

Plan Commission Meeting Minutes

Monday, July 8, 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: John Peterson; Dale Beske; Tim Thorson; Chris Schmitz; Emily Bahr and Sid Boersma.

- 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 June 10, 2019.**
Motion by **Schumacher** to approve the minutes as presented, 2nd by **Caravello**. Motion carried 7 - 0.
- 3. Council Representative Report.**
Caravello reported there was a first reading for the proposed zoning code amendment related to fencing in easements. This ordinance was referred to the Public Works Committee and Utilities Committee for further review. The preliminary condominium plat for Stoughton Hospital was approved.
- 4. Staff Report - Status of Current Developments.**
Scheel gave an overview of the status of developments as outlined in the packet. Caravello questioned the status of the Tru Hotel by Hilton. Scheel stated the erosion control and stormwater management applications have been resubmitted and approved. Staff was previously informed the Hotel would start this summer.
- 5. Request by John Peterson for approval of a preliminary condominium plat at the Hamilton Street Apartments, 1117 Hamilton Street.**
Scheel explained the request.

Schumacher asked if this was common practice to create a condominium for an existing building. Scheel stated he has seen it both ways, the original intent was to create a condominium but the real estate bubble prevented that from happening.

Schumacher would like to know how creating a condominium affects the assessed value of the property.

Mayor Swadley opened the public hearing.

John Peterson spoke in favor.

Mayor Swadley closed the public hearing.

The group discussed a letter from adjacent owner, Lee Madden related to stormwater maintenance along the east side of the property. Scheel explained how that stormwater area has historically been maintained by the City. The stormwater facility is for city use and for the condominium property.

Scheel stated there is a private stormwater management area at the southwest corner of the site that will need to be included in the condominium documents so that maintenance is taken care of by the association.

Motion by **Barman** to recommend the Common Council approve the preliminary condominium plat contingent on stormwater management maintenance being part of the condominium documents, 2nd by **Robinson**. Motion carried 7 - 0.

6. Request by Dale Beske for extra-territorial land division approval at 1421 Tower Drive, Town of Dunkirk.

Dale Beske explained the request.

Scheel does not see any conflicts with the City Comprehensive Plan.

Motion by **Barman** to recommend the Common Council approved the ETJ request as presented, 2nd by **Caravello**. Motion carried 7 - 0.

7. Request by Tim Thorson for approval of a final condominium plat for Stoughton Hospital.

Scheel explained the preliminary condominium plat was approved by the Common Council without conditions.

Caravello questioned the conversion to condominium. Chris Schmitz explained the need to create the condominium was related to the use of bonds for financing purposes.

Motion by **Schumacher** to recommend the Common Council approve the final condominium plat as presented, 2nd by **Caravello**. Motion carried 7 - 0.

8. Request by Jim Halbach for Downtown Design Overlay Zoning District (DDOZD) renovation approval to replace a front wall sign at 317 S. Division Street.

Scheel explained the request.

Caravello stated the sign face was gone today.

Barman believes the existing sign meets the requirements of the zoning code as written.

Motion by **Selsor** to approve the sign as presented, 2nd by **Robinson**.

Caravello stated the sign as pictured is not in good shape.

Majewski stated the sign is poorly modified and appears to be unsafe.

Selsor is in favor of approval.

Motion carried 7 - 0.

9. Future agenda items.

- Chris Gentilli continuation for an in-family suite;
- Dvorak annexation of property north of Rutland-Dunn Town-Line Road and west of US Highway 51;
- Joint meeting of the Utilities Committee and Public Works Committee on July 18th

10. Adjournment.

Motion by **Robinson** to adjourn at 6:37 pm, 2nd by **Caravello**. Motion carried 7 – 0.

Respectfully Submitted,

Michael Stacey