

CITY OF STOUGHTON
OFFICIAL MEETING MINUTES OF THE
COMMON COUNCIL

Date/Time: Tuesday, September 9, 2014 @ 7:00 P.M.

Location: Council Chambers/Public Safety Building

Members Present: Michael Engelberger, Sonny Swangstu, Tim Swadley, Ron Christianson, Paul Lawrence, Greg Jenson, Eric Hohol, Tom Majewski, Tricia Suess, Pat O'Connor, Tom Selsor,

Mayor Olson presided at a Regular Meeting of the Common Council of the City of Stoughton, Dane County, Wisconsin, held in the Council Chambers, Public Safety Building, on September 9, 2014, convening at 7:00 P.M.

Call to Order: Mayor Olson called the meeting to order at 7:00 P.M.

Roll Call, Communications, and Presentations:

Finance Director Sullivan called the roll and noted 11 alders present.

Communications: Engelberger announced the COW meeting for Thursday Sept 11 at 6:30 in the Council Chambers. The public is encouraged to attend.

The Mayor presented the Stoughton insert found in the September In Business magazine and thanked Steve Swanson from McFarland Bank, the Stoughton Area School District, the Stoughton Chamber of Commerce, Planning Director Scheel and Finance Director Sullivan for collaborating on the project.

Presentation: Budgeting for Outcomes-Results Teams Recommendations

The Mayor thanked all that participated on the Results Teams and assisted in the budgeting process.

Presentation: EMS Report: Revenue trends and budget projection

Kettle Park West update: Planning Director Scheel reminded the council that the next step is to hear the Economic Impact Study results that will be presented Thursday, September 11th at 6:30 p.m.

Minutes and Reports: The following minutes and reports are entered into the record:

RDA 06/11/14, Planning 08/11/14, Joint Public Safety and Planning 08/20/14, Special Planning 08/20/14, Special Planning 08/25/14.

Public Comment Period:

1. Roger Springman, 812 Kriedeman spoke regarding the Kettle Park West project.
2. Gregor Lee, 103 Manilla, re: 2003 survey regarding development.
3. Dean Hanson, 716 Hamilton, re: Cooper's causeway.

Consent Agenda: Motion by Lawrence, second by Jensen to approve the Consent Agenda. Motion carries unanimously by acclamation. 11-0

OLD BUSINESS

O-22-14 Proposed ordinance amendments to the City of Stoughton Municipal Code of Ordinances, Chapter 78, Section 78-210, Nonconforming Use Regulations. **Second Reading** Motion by Christianson, second by Lawrence to approve ordinance O-22-14. This change brings the City Ordinances into compliance with State Law. Motion carried 11-0 unanimously, by acclamation. 11-0.

O-23-14 Proposed ordinance amendments to the City of Stoughton Municipal Code of Ordinances, Chapter 78, Section 78-408, Nonconforming Structure Regulations. **Second Reading.** Motion by Christianson, second by Lawrence to approve Ordinance O-23-14. Motion carried unanimously by acclamation. 11-0.

O-15-14 Proposed ordinance amendments to the City of Stoughton Municipal Code of Ordinances, Chapter 30 Floodplain Zoning. **Reconsideration**

Motion to reconsider by Christianson, second by Lawrence to reconsider and bring back to the table. Motion carried unanimously by acclamation.

Changes made were clerical type designations and dates that needed to be amended. Motion by Christianson, second by Jensen to approve ordinance O-15-14. Motion carried unanimously by acclamation. 11-0.

NEW BUSINESS

R-114-14: Authorizing and directing the proper city official(s) to approve the continued use of the following policies: Park Easement, Park Rental, Parks and Recreation Advertising, Community Sport Groups, Program Discipline, Park Development, Recreation Fees and Swimming Pool Usage.

Motion by Engelberger, second by Swangstu to approve the continued use of Park and Recreation Policies. The committee reviewed the policies and recommended no changes to the majority of the policies listed. Council agreed that if policies have no changes that the Committee should take no action and it would not need to come back to Council. One Policy changed (Park Development). Motion carried unanimously by acclamation. 11-0

O-25-2014 Amending Ward designations from Annexation Ordinances O-35-2013 and O-10-2014. **First and Second Reading.** This Ordinance changes ward designations to recent annexations as required by Dane County.

Motion by Christianson, second by Jensen to suspend the rules and adopt ordinance O-22-14. Motion carried 11-0 by Roll Call.

ADJOURNMENT: Motion by Lawrence, second by Jensen to adjourn at 8:25 p.m. Motion carried unanimously by acclamation. 11-0.

