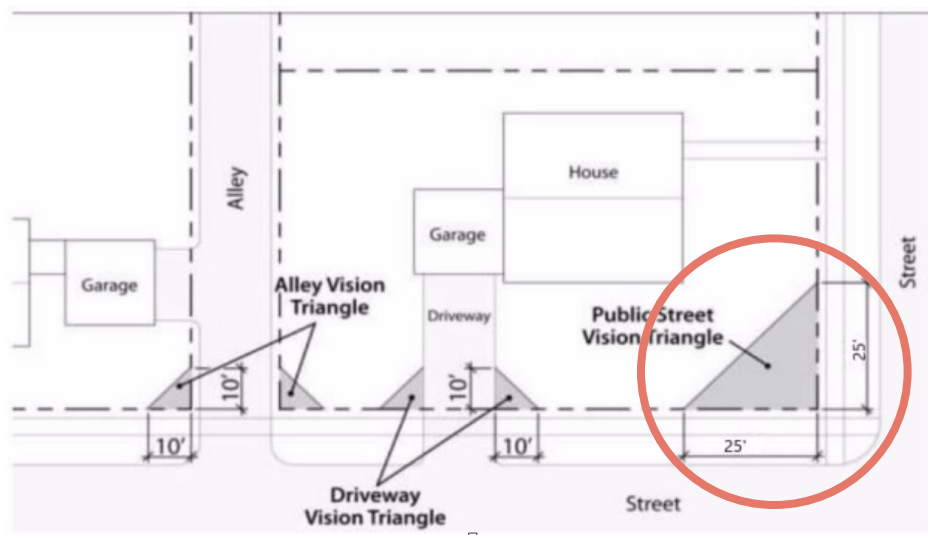
**(3)** Enforcement of this subsection shall be upon written complaint to the Zoning Administrator.

**C.** Depiction on required site plan. Except in the downtown where no requirement is imposed, any and all visibility triangles located on the subject property shall be depicted as to their location and configuration on the site plan required for the development of the subject property. (Refer to § [550-145](#).)

2. Proposed language:

## § 550-106 Visibility Standards

- A. Purpose. The purpose of this section is to alleviate or prevent congestion of public rights-of-way so as to promote the safety and general welfare of the public by establishing minimum requirements for the provision of vehicular visibility.
- B. Review and Approval. Through the site plan review process (see Section § 550-145), the Plan Commission shall review and approve all developments for conformance with this Section.
- C. Vision Triangle at Public Streets. A vision triangle extending 25 feet from all public street right-of-way intersections shall be maintained. No wall, fence, temporary structure, or vegetation shall be permitted within such vision triangle which materially impedes vision between the height of 2 ½ feet and eight feet.
1. In the case of curved right-of-way corners, that triangular area bounded by the tangents to the curve and a line connecting such tangents 25 feet from their intersection measured along such tangents. The tangents referred to are those that commence at the beginning and end of the curved portion of the street right-of-way.
- D. Vision Triangle at Alleys and Driveways. A vision triangle extending ten feet from alleys and driveways shall be maintained. No wall, fence, temporary structure, or vegetation shall be permitted within such vision triangle which materially impedes vision between the height of 2 ½ feet and eight feet.
1. Applicability to Driveways. The requirements of subsection (D) of this section shall apply to new development.
- a. For residential development, subsection (D) of this section shall apply to new subdivisions platted or minor subdivided after the adoption of this section.
- E. Exceptions. This section does not apply to:
1. Central Business Zoning District.
  2. Permanent buildings, supporting members of appurtenances to permanent buildings.
  3. Locations where the existing contour of the ground is such that there is no cross visibility at the intersection.
  4. Private and public utilities, supporting members of appurtenances to utility structures.
- F. Existing trees and shrubs. Trees and shrubs existing in those areas described in subsection (C) of this section at the time of adoption of the ordinance from which this section is derived shall be trimmed to the trunk to



a height of at least eight feet above the level of the center of the adjacent intersection.

- G. Orders to remove. When the Director of Public Works/City Engineer has determined that any object or growth is being maintained or has been erected on any premises at any street intersection and constitutes a

hazard to the public safety, the Public Works Director shall order the person maintaining or erecting such hazard to remove, cut or alter the same to such height, size and location as to no longer constitute a hazard.

#### Figure 550-106 Visibility Standards

3. Set public hearing date for July 5, 2022

#### Options:

These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. Postpone public hearing to a later date
2. Set public hearing date to July 5, 2022

At the completion of Administrator Maas's explanation of the matter, and before the voicing of a motion, Ald. Bartz observed that this matter will improve intersection motor vehicle operations and is certainly needed. The members of the commission then entered an extended discussion of the vision triangle details.

See red circle in schematic on page 5

There was great concern expressed by commission members on the applicability of the proposed vision triangle with the twenty five (25) foot dimension anchored at the property pin as it applies to typical residential property lots in Watertown.

After continued discussion, Administrator Maas recommended that the proposed document be returned to engineering for further review and further action. This recommendation was well received.

#### **Motion to Table by Bartz, Second Romlein Unanimous by voice vote**

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#### **6. Adjournment**

#### **Motion by Romlein, Second by Holloway Unanimous by voice vote**

Meeting closed at 5:15 p.m.

Respectfully Submitted,

James W. Romlein Sr. PE  
Recording Secretary

Note: These meeting notes are uncorrected, and any corrections made will thereto be noted in the proceedings at which these minutes are approved.