

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

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

Members Absent: Tom Majewski

Staff: Director of Planning & Development, Rodney Scheel

Guests: Dr. Keyser, McClain Schramm, Andre Rosteing, David West, Ryan Harkins, Adrienne Neinow

1. **Call to Order.** Mayor Swadley called the meeting to order at 6:00 pm.
2. **Roll call and verification of quorum.** Mayor Swadley verified a quorum is present.
3. **Certification and compliance with open meetings law.** Mayor Swadley certified compliance with open meetings law.
4. **Plan Commission meeting minutes of October 9, 2023.**
Motion by **Schumacher** to approve the minutes as presented, 2nd by **Bradford**. Motion carried unanimously.
5. **Council Representative Report.**
Caravello reported the Common Council approved R-165-2023 and postponed R-164-2023.
6. **Status of Current Developments.**
Scheel introduced the status of developments as outlined in the packet of materials. He highlighted that the Gingerbread Daycare is nearing completion and will have their Occupancy Permit issued this week.
7. **Final Condominium Plat for Lot 6 at 51 West Subdivision.**
Scheel introduced the request.

Motion by **Bradford** to recommend the Common Council approve the condominium plat as presented, 2nd by **Schumacher**.

Motion carried unanimously
8. **Site Plan review for a solar array project at United Methodist Church, 525 Lincoln Avenue.**
Scheel explained the request.

Motion by **Caravello** to approve the site plan for a solar array as presented, 2nd by **Bradford**.

Motion carried unanimously.

9. Site plan review for a building demolition and new maintenance facility at 900 W. Wilson Street for Stoughton Area School District.

Dr. Keyser, District Superintendent, gave an overview of the project and then turned it over to their architects who presented the details of the project.

A solar array is part of the project. The fencing around the northern asphalt area is not part of this project and will be done at a later date.

Mayor Swadley questioned whether they had evaluated on-street parking issues along Van Buren Street when the softball field is being used. They indicated they hadn't and didn't know an issue may exist.

Schumacher indicated the materials don't synergize with any school building or the existing gym that will remain on the site.

The architect reported the proposed brick veneer is intended to be a close match to the brick on the school building. The building exterior is proposed to have concealed fastener metal panels. The standing seam roof it proposed to be darker in color.

The site plan does not include possible stormwater management components since their civil design is not complete yet. They reported the landscaping on the Van Buren side has been enhanced.

Construction is planned to start in March 2024 with completion in 2025.

Farrow suggested he sees a net zero change in value since the school building is old, but would like to see the building blend better.

There was significant discussion about the appearance of the proposed building and materials. There was discussion about possibly not having the 3-foot brick veneer on the north and west sides of the building and adding that to the south and east sides of the building. Taller windows on the east side of the building were discussed.

They reported the estimate used for this project during the referendum was \$4.3 million and the current estimate as proposed is \$5.6 million. The proposed project has added 2,000 square feet from the referendum estimates. They are using \$250 per square foot for construction.

There was concern the building looks like a warehouse in a residential area. Discussion took place about including a band on the upper portion of the south and east side of the building.

Motion by **Schumacher** to postpone action until a future meeting, 2nd by **Bradford**. The expectation is that the applicant will consider the discussion and present revisions to the project plans. Motion carried unanimously.

10. Zoning Ordinance Amendment Request for Section 78-206(4)(g) related to In-Vehicle Sales and Service uses.

The applicant has requested the application to change the zoning code be withdrawn.

Attorney Dregne reported the Commission could decide to take no action or proceed by making a recommendation to Council deny or approve an ordinance change.

Schumacher reported he met with the applicant group after they submitted their application. It was suggested that they may discuss this topic with the Sustainability Committee.

By consensus, the Commission decided to take no action.

11. Future agenda items.

Plans for proposed maintenance facility at 900 W. Wilson Street.

12. Adjournment.

Motion by Schumacher to adjourn at 7:34 pm, 2nd by Caravello. Motion carried unanimously.

Respectfully Submitted,

Rodney J. Scheel