

Plan Commission Meeting Minutes
Monday, February 13, 2023 at 6:00 pm
Hybrid Meeting

Members Present: Mayor Swadley, Chair; Brett Schumacher, Vice-Chair; Phil Caravello; Dorann Bradford; Tom Majewski; Tom Robinson and Al Farrow

Members Absent: None

Staff: Director of Planning and Development, Rodney Scheel; Zoning Administrator, Michael Stacey

Guests: Tom Matson; Todd Kane; Troy Mleziva; Ryan Birschbach; Konner Kearney; Brian Spanos; Mark and Judy Rosenbaum; John Ford; Andrew Chitwood; Teresa Lindfors; David McKichan; Jerry and Barb Judd; Mary Sime; Chris Schmitz; Brett Riemen; Nick Jameson; Donna Olson; Lisa Reeves; Brad Matson; Rob Hostrawser; James Ramsey; Tom Fendrick and David Natter.

1. Call to Order. Mayor Swadley called the meeting to order at 6:00 pm.

2. Plan Commission meeting minutes of January 9, 2023.

Motion by **Bradford** to approve the minutes as presented, 2nd by **Schumacher**. Motion carried unanimously.

3. Council Representative Report.

Caravello stated the Common Council approved:

R-3-23 on January 10th

R-9-23 and R-10-23 on January 27th

4. Status of Current Developments.

Scheel introduced the status of developments as outlined in the packet of materials. There were no questions.

5. Certified Survey Map (CSM) for a Lot Line Adjustment at 2400 and 2408 Markens Gate.

Scheel explained the request.

Motion by **Robinson** to recommend the Common Council approve the resolution for the CSM as presented, 2nd by **Bradford**. Motion carried unanimously.

6. Extra-territorial land division (CSM) at 1343 Starr School Road, Town of Rutland.

Scheel explained the request.

Schumacher questioned the proposed use for the newly created lots. Scheel stated they are for single family residential.

Majewski questioned the future building setbacks and how it may affect future development. Scheel stated the building setbacks are deeper in the Town than in the City and does not see setbacks being an issue.

Motion by **Schumacher** to recommend the Common Council approve the resolution for the ETJ land division as presented, 2nd by **Bradford**. Motion carried unanimously.

7. Cummins Warehouse Addition at 1715 US Highway 51.

Scheel explained the request.

Schumacher questioned the difference in elevation for the 2 dock doors. Scheel stated one is for loading/unloading trucks. Truck turning is shown on the plans.

Motion by **Caravello** to approve the resolution for the site plan as presented, 2nd by **Robinson**. Motion carried unanimously.

8. Site Plan for a Shed and Shade Structure for Stoughton Public Library at 216 E. Jefferson Street.

Scheel explained the request.

Jim Ramsey of Stoughton Public Library explained the history of the site and proposed uses.

Schumacher questioned the durability of the shade structure. Jim Ramsey stated it is the same as the one used at Nordic Ridge Park which is up year round.

Farrow questioned the material used on the shed. Jim Ramsey stated it will be vinyl.

Bradford stated she stopped by and noticed a fence in poor condition. Staff will look into the neighboring fence.

Jim Ramsey stated there are plantings planned to screen the site.

Caravello questioned if this project will affect existing trees. Jim Ramsey stated it should not.

Bradford asked if there are plans for signage. Jim Ramsey stated no current plans but the Library Board will come up with a policy for use of the space.

Farrow suggested a sidewalk to the shed if there are plans for winter use. Jim Ramsey stated there are no plans for winter use.

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

9. Planned Development - Concept Plan for Stoughton Hospital Addition at 900 Ridge Street.

Mayor Swadley introduced the request.

Teresa Lindfors of Stoughton Hospital gave an overview of the project. Ms. Lindfors stated the project team met with neighbors last week and their primary concerns were landscaping and lighting of the western parking area. The Hospital is looking into solar options.

Scheel explained the development process going forward.

Teresa Lindfors discussed the elevation views of existing building and proposed addition.

Farrow questioned how the existing parking would change. John Ford of the development team gave an overview of the existing and proposed parking areas.

Scheel further explained the next steps in the process as being the rezoning to Planned Development – General Development Plan and a Certified Survey Map to combine all of the properties.

Farrow questioned the stormwater management aspects of the plan. Scheel stated the existing private stormwater facility will likely need to be expanded and there are no pond shape requirements for private storm facilities.

Caravello asked if there was anything else to share from the neighborhood meeting. Teresa Lindfors stated that screening and lighting are the concerns which they are looking to address. The plan is to use the western parking area for employee day parking with limited night time use.

10. Planned Development Concept Plan for Lots 15 and 27 at Kettle Park West.

Scheel gave an overview of the request.

Konner Kearney of Forward Development Group explained the reasoning for the proposed multi-family development as being market driven. Konner added the plan for a convention center has been eliminated and that a 2-lot CSM is now planned to split the TRU Hotel site. The plan is to construct two 4 story buildings of 140 units on the newly created site.

