



Official MINUTES

Meeting of: **COMMON COUNCIL OF THE CITY OF STOUGHTON**

Date/Time: Tuesday, July 22, 2014 @ 7:00 P.M.

Location: Council Chambers at the Public Safety Building (2nd floor)
321 South Fourth Street, Stoughton, Wisconsin

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

CALL TO ORDER

1. Roll Call, Communications, and Presentations: 11 alders are present. Swadley is absent and excused.
Mayor thanks the Tree commission on their work on the Emerald Ash Borer plan.
Next Council meeting is August 12 which is also an Election day. Council would like to cancel the August 12th meeting, unless something urgent comes up.
 - Landmarks Commission Presentation: Alan Hedstrom presented the 2014 Historic Preservation award to Art Wendt. New award for individual service, the award will now be called the Art Wendt Historic Preservation Service Award.
 - Kettle Park West update: Director Scheel updated the Council on the status of the Economic Impact Study for Kettle Park West. Walmart open house Monday August 11th. Director Sullivan reviewed the Assessor report for Phase 1 of the project. The assessor estimates match and reaffirm the numbers in the development agreement.
2. Minutes and Reports: Joint BPN Planning 06-09-14, Landmarks 06-12-14, Plan Commission 06-09-14, Public Safety 07-08-14, Public Works 06-17-14, Special Public Works 06-24-14, Tree Commission 04-14-14
3. Public Comment Period: None

CONSENT AGENDA

4. Approval of Council minutes of: July 8, 2014
Motion by Lawrence second by Jensen to approve the consent agenda. Motion carried unanimously by acclamation. 11-0

OLD BUSINESS:

None

NEW BUSINESS

5. **Public Hearing:** to consider discontinuance of a segment of Ridge Street and a segment of Church Street, as requested by Stoughton Hospital, within the City of Stoughton.
Re: R-66-14

Presentation by Terry Brenny of Stoughton Hospital to highlight the past, present and future of the Stoughton Hospital. The new Hospital improvements are estimated to cost \$4M. Chris Schmitz presented a PowerPoint to show the plans for Phase 4 and how the street discontinuance is a component of that plan.

PUBLIC HEARING: Opened 7:43

1. Teresa Feidt, Representing Stoughton Hospital, 900 Ridge St, Spoke in support
2. Duane Strandlie, Representing Stoughton Hospital and as a citizen, 2401 Vernon Road, in support
3. Julie Peterson, 220 N Lynn Street, spoke in opposition. Also representing 9 petitioners:
 - a. Nathaniel Heath, 217 Hillside
 - b. Hope Bartelt, 116 N Lynn Street
 - c. Jerry Neis, 624 East Main Street
 - d. Betsy Braun, 124 Hillside
 - e. Jean Peterson, 701 East main street
 - f. Gerald Peterson, 701 East main street
4. Sharon Mason Boersma, 243 E McKinley, spoke in favor
5. Mark Holzman, 200 N Lynn Street, spoke in opposition
6. Kris Krentz, Skaalen Retirement Services and Citizen, spoke in support
7. Debra Johnson Peabody, 225 N Henry, spoke in opposition.
8. Registered only, Lloyd Rowley in support
9. Registered only, Mary Erdman in support
10. Diane Reynolds, 209 Hillside ave, spoke in opposition.

Mayor Olson closed the public hearing at 8:07 p.m.

6. **R-66-14:** Stoughton Hospital requests discontinuance of a segment of Ridge Street and a segment of Church Street. (*Planning Commission recommends approval 5-1*)

Motion by Christianson, second by Jensen to approve R-66-14.

Hohol explained the motion from Planning commission had a contingency on their recommendation. The Commission asked that the Hospital take another look at their plan and consider changing their parking configuration to maintain the access and egress from Ridge Street. Chris Schmitz spoke to the question. The hospital is concerned that the access will make this area a through road and cause safety problems.

Motion by Hohol to revise R-66-2014 to include the Planning Commission recommendation to approve the discontinuance of the streets, with the contingency that the access to the parking lot from Ridge Street be continued. Mr. Brenny clarified that this parking lot will not be for employees, but only for visitors. MOTION WITHDRAWN.

Lawrence is opposed to allowing access to Ridge Street from the parking area.

Engelberger is questioning why the recommendation from Planning Commission is not stated more clearly in the resolution.

Jensen is in favor of the changes that the Hospital is making. He also understands the concerns from residents. Jensen would like to see Coopers Causeway closed to through traffic.

Motion by Selsor to table and send back to the Planning Commission, second by Sues, Hohol stated that the Planning Commission will not be able to act until the Council decides whether or not to vacate the streets.

Suess is in favor of the design of Church Street, but is not in favor of completely closing off Ridge Street. Suess would like to table to give the Hospital time to go back and look at the traffic problems.

Kneebone thinks that this plan needs more work, and he needs more clarity before he can vote. Suess would also like to ask the Public Safety committee to look at the uncontrolled intersection at _____.

Engelberger questioned why the City is vacating the street for a private entity without payment to the City.

Hohol agrees that the resolution should be tabled for more information about the layout of the parking, the streets and the public safety concerns on adjacent streets. Asks that there is coordination amongst the various City Committees comes back as a complete package to Council.

Christianson supports the Hospital plan and the discontinuance of the streets as long as the safety issues from the adjacent neighborhood streets is addressed.

Majewski supports the Hospital. He would like to see the Planning Department study the traffic flow throughout the entire neighborhood. He is in favor of tabling this motion.

