

PLAN COMMISSION

MINUTES

April 08, 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 (Virtual), Lampe, Talaga(Virtual) Zirbes.

Also in attendance: Richard Jaeger of St. Paul's Church, Karl Zaring of Shorewest Realtors, Dan Maki, Nick Jung of F Street, Mike Duffek of Duffek Construction, Joe Galbraith of GCA, Peter McFarland of McFarlandale Dairy, Christine Bender of McFarlandale Dairy, Mason Becker

1. Call to order

2. Approval of Minutes

A. Plan Commission minutes March 25, 2024

Motion to approve Site Plan Review and Plan Commission minutes was made by Konz and seconded by Blanke, passed on unanimous voice vote.

3. Business

A. Review and take action: N9276 County Road SC – Extraterritorial Certified Survey Map (CSM)

The property is looking to add a mound system, playground and combine some existing lots.

Motion was made to approve the CSM with no conditions was made by Lampe and seconded by Beyer, passed on a unanimous voice vote.

B. Review and take action: N302 County Road K – Extraterritorial Certified Survey Map (CSM)

The owners requested that no expanded right of way be required with this CSM. There is an issue with the setback required by county conflicting with future construction plans if the right of way is expanded per city policy. Mayor McFarland suggested to the commission suggested the possibility to have the right of way be increased on the West side of the road more than the East side in order to accommodate the construction plans if the county will not allow an exemption to the setback requirement. Since the owners and city need to communicate with the county on the setback, no action was taken at this time and this item will return at a future meeting.

C. Preapplication conference (PUD): 1508 Doctors Court

The applicant is requesting a PUD to add a commercial apartment to the existing building. The plan would convert a little over half of the building to an apartment and have a live/work scenario. Several commissioners expressed concerns with the long-term implication of a PUD on this property and what would happen should the current applicant choose to move on from this property. There was further discussion on the possibility of restrictions on the PUD to what can be in the outdoor yard.

D. Presentation: F Street Townhomes

Mason Becker introduced Nick Jung of F Street to present the townhome proposal for N. 1st Street.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/April%208,%202024%20Plan%20Commission%20Meeting%20Packet.pdf>

4. Adjournment

Motion to adjourn was made by Lampe and seconded by Beyer and passed on a unanimous voice vote.

Respectfully Submitted,

Alderman Brad Blanke