

Planning Commission Meeting Minutes

Monday, April 13, 2015 - 6:00 p.m.

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

Members Present: Mayor Donna Olson, Chair; Ron Christianson, Vice-Chair; Greg Jenson; Matt Hanna; Todd Krcma and Scott Truehl

Absent: Eric Hohol

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

Press: Mark Ignatowski

Guests: AJ Arnett; Jerry Gryttenholm; Sean Higgins; Dan McAuliffe; Karen Drogsvold; and Warren Brewster.

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 March 9, 2015.**
Motion by **Jenson** to approve the minutes of March 9, 2015 as presented, 2nd by **Krcma**.
Motion carried 6 – 0.
3. **Council Representative Report.**
Christianson reported resolutions 25, 26, 27, 36 and 37 were approved and ordinances 4, 5, and 8 were also approved as presented.
4. **Meeting Summary & Status of Developments.**
Scheel gave an overview of the status of developments and meeting summary.
5. **O-10-15 – Warren Brewster requests to rezone 100 Isham Street (CSM Lot 4, part of lot 16 and 17, Willow Springs Addition) from SR-6 Single Family Residential to TR-6 Two Family Residential.**
Scheel explained the request.

Mayor Olson opened the public hearing.

No one registered to speak.

Mayor Olson closed the public hearing.

Motion by **Truehl** to recommend the Common Council approve the rezoning request for the property located at 100 Isham Street as presented, 2nd by **Hanna**. Motion carried 6 – 0.

6. **O-11-15 – The Bryant Foundation requests to rezone 301 W. Main Street from NB Neighborhood Business to CB Central Business.**
Scheel explained the request.

Mayor Olson opened the public hearing.

No one registered to speak.

Mayor Olson closed the public hearing.

Motion by **Jenson** to recommend the Common Council approve the rezoning request for property located at 301 W. Main Street as presented, 2nd by **Krcma**. Motion carried 6 – 0.

7. **Norse View Holdings, LLC requests two (2) certified survey map approvals to reconfigure Lots 135-140, Seventh Addition to Norse View Heights to create one (1) additional lot.** Scheel gave an overview of the developer's plan for this area including a proposed preliminary plat and planned development.

Hanna questioned who would be constructing Carl Avenue. Scheel stated the developer.

Motion by **Truehl** to recommend the Common Council approve the CSM request as presented, 2nd by **Christianson**. Motion carried 6 – 0.

8. **Norse View Holdings, LLC requests two (2) certified survey map approvals to reconfigure Lots 145-150, Seventh Addition to Norse View Heights to create one (1) additional lot.** Scheel explained the request including Stoughton Utilities memo regarding the need for information related to the high water mark to the east of Carl Avenue so they can plan for electric infrastructure.

Motion by **Christianson** to Table this request until more information is available, 2nd by **Jenson**.

AJ Arnett stated he would like to have the CSM's approved contingent on working with Stoughton Utilities regarding electric utility easement locations.

Hanna believes the lots should be ok until future development of the remainder of the property. Hanna stated if the pond is needed now then the easements will need to be worked out, if not then the pond can be designed to work with the existing development.

Christianson withdrew his motion.

Scheel stated there is language in the resolution that requires the developer to meet Stoughton Utilities requirements prior to recording of the CSM so we should be ok.

Motion by **Truehl** to recommend the Common Council approve the CSM request as presented, 2nd by **Hanna**. Motion carried 6 – 0.

9. **Stoughton Area Future Urban Development Area Presentation. Please find review materials at this link :http://www.capitalarearpc.org/Stoughton_FUDA.html (click on "Related Materials")**

Sean Higgins, Capital Area Regional Planning Commission presented a summary of the Stoughton Area Future Urban Development Area.

10. O-6-15 – Proposed ordinance creating section 26-43 related to banning outdoor fired furnaces.

Scheel explained the ordinance amendment.

Motion by Truehl to recommend the Common Council approve the ordinance amendment banning outdoor fired furnaces as presented, 2nd by Krcma. Motion carried 6 – 0.

11. Discuss Wisconsin Court of Appeals recent ruling on how communities regulate short-term rentals of homes (also known as vacation rental homes).

Scheel explained the recent court ruling. Truehl questioned the magnitude of vacation rental homes in Stoughton. Scheel stated we are not aware of any.

The Commission chose to do nothing at this time.

12. Discuss rezoning of the property at 433 East South Street (formerly Milfab).

Scheel explained the intent of the proposed rezoning.

A lengthy discussion ensued regarding:

- Protecting the property from the potential for future industrial uses.
- Rezoning the property to MR-24 high density residential as a temporary use.
- The zoning would likely become PD Planned Development in the future for a mixed use development.
- The City can rezone the property even though it is not owned by the City.
- The RDA currently has made an offer for the property.
- The RDA is looking at a redevelopment project from 4th Street to 8th Street.

Motion by Christianson to direct staff to prepare to rezone the property at 433 E. South Street to MR-24, 2nd by Truehl. Motion carried 6-0

13. Future agenda items

Rezone 433 E. South Street and Norse View Heights Preliminary Plat

14. Adjournment. Motion by Christianson to adjourn at 7:20 pm, 2nd by Krcma. Motion carried 6-0.

Respectfully submitted,

Michael Stacey