



SITE PLAN REVIEW COMMITTEE MEETING AGENDA

MONDAY, OCTOBER 10, 2022 AT 1:30 PM

**COUNCIL CHAMBERS, SECOND FLOOR, MUNICIPAL BUILDING, 106 JONES STREET,
WATERTOWN, WI**

By Phone or GoToMeeting: Members of the media and the public may attend by calling: (Toll Free): 1 866 899 4679 Access Code: 670-583-037 or <https://meet.goto.com/670583037> All public participants' phones will be muted during the meeting except during the public comment period.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A. Review and take action: Site Plan Review Committee minutes dated September 26, 2022

3. BUSINESS

A. Review and take action: 771 N. Church Street – exterior storage screened refuse container

B. Review and take action: 771 N. Church Street – Indoor Commercial Entertainment - Restaurant

4. ADJOURNMENT

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at mdunneisen@CityofWatertown.org, phone 920-262-4006

A quorum of any City of Watertown Council, Committee, Board, Commission, or other body, may be present at this meeting for observing and gathering of information only

SITE PLAN REVIEW COMMITTEE
September 26, 2022

Section 2, Item A.

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers of City Hall as well as via GotoMeeting. The following members were present: Jacob Maas, Doug Zwieg, Maureen McBroom, Emily McFarland, Ben Olsen, Anthony Rauterberg, John Duvernell, and Mike Zitelman. Also in attendance were Nikki Zimmerman, Tony Meyers of Maas Bros. Construction Co., Brian Kehrli of MSA Professional Services, Inc., and Sonja Kruesel of Vandewalle & Associates, Inc.

1. Call to Order

The meeting was called to order by Chairperson Jacob Maas.

2. Review and approve Site Plan Review Committee Minutes Dated August 22, 2022

Motion was made by Doug Zwieg and seconded by Mike Zitelman to approve the August 22, 2022 Site Plan Review minutes as submitted. Unanimously approved.

3. Review and approve Site Plan Review Committee Minutes Dated September 12, 2022

Motion was made by Doug Zwieg and seconded by Mike Zitelman to approve the September 12, 2022 Site Plan Review minutes as submitted. Unanimously approved.

4. Review and take action: 537 Milford Street – Erect a garage greater than 15 feet in height and 1,000 square feet in area

Jacob Maas explained the proposed project. Driveway access will be addressed at the September 26, 2022 Plan Commission meeting. The applicant is looking to build a new garage structure greater than 15 feet in height and 1,000 square feet in area.

The following was presented by city staff:

Building: A building permit application and site plan will have to be submitted.

Stormwater: If at any time 3,000 square feet or more of land is disturbed an erosion control/stormwater runoff permit will be required.

Motion was made by Maureen McBroom and seconded by Doug Zwieg to approve this item as submitted.

Unanimously approved.

5. Review and take action: 672 Johnson Street – exterior and interior renovation

Brian Kehrli of MSA Professional Services, Inc. and Tony Meyers of Maas Bros. Construction Co. were present to explain the project. The former Bethesda property will be converted to be used as an express YMCA, daycare, health club, and Able Light offices on the lower level. There will be 10,000 square feet of playground area added as well as replacement of the sidewalk and planters that have deteriorated over the years.

The following was presented by city staff:

Building: State approved plans will have to be submitted along with the building application form.

Stormwater: Currently working with the applicant on approval of the erosion control/stormwater runoff permit. The applicant is planning on utilizing the current stormwater facility but will be making improvements. An updated erosion control sheet shall be submitted.

Zoning: This property is currently zoned PO, Planned Office & Institutional which requires a conditional use permit for the daycare and YMCA. After some discussion, it was determined it may be in the best interest of the applicant to obtain a PUD, Planned Unit Development, for this site.

