

MEETING NOTICE

The City of Stoughton will hold a Regular meeting of the **Planning Commission** on **Monday, January 14, 2013 at 6:00 pm** in the **Council Chambers, Second Floor, Public Safety Building, 321 S. Fourth Street, Stoughton WI.**

AGENDA

1. Call to order
 2. Consider approval of the Planning Commission meeting minutes of December 10, 2012.
 3. Council Representative Report.
 4. Meeting Summary & Status of Developments/Projects. (Page 5)
 5. Kettle West Development Update.
 6. Future Urban Development Area (FUDA) Update.
 7. Future agenda items
 8. Adjournment
- 1/8/12mps

COMMISSIONERS:

Mayor Donna Olson, Chair
Eric Hohol, Vice-Chair
Scott Truehl

Todd Krcma
Rollie Odland

Ron Christianson
Eric Olstad

CC:PACKETS:

Rodney Scheel
Todd Krcma

Michael Stacey (3)
Mayor Donna Olson

Rollie Odland
Scott Truehl

E-MAIL NOTICES:

All Department Heads
Area Townships
City Attorney Matt Dregne
Citizen Planning Commissioners

Council members
Stoughton Hub
Peter Sveum
Bill Livick

Steve Kittelson
Derek Westby
Scott Wegner

MAIL NOTICES:

Forward Development Group, LLC, Dennis Steinkraus, 161 Horizon Drive, Suite 101, Verona, WI. 53593

IF YOU ARE DISABLED & IN NEED OF ASSISTANCE, PLEASE CALL 873-6677 PRIOR TO THIS MEETING.

NOTE: AN EXPANDED MEETING MAY CONSTITUTE A QUORUM OF THE COUNCIL.

Planning Commission Meeting Minutes

Monday, December 10, 2012 - 6:00 p.m.

Public Safety Building, Council Chambers, Second Floor, 321 S. Fourth Street, Stoughton, WI.

Members Present: Mayor Donna Olson, Chair; Eric Hohol, Vice-Chair; Rollie Odland; and Ron Christianson

Absent and Excused: Todd Krcma; Eric Olstad and Scott Truehl

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

Press: Mark Ignatowski

Guests: Chris Overson; Glen & Karen Marsh; Alice Forsythe; Jerry Gryttenholm; and June Bunting

- 1. Call to order.** Mayor Olson called the meeting to order at 6:10 pm.
- 2. Consider approval of the Planning Commission meeting minutes of November 12, 2012.**
Motion by **Christianson** to approve the Planning Commission minutes of November 12, 2012 as presented, 2nd by **Hohol**. Motion carried 4 – 0.
- 3. Council Representative Report.**
Hohol stated on November 27, 2012 the Common Council had a first reading of the ordinance amendment related to outdoor displays with a second reading coming on December 11, 2012.
- 4. Status of Developments/Projects.**
Scheel introduced the status of developments. There were no questions.
- 5. The Bryant Foundation requests to rezone 305 S. Page Street from MR-10 - Multi-Family Residential to CB – Central Business.**
Scheel gave an overview of the rezoning request.

Mayor Olson opened the public hearing.

Alice Forsythe spoke with concern about how parking would affect the neighborhood.

Jerry Gryttenholm stated there will be minimal impacts related to parking. A brief discussion took place with the Commissioner's related to tax exempt status of proposed use as a Norwegian Heritage Center. Jerry Gryttenholm stated the intention is to pay taxes.

Karen Marsh, who owns the property next door, spoke with concern about their sewer line and the access easement to Page Street.

Jerry Gryttenholm stated they will respect the easement.
Mayor Olson closed the public hearing.

Hohol stated the site plan will be coming back to the Planning Commission in the future and at that time the parking can be reviewed.

Motion by Hohol to recommend Council approve the rezoning ordinance as presented, 2nd by Odland. Motion carried 4 – 0.

6. The Bryant Foundation requests to combine the properties at 277 W. Main Street and 305 S. Page Street by Certified Survey Map.

Scheel explained the request.

Motion by Hohol to recommend Council approve the Certified Survey Map contingent on the rezoning, 2nd by Christianson. Motion carried 4 – 0.

7. Chris Overson requests a Conditional Use Permit (CUP) to allow indoor commercial entertainment (Pool Hall) and an upper story dwelling unit at 556 E. Main Street.

Scheel gave an overview of the request.

Mayor Olson opened the public hearing.

Chris Overson made himself available for questions. A discussion took place regarding the uses. Overson stated the plan is to have a pool hall, offices for his business and possibly assembly. Overson plans to apply for a beer and wine license but has no plan to have the primary use be a tavern. Overson stated the business would close by midnight.

Mayor Olson closed the public hearing.

Hohol questioned if the conditional use permit covers alcohol consumption. Scheel stated alcohol consumption would be allowable with a proper liquor license and the upper story dwelling is also covered under the conditional use. Hohol questioned if there would be a designated area for smokers. Overson stated he would likely have a spot along the building but is concerned about litter.

Motion by Christianson to recommend Council approve the Conditional Use Permit Resolution to allow indoor commercial entertainment (pool hall – tavern) and an upper story dwelling unit at 556 E. Main Street contingent on the staff review letter dated December 3, 2012, 2nd by Hohol. Motion carried 4 – 0.

8. Resolution to oppose Dane County Ordinance Amendment 33, 12-13.

Mayor Olson gave an overview of the request.

Motion by Hohol to recommend Council approve the resolution as presented, 2nd by Christianson. Motion carried 4 – 0.

9. Discuss single family and duplex construction starts community comparison.

A brief discussion took place regarding average construction values and the affect a 4-lane highway could have. There was agreement that Stoughton needs larger lots to accommodate higher end homes.

10. Future agenda items.

- FUDA Update.
- Kettle West Development Update.
- Bryant Foundation Conditional Use Permit

11. Adjournment. Motion by Christianson to adjourn at 7:02 pm, 2nd by Hohol.
Motion carried 4 – 0.

Respectfully Submitted,
Michael Stacey



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DEPARTMENT OF
PLANNING & DEVELOPMENT
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RODNEY J. SCHEEL
DIRECTOR

Date: January 8, 2012

To: Planning Commission Members

From: Rodney J. Scheel
Director of Planning & Development

Michael Stacey
Zoning Administrator/Assistant Planner

Subject: January 14, 2013 Planning Commission Meeting - Status of Developments and Meeting Summary.

Status of Developments:

- West View Ridge - 22 improved lots remaining.
- Stone Crest - 10 improved lots remaining.
- Proposed Kettle Park West development – update on agenda.
- Haag Addition – under construction.
- Proposed Settler's Point development – waiting for concept plan & narrative

Department of Planning & Development Information:

Planning staff has been working primarily on the following:

- Proposed Kettle Park West Development – Progress meetings
- Building and zoning inspections
- Stormwater Utility
- 217 S. Prairie Street property demolition request to State Historical Society
- Snow removal inspections-administration
- Fee updates
- Community Development Block Grant assistance
- Zoning map update

Meeting Summary:

Item #5 – Kettle West Development Update

Dennis Steinkraus will provide an update at the meeting.

Item #6 – Future Urban Development Area (FUDA) Update

Next meeting is scheduled for February 5, 2013 at 2:30 pm