

**Plan Commission Special Meeting Minutes
Wednesday, February 24, 2021 at 6:00 pm
Virtual Meeting**

Members Present: Mayor Tim Swadley, Chair; Todd Barman; Phil Caravello; Tom Robinson; Tom Selsor; and Brett Schumacher

Members Absent: Tom Majewski

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

Press: None

Guests: Steve Shulfer; Phil Harrison; C. Perret

1. **Call to order.** Mayor Swadley called the meeting to order at 6:00 pm.
2. **Request by Kirk Biodrowski for approval of a conditional use permit (CUP) to allow an Indoor Commercial Entertainment use (restaurant type use) and for an In-Vehicle Sales and Service use (drive-thru) at 1720 US Highway 51-138.**
Mayor Swadley introduced the request.

The following additional items have been provided for consideration:

- Traffic Review Plan sheet provided on behalf of the applicant that illustrates their anticipated traffic flow along with anticipated traffic metrics
- Existing Cross-Easement Agreement with Covenants and restrictions provided on behalf of the applicant
- Traffic Accident Exhibit provided by Stoughton Police Department
- A draft Easement Agreement that has been provided on behalf of the applicant
- Traffic circulation concept provided by Commissioner Barman

Steve Shulfer, representing Starbucks, referenced the provided Traffic Review plan and explained how traffic could flow through the site.

Barman provided a traffic circulation plan to explain how he thought traffic could best flow through the site including an entrance only in the northeast corner of the Starbucks site. Barman is not in favor of an exit only at the northeast corner because the angle parking for Pick and Save will have traffic heading south to that entrance.

Steve Shulfer stated they don't have a preference and just want the site to be safe for everyone.

Robinson arrived at 6:09 pm

The Commission discussed having an entrance only, exit only or completely closing the access at the northeast corner.

Selsor stated he believes the Starbuck proposed traffic flow with the exit only at the northeast access point is a good start.

Scheel noted the existing site (proposed Starbucks site) does have enough width between parking stalls to allow for two-way traffic.

Robinson stated he drove through the site and found it easy to navigate out to the north from the northeast access.

Barman is in favor of the northeast access being either entrance only or closing it off altogether due to the Pick and Save parking lot layout.

Caravello stated he is in favor of leaving it exit only and see how it works.

Selsor believes the Starbucks plan is a good plan and Schumacher agrees.

Mayor Swadley likes the Starbucks proposal as presented and believes traffic flow can be revisited in the future if necessary.

The Commission discussed the few traffic incidents in that area of US Highway 51 as provided by Stoughton Police Department.

The Commission briefly discussed the provided new easement agreement.

Scheel stated any conditional use recommendation should list the reasons for the recommended approval.

Motion by **Barman** to recommend the Common Council approve the conditional use resolution and to require the northeast access be an entrance only based on Commission deliberation of the application, Starbucks Traffic Review plan, traffic accident statistics, the new access easement agreement and Commissioner Barman's traffic circulation concept. Motion failed for lack of a second.

Motion by **Selsor** to recommend the Common Council approve the conditional use resolution as presented using the Traffic Review Plan submitted by Starbucks with traffic flow adjustments as needed based on Commission deliberation of the application, Starbucks Traffic Review plan, traffic accident statistics, the new access easement agreement and Commissioner Barman's traffic circulation concept, 2nd by **Robinson**. Motion carried 6 – 0.

Motion by **Barman** to approve the site plan resolution as presented, 2nd by **Robinson**. Motion carried 6 – 0.

3. **Adjournment.** Motion by **Robinson** to adjourn at 6:44 pm, seconded by **Caravello**. Motion carried unanimously.

Respectfully Submitted,

Michael P. Stacey