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**Meeting of the:** COMMITTEE OF THE WHOLE COUNCIL  
**Date/Time:** Tuesday, April 19, 2016 @ 7:30 p.m.  
**Location:** Council Chambers  
**Members:** Paul Lawrence, Sid Boersma, Michael Engelberger, Regina Hirsch, Greg Jenson, Kathleen Tass Johnson, Dennis Kittleson, Thomas Majewski, Pat O'Connor, Thomas Selsor, Tim Swadley, Scott Truehl, and Mayor Donna Olson

### **CALL TO ORDER**

Council President Swadley called the meeting to order at 7:32 p.m.

Clerk Kropf called the roll and noted that all twelve alderpersons were present.

Public Comment Period

Roger Springman; 812 Kriedeman Dr; Thanked the Committee of the Whole for convening to discuss KPW Phase II and encouraged community involvement with the project.

Overview, Discussion and possible recommendation to Council RE: KPW Phase II including:

Planning Director Scheel gave a short overview of the Council proceedings from the previous week and the changes made by the Planning Commission at the April 11, 2016 Planning Commission meeting.

#### **Preliminary Plat**

Forward Development Group's Attorney, Dan O'Callahan, addressed the Committee and gave a brief overview of the Kettle Park West project as a whole. He explained that the second Phase for Kettle Park West started in September 2015 and filed their formal preliminary plat in January 2016. He stated that at the April 12, 2016 Council meeting, alderpersons offered changes to be made to the preliminary plat, and he offered those changes to the plat for consideration.

Selsor asked about the other four lots in the commercial phase and if they would be completed in the timeline based on the developer's agreement. Attorney O'Callahan noted that yes; they were on track to meet that deadline in a timely manner.

Boersma spoke of his concerns regarding the connection of Highway 138 to the proposed subdivision in the Kettle Park West Phase II. Attorney O'Callahan explained that the connection of Highway 138 was also a concern for Forward Development Group and that a traffic analysis was hired to investigate the impact of traffic from the development.

Engelberger asked if approval of the preliminary plat would allow for the use of any Tax Incremental Financing (TIF) for this phase. Finance Director Sullivan explained that approval of the plat would not approve the use of TIF at this time and that Forward Development Group has not yet filed an application for TIF assistance.

Majewski thanked Attorney O'Callahan for the changes that were made to the preliminary plat regarding the park space, and expressed concern about having personally owned properties abutting to a public park. He explained that having privately owned property abutting a public space can create a false sense of ownership and that should be avoided in regards to the current preliminary plat. Attorney O'Callahan explained that the developer had eliminated as many residential lots as possible to accommodate the concerns to the park design. He further explained that the park would open to the public, but is very much available to the residents of the subdivision.

Tom Lynch explained to the Committee that he felt that this park did meet the City's Parks & Open Space plan and he is very excited to start planning the park space. He further explained that he didn't see any problems with the layout of the plan and that this space is very comparable to green spaces in other surrounding communities.

Selsor explained that the Parks Committee did discuss the proposed changes to the park in great detail and that the committee did recommend the current proposal to Council with a 3-1 vote.

Committee discussion encompassed possibly changing the lot layouts and to open up the park area.

Truehl asked that FDG provide a plan that would show access from Bonset Drive into the park area and access across the road between Bonset Drive and Buttercup Court, and to add a possible connection to the third phase for Council consideration. He also asked that FDG take the comments made about the park space for inclusion into the new plan.

Engelberger spoke to the access concerns from the development and the concerns of pedestrian/cyclist safety. He also expressed concerns regarding the lack of four lane roadways surrounding the development.

Selsor offered a statement to add to the resolution that would say, "An alternate set of site plans will be fully completed by Forward Development and approved by the City Planning Director prior to start of Phase II of Kettle Park West, showing development of a public access road extending from Phase II to Highway 138.

In addition, an amount of funds necessary by Forward Development to complete this access road will be set aside, or guaranteed by Forward Development in an amount to the satisfaction of the City Planning Director and such completion will be completed within 180 days of State approval. Failure to complete as specified will require forfeiture of these funds to the City of Stoughton. City Planning Director may authorize periodic disbursement of these funds as deemed appropriate as this work is carried out."

Attorney Dregne asked if there were any impediment by the Wisconsin DOT to prohibit other access points being approved. Attorney O'Callahan said no, but the DOT will need to have satisfaction with the traveling public to approve.

Boersma asked that state representatives, and DOT members, attend a Committee of the Whole meeting to discuss further.

Hirsch suggested another Committee of the Whole meeting as well and asked if we could provide a preliminary plat for each segment of the phase. Dregne stated that the plat would be approved as a whole but with conditions or the segments within.

Motion by Boersma, to schedule another committee of the whole with State representatives and representatives from the DOT being invited to attend, second by Selsor.

Attorney O'Callahan concluded what the Committee had discussed regarding the park and access points into the development and reviewed what the Council would like to see.

#### Rezoning Request

No discussion occurred.

#### **ADJOURNMENT**

Motion by Lawrence, to adjourn the meeting of the Committee of the Whole, second by Majewski. Motion carried unanimously by acclamation 12-0. The meeting of the Committee of the Whole adjourned at 10:19 p.m.