

Plan Commission Meeting Minutes

Monday, October 14, 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

Press: None

Guests: Mary Wandtke; John Brigham; Bob Dvorak; Darren Marabelli; Dennis Steinkraus; Jim Bricker

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 September 9, 2019.**
Motion by **Schumacher** to approve the minutes as presented, 2nd by **Caravello**. Motion carried 7 - 0.
3. **Council Representative Report.** Caravello stated all items from the Plan Commission were approved by Council.
4. **Staff Report - Status of Current Developments.**
Scheel gave an overview of the current status of developments as outlined in the packet.
5. **Request by Mary Wandtke for final condominium plat approval of the Good View Condominium, 2209 and 2211 Wood View Drive.**
Scheel explained the request.

Motion by **Robinson** to recommend the Common Council approve the final plat for the Good View Condominium, 2209 and 2211 Wood View Drive as presented, 2nd by **Caravello**.

Motion carried 7 - 0.

6. **Request by Dvorak Investments II, LLC for direct annexation of 51.315 acres of land along the west side of US Highway 51 north near County Highway B, from the Town of Dunn.**
Scheel explained the request.

Majewski indicated he has some concerns such as other lands recently annexed by Dvorak are not being developed yet; large amount of land annexed that has not been developed yet and if it all gets developed at the same time city services may not be able to keep up; the annexation is premature and the land will sit fallow.

Mr. Dvorak indicated he is interested in being proactive with this annexation to evaluate the larger region for stormwater, sanitary sewer, water, and USH 51 Corridor Study. The land is intended to remain as farmland until development occurs.

Barman indicated that adjacent land use plans should be coordinated with the DOT during their Study process.

The commission discussed the Town of Dunn's opposition to the annexation.

Motion by **Caravello** to postpone action on the annexation request until the next meeting so the City can contact the Town about their concern regarding this annexation and how they see a boundary agreement impacting this request, 2nd by **Majewski**.

Barman reinforced that this annexation request is consistent with the City's Comprehensive Plan

Motion carried 7 – 0.

7. Request by Dr. Daniel Tataje of Stoughton Family Dental for approval of a projecting sign at 101 W. Main Street.

Scheel explained the request.

Barman made a suggestion that the applicant consider increasing the font size especially of the "Family Dental" text to make it more legible.

Motion by **Barman** to approve the signage at 101 W. Main Street as presented, 2nd by **Caravello**.

Motion carried 7 - 0.

8. Introduce Preliminary Plat – The Meadows at Kettle Park West.

Scheel explained the Preliminary Plat. Jim Bricker provided background related to the development of the Preliminary Plat.

Scheel explained that a Preliminary Plat needs to be acted on by the City Council within 90 days of submittal in order to meet Wis. Stats. Scheel provided a potential calendar for consideration as follows:

October 14, 2019 - Plan Commission – Introduce Preliminary Plat

October 22, 2019 – Common Council – Introduce Preliminary Plat

November 11, 2019 – Plan Commission – Hold Public Hearing on Preliminary Plat

Consider Action on Preliminary Plat

December 9 2019 – Plan Commission – Action on Preliminary Plat (unless action was taken on November 11, 2019)

January 14, 2020 – Common Council - Action on Preliminary Plat

(Note: This possible schedule will require an extension by the Developer to exceed the 90-day limit.)

Steinkraus indicated they are willing to grant a reasonable extension.

9. The Meadows at Kettle Park West – Discuss Planned Development Standards for small lot single-family detached district.

Scheel and Bricker discussed potential zoning standards for the small lot single-family detached portions of the Preliminary Plat. The items discussed included:

- 12-foot front setback to covered porch (not enclosed)
- 20-foot front setback to building without covered porch
- Lots facing the shared-use path (not facing a street) should follow front setback standards
- 7-foot side yard setbacks
- 22 – foot setback of garage to alley pavement to allow for car parking outside of the garage without impeding alley traffic
- No parking on alley
- No driveway/garage access onto side streets or side alleys
- Terrace trees will be required. Trees in alley should be considered
- Consider first floor elevation requirements such as 18 inches above curb to influence curb appearance of buildings.
- Vary house plans, colors, roof pitch, etc. to minimize adjacent duplication
- Fencing standards

Barman requested dimensions be noted on pictures to help Commissioners evaluate different setback standards.

Bricker will provide some names of similar developments in the area so Commissioners can visit if they are interested.

The Developer will be using input of the Commissioners to shape their rezoning application for this Planned Development portion of the plat.

10. Future agenda items.

Public hearing for The Meadows at Kettle Park preliminary plat.
Dvorak Investments II, LLC annexation request.

11. Adjournment.

Motion by Robinson to adjourn at 7:15 pm, 2nd by Caravello. Motion carried 7 – 0.

Respectfully Submitted,

Rodney J. Scheel