CITY OF STOUGHTON, 207 S. FORREST STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE COMMON COUNCIL

Approving a Conditional Use Permit request by Konner Kearney to allow multiple principal structures on a lot and more than 12 residential units per building at 2605 Cromwell Court and the rear portion of 2500 Jackson Street, Stoughton, Wisconsin.

Committee Action: Plan Commission recommends Council approval 7 – 0 on 08-14-2023

Fiscal Impact: None

File Number:	R-136-2023	**Date Introduced:**	08/26/2023

The City of Stoughton, Wisconsin, Common Council does proclaim as follows:

WHEREAS, on August 14, 2023 the City of Stoughton Plan Commission held a public hearing regarding a proposed conditional use permit application by Konner Kearney to allow multiple principal structures on a lot and more than 12 residential units per building at 2605 Cromwell Court and the rear portion of 2500 Jackson Street, Stoughton, Wisconsin; and

WHEREAS, the conditional use permit is requested to allow a multi-building, multi-family project; and

WHEREAS, the Zoning Administrator has determined:

- The proposed conditional use (the use in general and at the proposed specific location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton comprehensive Plan, zoning ordinance or any other plan;
- The conditional use in its proposed location and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city of other government agency having jurisdiction to guide development;
- The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property;
- The proposed conditional use is located in an area that will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property;
- The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts; and

WHEREAS, the Plan Commission and Common Council determined the proposed conditional use permit will not create undesirable impacts on nearby properties, the environment, nor the community as a whole; now therefore

BE IT RESOLVED, by the City of Stoughton Common Council that the Conditional Use Permit request by Konner Kearney to allow multiple principal structures on a lot and more than 12 residential units per building at 2605 Cromwell Court and the rear portion of 2500 Jackson Street is hereby approved as presented.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Tim Swadley, Mayor Date

Council Action: _____ ☐ **Override** **Vote** _____

CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
207 S. Forrest Street, Stoughton, WI. 53589

(608) 873-6619 www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

Date: August 3, 2023

To: Plan Commission and Common Council

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the August 14, 2023 Plan Commission Meeting and Common Council Meeting of August 22, 2023.

Conditional use permit request for 2605 Cromwell Court to allow multiple principal buildings on a lot.

This request is to allow multiple principal residential apartment buildings on a lot at 2605 Cromwell Court. A public hearing is scheduled for the August 14, 2023 Plan Commission meeting. A recommendation to the Common Council is necessary. Notices were sent to all property owners within 300 feet of this property and we have heard from no one at this point. We see no issues with this request. The resolution, application information, and staff review are provided.

CITY OF STOUGHTON, 207 S. FORREST STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE COMMON COUNCIL

Approving a Conditional Use Permit request by Konner Kearney to allow multiple principal structures on a lot at 2605 Cromwell Court and the rear portion of 2500 Jackson Street, Stoughton, Wisconsin.

Committee Action: Plan Commission recommends Council approval – 0

Fiscal Impact: None.

File Number:	R- -2023	**Date Introduced:**

The City of Stoughton, Wisconsin, Common Council does proclaim as follows:

WHEREAS, on August 14, 2023 the City of Stoughton Plan Commission held a public hearing regarding a proposed conditional use permit application by Konner Kearney to allow multiple principal structures on a lot at 2605 Cromwell Court and the rear portion of 2500 Jackson Street, Stoughton, Wisconsin; and

WHEREAS, the conditional use permit is requested to allow a multi-building, multi-family project; and

WHEREAS, the Zoning Administrator has determined:

- The proposed conditional use (the use in general and at the proposed specific location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton comprehensive Plan, zoning ordinance or any other plan;
- The conditional use in its proposed location and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city of other government agency having jurisdiction to guide development;
- The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property;
- The proposed conditional use is located in an area that will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property;
- The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts; and

WHEREAS, the Plan Commission and Common Council determined the proposed conditional use permit will not create undesirable impacts on nearby properties, the environment, nor the community as a whole; now therefore

BE IT RESOLVED, by the City of Stoughton Common Council that the Conditional Use Permit request by Konner Kearney to allow multiple principal structures on a lot at 2605 Cromwell Court and the rear portion of 2500 Jackson Street is hereby approved as presented.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Tim Swadley, Mayor Date

