

**PLAN COMMISSION  
MINUTES  
February 12, 2024**

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

**The following members were present:** Mayor McFarland, Alderman Blanke, Beyer, Krueger (virtual), Lampe (4:38pm), Zirbes.

**Also in attendance:** Mason Becker, Mark Zvitkovits of SEH, Michael Simmons, Teresa Simmons, Tim Strobel of Rosy Lane Holsteins, Chuck Enlish, Ron Anderson, Ruth Mack of Loeb & Co., Bruce Loeb of Loeb & Co., John Smith, Jeff Brown of Terra Focus

**1. Call to order (4:34pm)**

**2. Approval of Minutes**

**A. Site Plan Review minutes January 22, 2024**

**B. Plan Commission minutes January 22, 2024**

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

**3. Business**

**A. Conduct public hearing:** 1110 S. Tenth Street and 1111 S. Tenth Street – Conditional Use Permit (CUP) request to adjust the required setbacks for buildings, structures, and outdoor storage areas for Junkyard of Salvage Yard Facilities per Section 550-53D(1)(b)

No comments from the public.

**B. Review and take action:** 1110 S. Tenth Street and 1111 S. Tenth Street – Conditional Use Permit (CUP) request to adjust the required setbacks for buildings, structures, and outdoor storage areas for Junkyard of Salvage Yard Facilities per Section 550-53D(1)(b)

Brian Zirbes presented the request to adjust the setback with the applicant asking to reduce the setback from 100' to the existing perimeter of the property. The surrounding properties are mainly parking lots and open space. A citizen brought up the concern that there would be difficulties at the end of the school day when there are additional cars parked in the area for Webster School pick up.

Motion was made to approve with the conditions that the hours of operation be limited to 7am-7pm M-F and 8am-1pm on Saturday and that the truck route of 12<sup>th</sup> Street be observed by the business by Blanke and seconded by Beyer, passed on a unanimous voice vote.

**C. Conduct public hearing:** 621 Bernard Street – Conditional Use Permit (CUP) request for an exception to exterior construction material standards per section 550-121F

No comments from the public.

**D. Review and take action:** 621 Bernard Street – Conditional Use Permit (CUP) request for an exception to exterior construction material standards per section 550-121F

Brian Zirbes presented the request for 621 Bernard Street for an exception to exterior construction materials for the training tower and storage shed for the new fire station. The material in question is the corrugated metal that will be used.

Motion was made by Blanke and seconded by Lampe to approve the request for a CUP without conditions, passed 4-0 with Mayor McFarland abstaining.

**E. Review and take action:** N8369 County Road X – Extraterritorial Certified Survey Map (CSM)

Brian Zirbes presented the request for a CSM for N8369 County Road X. The current right of way is 33' and needs to be expanded to 60' from center. The property is in the Airport Protection Zone and the house and septic would be in the expanded right of way required.

Motion was made by Beyer and seconded by Lampe to approve the CSM with the expanded right of way of 60' from center for the length of the property with the exception of the existing house, passed on a unanimous voice vote.

**F. Presentation with possible action:** Clear Path Energy Proposal at the capped landfill site

Jeff Brown of Clear Path Energy presented a proposal to develop the capped landfill site as a solar farm. Some highlights from the presentation include \$625,000 in revenue over the 25-year lease of the property, returning the landfill site to taxable status, power generation of 4.5-5 megawatts of power, a 10% discount to electrical market prices for Watertown customers. If the site is developed into a solar farm, the developer would assist the city in moving the dog park to a new location. The landfill cap will not be punctured and monitoring stations will remain accessible. The commission is interested in further pursuing this proposal. (Note: Mayor McFarland had to leave for PFC at 5:13pm)

All materials discussed at this meeting can be found at:

<https://cms4files.revize.com/watertownwi/February%2012,%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. (5:13pm)

Respectfully Submitted,

Alderman Brad Blanke