

Plan Commission Meeting Minutes

Monday, June 11, 2018 at 6:00 pm

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

Members Present: Mayor Tim Swadley, Chair; Matt Bartlett, Vice-Chair; Todd Barman; Phil Caravello; Greg Jenson; and Tom Selsor

Members Absent: Tom Robinson

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

Press: None

Guests: Tom Fohr; AJ Arnett; Tim Kunes; Jordan Tilleson; 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 May 14 and June 5, 2018.**
Motion by **Bartlett** to approve the minutes as presented, 2nd by **Caravello**. Motion carried 5 – 0
3. **Council Representative Report.**
Bartlett stated the Common Council approved an ETJ land division for Sime; conditional use permit for the apartment in Nordic Ridge; CSM for City land behind the hospital and a CSM for a property on Pine Street.
4. **Staff Report - Status of Current Developments.**
Scheel gave an overview of the current developments as outlined in the packet of material.
5. **Request by Tom Fohr of Kunes Country Buick GMC of Stoughton, 1423 US Highway 51 to amend the zoning ordinance to allow pennant type signs to be placed on private light poles in the planned business district.**
Scheel explained the request.

Barman arrived at 6:05 pm.

Mayor Swadley opened the public hearing.

Tim Kunes spoke in favor and stated Tom Fohr is on his way.

Motion by **Jenson** to recess until Mr. Fohr arrives, 2nd by **Bartlett**. Motion carried 6 – 0.

Tom Fohr arrived and public hearing was restarted and spoke in favor of the ordinance change.

Mayor Swadley closed the public hearing.

Selsor stated he is opposed to the change.

Barman questioned where these signs would be allowed if approved. Scheel stated anywhere there is a Planned Business zoned property.

Barman is concerned about having unlimited poles and the size of the signs.

Motion by **Jenson** to recommend Common Council approve the ordinance as presented, 2nd by **Bartlett**.

Jenson stated this would open the door too far and the request is for too many signs.

Bartlett is concerned about the number of flag type signs that could be placed all the way to the downtown.

Motion failed 6 – 0.

6. Request by Matt Adams for design approval of an awning replacement within the downtown design overlay zoning district at 143 E. Main Street.

Scheel explained the request.

Barman stated the colors do not complement the building or adjacent buildings and the signage is inappropriate for the downtown. The font and lettering are too large.

Selsor agrees the signage is inappropriately large.

Motion by **Barman** to deny the awning request, 2nd by **Selsor**.

Jenson questioned if the Landmarks Commission should look at this. Scheel stated the building is not a local landmark but is contributing to the historic district. The Landmarks Commission only has jurisdiction over local landmarks.

Barman stated the request is being denied because it does not meet the requirements of section 78-517(6)i and j. Barman recommends earth tone colors be used and would like to see consistency with all awnings on the building.

Caravello also does not agree with the scale of the lettering.

Barman withdrew his motion.

Motion by **Jenson** to approved the resolution as presented, 2nd by **Bartlett**. Motion failed 0 – 6.

Motion by **Jenson** to return to the public hearing for Agenda Item #5, 2nd by **Bartlett**. Motion carried 6 - 0.

7. AJ Arnett of Norse View Holdings LLC requests certified survey map (CSM) and rezoning approval for property located at the southeast corner of N. Page Street and County Highway B. (Tabled July 11, 2016)

Barman left at 6:30 pm.

Scheel explained the request including a proposed CSM resolution and proposed rezoning ordinance. The draft resolution is prepared to address specific items to be addressed before the CSM could be signed by the City and the rezoning would become effective.

AJ Arnett explained his request.

The commission expressed the following concerns to the applicant:

- 10-foot wide drive lane may not be enough for fire access;
- Lack of pedestrian accessibility;
- Safety concerns due to location of access point at Page Street with Highway B close to the north;
- Need to understand how the property will be developed before approval of the CSM and zoning;
- Lack of onsite parking.

The Commissioners are comfortable with the resolution and ordinance with the conditions.

Scheel stated the City Attorney still needs to review the resolution and ordinance prior to Council action.

A lengthy discussion ensued.

Motion by **Selsor** to Table the CSM and rezoning request, 2nd by **Caravello**. Motion carried 3 – 2 (Swadley, Selsor and Caravello voted yes; Jensen and Bartlett voted no)

8. Request by AJ Arnett to discuss a conceptual group development at the southeast corner of N. Page Street and County Highway B.

AJ Arnett explained the conceptual plan and asked for feedback from the Commission related to access.

Jensen left at 7:20 pm

The Commission discussed potential changes to the conceptual plan such as the potential use of Marie Drive for access.

Scheel provided information related to the preliminary plat for Arnett's Addition to Norse View Heights.

The Commission would like the applicant to continue to work with staff and come back with more details of the plan.

9. Request by City of Stoughton Public Works Department to construct a dumpster enclosure at Norse Park, 630 Kriedeman Drive.

Scheel explained the request.

Motion by **Selsor** to approve the resolution as presented, 2nd by **Bartlett**. Motion carried 5 – 0.

10. Discuss future meeting dates for proposed ordinance amendments to section 78-517, downtown design overlay zoning district requirements.

Scheel stated Attorney Dregne is not available until the second week in July. Peggy Veregin has some availability in June.

Mayor Swadley suggested a virtual tour of the downtown with Peggy Veregin in attendance. The Commissioners agreed a virtual tour would be most convenient. Staff will send out a meeting poll this week.

Jordan Tilleson stated he was hoping a motion to remove 193 W. Main Street from the moratorium could go to Council.

Mayor Swadley stated this subject is not on the agenda but can be added to the upcoming special meeting.

11. Future agenda items.

Arnett's request for CSM and rezoning.

Selsor expressed his disappointment in the approval of the conditional use for the apartment within Nordic Ridge. The group discussed the change in State law that prompted the approval.

12. Adjournment.

Motion by Selsor to adjourn at 8:03 pm, 2nd by Bartlett. Motion carried 4 – 0.

Respectfully Submitted,

Michael Stacey