Council Action: _____ ☐ **Override** **Vote** _____

PUBLIC HEARING NOTICE

The City of Stoughton Plan Commission will hold a Hybrid Public Hearing on Monday, August 14, 2023 at 6:00 o'clock p.m., or as soon after as the matter may be heard, to consider a proposed conditional use permit application to allow multiple principle structures on a lot at 2605 Cromwell Court and the rear portion of the lot at 2500 Jackson Street, Stoughton, Dane County, WI., more fully described as follows:

Parcel number: 281/0510-014-1277-2 (2605 Cromwell Court)
Legal Description: THE MEADOWS AT KETTLE PARK WEST BLOCK 1 LOT 27

Parcel number: 281/0510-014-1015-2 (2500 Jackson Street)
Legal Description: KETTLE PARK WEST LOT 15

*This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deeds.

The parcel at 2605 Cromwell Court and the back portion of the lot at 2500 Jackson Street are planned to be combined by certified survey.

See additional information including location map at can be viewed at:
http://stoughtoncitydocs.com/planning-commission

In-Person: Council Chambers (2nd floor of the Public Safety Building), 321 S. Fourth Street, Stoughton, WI

Virtual: You can join the meeting via Zoom or Phone below:

https://us06web.zoom.us/j/84804793954?pwd=ZDMzSlFWUndSS1NjNkNhYUM5akJJZz09

Phone in: +1 312 626 6799 Meeting ID: 848 0479 3954 Passcode: 586242

If you wish to call in and speak at the meeting, please register at http://speak.cityofstoughton.com by 5:45 on or before the day of the meeting. Any written comments will be forwarded on to the "Organizer" and Commissioners.

For questions regarding this notice, please contact Michael Stacey, Zoning Administrator at 608-646-0421.

Published July 27 and August 3, 2023 Hub

City of Stoughton Application for Conditional Use Review and Approval
(Requirements per Section 78-905)

Applicant Name: Konner Kearney

Applicant Address: 161 Horizon Drive, Suite 101A Verona, WI 53593

Applicant Phone and Email: 608-848-9050 / ktk@forwarddevgroup.com

Property Owner Name (if different than applicant): Kettle Park West LLC

Property Owner Phone: 608-848-9050

Subject Property Address: Lot 27 - 2605 Cromwell Ct / Lot 15 - 2500 Jackson S

This form is designed to be used by the Applicant as a guide to submitting a complete application for a conditional use review *and* by the City to process said application. Parts II and III are to be used by the Applicant to submit a complete application. (See conditional use review and approval procedures attached)

I. Record of Administrative Procedures for City Use

Application form filed with Zoning Administrator Date: 7/17/23

Application fee of $ 520 received by Zoning Administrator Date: 7/17/23

II Application Submittal Packet Requirements

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application for staff review at least 30 days prior to a Planning Commission meeting, followed by one revised draft final application packet based upon staff review and comments. The final application materials are required to be submitted at least 2 weeks prior to the Planning Commission meeting.

Initial Packet
(1 electronic 11 x 17 copy of plans to Zoning Administrator) Date: _____

Final Packet
(1 electronic 11 x 17 copy of plans
and if necessary one large scalable copy of plans to Zoning Administrator) Date: 7/17/23

(a) A map of the proposed conditional use:

- ❑ Showing all lands under conditional use consideration.
- ❑ All lot dimensions of the subject property provided.
- ❑ Graphic scale and north arrow provided.

(b) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.

(c) A site plan (conforming to the requirements of Section 78-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a large development (per Sections 78-205(11)). A proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 78-908.

(d) Written justification for the proposed conditional use indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Stoughton Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 78-905(5)(c)1.-6, as follows.

III Justification of the Proposed Conditional Use Request.

1. How is the proposed conditional use and location in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted?

   Please see the attached memo.

2. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 78-905(4)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map or ordinance adopted?

   Please see the attached memo.

3. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the surroundings of the subject property?

Please see the attached memo.

4. Is the proposed conditional use located in an area that will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

Please see the attached memo.

5. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 78-905(5)(c)1-5.), after taking into consideration any proposed options to minimize such impacts?

Please see the attached memo.

