TOWN of WATERTOWN
Plan Commission Meeting
November 9, 2026 7:00pm
Unapproved Minutes

1. Attendance: A. Roberts, J. McManama, D. Ludwig, T. Strobel, B. Parsons, J. Wendt

2. Motion to accept the November 9, 2026 Agenda as posted. A. Roberts made a motion to accept the agenda, T. Strobel second, motion carried.

3. Motion to accept the minutes of the September 14, 2026. A. Roberts made motion to accept the minutes, J. McManama second, motioned carried.

4. Rezoning Request and Land Division for:
W5873 County Road T. Owner: David & Kathleen Steindorf.
Applicant: Ryan Combs-Combs & Associates Inc.
Rezone request to split a 1+ acre lot to rural residential from the 40+ acre agriculture.
Terry Spaude, N8990 West Rd, the neighbor adjoining the property, stated her concerns about the rezone request.
Discussion about eligibility for a split and the history of the property.
Discussion about future split eligibility and farm consolidation, which would not be possible due to post 1975 construction.
Discussion about having the location of the split move to a narrow portion of HWY T, however the comprehensive plan is to have houses together. R. Combs discussed the location having roughly 80 feet of woods dividing the neighbor's lot from agricultural land proposed for rezoning to residential.
T. Spaude made the comment that she would prefer the house be built further away from the property line. A. Roberts explained the landscape. T. Spaude asked that if a house is being built to leave the buffer of trees. A. Roberts explained that the owners do not need to follow this request.
J. McManama asked to confirm if they have a split to do this, R. Combs confirmed that they have at least one prime split available. A. Roberts asked if there is a timeline, R. Combs explained that if passed they would proceed to December to go to the County.
J. Wendt made the comment to possibly table this request till the next meeting to be able to have the owners available to discuss.
J. McManama made a motion to table this till next month to hear the owner's intentions and discuss other viable options, A. Roberts second it. Motion carried.

5. Q&A discussion, none.

6. No Referral to Town Board

7. Items for next meeting: Rezone Request & Land Division W5873 County Road T. Owner: David & Kathleen Steindorf.

8. Tentative Meeting Date: December 14, 2026—6:00pm.

9. Motion to adjourn. B. Parsons made a motion to adjourn. T. Strobel Second, motion passed