

Plan Commission Meeting Minutes

Monday, December 10, 2018 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; Greg Jenson; and Tom Selsor

Members Absent: Tom Robinson; Todd Barman and Matt Bartlett

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

Press: Alex Cramer

Guests: Jim Bricker; Dennis Steinkraus; Josh Smith; Kendall Gulseth; Bob Feller; John and Luann Alme; 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 November 12, 2018.**
Motion by Caravello to approve the minutes as presented, 2nd by Jenson. Motion carried 4 – 0.
3. **Council Representative Report.**
Approved the rezoning for 1125 W. Main Street
4. **Staff Report - Status of Current Developments.**
Scheel gave an overview of the status of current developments as outlined in the packet. There were no questions.
5. **Request by Bob Feller of Iconica for site plan amendment approval for the Kettle Park Senior Living Facility, 2600 Jackson Street.**
Scheel introduced the request. Bob Feller gave an overview of the site plan amendments.

Motion by Selsor to approve the resolution as presented, 2nd by Jenson. Motion carried 4 - 0.
6. **Request for design approval by Kendall Gulseth for front façade improvements at 355 E. Main Street.**
Scheel introduced the request. Josh Smith and Kendall Gulseth explained the proposed improvements. Josh Smith provided an updated color rendering.

The red color will be used around the upper windows also.

Motion by Jenson to approve the resolution with the updated color rendering, 2nd by Caravello. Motion carried 4 – 0.
7. **Request by Forward Development Group for conceptual plan approval of Kettle Park West Phase II.**
Scheel introduced the request. Jim Bricker and Dennis Steinkraus gave an overview of the proposed conceptual plan which includes traditional neighborhood type development.

Jim Bricker stated a comprehensive plan amendment will likely be necessary for the area labeled 2C. There are 155 residential lots total within phase II.

Jenson questioned which lots would be first to be developed. Dennis Steinkraus stated the lots in 2B. The traditional neighborhood alley loaded lots have yet to be reviewed by the Fire Department. The lots within 2F will likely be duplexes. The median price of homes should be around \$300K.

Caravello questioned the timing of the connection of Oak Opening Drive to Highway 138. Dennis Steinkraus stated a permit has been obtained but he is unsure of timing.

Dennis Steinkraus stated the intent is to preliminary plat all of phase II and final plat 2B as soon as possible.

A discussion took place about a bike lane vs multi-use path on Jackson Street. Caravello would like to see a bike lane on Jackson Street similar to Kings Lynn Road. Scheel stated with parking only on one side of the street.

Dennis Steinkraus hopes construction will start in the fall of 2019 with the full build out being 3 – 5 years.

Parking options were discussed for the neighborhood park.

Jenson would like this agenda item to come back in January after the Parks and Recreation Committee meeting. The commissioners agreed.

8. Request by D & J Alme Partnership for extra-territorial land division approval at 2394 Leslie Road, Town of Dunkirk.

John Alme explained the request.

Motion by Jenson to recommend the Common Council approve the resolution as presented, 2nd by Selsor. Motion carried 4 – 0.

9. Request by Leon Wagner for extra-territorial land division approval at 1848 US Highway 51, Town of Dunn.

Scheel explained the request. This is on the Council agenda for December 11th at the request of the applicant.

Motion by Jenson to recommend the Common Council approve the resolution as presented, 2nd by Caravello. Motion carried 4 – 0.

10. Request to approve the sale of City owned property at 3201 McComb Road for future development.

Scheel explained the request is to only approve selling the property not specifics of the sale.

Motion by Selsor to recommend the Common Council approve selling the property at 3201 McComb Road, 2nd by Jenson. Motion carried 4 – 0.

11. Proposed ordinance amendment to section 2-376, Stoughton Municipal Code.

Scheel explained the ordinance amendment.

Motion by Jenson to recommend the Common Council approve the ordinance amendment as presented, 2nd by Caravello. Motion carried 4 – 0.

12. Proposed amendment to the Planning & Development Fee Schedule.

Scheel explained the fee schedule amendment.

The Commissioners would like input from the other 3 Commissioners.

Motion by Jenson to Table this agenda item until next month, 2nd by Caravello. Motion carried 4 – 0.

13. Future agenda items.

Kettle Park West Phase II concept plan; ordinance amendments; fee schedule amendments.

14. Adjournment.

Motion by Jenson to adjourn at 7:16 pm, 2nd by Caravello. Motion carried 4 – 0.

Respectfully Submitted,

Michael P. Stacey