IV. Application Information for City Use

Notified Neighboring Property Owners (within 300 feet) Date: 8/2/23

Notified Neighboring Township Clerks (within 1,000 feet) Date: 8/8/23

Class 2 legal notice sent to official newspaper by City Clerk Date: 7/21/23

Class 2 legal notice published on 7/27/23 and 8/3/23

Conditional Use recorded with the County Register of Deeds Office after approval ❑

Forward Development Group

Moving Business Forward
161 Horizon Drive, Suite 101A
Verona, WI 53593
Ph 608.848.9050
Fax 608.848.9051
forwarddevgroup.com

July 17, 2022

Rodney Scheel
Director of Planning & Development
Department of Planning & Development
207 South Forrest Street
Stoughton, WI 53589

Dear Rodney,

In response to extensive feedback and direction from City Council, Plan Commission, and City Staff, Forward Development Group, LLC ("FDG") has elected to abandon the previous application for the contemplated General Development Plan ("GDP") for Lot 15 and Lot 27 within the Kettle Park West neighborhood. Unlike the previous GDP application, this application requests no modifications from conventional MR-24 zoning standards and FDG intends to pursue development of the contemplated parcels in accordance with by-right zoning standards.

This new direction, among other things, requires the applicant to maintain a minimum landscape surface ratio ("LSR") of 50% the total project site, whereas the previous GDP application had requested an exemption to allow a minimum LSR of 30%. It became evident to FDG that maintaining this requirement was a critical factor for the City in order to provide suitable balance between green space and impervious area and FDG is committed to comply with this zoning standard. Furthermore, any exemptions contemplated in the previous GDP related to setbacks have also been eliminated and standard zoning practices shall be maintained.

The result of conventional zoning standards is a direct impact to the density of the proposed development. Taking the previous GDP's exemptions for LSR and setbacks into consideration, a maximum density of 117 units was contemplated. By-right development incorporating conventional zoning standards results in a likely density yield of approximately 90-96 total units, an approximate 18 – 23% reduction. Although not required for a rezoning application, FDG understands the importance of sharing prospective future development plans, which are included for reference as part of this memorandum.

That being said, FDG is submitting the following CSM and MR-24 Amendment of the Official Zoning Map for Lot 15 and Lot 27 within the Kettle Park West neighborhood.

The project site would require a two-lot certified survey map ("CSM") to form a single parcel for the project as shown on the CSM Context Map, **Exhibit B**. Lot 2 would be the newly created 4.883-acre parcel and KPW Hospitality (the Tru Hotel) would become Lot 1, a 2.343-acre parcel. **Exhibit C** depicts the Preliminary CSM and Rezone Legal Descriptions for Lot 1 and Lot 2.

The following memorandum is organized to mirror the format of the questions and sections listed in the Application for Amendment of the Official Zoning Map and Application for Conditional Use.

Application for Conditional Use

Due to limiting factors related to principal structure and dwelling unit requirements, FDG is applying for a Conditional Use Permit ("CUP") to allow for more than one principal structure on the project site in excess of 12 dwelling units per building. A summary of the conditional uses is shown below.

Summary of MR-24 Conditional Uses:

- **Conditional Use** – Up to 4 principal structures (1 principal structure typical)
- **Conditional Use** – Greater than 12 dwelling units per building

Without a CUP, the maximum density of the project site would be 12-units (1 principal structure x 12 dwelling units per building), which would greatly inhibit development potential. The CUP would only be related to principal structures and dwelling unit requirements; all other zoning standards shall follow standard MR-24 zoning.

The following material provides justification of the conditional use:

1. **How is the proposed conditional use and location in harmony with the purposes, goals, objectives, policies and standards of the City of Stoughton Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted?**

The proposed concept plan strives to maintain the "small city" character emphasized in the Comprehensive Plan by utilizing two-story primary structures that blend with the neighborhood context.

The Comprehensive Plan also mentions walkability as a key concern of community members when determining new locations for housing. The proposed project intends to connect multi-family housing to multi-use trails, parks, and multiple commercial amenities (grocery stores, restaurants, etc.).

2. **Does the proposed conditional use, in its proposed location and as depicted on the required site plan(see Section 78-905(4)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map or ordinance adopted?**

FDG paid careful attention to site context and, in particular, explored how the proposed conditional use may impact traffic patterns.

