

## Plan Commission Meeting Minutes

Monday, February 10, 2020 at 6:00 pm

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

**Members Present:** Mayor Tim Swadley, Chair; Phil Caravello; Todd Barman; Thomas Majewski, Vice-Chair; and Tom Selsor

**Members Absent:** Brett Schumacher and Tom Robinson

**Staff:** Rodney Scheel, Director of Planning & Development; Michael Stacey, Zoning Administrator

**Press:** None

**Guests:** Dale Resch; Maggie Gasner; Jerry Bourquin; Ron and Kathy Grosso; Mark and Judy Rosenbaum; Tom Matson; Dan Crow and Emily Bahr

- 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 January 13, 2020.**  
Motion by **Majewski** to approve the minutes as presented, 2<sup>nd</sup> by **Selsor**. Motion carried 5 - 0.
- 3. Council Representative Report.** Caravello stated the Common Council approved the following: Preliminary Plat for “The Meadows at Kettle Park West”; CSM for Kettle Park West; CSM for Stoughton Trailers, 1111 Veterans Road; CUP for Rossi’s Pizza, 1312 Hamilton Street; CUP for 616 Ridge Street.
- 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.
- 5. Request by Dale Resch for a conditional use permit (CUP) to allow an Outdoor Storage use at 1000 East Street.**  
Mayor Swadley reopened the public hearing from the January 13, 2020 meeting.  
  
No one registered to speak.  
  
Mayor Swadley closed the public hearing.  
  
Scheel explained the request.  
  
Motion by **Caravello** to recommend the Common Council approve the resolution for the conditional use as presented, 2<sup>nd</sup> by **Barman**. Motion carried 5 - 0.
- 6. Request by Maggie Gasner to rezone the property at 1640 E. Main Street from RH – Rural Holding to PB – Planned Business.**  
Scheel explained the request.  
  
Mayor Swadley opened the public hearing.  
  
Jerry Bourquin registered to answer questions if necessary.  
  
Mayor Swadley closed the public hearing.

Motion by Selsor to recommend the Common Council approve the rezoning ordinance as presented, 2<sup>nd</sup> by Barman. Motion carried 5 - 0.

**7. Request by Maggie Gasner (Weebleworld Daycare) to approve a conditional use permit (CUP) for a group daycare use including site plan approval at 1640 E. Main Street.**

Scheel gave an overview of the request and noted the applicant has requested to delay installation of the public sidewalk and curb & gutter along County Highway N until phase 2 of the project is completed.

Mayor Swadley opened the public hearing.

Jerry Bourquin registered to answer questions if necessary.

Mayor Swadley closed the public hearing.

Emily Bahr questioned how close the access on County Highway N is from Highway 51. Scheel stated the access point is as far from Highway 51 as possible. Dan Crow stated the access point is about 200 feet from Highway 51.

Majewski questioned the reasoning for the delay in installing sidewalk and curb & gutter. Scheel stated this is a request by the applicant and the County would need to approve whatever happens in the County right-of-way. Jerry Bourquin explained, the intent for the delay is due to costs and phasing.

Jerry Bourquin questioned the bufferyard requirements for a daycare adjacent to Town residential property. Scheel stated the zoning code requires a bufferyard for the daycare use when adjacent to a residential use, even if the use is in the Town.

Scheel stated public sidewalk is required to be installed along all right-of-ways prior to occupancy and the Common Council would have to consider a delay to install or to not install the sidewalk at all. Consideration would also have to be made for the curb and gutter.

Barman stated he likes the positioning of the building but has an issue with the no pedestrian access from public sidewalk to the building. Barman would like to see a plan or hear about the vision for the next phase.

Jerry Bourquin stated their plan is to construct another building for commercial uses which could be one or two stories with the upper story potentially for residential.

Selsor would like a date certain for everything to be accomplished. Jerry Bourquin stated Plan Commission approval would be necessary before moving forward with phase 2.

Maggie Gasner stated she has outgrown her current location and needs more space. This site would be used for afterschool children and in the summer for 36 children. There are significant water and sewer connection costs. Maggie Gasner stated phase 2 would be for a rental facility.