Motion was made by Doug Zwieg and seconded by Maureen McBroom to approve this item with the following conditions:

- A. Stormwater submittals for erosion control and post construction
- B. Discussion on Planned Unit Development

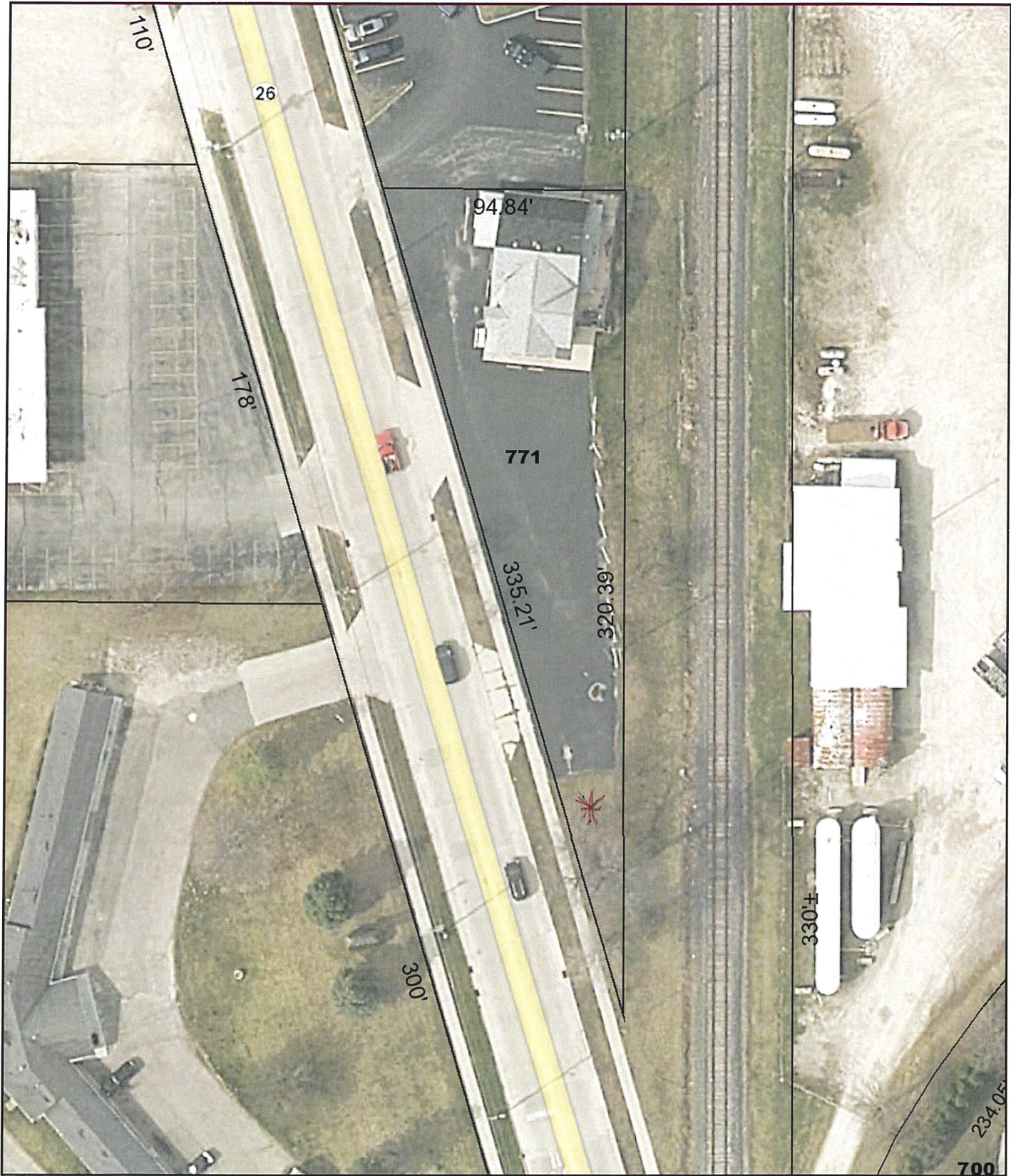
Unanimously approved.

6. Adjournment

Motion was made by Anthony Rauterberg and seconded by Mike Zitelman to adjourn. Unanimously approved.

Respectfully submitted,

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



Parcels



City of Watertown Geographic Information System

Scale: 1 inch = 50 feet
 SCALE BAR = 1" Printed on: September 21, 2022
 Author: Private User

DISCLAIMER: This map is not a substitute for an actual field survey or crane leveling. The accuracy of this map is limited to the quality of the records from which it was derived. Other relevant inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.