Plan Commission Meeting Minutes
Monday, May 8, 2023 at 6:00 pm
Hybrid Meeting

Members Present: Mayor Swadley, Chair; Brett Schumacher, Vice-Chair; Phil Caravello; Tom Majewski; Tom Robinson and Al Farrow
Members Absent: Dorann Bradford
Staff: Director of Planning and Development, Rodney Scheel; Zoning Administrator, Michael Stacey
Guests: Daniele Thompson; Conner Nett; Steve Tremlett; Rob Hostrawser; Teresa Lindfors; Doug Dolan; Melissa Olson; Karen Drogsvold; Fauna Justman; and Ryan Birschbach.

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. **Elect Vice-Chair.** Schumacher nominated **Caravello** as Vice-Chair. Mayor Swadley requested additional nominations 3 times before closing the nominations. There were no other nominations.

   The nomination was unanimously approved.

5. **Plan Commission meeting minutes of April 10 and April 11, 2023.**
   Motion by **Majewski** to approve the minutes as presented, 2nd by **Schumacher**. Motion carried unanimously.

6. **Council Representative Report.**
   Caravello stated the Common Council approved Resolutions 58, 59, 60 and Ordinances 5 and 10 of 2023.

7. **Status of Current Developments.**
   Scheel introduced the status of developments as outlined in the packet of materials.

   Schumacher stated there is excitement building for the Popeye's Chicken coming soon to Stoughton.

8. **2605 Cromwell Court (Lot 27) and the rear portion of 2500 Jackson Street (Lot 15), Kettle Park West - Planned Development - General Development Plan.**
   Scheel gave an overview of the request.

   Mayor Swadley opened the public hearing.

No one registered to speak.
Mayor Swadley closed the public hearing.

Scheel provided and explained a proposed amendment to the ordinance for parkland dedication and fees in lieu of dedication which gives the Common Council the ability to make a decision on dedication or fees later in the process.

Majewski argued that the Common Council should review/approve the amendment first. Scheel stated this is a recommendation to Council.

Majewski stated he is bothered by the continuous requests for exceptions using the Planned Development zoning.

Mayor Swadley stated other communities are seeing the same requests, with developers seeking to cash flow projects.

Farrow questioned what the fee in lieu of parkland is used for. Scheel stated it has to be used to purchase parkland.

Scheel explained the proposed parkland options.

Schumacher would like to see parkland instead of a fee in lieu of and agrees with Majewski about the continuous exceptions being requested.

Caravello agrees with both Majewski and Schumacher.

Majewski would like to see more connectivity to parks and more planning instead of reacting to development requests.

Farrow stated the City needs to be reasonable with any proposed exceptions.

Scheel explained the proposed ordinance that is to go to the Common Council.

Caravello is not a fan of one access at Cromwell Court. Scheel stated there is one residential access at Cromwell Court and an additional emergency access from the Tru Hilton site.

Mayor Swadley stated the applicant reduced the number of units, widened the access drive and added the emergency access from the south based on feedback.

Farrow noted the traffic study indicates the proposed development will create less traffic. Scheel provided the report on the screen.

Scheel noted, the details of the emergency access will need to be worked out during the SIP stage.

Motion by **Farrow** to recommend the Common Council approve the ordinance with the proposed revisions provided by Planning Director Scheel, 2nd by **Schumacher**. Motion carried 5 – 1 (Caravello voted no)

9. 2605 Cromwell Court (Lot 27) and the rear portion of 2500 Jackson Street (Lot 15), Kettle Park West – Certified Survey Map.

Scheel explained the request including a proposed amendment to the ordinance related to the proposed emergency access easement.

Schumacher questioned who would have access to the gate. Scheel stated this will need to be worked out but likely Fire Department personnel and Owners.

Majewski questioned who would maintain the emergency access through the winter. Scheel stated this will need to be determined.

Motion by **Schumacher** to recommend the Common Council approval with the amendment provided by Planning Director Scheel, 2nd by **Farrow**. Motion carried 4 – 2 (Majewski and Caravello voted no)

10. Communication Tower at 516 E. Main Street.

Scheel explained the request and provided renderings of the stealth design at 110 feet tall.

