Plan Commission Meeting Minutes
Monday, September 9, 2019 at 6:00 pm
Public Safety Building, Council Chambers, Second Floor, 321 S. Fourth Street, Stoughton, WI.

Members Present: Mayor Tim Swadley, Chair; Todd Barman; Phil Caravello; Thomas Majewski; Tom Robinson; Tom Selsor; and Brett Schumacher
Members Absent: None
Staff: Rodney Scheel, Director of Planning & Development; Michael Stacey, Zoning Administrator
Press: None
Guests: Mary Wandtke; John Brigham; Lori Steen; Brianna Fero; Kathy Kamp; Bob Dvorak; Tyler Fero; Jim Glueck and Linda Muller

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 August 12, 2019.**
   Motion by **Robinson** to approve the minutes as presented, 2nd by **Schumacher**. Motion carried 6 - 0.

3. **Council Representative Report.** Mayor Swadley stated in absence of Caravello, the approvals are shown in the minutes.

4. **Staff Report - Status of Current Developments.**
   Scheel gave an overview of the current status of developments as outlined in the packet.

   Schumacher questioned if there could be a street project dashboard so people could find out information about street projects. Scheel stated improvements can be made in the future to provide information.

5. **Request by STI Holdings, Inc. for certified survey map (CSM) approval to split the property at 1111 Veterans Road into 2 parcels.**
   Scheel explained the request.

   Schumacher questioned access from Academy Street. Scheel explained the access point is adequate for the subject property.

   Lori Steen of STI Holdings explained the intent to provide a site for a current supplier.

   Motion by **Schumacher** to recommend the Common Council approve the CSM as presented, 2nd by **Selsor**. Motion carried 6 - 0.

6. **Request by Mary Wandtke for preliminary condominium plat approval of the Good View Condominium, 2209 and 2211 Wood View Drive.**
   Scheel explained the request.

   Mayor Swadley opened the public hearing.

   No one registered to speak.

   Mayor Swadley closed the public hearing.

Barman questioned what the Commission should be focusing on such as the condominium itself and/or the condominium documents. Scheel stated his recommendation would be to focus on the condominium split and not all the details of the condominium documents.

Motion by **Barman** to recommend the Common Council approve the Good View Condominium for Mary Wandtke at 2209 and 2211 Wood View Drive as presented, 2nd by **Robinson**. Motion carried 6 - 0.

7. Request by Brianna Fero for a conditional use permit for an Indoor Commercial Entertainment use (Gemini Games) at 193 W. Main Street.
Scheel explained the request.

Brianna Fero stated they are seeking a beer license for their business. The business is a board game lounge with sales of games and Wisconsin based snacks/beverages. The target age is 25-40 year olds.

Schumacher questioned the hours of operation. Tyler Fero stated they anticipate later activity later in the day. Ms. Fero stated they will only allow 21 year olds and up and may have special events for minors where the beer would be locked up.

Mayor Swadley opened the public hearing.

No one registered to speak.

Mayor Swadley closed the public hearing.

Barman stated the Commission is to focus on the use related to zoning and not the beer license. Mayor Swadley stated the Council will be reviewing the beer license tomorrow night.

Motion by **Barman** to recommend the Common Council approve the conditional use permit to allow the indoor commercial entertainment use at 193 W. Main Street as presented, 2nd by **Schumacher**. Motion carried 6 – 0.

8. Request by Reyes Aranda for a conditional use permit for an Indoor Commercial Entertainment use (La Cantina LLC) at 620 Nygaard Street.
Scheel explained the request.

Mayor Swadley opened the public hearing.

No one registered to speak.

Mayor Swadley closed the public hearing.

Selsor questioned if this is the same operator as the past or a new operator. Scheel stated this is a new operator.

Barman noted there has been a lot of turn-over for this site over the years and recommended the City work with the tenant to help the situation. Scheel discussed the limitations of the site

including location. The group discussed the lack of access from the adjacent lot parking area. There is signage that can be seen from US Highway 51.

Motion by **Barman** to recommend the Common Council approve the conditional use permit for an indoor commercial entertainment use at 620 Nygaard Street as presented, 2nd by **Schumacher**. Motion carried 6 - 0.

9. Request by Kathy Kamp, Wisconsin Partnership for Housing Development for site plan approval to construct a 4-unit residential multi-plex building at 1125 W. Main Street.
Scheel explained the request.

Linda Muller spoke in favor of the request and the need to allow one less required parking stall.

Kathy Kamp explained the layout and request for an exception for one less required parking stall.

Barman questioned where the parking spaces are located including bike stalls. Jim Glueck, Architect stated the parking spaces are in front of the garages and bike parking is identified on the plan. Scheel stated parking in front of a garage is allowable by zoning.

Barman suggested some lower landscaping along the east lot line to screen the parking area.

Jordan Tilleson, the adjacent property owner to the east would like to see more of a sound barrier along the east lot line. He stated there have been no noise complaints about his dog daycare in 4 years and wants to keep it that way.

Jim Glueck stated that landscape plantings do not reduce noise.

Barman's suggestion was only to fill the lower landscaping gap along the east lot line.

Selsor suggested adding a tree along the east lot line.

Kathy Kamp stated they are meeting the zoning requirements but could add a tree if necessary.

Caravello arrived at 6:42 pm.

Schumacher suggested the crabapples trees be lead spot resistant.

Jordan Tilleson would like to discuss off-site street parking. Mayor Swadley stated that the Public Safety Committee would need to review that request.

Motion by **Robinson** to approve the site plan resolution with the 8 parking spaces as presented, 2nd by **Barman**. Motion carried 6 - 0. (Caravello abstained)

10. Request by Dvorak Investments II, LLC for direct annexation of 59.355 acres of land along US Highway 51 north near County Highway B, from the Town of Dunn.
Scheel explained the Department of Administration has not yet responded regarding the annexation so we recommend no action at this time.

11. Future agenda items.
Preliminary plat for Kettle Park small lot subdivision.

12. Adjournment.
Motion by **Schumacher** to adjourn at 6:47 pm, 2nd by **Caravello**. Motion carried 7 – 0.

Respectfully Submitted,

Michael Stacey