Included in the Application for Amendment of the Official Zoning Map, the Section titled "Designed to Control and Lessen Congestion in the Streets" - Trip Generation Study (see page 2 of the memo) provides quantitative data highlighting the reduction of traffic that will result from the proposed land use as opposed to the previously proposed convention center and multi-family zoning. In summary, the access points and large 66' right-of-way provided by Cromwell Court is sufficient to accommodate traffic volumes generated by the proposed development.

Qualitatively, The Site Perspective Rendering included as **Exhibit E** depicts site context and shows the proposed project entry on Cromwell Court.

3. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the surroundings of the subject property?

The proposed conditional use is intended to enhance the character of the neighborhood by offering a transitional use from the commercial development to the south/east to the single-family development to the north/west. Furthermore, the "Relation to the Comprehensive Plan" (see page 2 of the memo) demonstrates that the proposed MR-24 zoning with conditional use increases the density of multi-family housing, but does not introduce a new land use to the neighborhood.

Exhibit E – View from Northeast, depicts the landscape screening that is proposed along the property line to help screen views to and from adjacent properties. Also, community gardens and grill stations are proposed to be located at the entry to the project site as a welcoming amenity to residents and a nexus to the public trail easement and Cromwell Court.

4. Is the proposed conditional use located in an area that will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

In addition to adequate traffic capacity as mentioned above, the proposed land use will have a reduced impact on the overall stormwater system. The existing zoning on the project site specifies a minimum Landscape Surface Ratio ("LSR") of 38%, resulting in a maximum allowable impervious surface of 62%. The proposed MR-24 zoning would require a minimum LSR of 50%, resulting in a maximum allowable impervious surface of 50%, which equates to approximately 26,000 square feet of additional green space over and above the current zoning. A summary table is included below:

Existing Lot and Zoning	LSR	Site Area (sf)	Minimum LSR (sf)	Total
Lot 27 (MR-10)	50%	108,900	54,450	80,401 (38%)
Lot 15 Convention Center (Planned Business)	25%	103,805	25,951	
MR-24 Zoning	50%	212,705	106,353	106,353 (50%)

5. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 78-905(5)(c)1-5.), after taking into consideration any proposed options to minimize such impacts?

After extensive exploration of alternate land uses (commercial, high-density residential, etc.), FDG believes the proposed MR-24 offers the most suitable land use to compliment the community. Most notably, the City's low multi-family vacancy rate of 3.4% indicates that Stoughton is a desirable community for existing and future residents, but requires additional housing to accommodate the demand.

The proposed project provides the highest benefit by utilizing conventional zoning to provide needed housing, raising the landscape surface area, and increasing the projected assessed value of the community.

Site Design Considerations

A conceptual site plan is attached for reference as **Exhibit D**, which meets the standards of MR-24 Zoning District.

Detailed site design (layout, access, circulation, engineering, landscape, stormwater, architecture, etc.) is subject to future City review and approval through the Site Plan Review process. The information contained in this section is intended to provide context for the CSM, Rezoning, and CUP application.

Conclusion

This application is aimed to set the zoning framework required to provide alternate housing opportunities in the immediate Kettle Park West community, as well as satisfy a notable market need. As the housing market continues to encounter elevated construction costs and a challenging interest rate environment, the focus on providing additional housing opportunities has become extremely important. The multi-family units would provide individuals and families the opportunity to live and work in the immediate area (i.e. the commercial center), while at the same time, creating a variety of residential housing options within the Kettle Park West Community.

We are excited to work with the City on this project and look forward to furthering the vision for the Kettle Park West.