Mayor Olson reminded the council that the Public works and Public Safety committees are working together on a Traffic Management Plan.

Joint meeting between the Planning Commission and the Public Safety committee to address the neighborhood traffic safety issues.

Motion to table carries by Roll Call Vote

***Alder Selsor left the meeting at 8:50 p.m.**

7. **R-79-14** : Stoughton Hospital requests a conditional use permit (CUP) for the reconfiguration and reconstruction of their parking areas at 900 Ridge Street including associated properties. (*Planning Commission recommends approval 6-0*)

Motion by Christianson, second by Jensen to approve Resolution R-79-14. This is for the parking lot on the corner of Main and Church Streets only. Motion carries by acclamation 10-0

8. **O-18-14:** Stoughton Hospital requests to rezone the properties at 718 and 726 Ridge Street from SR-6 Single Family Residential to I – Institutional. (*Planning Commission recommends approval 6-0*) **First Reading**
Alder Christianson introduced O-18-14 for a first reading.
9. **R-87-14:** Sean Baxter, PJB II Inc. requests approval for a certified survey map (CSM) for property at 1399 US Highway 51. (*Planning Commission recommends approval 6-0*)
Motion by Alder Christianson approve R-87-14, second by Sues. *see tape for clarification (9:08 p.m) Motion carried by acclamation 9-1 (Kneebone votes no)
10. **R-88-14:** Skaalen Farms LLC requests certified survey map (CSM) approval for property at 1773 County Highway N. (*Planning Commission recommends approval 6-0*)
Motion by Christianson, second by Jensen to approve R-88-2014.
Motion carried by acclamation 9-1 (Kneebone votes no)
11. **O-15-14:** Proposed ordinance amendments to the City of Stoughton Municipal Code of Ordinances, Chapter 30 Floodplain Zoning. (*Planning Commission recommends approval 6-0*). **First Reading**
Aldersperson Christianson introduced Ordinance O-15-14. This change is related to the floodplain map changes. This is a first reading.
12. **O-16-14:** Consider creating Chapter 32, Shoreland Zoning of the City of Stoughton Municipal Code of Ordinances. (*Planning Commission recommends approval 6-0*). **First Reading**
Aldersperson Christianson introduced Ordinance O-16-14 for a first reading. Director Scheel explained that these changes are due to required changes by ACT 80.
13. **O-17-14 :** Proposed amendments to municipal code section 31-8 of the City of Stoughton Shoreland-Wetland Zoning Ordinance. (*Planning Commission recommends approval 6-0*) **First Reading**
Aldersperson Christianson introduced Ordinance O-17-14 for a first reading. These are changes required by Act 80
14. **O-19-14:** Proposed amendments to municipal code sections 78-206(4)(g)1g; 78-405(4)(b)1; 78-502; 78-908(3)(d) and 78-908(3)(j) of the City of Stoughton Zoning Ordinance. (To clean up discrepancies in the zoning ordinance) (*Planning Commission recommends approval 6-0*) **First Reading**
Aldersperson Christianson introduced Ordinance O-19-14 for a first reading.
15. **O-20-14:** John Peterson, Farrell Homes LLC, requests rezoning 1117 Hamilton Street from PD – Planned Development to PD-SIP – Planned Development-Specific Implementation Plan to amend the previous SIP approval requirements. (*Planning Commission recommends approval 5-1*) **First Reading**
Aldersperson Christianson introduce Ordinance O-20-14 for a first reading. This is

related to fencing and landscaping.

16. **R-92-2014:** Authorizing and directing the proper city official(s) to approve and follow the recommendations of the EAB for the City of Stoughton. (*Public Works Committee recommends approval 5-0*)

Motion by Alderperson Majewski to approve R-92-2014, second by Lawrence.

Kneebone added that there was public input into this plan. Motion carries by acclamation 9-1 (Christianson votes no).

17. **R-94-2014:** Authorizing and directing the proper city official(s) to award Williams Drive Reconstruction Project construction contract to the lowest responsible bidder, E&N Hughes, Inc. of Monroe, for the base bid \$981,787.00 and Alternative Bid No. 1 for \$639,482.50 (*Finance Committee meets tonight*).

Motion by Christianson, second by Lawrence to approve R-94-2014. Lawrence questioned where the funds come from for this project. The majority of funds come from TIF #3 and another contribution from a Township grant awarded for this project. Motion by Roll Call vote: Carried 10-0

18. **R-95-2014:** Authorizing and directing the proper City official(s) to Reject Bids for the 2014 Jefferson Street Storm Sewer Project. (*Finance Committee meets tonight*).

Motion by Christianson, second by Jensen to approve R-95-2014 rejecting the bids for the 2014 Jefferson Street Storm Sewer Project. Motion carried by acclamation 10-0.

19. **R-96-2014:** Authorizing and directing the proper City officials to follow the recommendation of the Utilities Committee to submit an application for the WPPI Energy 100 kW Community Solar Garden Pilot Project (*Utilities committee meets tonight*).

Motion by Hohol, second by Swangstu to approve R-96-2014. This is a WPPI funded project to develop a Solar Garden. This would be located on the Utility Parcel on Hwy 138. This approval is just to submit the application.

Motion carries by acclamation 10-0.

20. **ADJOURNMENT**

Motion to Adjourn by Lawrence, second by Christianson. Motion carried by acclamation 10-0.
