Plan Commission Meeting Minutes  
Monday, December 13, 2021 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

**Press:** None

**Guests**: Rob Hostrawser; Curt Brink; Matt Brink; Ryan Genin; Doug Hursch; Brett Johnson; Rebecca de Boer; Terrance McMillan; and John Thousand

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 November 8, 2021.**Motion by **Robinson** to approve the minutes as presented, 2nd by **Schumacher**. Motion carried unanimously.
3. **Council Representative Report.**Caravello stated R-170-21 was approved on November 23, 2021 for Luca’s Pizza CUP.
4. **Staff Report - Status of Current Developments.**Scheel gave an overview of the current developments as outlines in the packet.

Schumacher questioned if any new business has yet to seek out the old Pizza Hut property. Stacey stated there is a public hearing for a Group Daycare set for January.

Majewski arrived at 6:03pm

1. **Façade improvements at 143 E. Main Street. (Tabled from November 8, 2021)**Scheel explained the Tabled request.

Barman likes the existing blue around the door but does not like the salmon color of the lower façade.

Robinson and Caravello agree with Barman.

Schumacher stated he originally did not like the blue and purple colors of the door area because of how dark the colors are.

Farrow explained his experience with the Navy is that they had specific colors that could be used.

There was a discussion about code requirements for façade color.

Motion by **Barman** to approve the existing blue around the door and the purple door but the façade colors should be limited to 3 colors as required by code, 2nd by **Caravello.**

Barman suggested the salmon color could be changed to the cream color similar to the upper façade.

Caravello suggested leaving the proposed light gray around the door and replace the salmon color with that color. Barman agreed that may work.

The Commission discussed options to meet the required 3 colors for the façade.

Motion by **Majewski** to postpone the agenda item to allow the applicant to provide an updated proposal that will meet code, 2nd by **Robinson.**

Barman requested staff share the discussion info with the applicant.

Motion carried unanimously.

1. **Planned Development - General Development Plan (PD-GDP) Rezoning for the Stoughton Riverfront Redevelopment project area.**Scheel gave an overview of the request.

Doug Hursch gave a presentation of the project.

Rebecca de Boer gave an overview of the landscaping plan including terrace trees.

Majewski expressed concern over the potential types of trees for the terrace and would like to see a wider terrace if possible. Majewski is not in favor of crabapple trees in the terrace.

Rebecca de Boer stated they are working with the City Forester on a plan for the terrace trees which will either be planted by the developer or there will be a fee of $300 per tree for the City to plant the trees.

Mayor Swadley stated the GDP stage allows these types of issues to be worked out before final approval.

Curt Brink stated there is limited room to widen the terrace near the Power Plant but there may be an opportunity farther to the east along River Street.

Rebecca de Boer stated the area along River Street past the Power Plant is part of a different project that is being bid out.

Barman stated the renderings show taller terrace trees.

Caravello questioned the trash enclosure location with the consensus being that it is located in the best spot to keep it hidden from the public.

Scheel explained the ordinance including the requested exceptions.

Barman questioned the parking count. Doug Hursch stated the street parking is not counted in the provided onsite parking number.

Mayor Swadley opened the public hearing.

The following registered in favor of the rezoning:

Doug Hursch

Rebecca de Boer

Curt Brink

Matt Brink

Mayor Swadley closed the public hearing.

Motion by **Barman** to recommend the Common Council approve the PD-GDP ordinance for the area known as Stoughton Riverfront Redevelopment as presented, 2nd by **Majewski.** Motion carried unanimously.

1. **Certified Survey Map (CSM) to reconfigure the properties associated with the Stoughton Riverfront Redevelopment project.**Scheel gave an overview of the request.

John Thousand, Surveyor, explained some lots can be split in the future if necessary.

Motion by **Majewski** to recommend the Common Council approve the CSM resolution as presented, 2nd by **Schumacher.** Motion carried unanimously.

1. **Signage change at 135 W. Main Street, Suite 100.**Scheel gave an overview of the request.

Motion by **Barman** to approve the signage resolution as presented, 2nd by **Caravello**.

Motion carried unanimously.

1. **Parker Cole Additional Final Plat – Extension of Isham Street to the West.**Scheel gave an overview of the request and resolution.

Motion by **Schumacher** to recommend the Common Council approve the Final Plat resolution as presented, 2nd by **Caravello.** Motion carried unanimously.

1. **Site plan for an accessory building to house lab gas bottle distribution and storage at Cummins CES, 1801 US Highway 51-138.**Scheel gave an overview of the request.

Ryan Genin of Cummins explained how the building would be used with built in safety features for each of the 3 rooms. Ryan stated there will be 28 different gases that will be run into the main building.

Ryan Genin provided the type of gases to Schumacher for discussion.

Motion by **Schumacher** to approve the resolution for the building as presented, 2nd by **Caravello**. Motion carried unanimously.

1. **Site plan for a new building access at Sinobec Resources, 1600 Williams Drive.**Scheel gave an overview of the request and resolution. Scheel noted there are no current plans for future building expansion or sale of excess acreage.

Motion by **Robinson** to approve the site plan resolution as presented, 2nd by **Farrow**.

Mayor Swadley stated it is good to get some closure on the extra site plan items that remain unfinished from the original site plan approval.

Motion carried unanimously.

1. **Discuss residential density for planned developments.**Scheel explained the reasoning for the discussion item including the discussion he had with the Police Chief, Fire Chief and EMS Director about the effects of density.

The group discussed how to address residential density going forward.

Scheel stated the Comprehensive Plan could be amended to address density. Mayor Swadley stated that a Comprehensive Plan amendment would have to be budgeted.

1. **Discuss review of building façade and signage colors for the Downtown Design Overlay Zoning District (DDOZD).**Scheel stated we need to understand the role the Plan Commission wants to take in reviewing façade colors in the DDOZD.

Majewski stated it is very subjective to review colors.

Barman stated it is much more difficult when the project has been completed prior to approval. Schumacher agrees.

Scheel stated we tried to include the property owners during the ordinance rewrite.

Barman stated there should be some type of welcoming committee for a new business to help explain the downtown requirements.

Scheel stated in many cases we do not hear of a new business until it is too late.

1. **Discuss gaining input from Police, Fire and EMS regarding impacts of new development.**Scheel and Mayor Swadley touched on this topic earlier. The intent is to gain input for projects other than market rate.
2. **Discuss restaurant drive-thru issues.**Mayor Swadley explained the restaurant drive-thru issues we’ve seen due to Covid.

Scheel explained how Culver’s appears to be changing their business model geared toward drive-thru at a new building in Oregon. The City Attorney is working to potentially draft an ordinance amendment.

Mayor Swadley stated the recent approval for the new Starbuck’s location appears to be working out fine but he does have concerns about KFC/Taco Bell once Nygaard Street is extended.

Barman stated some problems may be internal staffing or management.

1. **Future agenda items.** 2525 Jackson Street; Williams Drive ETJ and Group Daycare CUP.
2. **Adjournment.**

Motion by **Robinson** to adjourn at 8:27 pm, 2nd by **Caravello**. Motion carried unanimously.

Respectfully Submitted,

Michael P. Stacey