



**REDEVELOPMENT AUTHORITY MEETING AGENDA**

**WEDNESDAY, APRIL 15, 2026 AT 6:00 PM**

**WATERTOWN MUNICIPAL BUILDING - 106 JONES STREET, WATERTOWN WI 53094 - RM  
2044**

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**1. PLEDGE OF ALLEGIANCE**

**2. ROLL CALL**

**3. DETERMINATION OF QUORUM AND CALL TO ORDER**

**4. APPROVAL OF PRIOR MEETING MINUTES**

A. Approval of minutes from March 18, 2026

**5. OPENING FOR PUBLIC COMMENT**

*Each individual who would like to address the Committee will be permitted up to three minutes for their comments*

**6. NEW BUSINESS**

A. Review and take possible action: Watertown Parks & Rec Sponsorship Request

B. Review and take possible action: RDA Sign Grant Program Amendment

**7. UPDATES**

A. Riverwalk Update

i. Design/Engineering Cost Estimates

ii. Funding Options and Approaches

B. Development Update

i. College Park

ii. Oxbow

iii. River Crossing

C. Executive Director Update:

i. Main Street Reconstruction 2028 Study Grant

ii. Business Retention & Expansion Visits

iii. Main Street Reconstruction Task Force Focus

D. Common Council Update

i. Dodge County Development Agreement Approved

**8. STATUS REPORTS**

A. Communications Report

**9. FUTURE ITEMS**

**10. ADJOURN**

*Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at [cityclerk@watertownwi.gov](mailto:cityclerk@watertownwi.gov) phone 920-262-4000*

*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*



**Wednesday, March 18, 2026, 6:00 pm**  
In-PERSON/VIRTUAL MEETING  
Room 2044, City Hall

**By Phone or Zoom Meeting:**

1. Pledge of Allegiance
2. Roll Call
  - A. Present: Ryan Wagner, Steve Board, Ald. Ken Berg, Ald. Tony Arnett, Todd Huhn, Deb Sybell, Jacob Maas, and Dave Zimmermann
  - B. Virtual: None
  - C. Absent: None

Other attendees: Stefanie Broere, John Kadish, Brian Konz

3. Determination of Quorum and Call to Order at 6:00 pm.
4. Approval of meeting minutes
  - A. Regular board minutes 2.18.26.  
**Steve Board motioned to approve**  
**Dave Zimmerman seconded the motion. Motion carried unanimously.**
5. Public Comment
  - A. Brian Konz reflected on availability of parking options along and near Main Street, sharing that parking is not a problem from his perspective.
6. Business
  - A. Review and take possible action on Sign Grant applications
    - a. S&S Window Cleaning  
**Steve Board motioned to approve**  
**Ryan Wagner seconded the motion. Motion carried unanimously.**
    - b. The Stem Academy City Centre  
**Todd Huhn motioned to approve**  
**Dave Zimmerman seconded the motion. Motion carried unanimously.**
    - c. Modifications going forward for sign grant application and eligibility
      - i. **Unanimous consent to allow for neon signs**
      - ii. To be eligible for consideration moving forward, once approved for the sign grant, applicants must apply before they put up their sign for which they are seeking funding.  
**Steve Board motioned to approve**  
**Ald. Ken Berg seconded the motion. Motion carried unanimously.**
      - iii. Moving forward, once approved for the sign grant, applicants must submit a paid invoice before a grant check will be issued.  
**Ald. Tony Arnett motioned to approve**

**RDA STRATEGIC PRIORITIES**

- 1) ~~400 W. Main St. block demolition, Town Square design etc., and publicizing town square project for possible funding from sources other than the City.~~
- 2) Facilitating quality development in downtown, and
- 3) Creating an approach and working to attract development projects downtown.

**Steve Board seconded the motion. Motion carried unanimously.**

- B. Review and take possible action on Watertown Park, Recreation, & Forestry Department 2026 program and event sponsorship request
  - a. Invite requestor to future RDA meeting so board members can learn more about the sponsorship request.

**Steve Board motioned to table this item**

**Todd Huhn seconded the motion. Motion carried unanimously.**

- C. Review and discuss Main Street parking accessibility and availability
  - a. Board members reviewed recommendations from 2022 parking study. They discussed the role of the RDA as identifying the set of conditions that would trigger expansion of parking options in anticipation of increased development and 2028 Main Street construction parking limitations.

7. Updates

- A. Riverwalk update
  - a. Kapur engineering estimates for design work for identified catalytic sites are expected later in the week.
- B. Common Council update
  - a. Ald. Arnett highlighted approved rezoning for housing developments and anticipated Public Works Commission review of Main Street Water Lateral Upsizing proposal next week.
  - b. Ald. Berg highlighted the recent presentation to the Committee of the Whole by Nate Olson with Dodge County Community Development with a focus on business attraction, retention and expansion; workforce development; a community development fund; and tourism.
- C. Development update
  - a. Deb Sybell reported that the developer agreement for the Oxbow development is under review
  - b. The developer agreement for the College Park development has been signed
  - c. The Dodge County grant agreement for the Wilbur Street extension will be before Finance on March 23<sup>rd</sup> and Common Council on April 6<sup>th</sup>.
  - d. The River Crossing developers are working with the city on stormwater options.
  - e. The Lot Zero development spearheaded by the Greater Watertown Community Health Foundation received Common Council approval to be rezoned from multifamily to single family.
- D. Executive Director update
  - a. Deb reported Common Council approval of the Bike and Pedestrian Network Plan.
  - b. Public Works Commission approved an alternative lighting option for the 2028 Main Street reconstruction saving \$500,000 provided the change would not delay the project.
  - c. Deb and Ryan Wagner visited with the partner banks about the RDA Commercial Loan program and set the stage for a potential future ask relating to Main Street business continuity loan options in anticipation of the 2028 Main Street reconstruction.

8. Reports

- A. Communications and social media report
  - a. RDA board members hope to see an uptick in views given recent RDA activity.

9. Future Items

- A. Deb Sybell gave an update on these development projects: Hunter Oaks Enclave, Oxbow, Lumin Terrace, College Park, Lot 0 Gateway Dr., 1911 Gateway Dr.

10. Adjournment at 7:20 pm

**Todd Huhn motioned to adjourn.**

**Dave Zimmerman seconded the motion. Motion carried unanimously. Meeting adjourned.**