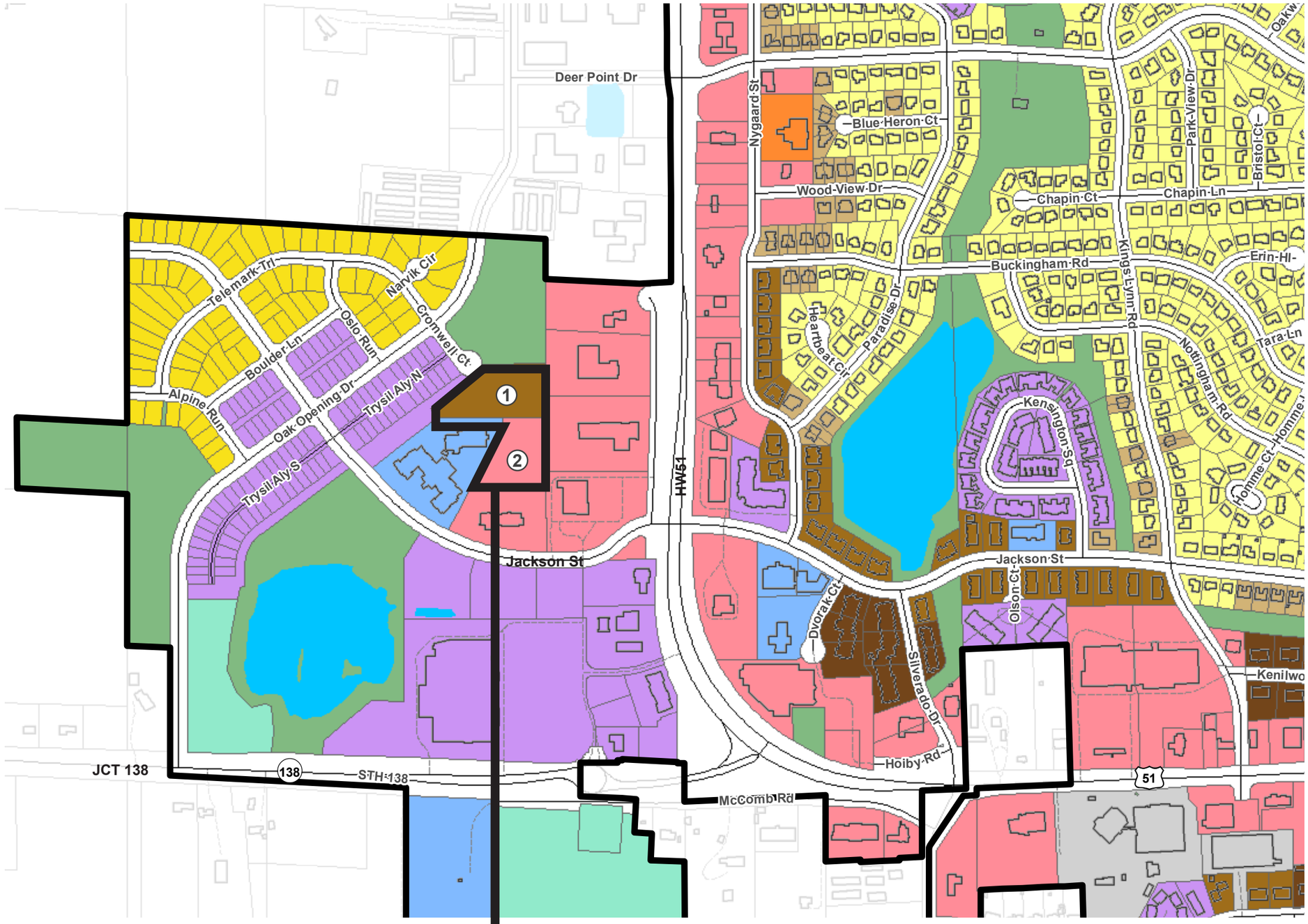
Sincerely,

Konner Kearney

Director of Sales and Entitlement

Forward Development Group, LLC

CC:
Dave Jenkins (JSD Professional Services)
Ron Henshue (Forward Development Group)
Fred DeVillers (Forward Development Group)
Connor Nett (Forward Development Group)



Source: City of Stoughton Zoning Map

Project Site: CSM Lot 2

Zoning Map
City of Stoughton

- City of Stoughton Municipal Boundary
- City of Stoughton Tax Parcel Boundary
- Railroad
- Building Footprint
- Surface Water

Zoning Class

- Right of Way
- ER-1
- SR-3
- SR-4
- SR-5
- SR-6
- TR-6
- MR-10
- MR-24
- Planned Development
- Neighborhood Business
- Planned Business
- Central Business
- Neighborhood Office
- Planned Office
- Rural Holding
- Institutional
- Institutional (Park/Open Space)
- Planned Industrial
- General Industrial
- Heavy Industrial

