

Planning Commission Meeting Minutes

Monday, March 9, 2015 - 6:00 p.m.

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

Members Present: Mayor Donna Olson, Chair; Greg Jenson; Eric Hohol; Matt Hanna; Todd Krcma and Scott Truehl

Absent and Excused: Ron Christianson, Vice-Chair

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

Press: Mark Ignatowski

Guests: Maria Javornik; Chris Schmitz; Dwayne Strandlie; Jamae Ramsden; Ken Wahlin; Rosalie Bjelde; Marlene Judd; David Leikness; Preston Baker; Genevieveann D. Fye; Steve Grady; Alan Porter; Richard Bjelde; Kathy Baker; Russell Fye; Phyllis Leikness; Jim Blouin; and Bob Stoehr

- 1. Call to order.** Mayor Olson called the meeting to order at 6:00 pm.
- 2. Consider approval of the Planning Commission meeting minutes of February 9, 2015.**
Motion by **Jenson** to approve the minutes as presented, 2nd by **Truehl**. Motion carried 6-0.
- 3. Council Representative Report.**
Scheel reported that 2 Extra-Territorial CSM requests were approved at Council.
- 4. Meeting Summary & Status of Developments.**
Scheel explained the summary and status of developments. There were no questions.
- 5. R-26-15 – Elizabeth Cwik, BWZ Architects requests conditional use permit and site plan approval for an Indoor Commercial Entertainment Use (Wedding Reception Venue) at the Tobacco Warehouse, 515 E. Main Street.**
Scheel gave an overview of the request.

Mayor Olson opened the public hearing.

No one registered to speak.

Mayor Olson closed the public hearing.

Scheel described the proposed use and provided details of the staff review letter related to parking and lighting. Scheel noted the existing parking stalls will accommodate the proposed use and since the balance of the building is currently vacant any additional uses will need to be evaluated for parking. Additionally, staff has received a compliant photometric plan which will add 4 light poles to the parking lot.

Jenson questioned whether the parking lot is paved. Scheel stated it is paved.

Hanna asked if additional parking is proposed at this time. Scheel stated the parking lot is not proposed to be expanded.

Motion by **Hohol** to recommend the Common Council approve R-26-15 contingent on the staff review letter dated February 24, 2015, 2nd by **Truehl**.

Hanna questioned capacity and changes to the exiting of the building. Scheel stated the capacity is determined as part of the state approval and additional building exits are not planned.

Motion carried 6-0.

Motion by **Hanna** to approve the site plan contingent on the staff review letter dated February 24, 2015, 2nd by **Krcma**. Motion carried 6-0.

6. R-27-15 – Stoughton Hospital requests a conditional use permit and site plan approval for an Indoor Institutional use (Building Addition of two bay ambulance garage and renovations) at Stoughton Hospital, 900 Ridge Street.

Scheel introduced the request.

Chris Schmitz of Stoughton Hospital explained the phasing of projects for the next 20 months.

Maria Javornik of Kahler Slater Inc explained the proposed addition and renovation project.

Mayor Olson opened the public hearing.

No one registered to speak.

Mayor Olson closed the public hearing.

Krcma questioned the difference in the submitted site plan vs the landscaping plan.

Chris Schmitz stated the site plan is an overlay of the existing site.

A brief discussion took place about planters being placed around the emergency entrance with the ability to move them in case of a catastrophic emergency.

Motion by **Hanna** to recommend the Common Council approve R-27-15 contingent on the staff review letter dated February 25, 2015, 2nd by **Truehl**. Motion carried 6-0.

Motion by **Krcma** to approve the site plan contingent on the staff review letter dated February 25, 2015 including the landscaping plan being updated and plants being relocated if planters are not used, 2nd by **Jenson**. Motion carried 6-0.

7. R-37-15 - Preston Baker requests an Extra-Territorial Jurisdictional land division (CSM) approval to allow the creation of an additional residential building lot at 1787 Oakview Drive and 2739 Yahara Drive, Town of Pleasant Springs.

Scheel explained the request.

Krcma questioned access to the site. Scheel stated it is from Oakview Drive.

Jenson questioned the setback for the shed. Scheel stated that will be reviewed under County zoning and this request is only for creating an additional residential lot.

Motion by **Hanna** to recommend the Common Council approve R-37-15 as presented, 2nd by **Krcma**. Motion carried 6-0.

8. R-36-15 – Warren Brewster requests certified survey map (CSM) approval to reconfigure 5 parcels into 4 parcels (creating 3 buildable residential lots) at 101 W. Chicago Street.