Majewski stated he is not in favor of delaying the sidewalk installation nor the bufferyard requirements. Majewski has to look at this for the community as a whole.

Caravello agrees with the comments about pedestrian access and stated an alternative may be a temporary sidewalk from the parking area to the public sidewalk along Highway 51.

Barman stated the walk could be paved and placed in an area away from the phase 2 building location. Barman is comfortable making the installation of sidewalk and curb & gutter time sensitive such as 5 years. Scheel stated this would take Council consideration.

Selsor is in favor of a time limit on installation of the public improvements.

Jerry Bourquin stated they are ok with a 5 year limit and asphalt for the access to the public sidewalk along Highway 51.

Barman stated he is a landscape architect and believes the paved access does not necessarily have to be straight. Barman stated he would be ok with the time limit for public improvements being 3 – 5 years from today's date.

Mayor Swadley asked the Council members their thoughts. Caravello would like to see the design of the sidewalk connection.

Motion by **Barman** to recommend the Common Council approve the resolution for the conditional use permit with the following conditions:

- A paved pedestrian connection shall be installed from the paved parking area to the public sidewalk along Highway 51 as part of phase 1;
- The installation of public sidewalk and curb & gutter may be delayed until phase 2 construction. If phase 2 is not completed by February 10, 2024 the public sidewalk and curb & gutter shall be installed unless the Common Council approves of an extension.

2<sup>nd</sup> by **Caravello**. Motion carried 5 - 0.

Motion by **Barman** to approve the site plan resolution contingent on providing a paved pedestrian connection from the paved parking area to the public sidewalk along Highway 51 as part of the development of phase 1, 2<sup>nd</sup> by **Selsor**. Motion carried 5 - 0.

**8. Request by the City of Stoughton to approve a certified survey map (CSM) to split the properties along Glacier Moraine Drive.**

Scheel explained the request.

Motion by **Barman** to recommend the Common Council approve the CSM resolution as presented, 2<sup>nd</sup> by **Caravello**. Motion carried 5 - 0.

**9. Request by Ron Grosso to approve a conditional use permit (CUP) for multiple principal buildings including site plan approval at 441 Glacier Moraine Drive.**

Scheel explained the request.

Mayor Swadley opened the public hearing.

No one registered to speak.

Mayor Swadley closed the public hearing.

Barman questioned the square footage of each building. Ron Grosso stated the buildings will be 6,000 – 7,000 square feet each. Ron Grosso stated each building will be split up into 1,000 – 2,680 square foot units.

Motion by **Barman** to recommend the Common Council approve the resolution for the conditional use permit as presented, 2<sup>nd</sup> by **Caravello**. Motion carried 4 - 0. (Majewski abstained)

Caravello questioned the location of bike parking. Scheel showed the bike parking area on the monitors.

Motion by **Barman** to approve the site plan resolution as presented, 2<sup>nd</sup> by **Selsor**. Motion carried 4 - 0. (Majewski abstained)

**10. Request by Mark Rosenbaum to approve a release of restriction document for the County Highway N access at 1700 E. Main Street (Lot 3, Eastwood Estates).**

Scheel explained the request.

Motion by **Caravello** to recommend the Common Council approve the release of restriction resolution as presented, 2<sup>nd</sup> by **Majewski**. Motion carried 5 - 0.

**11. Request by Mark Rosenbaum to approve a certified survey map (CSM) to combine the parcels at 1700 E. Main Street for future development.**

Scheel explained the request.

Motion by **Selsor** to recommend the Common Council approve the CSM resolution as presented, 2<sup>nd</sup> by **Caravello**. Motion carried 5 - 0.

**12. Future agenda items.**

Attorney Dregne will be at the next meeting to discuss ordinance amendments including proposed changes for conditional uses.

**13. Adjournment.**

Motion by **Caravello** to adjourn 7:11 pm, 2<sup>nd</sup> by **Selsor**. Motion carried 5 - 0.

Respectfully Submitted, *Michael P. Stacey*