

**PLAN COMMISSION  
MINUTES  
September 23, 2024**

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

**The following members were present:** Mayor McFarland, Alderman Blanke, Beyer, Konz, Krueger, Lampe, Talaga (virtual left at 5:21), Zirbes

**Also in attendance:** Sonja Kruesel and Scott Harrington of Vandewalle & Associates, Mason Becker, Todd Grady, Tammy Grady, Lois Grady, Ronald Schwantes, Margaret Schwantes, Steve Board, David Schroeder, and Lacey Hastings

**1. Call to order (4:33pm)**

**2. Approval of Minutes**

**A. Plan Commission minutes August 26, 2024**

**B. Plan Commission minutes September 9, 2024**

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

**3. Business**

**A. Public Hearing:** 1629 E. Main Street request for a Conditional Use Permit for a storage shed which would exceed a total of 1,000 square feet allowed for a combination of accessory structures on a property under Section 550-56C(1)(b)[1]; exceed the maximum height of an accessory structure under Sections 550-83C; and be allowed exceptions to exterior construction material standards under Section 550-121F

No public comment.

**B. Review and take action:** 1629 E. Main Street request for a Conditional Use Permit for a storage shed which would exceed a total of 1,000 square feet allowed for a combination of accessory structures on a property under Section 550-56C(1)(b)[1]; exceed the maximum height of an accessory structure under Sections 550-83C; and be allowed exceptions to exterior construction material standards under Section 550-121F

Brian Zirbes presented the request for a CUP for 1629 E. Main Street to construct a 1,000 square foot storage shed.

Motion to approve with the conditions that the building height not exceed 22 feet and the exterior building materials be two toned in nature was made by Konz, seconded by Lampe and passed on a unanimous voice vote.

**C. Public Hearing:** TID 9 Project Plan and Boundary

No public comment.

**D. Review and make recommendation to Common Council:** TID 9 Project Plan and Boundary

Sonja Kruesel and Scott Harrington of Vandewalle & Associates presented the proposal to create TID 9. There were 4 conditions noted in the TID 9 resolution as follows:

1. The project plan and boundary for Tax Increment District #9 in the form attached hereto as Exhibit "A" are hereby approved in accordance with Wis. Stats. § 66.1105(4)(h)1.
2. Such project plan for Tax Increment District #9 is financially feasible.
3. The project plan for Tax Increment District #9 is in conformity with the Comprehensive Plan of the City of Watertown, as well as other policies and laws of the City of Watertown.
4. That only whole parcels are included within Tax Increment District #9 and that all parcels are contiguous and not connected only by railroad rights-of-way, rivers or highways.

Motion to make a positive recommendation to the Common Council with the conditions as noted was made by Konz, seconded by Lampe and passed on a unanimous voice vote.

**E. Review and take action:** Reichart Lane Extraterritorial Certified Survey Map (CSM)

Brian Zirbes presented the request for a 3 mile extraterritorial plot, it is not in the airport protection zone nor is it designated for an expanded right of way.

Motion to approve was made by Blanke, seconded by Krueger and passed on a unanimous voice vote.

**F. Discussion Only:** Future Land Use Designations for 121-125 N. Water Street and 100-104 E. Division Street

Brian Zirbes brought the request from David Schroeder to the Plan Commission to discuss the future land use of the noted properties. David Schroeder was present to discuss the current zoning of these two locations of central business and general business and the limits that puts on the ability to attract a developer for those sites.

The commission had a discussion on the sites and consensus was to give as much flexibility to the developer as possible.

**G. Review and take action:** Zoning Map Corrections Project – Vandewalle

Sonja Kruesel of Vandewalle & Associates presented the zoning map cleanup of approximately 125 parcels throughout the city. This is a cleanup of errors that have occurred over time through various instances that caused zoning misalignment. As part of the process no fees will be incurred by property owners who's rezoning would normally require a fee.

**H. Initial Review and Schedule Public Hearing at Common Council:** 1911 Gateway Drive – Comprehensive Plan Amendment request to change the Future Land Use (FLU) designation from Planned Mixed Use and Planned Neighborhood FLU to Multi-Family FLU

Brian Zirbes presented the request for a public hearing for November 4<sup>th</sup>.

Motion was made to set the public hearing date for November 4<sup>th</sup> by Lampe, seconded by Krueger and passed on a unanimous voice vote.

**I. Initial Review and Schedule Public Hearing at Common Council:** 1911 Gateway Drive – rezoning request from Multiple/Mixed Zoning to Multi-Family Residential MR-10

Brian Zirbes Brian Zirbes presented the request for a public hearing for November 4<sup>th</sup>.

Motion was made to set the public hearing date for November 4<sup>th</sup> by Lampe, seconded by Krueger and passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/September%202023,%202024%20PC%20Packet.pdf>

**4. Adjournment**

Motion to adjourn was made by Lampe and seconded by Konz and passed on a unanimous voice vote.  
(5:37pm)

Respectfully Submitted,

Alderman Brad Blanke