

Plan Commission Meeting Minutes
Monday, May 11, 2020 at 6:00 pm
Virtual Meeting

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

Members Absent: Tom Majewski

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

Press: None

Guests: Tom Matson; Mark Rosenbaum; Troy Mleziva; Scott and Stacey Quam; Maggie Gasner; Steve and Brenda Reilly; David Sharpe; Jerry Judd; Debra Carter; Jerry Moy; Matt Griffey

- 1. Call to order.** Mayor Swadley called the meeting to order at 6:00 pm.
- 2. Elect Vice-Chair.** Schumacher nominated Barman as Vice-Chair. There were no other nominations. Nomination approved unanimously.
- 3. Consider approval of the Plan Commission meeting minutes of April 13 and April 23, 2020.** Motion by Schumacher to approve the minutes as presented, 2nd by Caravello. Motion carried unanimously.

4. Council Representative Report.

Caravello stated the following were approved by the Common Council: Conditional Use for Zink Power; Final Plat for Kettle Park West and a CSM for 1008 Nygaard Street.

5. Staff Report - Status of Current Developments.

Scheel gave an overview of the status of current developments as outlined in the packet of materials.

Schumacher questioned the use of the NAFA property. Scheel stated it is unclear but he believes there is a new tenant.

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

Scheel gave an overview of the CSM.

Selsor questioned the release of restriction. Scheel explained the history of the restriction and why the release is necessary.

David Sharpe questioned the use of the access easement. Scheel explained it is the only access for Lot 2 because the WDOT will not allow access to Hwy 51.

Barman agrees it is not the best access route for Lot 2.

The group discussed alternate options for access to Lot 2 and there really is no other option at this time.

Maggie Gasner stated her access to the daycare is narrow and not suitable for truck traffic.

Caravello stated he is concerned about safety.

Tom Matson stated cross easements are common place in the real estate world when close to highways.

Barman stated the difference here is the pedestrian use across the access easement creates the safety issue.

Barman stated they are getting into the site plan discussion and should act on the CSM.

Motion by **Barman**, seconded by **Robinson** to recommend the Common Council approve the CSM at 1700 E. Main Street as presented. Motion carried unanimously.

7. Request by Kwik Trip for approval of a Site Plan and Conditional Use Permit (CUP) for an in-vehicle sales and service use including Outdoor display incidental to an indoor sales use at 1700 E. Main Street.

Scheel explained the right-in, right-out at the County Highway N access that was added from discussions with the Dane County Highway Department.

Robinson questioned the depth of the retention pond related to safety. Scheel stated the design is similar to most other projects in the City.

Mayor Swadley reopened the public hearing.

Debra Carter spoke with concern about the increased traffic. Scheel stated the property has been commercially zoned from when it was platted and has always been anticipated to have some type of commercial use.

Jerry Moy spoke with concern about the access at Cedarbrook Lane. Scheel stated the City and Developers have tried to work with the WDOT to gain access to Hwy 51 without success.

Tom Matson stated there is no reason for vehicles to migrate down Stoney Ridge Trail.

Jerry Judd stated he is concerned about the access easement from his property (Lot 2) to County Highway N and who is responsible for maintenance. He went on to say no one has discussed what is going on with the development.

Troy Mleziva stated the property owner met with Jerry Judd. Tom Matson stated he and Mark Rosenbaum met with Jerry Judd to discuss options for the access easement.

Troy Mleziva said Kwik Trip will agree to a condition of approval that Kwik Trip would maintain the access easement area.

Steve Reilly spoke with concern about the lack of safety controls and is concerned about noise from the car wash. He also questioned onsite deliveries and unloading. Troy Mleziva stated deliveries are made at the northeast corner of the building.

Steve Reilly questioned why another Kwik Trip. Troy Mleziva stated they plan to replace the existing eastside store and sell that property.

Mayor Swadley closed the public hearing.

Caravello questioned semi-truck maneuvering to the Fastenal site. Mayor Swadley stated it should not be affected since the access easement is not changing.

Barman questioned whether the car wash is part of the conditional use. Scheel stated it is a conditional use. Scheel noted there is a car wash at the Kwik Trip on Roby Road with an exit door that faces a residential use and we have no known complaints.

Motion by Barman, seconded by Robinson to recommend the Common Council approve the conditional use permit resolution. Motion carried 5 – 0 (Caravello abstained).

Barman stated Kwik Trip has several vendors who deliver throughout the day. Barman questioned if the truck delivery location would be striped. Troy Mleziva stated it would be.

Barman questioned if there was a way to have access from Hwy N when coming from the north and south. Scheel stated discussions with the County have led to the proposed plan.

Schumacher stated we should consider having a solar pedestrian crossing at Cedarbrook and Stoney Ridge.

Barman stated there should be some pedestrian safety features added from the fuel pumps to the store; possibly a change of surface color, striping or visual cues.

Barman stated we need to make sure semi-trucks can access the Fastenal location from the Kwik Trip Cedarbrook access. He would like the County to look into speed controls such as reduced speed and identifiers on County Highway N coming into Stoughton.

Schumacher supports the need for speed controls and the access to Fastenal.

Caravello questioned the legality of trucks using the Cedarbrook access for Fastenal. Barman stated we could add language that allows truck traffic from the Cedarbrook access to Fastenal.

The group discussed the access at County Highway N.

Barman stated there are 3 things he would like to see from the developer:

- A clear pedestrian path (distinguishing colored pavement, markings, etc.) from the fuel pumps across the access easement to the Kwik Trip store;
- A response from Dane County Highway Department regarding traffic control on County Highway N coming up the hill into Stoughton;
- A conversation and agreement between the developer and the adjacent Lot 2 owner regarding semi-truck access to and from Lot 2.

The Commissioners agreed with Barman.

Motion by **Barman**, seconded by **Schumacher** to Table the site plan subject until next month to allow the developer to bring back a site plan with a clear pedestrian path (distinguishing colored pavement, markings, etc.) from the fuel pumps across the access easement to the Kwik Trip store, a response from Dane County Highway Department regarding traffic speed controls on County Highway N coming up the hill into Stoughton, and an agreement between the developer and the adjacent Lot 2 owner regarding semi-truck access to and from Lot 2 (the “Fastenal” property). Motion carried unanimously.

8. Request by Edward and Patricia Bierer of Stellar Services for approval of a building addition at 301 Business Park Circle.

Scheel gave an overview of the request. The Business Park North Committee recommends approval.

Schumacher questioned future growth and the utility easement across the property. Scheel stated the utility easement is not a factor for this expansion and their plan is to continue to grow and they will have to deal with the utility easement as part of future expansions.

Motion by **Schumacher**, seconded by **Caravello** to approved the site plan as presented. Motion carried unanimously.

9. Future agenda items.

Kwik Trip site plan

10. Adjournment.

Motion by **Schumacher** to adjourn at 7:36 pm, seconded by **Caravello**. Motion carried unanimously.

Respectfully Submitted,

Michael P. Stacey