Date: 7/11/2022

Adopted December 22, 2009
Revision June 20, 2022
Source: Dane County LIO and
Dane County Planning and Development

KEYED NOTES

1. Lot 27 - MR 10
2. Lot 15 - Planned Business

N

0 500'

FDG

Exhibit A | Location Map [Zoning Map]

Exhibit D | Concept Plan

N

0 150'

FDG

10. Rezoning of 2605 Cromwell Court and the rear portion of 2500 Jackson Street to MR-24 Multi-Family Residential.

Connor Nett gave an overview of the request.

Mayor Swadley opened the public hearing.

No one registered to speak.

Mayor Swadley closed the public hearing.

Stacey explained the applicants have heard the Commission and Council and came back with a straight zoning request with a reduction in density and a site plan that will meet all zoning requirements. A conditional use request will follow to allow more than one principal structure on a lot and for more than 12 apartments per building.

Attorney Dregne had questions about how the park dedication will be addressed prior to approval of the rezoning and suggested having an agreement for how that would be handled. Stacey stated there is language in the ordinance that addresses parkland prior to the ordinance being effective.

Attorney Dregne questioned how the change from Planned Business zoning to Multi-Family zoning would be handled when it goes against the Comprehensive Plan. Stacey stated there is language in the Comprehensive Plan that gives the Plan Commission flexibility to rezone the property to multi-family since it is adjacent to existing multi-family zoning. Stacey will provide language to Attorney Dregne.

Attorney Dregne questioned the legal description that states a piece of the property is being rezoned from Planned Business to Planned Business. Connor Nett stated that is just the portion of lot 15 where the zoning is not changing rather remaining Planned Business for the TRU Hotel site.

There was a discussion about the timing of parkland. Konner Kearney explained the need for flexibility for fees in lieu of parkland in case they are not able to acquire the land.

Attorney Dregne stated the Plan Commission can provide a recommendation to the Council for the rezoning while Stacey can work with Attorney Rick Manthe on the parkland language in the ordinance.

Motion by **Schumacher** to recommend Common Council approval of the rezoning as presented, 2nd by **Bradford**. Motion carried unanimously.

11. Conditional use permit for 2605 Cromwell Court to allow multiple principal buildings on a lot.

Attorney Dregne gave an overview of the conditional use legal requirements and recommended any approval be contingent on the rezoning.

Mayor Swadley opened the public hearing.

No one registered to speak.

Mayor Swadley closed the public hearing.

Stacey noted the proposed conditional uses are for more than one principal structure on the lot and for more than 12 residential units per building.

Motion by **Farrow** to recommend Common Council approval of the Conditional Use as presented, 2nd by **Schumacher**. Motion carried 5 – 2 (Majewski and Caravello voted no)

12. Specific Implementation Plan for Champion Xpress Car Wash at 2400 State Highway 138.

Kirt Anderson of Priority Engineering gave an overview of the Champion Xpress Company and the specific implementation plan.

Stacey explained the previously approved General Development Plan allows drive-thru establishments as a permitted use outright, so no conditional use process is necessary. The site meets all zoning requirements.

Kirt Anderson stated they will likely start construction in 2024.

Schumacher questioned saturation in the market for car washes. Kirt Anderson stated they have done their homework and this is a different type of car wash with a yearly card option.

Caravello questioned how stacking of vehicles and backups would be handled. Kirt Anderson stated there will be staff on hand to speed up the washes if necessary.

Motion by **Majewski** to approve the site plan as presented, 2nd by **Schumacher**. Motion carried unanimously.

13. Extra-territorial jurisdictional land division at 2355 Leslie Road – Town of Dunkirk.

Stacey explained the request is to separate the agricultural land from the buildings and the site is located at the outer limits of the City's extra-territorial jurisdiction.

Motion by **Caravello** to recommend Common Council approval of the ETJ Land Division as presented, 2nd by **Bradford**. Motion carried unanimously.

14. Future agenda items.

STI CSM.
Final plat for Lots 1, 3 and 4 at 51 West Subdivision.
Preliminary condominium plat for Lot 6 at 51 West Subdivision.