

Plan Commission Meeting Minutes
Monday, June 12, 2023 at 6:00 pm
Hybrid Meeting

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

Members Absent: Tom Robinson

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

Guests: Bruce Hollar; Justin Hanson; Dustin Oler; Dan Hanson and Dean Slaby.

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 May 8, 2023.**
Motion by **Caravello** to approve the minutes as presented, 2nd by **Majewski**. Motion carried unanimously.
5. **Council Representative Report.**
Caravello stated the Common Council approved resolutions 81, 82, and 83 of 2023.
6. **Status of Current Developments.**
Scheel introduced the status of developments as outlined in the packet of materials including the recent urban service area amendment public hearing for Stone Crest and that the paper work has been filed for the urban service area amendment for the Stoughton Trailers development area.
7. **Specific Implementation Plan for Lot 1 at 51 West Subdivision.**
Scheel gave an overview of the specific implementation plan and noted the developer has applied for preliminary plat approval to create twin home lots at lots 1, 3 and 4.

Motion by **Schumacher** to approve the specific implementation plan as presented, 2nd by **Bradford**. Motion carried unanimously.
8. **Planned Development Concept Plan for 211 Water Street.**
Scheel gave an overview of the concept plan.

Dustin Oler explained the intent of the request is to create some affordable housing downtown which appears to be the best use for the property.

Caravello questioned what is meant by affordable housing. Dustin Oler stated the apartments would be market rate with studio apartment rents at \$850-\$950; 1 bedroom at \$1000 and 3 bedroom at \$1700.

Majewski questioned if sustainability measures such as solar have been considered. Dustin Oler stated they are looking into costs.

Majewski questioned what the plan is for parking as this will need to be figured out in order to gain approval. Dustin Oler would like to work with the City to find surface parking options.

Farrow stated the north public parking lot may have some available capacity for parking.

Scheel stated the public parking is available for anyone to use as do other downtown apartment tenants.

Farrow stated the south public parking lot appears to be underutilized.

The Commission discussed what would normally be the parking requirement for apartments.

Dustin Oler stated they have been keeping a log of the number of available parking stalls in the north public parking lot throughout the day and found that there has been an average of 39 open stalls.

Farrow questioned if a log has been kept for the south public parking lot. Dustin Oler stated they have not kept a log for that lot but it appears there are always many stalls available there.

The Commission discussed the limitations of the north lot with 48 hour and 3 hour parking requirements in place.

Scheel stated a survey will be necessary to verify there is enough area on the subject property to accommodate the proposed exit ramp on the north side of the property.

9. Future agenda items.

STI preliminary plat and rezoning.

Preliminary plat for Lots 1, 3 and 4 at 51 West Subdivision.

Preliminary condominium plat for Lot 6 at 51 West Subdivision.

Preliminary condominium plat for 839-981 N. Page Street.

10. Adjournment.

Motion by Majewski to adjourn at 6:30 pm, 2nd by Caravello. Motion carried unanimously.

Respectfully Submitted, *Michael Stacey*