CITY OF STOUGHTON
OFFICIAL MEETING MINUTES OF THE
JOINT MEETING OF THE COMMITTEE OF THE WHOLE
AND THE PLANNING COMMISSION

Date/Time: Thursday, September 11, 2014 @ 6:30 P.M.

Location: Council Chambers/Public Safety Building

Members Present: Michael Engelberger, Sonny Swangstu, Tim Swadley, Ron Christianson, Paul Lawrence, Greg Jenson, Tom Majewski, Tricia Suess, Pat O'Connor, Tom Selsor, Scott Truehl and Matt Hanna

CALL TO ORDER: The meeting was called to order by Council President Engelberger at 6:30 p.m.

Roll call: Finance Director Sullivan called the roll and noted 12 members present. Absent and excused: Hohol, Krcma

Presentation: Mary Bujold, Maxfield Research: KPW Economic Impact Analysis

Mary Bujold of Maxfield research presented a summary of their findings from conducting the Kettle Park West Economic Impact analysis. *see power point presentation.

Discussion: COW and Planning Commission discussion re: KPW Economic Impact Analysis

1. Lawrence: How is Leakage of retail compiled?
2. Jensen: Is the nature of this type of study generally speculative?
3. Truehl: The number of new businesses coming to the community is higher than the transfer of existing to the new center.
4. Suess: Is it typical to be missing names of committed business coming in or missing information from Walmart?
5. Swadley: Were you given a copy of the developer agreement? Minimal impacts to public safety is stated in the report, Swadley feels that additional police and EMS calls would be needed.
6. Selsor: Who exactly is the developer? Who is guaranteeing the work?
7. Engelberger: Has read the report, feels that Maxfield is a credible agency. Is this something that is appropriate use of TIF funding? Highlight the negative impacts in order to mitigate them.
8. Swadley: Many more vacant commercial spaces than are listed in the report. Will existing business move to the center?
9. Lawrence: Re: vacant retail spaces, does not necessarily mean we have too many spaces. Study was meant for the big box, not necessarily the periphery businesses.
10. Swadley: The big box ordinance requires that local construction employment numbers be included.
11. Truehl: Not uncommon to not disclose other smaller users. It's more about how the space is marketed.
12. Engelberger: What kind of information did you get from existing local business?
13. Suess: Trend away from big box retailers. What will the impact be based on our plan for a 17 year TIF.

Public Comment/Discussion: Public comment/questions re KPW Economic Impact Analysis (*Note, comments will be limited to 3 minutes)

1. Gale A Stone, 3510 Rutland Dunn Townline Road, Town of Dunn. Spoke against the KPW project.
2. Roger Springman, 812 Kriedeman, Stoughton. Spoke against the KPW project and feels the report is inadequate.
3. Mary Condon, 214 W Washington, Stoughton. Spoke against the KPW project.
4. Ingrid West, 1053 Taylor Lane, Stoughton. Spoke against the KPW project.
5. John Hallinan, 109 W Prospect, Stoughton. Spoke against the KPW project.

Read into the record:

Suess: Christa Westerberg written comments, against KPW project.

Swadley: Gregor Lee written comments against the KPW project.

Engelberger: Debra Carter written comments against the KPW project.

Finance Director: Marcia Soderbloom: written comments against the KPW project

Discussion: KPW next steps and schedule.

Planning Director Scheel presented a preliminary schedule of the remaining decision points for the Council and the Planning Commission. A handout was distributed with a draft schedule for the remaining activities.

Aldersperson Swadley stated that based on the report received and the communication heard tonight, he doesn't feel that we are ready to move forward.

Planning Director Scheel clarified the requirements of the big box ordinance and provided a handout that reviews the Economic and Fiscal impact analysis requirements included in the big box ordinance. Scheel outlined each of the requirements so the Council could decide if each were met in the report received from Maxfield.

Aldersperson Selsor asked the developer if they have 4 tenants signed for the development at this time. Dennis Steinkraus of Forward Development replied that they currently have four signed agreements, the identities of 2 of them are known the other 2 are not. At this point they cannot sell lots if the potential tenants do not know if there is actually a project.

Motion to adjourn by Lawrence, second by Swangstu. Motion fails by voice vote.

Aldersperson Seuss asked the developer to point out the lots that are sold on the map.

Aldersperson Swadley asked if Lot 5 is financial institution. Is it a bank?

Steinkraus: The Developer cannot divulge the name of the bank at this time.

Adjournment: Motion by Selsor, second by Jensen at 8:22 p.m. Motion carried unanimously by acclamation.

Respectfully submitted by

Laurie Sullivan
Finance Director