



## OFFICIAL NOTICE AND AGENDA

Notice is hereby given that Plan Commission of the City of Stoughton, Wisconsin, will hold a regular or special meeting as indicated on the date and at the time and location given below.

Meeting of: **PLAN COMMISSION OF THE CITY OF STOUGHTON**  
Date//Time: Monday, September 14, 2020 @ 6:00 p.m.  
Location: Please join my meeting from your computer, tablet or smartphone.  
<https://global.gotomeeting.com/join/547935901>

Virtual

You can also dial in using your phone.  
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Access Code: 547-935-901

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**If you wish to speak to items open for public input or have comments that you request to have read aloud at the meeting, please register at <http://speak.cityofstoughton.com>.**

If you intend to speak, please complete the form link on the agenda by 5:45 on the day of the meeting. Your comments will be forwarded to the “Organizer”. The public can click on the link or call in and use the access code. When connected the public will have to identify themselves in order for the “Organizer” to rename them on the “Attendee” screen. If you plan to speak, please mute TV or stream volume (if online) and do not use speakerphone, as it creates feedback. There may be a delay. The Public Comment participant will be unmuted by the “Organizer” when it is their turn and have up to 3 minutes to speak. After speaking, the “Organizer” will mute the Public Comment participant. The participant can log out or hang up and stream at WSTO, or watch on Channel 981 on Charter/Spectrum.

### AGENDA

1. Call to Order
2. Consider approval of the Plan Commission meeting minutes of August 10 and August 25, 2020.
3. Council Representative Report.
4. Staff Report - Status of Current Developments.
5. Request by Habitat for Humanity to resurvey the properties at 1114, 1115, 1122 and 1123 Abel Court.
  - Recommendation to Council

6. Request by Habitat for Humanity to rezone the properties at 1114 and 1115 Abel Court from SR-4 Single Family Residential to TR-6 Two Family Residential.
  - Public Hearing
  - Recommendation to Council
7. Proposed Zoning Ordinance Amendment to Section 78-206(7)(a), Light Industrial Land Use.
  - Public Hearing
  - Recommendation to Council
8. Request by Joseph Baird of Mershon's Cidery for a conditional use permit for an indoor commercial entertainment use (tavern uses) and for light industrial activities incidental to indoor sales (Cider Manufacturing) at 124 W. Main Street.
  - Public Hearing
  - Recommendation to Council
9. Request by Lutz Brothers Investments, ABC Home Specialists, for a conditional use permit (Group Development ( 2 principal structures)) and site plan approval to construct a new building at 520 Business Park Circle.
  - Public Hearing
  - Recommendation to Council
  - Site Plan Approval
10. Request by Deirdre Bouzek for a conditional use permit for an indoor commercial entertainment use (youth theater group) at 318 Water Street.
  - Public Hearing
  - Recommendation to Council
11. Request by Michael Chandler, Farmers Insurance, for approval of new signage at 334 E. Main Street within the Downtown Design Overlay Zoning District.
12. Request by Mark Kruser, OPN Architects for site plan approval of a building addition and parking lot expansion for the Dane County Sheriff's Office – SE Precinct at 125 Veterans Road.
13. Request by Ben Menaker, JP Cullen for site plan approval to install an external nitrogen tank/system for Stoughton Trailers, 1111 Veterans Road.
14. Request by Robert Lange for extra-territorial jurisdictional approval for a land division (CSM) at County Highway N, Town of Dunkirk.
  - Recommendation to Council
15. Request by Jason Chandler for extra-territorial jurisdictional approval for a land division (CSM) at 1645 Lake Kegonsa Road and 3610 Rutland-Dunn Town Line Road, Town of Dunn.
  - Recommendation to Council
16. Discuss Conceptual Plans for Dvorak's 51 North Subdivision.
17. Proposed Zoning Ordinance Amendment to Section 78-707 and 78-704, Commercial Exterior Lighting Standards.
  - Public Hearing
  - Recommendation to Council
18. Future agenda items.
19. Adjournment.

**COMMISSIONERS:**

Mayor Tim Swadley, Chair  
Todd Barman, Vice-Chair  
Brett Schumacher

Tom Robinson  
Tom Majewski

Tom Selsor  
Phil Caravello

**CC: PACKETS:**

Rodney Scheel  
Mayor Tim Swadley

Michael Stacey  
Todd Barman

Tom Robinson  
Tom Selsor

**E-MAIL NOTICES:**

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[Chris Adams](mailto:Chris.Adams@wcinet.com)

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Steve Kittelson  
Derek Westby  
Plan Commissioners  
Receptionists  
Mark Kruser  
[Robert Lange](mailto:Robert.Lange@wcinet.com)  
[Gary Blazek](mailto:Gary.Blazek@wcinet.com)  
[Blake George](mailto:Blake.George@wcinet.com)  
[Peter Fortlage](mailto:Peter.Fortlage@wcinet.com)

**Any person wishing to attend the meeting, whom because of a disability, requires special accommodation, should contact the City Clerk's Office at (608) 873-6692 at least 24 hours before the scheduled meeting time so appropriate arrangements can be made. In addition, any person wishing to speak or have their comments heard but does not have access to the internet should also contact the City Clerk's Office at the number above at least 24 hours before the scheduled meeting so appropriate arrangements can be made.**