

Plan Commission Special Meeting Minutes
Monday, February 27, 2023 at 6:00 pm
Hybrid Meeting

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

Members Absent: Phil Caravello

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

Guests: Stephen Tremlett; Bob Wahlin; Ben Kollenbroich; and Danielle Thompson

- 1. Call to Order.** Mayor Swadley called the meeting to order at 6:00 pm.
- 2. Discuss the Comprehensive Plan amendment related to the proposed development in the area of CTH B and US Hwy 51.**

Mayor Swadley introduced the agenda item.

Bob Wahlin of Stoughton Trailers explained the intent of developing the proposed property including working with the City to provide more community amenities as compared to other similar communities. Mr. Wahlin stated Stoughton Trailers has around 2000 employees including the employees in Texas and Mississippi. Mr. Wahlin stated he is hearing from employees and potential employees that Stoughton does not have the amenities they desire.

Scheel explained the process to amend the Comprehensive Plan.

Majewski arrived at 6:09 pm

Steve Tremlett provided more details about the Comprehensive Plan amendment including proposed land uses, street layout and the removal of the Linnerud Detailed Neighborhood language from the existing Comprehensive Plan.

Schumacher questioned if there is any feedback from Stoughton Trailers employees regarding community amenities. Bob Wahlin stated there is no formal report but he can provide some feedback from new and existing employees.

Schumacher stated the property for the new headquarters is 7.5 acres and questioned what the building size would be. Bob Wahlin stated they are still working on details, which will be affected by the types of amenities they are considering such as a training area and fitness center. They are planning for a maximum of 200 employees.

Schumacher questioned if the design will include white space. Bob Wahlin stated that is the plan.

Schumacher questioned if the existing headquarters would be repurposed. Bob Wahlin stated there will likely be some employees remaining there for research and development.

Farrow stated he was at the open house and did not hear much objection. Farrow questioned if there are any roadblocks anticipated such as traffic. Scheel stated that is why we are having these meetings and planning a public hearing so those issues can be worked out.

Mayor Swadley stated there is a parks feasibility study in the works.

Scheel stated the Comprehensive Plan amendment process will not get into the finer details of traffic impacts rather that will come up during the platting and zoning stages. Traffic data is available for the US 51 and Rutland-Dunn intersection where a roundabout is planned.

Mayor Swadley stated we will be working through the Comprehensive Plan amendment and Urban Service Area Amendment first to try to stay with the development timeline.

Robinson questioned the functionality of the ponds. Steve Tremlett stated the ponds are planned for stormwater management and recreation/fishing.

Motion by **Robinson** to support the draft Comprehensive Plan amendment including the proposed changes, 2nd by **Bradford**. Motion carried unanimously.

3. Future agenda items.

Scheel explained that staff is recommending a joint meeting of the Plan Commission and Common Council on April 11, 2023 to have another public hearing for the proposed Kwik Trip conditional use permit. The Common Council will decide on a public hearing date at the Feb 28th meeting.

4. Adjournment.

Motion by **Schumacher** to adjourn at 6:35 pm, 2nd by **Bradford**. Motion carried unanimously.

Respectfully Submitted,

Michael Stacey