

**PLAN COMMISSION
MINUTES
December 09, 2024**

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

The following members were present: Mayor McFarland, Alderman Blanke, Beyer, Krueger, Lampe (Virtual left at 4:56pm), Talaga, Zirbes

Also in attendance: Reid Jahns of Excel Engineering, Andy Boxell, Cory O'Donnell, John Donovan of Bielinski Homes, Eric Kluge, Miranda Kluge, Chad Bailey, Dean Gagliano, and Mason Becker

1. Call to order

2. Approval of Minutes

A. Site Plan Review minutes November 25, 2024

B. Plan Commission minutes November 25, 2024

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

3. Business

A. Public Hearing: 700 Hoffman Drive – Request for a Conditional Use Permit (CUP) for a Group Development under Sections 550-68A(1) and 550-68A(2)

No public comment.

B. Review and take action: 700 Hoffman Drive – Request for a Conditional Use Permit (CUP) for a Group Development under Sections 550-68A(1) and 550-68A(2)

Brian Zirbes presented the request for a CUP for 700 Hoffman Drive for the Lumin Terrace apartment complex at the Rock River Ridge Plat.

The development requires two waivers as follows:

1. No group development shall take access to a local residential street.
2. On-site landscaping shall be provided per the landscaping requirements of this chapter, except that building foundation landscaping and paved area landscaping shall be provided at 1.5 times the required landscape points for development in the zoning district.

Motion to approve with the waivers as noted made by Krueger, seconded by Talaga and passed on a unanimous voice vote.

C. Review and make recommendation to Common Council: Edge Field Preliminary Plat
Brian Zirbes presented the Preliminary Plat to the Plan Commission. The following conditions are recommended with any approval:

1. Add all road names to the plat.
2. Add to the plat a dedication of Milford St/CTH A ROW and a third outlot to include the small remnant property east of the dedicated ROW.
3. Add to the plat notes indication which lots are paired up for twin homes.
4. Add subsurface soil, rock, and water conditions including depth to bedrock and average depth to groundwater to the plat.
5. Add stormwater BPM locations, drainage easements, drainage restrictions, and basement/groundwater considerations to the plat as detailed at the Site Plan Review Committee.

6. Add Airport Approach Protection Zone maximum elevations to the plat.
7. Obtain Erosion Control and Storm Water Runoff Permit review and approval.
8. Perform a Traffic Impact Analysis on the plat and surrounding area.
9. Include an extension of River Road west to Ryan Ridge on the plat to provide a connection to Milford St/CTH A.
10. Apply for rezoning of Twin Home lots to Two-Family Residential (TR-6) to run concurrently with Final Plat approval.
11. Remove future park designation from Outlot 2.
12. West and South stub streets shall be platted but not constructed.

Alder Blanke brought the concerns of a neighboring development and the traffic all filtering through the same area. He suggested the extension of River Road through the utility easement in exchange the West and South road stubs will be platted but not constructed.

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

D. Initial Review and Schedule Public Hearing at Common Council: Hunter Oaks Planned Development Amendment

Brian Zirbes presented the request for an amendment to the Hunter Oaks Planned Development. The amendment requires a public hearing at the Common Council.

Motion to set the public hearing at the Common Council on January 7th 2025 was made by Blanke, seconded by Krueger and passed on a unanimous voice vote.

E. Review and make recommendation to Common Council: Hunter Oaks Enclave Preliminary Plat

Brian Zirbes presented the Hunter Oaks Enclave Preliminary Plat request from Belenski Homes. The Plan Commission agreed noted the following conditions:

- a. Add minimum Street Frontage of 45 ft per amended PD-GDP/PIP to 'Site Data Table'.
- b. Change listed zoning information in 'Development Summary Table' to Single-Family Residential with PD Overlay.
- c. Add subsurface soil, rock, and water conditions including depth to bedrock and average depth to groundwater to the plat.
- d. Add drainage easements for individual lots to the plat.
- e. Add a note to the plat that indicates permanent improvements to the existing stormwater ponds meeting current stormwater standards will be completed as part of Phase 2 of the plat.
- f. Add Airport Approach Protection Zone maximum elevations to the plat.

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

F. Review Public Hearing Comments and make recommendation to Common Council: Overlay Zoning Amendments and Map Update

No Public Comment

Motion to make a positive recommendation to the Common Council was made by Talaga, seconded by Blanke and passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/December%209,%202024%20Plan%20Commission%20Meeting%20Packet.pdf>

4. Adjournment

Motion to adjourn was made by Krueger and seconded by Beyer and passed on a unanimous voice vote. (5:05pm)

Respectfully Submitted,

Alderman Brad Blanke