Plan Commission Meeting Minutes
Monday, February 14, 2022 at 6:00 pm
Virtual Meeting

Members Present: Mayor Tim Swadley, Chair; Brett Schumacher, Vice-Chair; Todd Barman; Phil Caravello; Al Farrow; Tom Majewski; and Tom Robinson
Members Absent: None
Staff: Rodney Scheel, Director of Planning and Development; Michael Stacey, Zoning Administrator
Guests: Stephen Tremlett; John Matson; Tom Matson; Bob Dvorak; Brian Spanos; Brett Riemen; Tami McCullough; Lawrence Coneaz; Rob Hostrawser; George Corrigan; Todd Nelson and Jaime Hagenow.

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

2. **Consider approval of the Plan Commission meeting minutes of January 10 and February 7, 2022.**
   Motion by **Barman** to approve the minutes as presented, 2nd by **Majewski**. Motion carried unanimously.

3. **Council Representative Report.** Caravello stated the Common Council approved Resolutions 8, 9, 27 and 28 of 2022.

4. **Staff Report - Status of Current Developments.**
   Scheel gave an overview of the current status of developments as outlined in the packet of materials. There were no questions.

5. **Zoning ordinance amendment to section 78-920.**
   Scheel explained the proposed ordinance amendment.

   Mayor Swadley opened the public hearing.

   No one registered to speak.

   Mayor Swadley closed the public hearing.

   Motion by **Schumacher** to recommend Common Council approval as presented, 2nd by **Caravello**. Motion carried unanimously.

6. **Zoning ordinance amendment to section 78-904.**
   Scheel explained the proposed ordinance amendment.

   Mayor Swadley opened the public hearing.

   No one registered to speak.

Mayor Swadley closed the public hearing.

Motion by **Robinson** to recommend Common Council approval as presented, 2nd by **Barman**. Motion carried unanimously.

7. Animal's ordinance creation of section 6-16.
Scheel explained the proposed ordinance amendment.

Caravello questioned if there have been any issues related to this type of use in the past. Scheel stated there has not been any issues.

Schumacher noted he heard of a community that had problems with this type of use. Stacey stated Spring Green did not have this type of language and lost a court battle trying to stop the use.

Scheel noted there is no public hearing required since this section is not in the zoning code, rather it is in chapter 6.

Schumacher stated we should waive the rules to allow the public to speak to this proposed ordinance.

Jaime Hagenow spoke in favor of the ordinance amendment.

Motion by **Robinson** to recommend Common Council approval as presented, 2nd by **Caravello**. Motion carried unanimously.

8. Conditional use review for an Indoor Commercial Entertainment use (fitness center) at 318 S. Forrest Street.
Scheel explained the proposed conditional use permit request.

Mayor Swadley opened the public hearing.

No one registered to speak.

Mayor Swadley closed the public hearing.

Caravello stated there may also be a daycare use at that location. Scheel stated the daycare use was not mentioned but staff will follow-up and check that out.

Barman questioned a fitness center being considered Indoor Commercial Entertainment. Scheel stated that is an area of the code that need improvement.

Motion by **Barman** to recommend Common Council approval as presented, 2nd by **Caravello**. Motion carried unanimously.

9. Planned Development – General Development Plan (GDP) at 51 West Development, Lot 18.

Scheel explained the proposed GDP request.

Barman questioned what the difference is between the original GDP and current proposed GDP for this lot. Scheel introduced the developer to explain the proposed changes.

Brett Riemen gave an overview of the project. Brian Spanos explained the need to move quickly to gain approvals and provided a list of the changes from the original GDP which includes:

- An increase in impervious area allowed from 50% to 53%;
- Maximum building height allowed from 40 feet to 45 feet;
- Maximum ground sign square footage of 32 square feet to 50 square feet in area;
- Maximum lighting photometrics from 0.5 footcandles to 0.8 at driveway entrance.

Tami McCullough explained the reasoning for the lighting increase is for safety at the access points.

Barman asked how many parking stalls were added by increasing the impervious area. Tami McCullough stated the total exterior parking is at 100 stalls while the underground parking is at 148 stalls.

