



SITE PLAN REVIEW COMMITTEE MEETING AGENDA

MONDAY, JUNE 08, 2026 AT 1:30 PM

**COUNCIL CHAMBERS, SECOND FLOOR, MUNICIPAL BUILDING, 106 JONES STREET,
WATERTOWN, WI 53094**

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A. Review and take action: Site Plan Review minutes dated May 26, 2026

3. BUSINESS

A. Review and take action: 664 S. Church Street remodel for a sports bar

4. ADJOURNMENT

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at 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

**SITE PLAN REVIEW COMMITTEE
May 26, 2026**

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Mayor Robert Stocks, Brian Zirbes – Planning & Zoning, Ben Olsen – Police, Don Dishno – Fire, Stacy Winkelman – Streets & Solid Waste, Andrew Beyer – Engineering, Maureen McBroom – Stormwater.

Also in attendance were Nikki Zimmerman – Building Safety & Zoning.

1. Call to Order

The meeting was called to order by Chairperson Brian Zirbes.

2. Approval of Minutes

A. Review and take action: Site Plan Review Minutes Dated April 27, 2026

Motion was made by Andrew Beyer and seconded by Don Dishno to approve the minutes as submitted. Unanimously approved.

3. Business

A. Review and take action: 1901 Market Way TNT Fireworks Site Plan Review

This is an annual review for TNT Fireworks to obtain permission for general temporary outdoor sales.

The following was presented by staff:

- Fire: If installed as to plan, there are no concerns. An inspection by the Fire Department will have to be completed prior to opening.
- Building: Not present but forwarded that there are no concerns.
- Police: Products sold must comply with city codes.
- Mayor: No concerns.
- Stormwater: No concerns.
- Engineering: No concerns.
- Zoning: No concerns.
- Parks & Rec: Not present.
- Water/Wastewater: Not present.
- Streets/Solid Waste: No concerns.
- Econ. Development: Not present.
- Legal: Not present.

Motion was made by Mayor Stocks and seconded by Maureen McBroom to approve this item contingent upon:

- The required inspection by the Fire Department prior to opening
- Only selling products which comply with city codes

Unanimously approved.

4. Adjournment

Motion was made by Stacy Winkelman and seconded by Mayor Stocks to adjourn. Unanimously approved.

Respectfully submitted,
Nikki Zimmerman, Recording Secretary

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

Statement of Purpose:

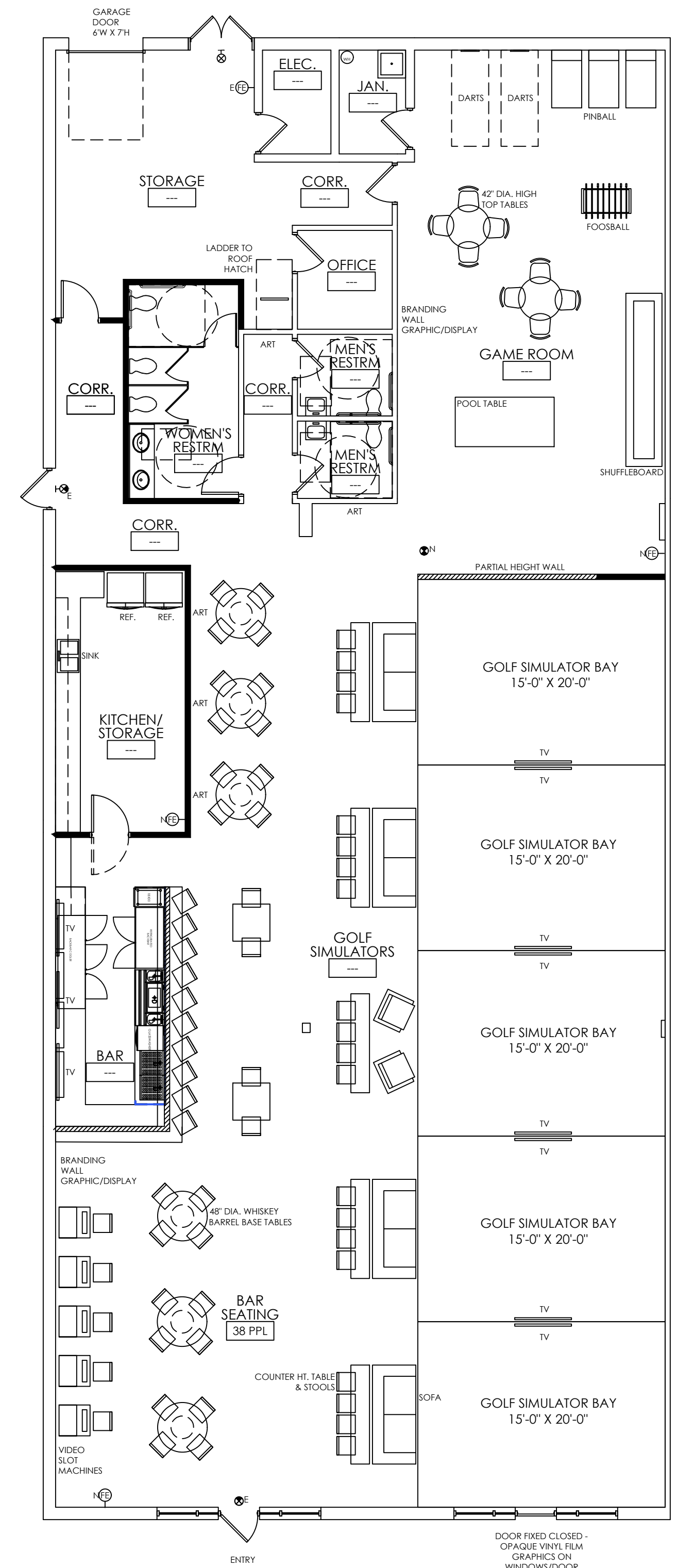
Divots Golf Bar seeks to serve the City of Watertown and Jefferson/Dodge Counties with a golf simulator sports bar. This location will offer 5 commercial-grade golf simulators, a full bar, and kitchen offering a limited "bar food" menu consisting of wings, burgers, pizza, nachos, loaded tater tots, and pretzel bites (perhaps a few other items as the menu gets closer to completion). We will accommodate walk-in golfers, online reservations, lessons, and leagues. Our league offerings will be extensive, including; men's only, women's only, senior men's only, senior women's only, coed, and youth. We hope to bring our passion for the game of golf to people of all ages and ability levels.

