

Plan Commission Meeting Minutes

Monday, May 6, 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: Jim Bricker; Dennis Steinkraus; Emily Bahr; John O'Connor; Dale Beske; Matt Heitmann; Bob Dvorak

1. **Call to order.** Mayor Swadley called the meeting to order at 6:00 pm.
2. **Consider approval of the Planning Commission meeting minutes of April 22, 2019.**
Motion by **Robinson** to approve the minutes as presented, 2nd by **Caravello**. Motion carried 7 - 0.
3. **Council Representative Report.**
Mayor Swadley requested one of the Council members provide a summary at future meetings. Caravello indicated he would make these reports in the future. Scheel indicated Council took action on the ordinance changes for chickens and bees.
4. **Staff Report - Status of Current Developments.**
Scheel gave an overview of the status of developments as outlined in the packet of materials. There were no questions. Scheel requested that if the Commission desires something more specific to let him know.
5. **Request by Dale Beske for extra-territorial land division approval at 1345 Tower Drive, Town of Dunkirk.**
Scheel explained the request.

Motion by **Robinson** to recommend the Common Council approve the resolution as presented, 2nd by **Caravello**. Motion carried 7 - 0.
6. **Request by Paul Rockwell for certified survey map (CSM) approval to split the lot at 409 Lowell Street, City of Stoughton.**
Scheel explained the request.

Motion by **Schumacher** to recommend the Common Council approve the resolution as presented, 2nd by **Caravello**. Motion carried 7 - 0.
7. **Request by Forward Development Group to amend the Comprehensive Plan related to Kettle Park West Phase 2.**

Public Comments: No one registered or was present for comment on the Comprehensive Plan Amendment item.

Representatives from Forward Development Group discussed aspects of the small lot residential area proposed in the amendment while reviewing some photos of area developments. These items included: house setback from sidewalks, trees and landscaping, pets & fencing, parking for

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visitors, homeowner association maintenance of alleys, side window locations. It was noted that the housing density decreases with the proposed small lot residential configuration than with large multifamily buildings. This will create a new product for Stoughton that has been desired in other communities. The Developer seeks to create a variable look and feel through a variety of house plans.

8. **Future agenda items.**

KPW Phase 2: Final Plat – North Addition, Rezoning, CSM, Comprehensive Plan Amendment. Preliminary Condominium Plat for Stoughton Hospital.

9. **Adjournment.**

Motion by Selsor to adjourn at 6:50 pm, 2nd by Caravello. Motion carried 7 – 0.

Respectfully Submitted,

Rodney J. Scheel