Scheel explained the request and noted the survey will have to either be adjusted to meet the 6-foot setback requirement between lots 2 and 3 or the steps to the porch need to be moved.

Motion by **Hohol** to recommend the Common Council approve R-36-15 contingent on adjusting the lot line between lot 2 and 3 to meet the 6-foot minimum setback, 2nd by **Jenson**. Motion carried 6-0.

9. Bob Stoehr representing Milestone Senior Living requests site plan approval to construct a 40 unit senior living complex at 2220 Lincoln Avenue.

Scheel explained the request. Bob Stoehr stated they are seeking to start the project on May 15, 2015.

Motion by **Truehl** to approve the site plan contingent on the staff review letter dated February 24, 2015, 2nd by **Hanna**. Motion carried 6-0.

10. R-25-15 Bob Stoehr representing Milestone Senior Living requests certified survey map (CSM) approval to combine lots 60 and 61, Second Stiklestad High Field Addition to Norse View Heights (2208 and 2300 Lincoln Avenue).

Scheel explained the request.

Motion by **Hohol** to recommend the Common Council approve R-25-15 as presented, 2nd by **Truehl**. Motion carried 6-0.

11. O-8-15 - Proposed ordinance to amend sections 78-105(2)(a)3.b.; 78-105(2)(b)3.b.; 78-105(2)(c)3.b.; 78-105(2)(d)3.b.; 78-105(2)(e)4.b.; 78-206(8)(z) and Appendix C. (Related to the keeping of pigeons)

Scheel gave an overview of the history of this request to amend the zoning code to allow the keeping of pigeons.

Mayor Olson opened the public hearing.

The following people spoke in favor of the zoning amendment:

Rosalie Bjelde

Kathy Baker

Richard Bjelde

Alan Porter

The following people spoke in opposition to the zoning amendment:

David Leikness

Phyllis Leikness

Marlene Judd

The following people registered in opposition to the zoning amendment:

Steve Grady

Russell Fye

Genevieveann Fye

Hohol stated that due to the lack of city resources in the police department and planning department including the lack of an animal control officer, he cannot support approval of this amendment.

Mayor Olson closed the public hearing.

Motion by **Hohol** to recommend the Common Council deny O-8-15 to allow the keeping of pigeons, 2nd by **Truehl**.

Truehl stated this use is not appropriate within the City.

Krcma suggested tabling the request.

Hohol stated he believes the Council wants a recommendation to come from the Planning Commission.

Jenson stated he was one of the aldermen that wanted this request to come back to Planning and now after hearing all the testimony he favors denial of the request.

Krcma stated he will vote in favor of the motion to deny.

Motion carried 6-0.

12. O-7-15 – Proposed ordinance to amend sections 6-2; 6-3 and 14-461 for the keeping of animals.

Scheel explained the request which is also related to pigeons.

Motion **Hohol** to Table this request until Council action on O-8-15 related to the keeping of pigeons, 2nd by **Krcma**. Motion carried 6-0.

13. O-5-15 - Proposed ordinance to amend section 78-706(5) related to exterior parking of recreational vehicles.

Scheel explained the history of this proposed ordinance amendment.

Mayor Olson opened the public hearing.

No one registered to speak.

Mayor Olson closed the public hearing.

Motion by **Hohol** to recommend the Common Council approve O-5-15 as presented, 2nd by **Truehl**. Motion carried 6-0.

14. O-4-15 – Proposed ordinance to amend sections 78-015; 78-205(4); 78-503; 78-504; and 78-718 regarding fencing regulations and other clarifications.

Scheel explained the proposed ordinance amendment.

Mayor Olson opened the public hearing.

No one registered to speak.

Mayor Olson closed the public hearing.

Motion by **Hanna** to recommend the Common Council approve O-4-15 as presented, 2nd by **Krcma**.

Hohol questioned the requirement for streamers on garden fencing. Hanna questioned snow fence removal by April 1st.

Scheel stated these requirements have not been an issue in the past.

Motion carried 6-0.

15. O-9-15 – Proposed ordinance to amend section 78-206(4)(j) to clarify commercial horse stables are not allowed within the City of Stoughton.

Scheel explained the proposed zoning ordinance amendments.

Mayor Olson opened the public hearing.

No one registered to speak.

Mayor Olson closed the public hearing.

Motion by **Hanna** to Table this request until next month, 2nd by **Jenson**. Motion carried 6-0.

16. Future agenda items

Future Urban Development Area presentation by Sean Higgins, CARPC.

17. Adjournment. Motion by **Krcma** to adjourn at 7:45 pm, 2nd by **Jenson**. Motion carried 6-0.