The hours of operation detailed in my lease agreement are as follows:

- October, November, December, January, February, March and April 10:00 AM - 10:00 PM
- May, June, July, August, and September 2:00 PM - 10:PM (Slow Season)

**Inclement weather during the "slow season" I will open at 10:00 AM

5797 USF
A-3 OCCUPANCY CLASSIFICATION (RECREATION/AMUSEMENT FOCUSED)
ASSEMBLY W/OUT FIXED SEATS - UNCONCENTRATED
OCCUPANT LOAD = 386
REQUIRED WC FIXTURE COUNT = (2) MALE - (3) FEMALE



FLOOR PLAN LEGEND

- EXISTING WALL
- - - EXISTING WALL TO BE DEMOLISHED
- NEW WALL
- EXISTING PARTIAL HEIGHT WALL
- NEW PARTIAL HEIGHT WALL
- BUTT GLAZED WALL
- EXISTING DOOR & FRAME
- - - EXISTING DOOR & FRAME TO BE DEMOLISHED
- NEW DOOR & FRAME
- XXX ROOM NAME
- XXX ROOM NUMBER

NOTE: ALL INFORMATION CONTAINED WITHIN THIS DRAWING IS PRELIMINARY AND CONCEPTUAL. THE DRAWING REPRESENTS APPLICATION OF THE ESTABLISHED PROGRAM AND IF THE SPACE WILL SUPPORT THE FUNCTION OF THE SPACE. FINAL BUILDING CODE ANALYSIS AND DEVELOPMENT OF DESIGN DETAILS HAVE NOT BEEN COMPLETED.

SPACE ALLOCATION SUMMARY

SPACE TYPE	SIZE	SQUARE FEET	QUANTITY REQUESTED	QUANTITY SHOWN
APPROXIMATE USABLE SQUARE FOOTAGE: 5797 USF				
GOLF SIMULATORS	81'-1" x 49'-4"	3810	1	1
BAR SEATING	8'-0" x 22'-0"	176	1	1
BAR	24'-6" x 9'-6"	232	1	1
KITCHEN/STORAGE	10'-4" x 21'-0"	220	1	1
JANITOR	8'-5" x 5'-5"	45	--	--
ELECTRICAL	8'-5" x 5'-7"	46	--	--
OFFICE	8'-0" x 7'-8"	61	--	--
STORAGE	21'-8" x 19'-2"	360	--	--
WOMEN'S RESTROOM	17'-3" x 8'-11"	154	--	1
MEN'S RESTROOM	7'-8" x 6'-7"	51	--	2
GAME ROOM	20'-0" x 36'-6"	730	--	1

DIVOTS

640-644 SOUTH CHURCH STREET
WATERTOWN, WI 53094

REVISION	DATE	BY
△ VERIFY	03.12.26	MB
△ TEST FITS	04.22.26	LAK

APPROVED BY: _____

APPROVAL DATE: _____

JOB #: 27431.001

DRAWN BY: LAK

DATE: 03.05.26

**PRELIMINARY
NOT FOR
CONSTRUCTION**

TEST FIT FLOOR PLAN
OPTION 2

TF2

PARTIAL BUILDING - TENANT SUITE - TEST FIT PLAN - OPTION 2
SCALE: 1/8" = 1'-0"



644 S Church Street



Municipal Boundary



Parcels Boundaries



Addresses



City of Watertown Geographic Information System

Scale: 1:3,085

Printed on: May 12, 2011

Author:

SCALE BAR = 1"

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