Doug Dolan and Melissa Olson were available for questions.

Majewski questioned the affect the tower would have on redevelopment in that area of the community. Scheel stated the tower should only affect the proposed tower location.

Scheel provided the site plan showing the area planned for the tower which is adjacent to the RR corridor and about 500 feet off of E. Main Street.

Caravello stated the Redevelopment Authority will be discussing redevelopment of areas of the Depot Hill District and is concerned about the timing of this request and he has concerns about potential environmental issues being close to the school.

Scheel gave an overview of the history of the request and how the applicant worked with the Landmarks Commission to come up with a compromise.

Scheel believes the applicant has demonstrated a need for the tower in this location and the tower can accommodate equipment for up to 4 for co-location.

Schumacher questioned if there were federal regulations for setback from a RR. Scheel stated he is unaware of any setback distance from the RR right-of-way.

Caravello questioned the elevation difference compared to the school property. Scheel estimated it to be 40 feet.

Motion by **Robinson** to approve the communication tower as presented, 2nd by **Farrow**. Motion carried 4 – 2 (Majewski and Caravello voted no).

11. Planned Development – Specific Implementation Plan for Stoughton Hospital, 900 Ridge Street.

Scheel explained the request.

Farrow complimented the Stoughton Hospital team for their response and amendments to the site plan to address neighbor's concerns.

Motion by **Caravello** to approve the specific implementation plan as presented, 2nd by **Majewski**. Motion carried unanimously.

12. Magnolia Springs Final Plat.

Scheel explained the request.

Farrow questioned the shape of the stormwater management ponds. Scheel stated changes have been made to the ordinance related to stormwater basin design that will be used for future development. Modest changes to the basin for this site have been made related to the shape at the normal water elevation.

Motion by **Farrow** to recommend Common Council approval of the Final Plat as presented, 2nd by **Schumacher**. Motion carried unanimously.

13. Magnolia Springs Rezoning.

Scheel explained the request.

Schumacher questioned the difference between a duplex and twin home. Scheel stated a duplex has one owner and a twin home can be owned by two separate owners.

Mayor Swadley opened the public hearing.

Karen Drogsvold spoked in opposition of the playground and trail being in close proximity to her property.

Mayor Swadley closed the public hearing.

Scheel stated the preliminary plat outlined the location of parks, trails, stormwater areas, and the exceptions being requested.

There was a brief discussion about the location of the playground.

Scheel stated the Parks and Recreation Committee decides where playgrounds are located and it is not part of the platting process.

Caravello is on the Parks and Recreation Committee and will bring the playground up for further discussion.

Majewski stated the City does master planning for parks and it is for the benefit of the community as a whole.

Scheel explained the ordinance that will go to Council.

Motion by **Robinson** to recommend the Common Council approve the rezoning ordinance as presented, 2nd by **Farrow**. Motion carried unanimously.

14. Magnolia Springs Planned Development – General Development Plan.
Scheel explained the request.

Mayor Swadley opened the public hearing.

No one registered to speak.

Mayor Swadley closed the public hearing.

Motion by **Schumacher** to recommend the Common Council approve the planned development – general development plan ordinance as presented, 2nd by **Farrow**. Motion carried unanimously.

15. Urban Service Area Amendment – US 51 and County Highway B Development.
Scheel explained the City's USA amendment application.

Scheel stated he expects the public hearing at CARPC in about 2 months.

Caravello questioned the capacity for Stoughton Utilities to sustain this growth. Scheel stated Stoughton Utilities comments were based on further expansion to the north and west.

Motion by **Caravello** to recommend the Common Council approve the urban service area amendment as presented, 2nd by **Schumacher**. Motion carried unanimously.

16. Extra-Territorial Land Division at 3065 Sam Miles Road, Town of Dunkirk.
Scheel explained the request.

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

17. Future agenda items.
STI preliminary plat and rezoning in the next couple months.

Majewski would like a review of the ordinance related to Planned Development requests and exceptions.

18. Adjournment.

Motion by **Caravello** to adjourn at 7:33 pm, 2nd by **Schumacher**. Motion carried unanimously.

Respectfully Submitted,
Michael Stacey