

SPECIAL MEETING MINUTES OF THE PLANNING COMMISSION

Monday, July 27, 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; Matt Hanna; Todd Krcma; and Pat O'Connor

Absent: Scott Truehl

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

Press: Mark Ignatowski

Guests: Dennis Steinkraus; Dan Miletc; Bill Dunlop; Debby Tomczyk; Greg Jenson; Tim Klein

- 1. Call to order.** Mayor Olson called the meeting to order at 6:00 pm.
- 2. Tim & Brenda Klein request a conditional use permit to operate a restaurant at 2125 McComb Road, Suite 110.**
Scheel explained the request.

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 the conditional use permit contingent on the staff review letter dated July 1, 2015, 2nd by **Krcma**.

O'Connor questioned the parking requirements per the staff review letter. Stacey stated staff is working with the applicant to verify compliance.

Motion carried 5 – 0.

- 3. Manhard Consulting representing Walmart requests approval of a Specific Implementation Plan (SIP) amendment for property located at the northwest corner of US Highway 51 and State Highway 138.**
MATERIALS FOR THIS ITEM ARE PROVIDED ON THE CITY DOCUMENT STORAGE WEBSITE AT: <http://stoughtoncitydocs.com/planning-commission/>
Scheel explained the request while projecting the materials on the overhead projector.

Mayor Olson opened the public hearing.

Debby Tomczyk spoke in favor of the request and gave an overview of the proposed revisions.

Bill Dunlop registered in favor and will answer questions if necessary.

Mayor Olson closed the public hearing.

Hanna questioned the truck traffic flow. Dan Miletc explained the traffic flow will be the same as previously approved.

Hanna questioned the details of the retaining wall and fencing along the north side and northwest corner of the property.

Dan Miletc stated they plan to remove the retaining wall and only install fencing. Some of the details that indicate a retaining wall will be installed need to be removed.

Hanna recommends fencing be continued around the northwest corner of the property for better screening. Dan Miletc and Debby Tomczyk stated the plans will be amended to remove the retaining wall details and fencing will be included around the northwest corner.

Motion by **Hanna** to recommend the Common Council approve the SIP revisions contingent on removal of the retaining wall details and the addition of fencing continuing around the northwest corner of the property, 2nd by **Krcma**. Motion carried 5 – 0.

4. Future agenda items.

August 10th agenda

5. Adjournment.

Motion by **Krcma** to adjourn at 6:25 pm, 2nd by **Hanna**. Motion carried 5 – 0.