Barman questioned if staff has seen other applications requesting higher photometrics at access points in the past. Scheel stated we have not.

Farrow asked if he Fire Department has been able to review the plan. Scheel stated they have and have expressed favor in the good emergency vehicle access.

Farrow asked the developer if crime prevention through design has been looked into. Tamil McCullough stated she is aware of this and is some of the reason why the lighting is a concern at the access.

Mayor Swadley opened the public hearing.

No one registered to speak.

Mayor Swadley closed the public hearing.

Motion by **Robinson** to recommend Common Council approval as presented, 2nd by **Schumacher.**

Barman suggested using the lighting exception be used as a test case for photometrics going forward.

Mayor Swadley stated the building height requirement may need to be looked at in the future.

Majewski would like to see Stoughton move closer to dark sky requirements and is not in favor of an exception being granted to allow more lighting at the property line.

Motion carried 6 – 1 (Majewski is opposed).

10. Site Plan Amendment – Dumpster Enclosure at Dollar Tree, 1008 Nygaard Street.
Scheel explained the request.

Todd Nelson was available for questions.

Schumacher questioned the other onsite non-compliances. Scheel stated there are non-compliances staff is working through with the owner related to landscaping and stormwater management. There is a plan in place to work through these issues this coming spring.

Motion by **Robinson** to approve the enclosure as presented, 2nd by **Schumacher**. Motion carried unanimously.

11. Stone Crest Subdivision Concept Plan.
Scheel introduced the concept plan and phasing.

Steve Tremlett explained the overall concept and street connectivity.

The following are brief comments made about the overall concept plan:

- Concern about emergency vehicle and public works access especially at the eyebrow off Fall Haven and Autumn Crest;
- Like the larger park;
- Speed limit and safety concerns at County Hwy A;
- Would like to see residential lot separation from the large park;
- Recreation is all on one end of the development;
- Park serves existing and future development areas;
- Not in favor of commercial uses along US Hwy 51;
- Comp Plan would allow for a mix of uses along US Hwy 51;
- Not in favor of the poor visibility and curve at the entrance and exit point of County Road A;
- Access design will need to be refined going forward;
- Concerns about emergency response access relative to phasing;

Steve Tremlett gave an overview of phase 3 including:

- Lot 2 is proposed for duplex condos'
- Lot 1 is planned for multi-family with potential for multi-stories and underground parking;
- Lot 1 is shown with a connection to County Hwy A and a connection to Fall Haven through a wetland;

Scheel stated some comments from staff include:

- A temporary Cul-de-sac will likely be necessary at Fall Haven;
- Need to make sure garage trucks can access site;
- Trail safety and phasing is a concern.

The following were comments made about the phase 3 concept:

- Ex. Lot is proposed to be a duplex lot is the stormwater can be managed elsewhere;
- Not in favor of filling a wetland;
- Wetland is not a quality wetland rather it is caused by a storm culvert;
- Timing of the development was discussed with phase 3 possibly happening this year and more phases to follow in coming years.

12. Eldon Homes (Teigen Farm) Subdivision Concept Plan.

Scheel gave an introduction of the concept plan and noted the property will need to be annexed and added to the City Urban Service Area.

Steve Tremlett explained the concept plan and street connectivity.

The following were comments made about the concept plan:

- Trail system should connect to Aaker Road;
- Maintenance of the dog ear in the SE corner of the plan was discussed and most not in favor of the City taking over maintenance;
- Prefer the grass in the dog ear but maintenance better if by a neighborhood association;
- Most like overall layout;
- Number of exits/entrances to the site is favorable;
- Vision at Isham and Fourth Street should be addressed.

13. Future agenda items.

Scheel stated TID 9 and SIP for Lot 18 will be coming in March.
Schumacher would like to make sure emergency services have a chance to review all new developments to make sure the departments such as Police are well staffed going forward.
Mayor Swadley stated there is continued discussions regarding future staffing needs.

14. Adjournment.

Motion by **Schumacher** to adjourn at 7:40 pm, 2nd by **Robinson**. Motion carried unanimously.

Respectfully Submitted,

Michael P. Stacey