Scheel stated the additional residential units will trigger more parkland dedication and Police/Fire/EMS are reviewing the site for emergency access. The MR-10 Multi-Family Residential district allows a density of 10 units/acre while this proposal is for 32.5 units/acre which is a big change in density.

Majewski questioned the access easement through the TRU Hotel site. Konner Kearney stated the primary access is from Cromwell Court.

Majewski is concerned about safety with the access through a commercial parking lot. The proposed density is very high with all of the other multi-family development happening.

Caravello, Bradford and Schumacher have the same concerns.

Mayor Swadley stated it is a bit of let down that the convention center will not happen and questioned how the traffic counts at Jackson and Oak Opening will be affected by this proposal. Also, how can trails be provided to get residents to the park.

Scheel stated the next steps are a request to rezone the property to Planned Development - General Development Plan and the CSM to combine the lots.

11. Planned Development – Specific Implementation Plan Amendment at The Fifty One Apartments, 1660-1680 Nygaard Street.

Scheel explained the request.

Brian Spanos gave an overview of the project and stated phase one is ahead of schedule with a finish target of August.

Andrew Chitwood of JLA Architects explained his role in the project.

Schumacher suggested more evergreen landscaping in the southwest corner for wind protection.

Motion by **Bradford** to approve the resolution for the SIP as presented, 2nd by **Schumacher**. Motion carried unanimously.

12. Conditional Use for an In-Vehicle Sales and Service use including Outdoor Display incidental to an Indoor Sales use for Kwik Trip at 1700 E. Main Street. (Postponed on January 9, 2023)

Scheel explained the request.

Mayor Swadley stated he is familiar with the Fastenal operation and explained how deliveries occur by backing from CTH N. The changed occurred due to the use of a larger 53-foot semi-truck. Backing of the trucks from CTH N is not allowed and enforcement may be necessary in the future. Kwik Trip has offered a solution to the truck access issue by providing an access easement from Cedarbrook Lane and allowing backing from the Kwik Trip site.

Majewski has concerns about the access easement between the store and gas pumps. Mayor Swadley stated that additional access easements have been provided to the south around the building and from Cedarbrook Lane.

Farrow questioned the amount of trucks that would use the site. Mayor Swadley stated Fastenal has one truck four days a week with deliveries early in the morning and he cannot speak to how many trucks Kwik Trip has for their vendors and gas deliveries.

Mayor Swadley opened the public hearing.

Jerry Judd, adjacent property owner, explained how he plans to eliminate the need for the Fastenal truck to back from CTH N by adding more pavement where there is existing greenspace. Mr. Judd is not in favor of the right-in/right-out required by the County and has concerns about safety using the existing access easement.

Troy Mleziva of Kwik Trip spoke in support.

Dave McKichan spoke in support.

Tom Matson spoke in support.

Mayor Swadley closed the public hearing.

Farrow questioned if the traffic impact analysis that was done in 2020 needed to be refreshed due to the updated site plan. Scheel stated the site has the same access points. Troy Mleziva stated the study is based on the size of building.

Caravello is in favor of a store on the east side but needs an explanation about the access easement. Scheel stated he is not an attorney but believes the access easement is for anyone to use to access the property to the east and does not limit anyone else using the easement.

The group discussed the existing and proposed access easements including the right-in/right-out County requirement.

Majewski agrees there is a need for a grocery store on the east side but does not agree with having several access easements throughout the site.

Motion by **Robinson** to recommend the Common Council approve the resolution for the conditional use as presented, 2nd by **Bradford**. Motion carried 5 – 2 (Majewski and Caravello voted no).

13. Certified Survey Map to combine the properties at 1700 E. Main Street and 1701 Cedarbrook Lane.

Scheel explained the request.

Motion by **Bradford** to recommend the Common Council approve the resolution for the CSM as presented, 2nd by **Robinson**. Motion carried 5 – 2 (Majewski and Caravello voted no).

14. Site Plan for Kwik Trip at 1700 E. Main Street.

Mayor Swadley introduced the request.

Motion by Robinson to approve the resolution for the site plan as presented, 2nd by Bradford. Motion carried 5 – 2 (Majewski and Caravello voted no).

15. Public Participation Plan for Comprehensive Plan Amendment for lands near the intersection of US Highway 51 and County Highway B.

Scheel explained the public participation plan as the first step in the process to amend the Comprehensive Plan.

Motion by Bradford to approve the resolution as presented, 2nd by Caravello. Motion carried unanimously.

16. Draft Revised TIF Application.

Scheel explained the request.

The Commission recommended adding language to the application to require applicants to provide an explanation for how they plan to meet all listed City goals.

No action taken.

17. Future agenda items.

- Magnolia Springs Final Plat and Rezoning.
- Stoughton Hospital Addition
- Stoughton Trailers Development
- Comprehensive Plan Amendment
- Stone Crest USAA

18. Adjournment.

Motion by Caravello to adjourn at 8:03 pm, 2nd by Schumacher. Motion carried unanimously.

Respectfully Submitted,

Michael Stacey