

Planning Commission Meeting Minutes

Monday, September 14, 2015 - 6:00 p.m.

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

Members Present: Mayor Donna Olson, Chair; Matt Hanna; Todd Krcma; Pat O'Connor and Scott Truehl

Absent: Ron Christianson

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

Press: Mark Ignatowski

Guests: Dave Eugster; Kathy Jo Vike; Todd Nelson; Tom Matson; Winfred Byrd; Don Zeal; Mikaela Huot; Kim Schutlemeier; Delena Carter; Brad Eneix; Martin Clark; Tom Landgraf; Lindsay Sperber; Peter Sveum; Brett Johnson; Ted Tobie; Mary Condon; Katharin Giansante; Paul Jozefowicz; Steve Donelan; Karl Bonde

- 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 August 10 and August 25, 2015.**

Motion by **Truehl** to approve the minutes as presented, 2nd by **Krcma**. Motion carried 5 – 0.

- 3. Council Representative Report.**

Scheel reported the conditional use permit for a Daycare of the east side of Stoughton was approved and the ordinance for the keeping of animals was also approved.

- 4. Status of Developments.**

Scheel reported the status of current developments. There were no questions.

- 5. Resolution to create Tax Incremental District (TID) 6 for expansion of the Business Park North.**

Laurie Sullivan, City Finance Director introduced the request. Mikaela Huot of Springsted Inc explained TID #6. This item will be headed to Council on September 29, 2015 and the Joint Review Board on September 30, 2015.

Brett Johnson of North American Fur Auctions explained plans to construct a 110,000 square foot building on 10 acres.

Mayor Olson opened the public hearing.

No one registered to speak.

Mayor Olson closed the public hearing.

Motion by **Truehl** to approve a resolution designating proposed boundaries and approving a project plan for tax incremental district No. 6, City of Stoughton, Wisconsin, 2nd by **O'Connor**. Motion carried 5 – 0.

6. Lindsay Sperber, Dane County Parks requests a conditional use permit to install a pier along the Yahara River at Viking Park, 2525 County Highway B.

Lindsay Sperber explained the request. Scheel explained the proposed pier location using the overhead projector.

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 resolution for the conditional use permit to install a pier along the Yahara River at Viking Park contingent on the staff review letter dated August 19, 2015, 2nd by **Hanna**. Motion carried 5 – 0.

7. David Eugster and Kathy Jo Vike request a conditional use permit to install a pier and wharf and for an Indoor Commercial Entertainment Use including building additions at 324 Water Street.

Conditional Use

Scheel gave an overview of the request. David Eugster explained the intent of the request.

Mayor Olson opened the public hearing.

Karl Bonde spoke with concern about the potential for noise, removal of trees along the shoreline and hours of operation.

David Eugster stated the trees will be staying and they plan to be considerate of the noise concerns.

Steve Donelan spoke in opposition due to noise concerns.

Paul Jozefowicz registered only.

Katharin Giansante registered in opposition and provided a letter.

Mary Condon spoke in opposition due to noise concerns.

Mayor Olson closed the public hearing.

Truehl questioned the hours of operation, lighting and noise levels.

David Eugster stated the lighting will be dimly lit as possible and their plan is to operate in the afternoon and early evenings. There are no plans for a late bar crowd and one-man bands are planned.

Truehl questioned what conditions can be used for the use.

Scheel stated conditions can be applied to the conditional use permit approval to control the outdoor use.

O'Connor suggested the Cabaret license can be used to control noise and he believes this is something the City wants.

Motion by **O'Connor** to recommend the Common Council approve the resolution for the conditional use permit.

Hanna agrees with O'Connor and suggested restrictions be considered for placement on the cabaret/liquor license.

Mayor Olson stated the cabaret/liquor application goes to the Public Safety Committee where conditions may be considered.

The motion was 2nd by **Hanna**.

Krcma understand the concerns and stated the proposed family oriented use is better than some other potential uses for the property.

Hanna encourages the Public Safety Committee to work through the neighborhood issues.

Truehl encouraged the applicant to work with the neighborhood.

Motion carried 5 -0.

Site Plan

Scheel stated new fencing is proposed on the most recent site plan which is not identified on the staff review letter.

David Eugster stated the fencing and warf have changed with the warf now being straight along the river.

Hanna questioned the existing grade and future grade and landscaping enhancements.

David Eugster stated rip-rap and ground cover is required and the plan is to add shrubbery on both ends.

Mayor Olson questioned if a landscaping plan was provided.

Scheel stated a landscaping plan is required for the permanently protected greenspace area.

Hanna questioned what materials would be used for the southern fence.

David Eugster stated they have not decided yet what type of fence to install there. The plan is for a Norwegian theme inside and out.

Motion by **Truehl** to approve the site plan contingent on the staff review letter dated September 9, 2015, 2nd by **O'Connor**. Motion carried 5 – 0.

8. Winfred Byrd requests a conditional use permit for an Indoor Commercial Entertainment use (martial arts instruction) at 135 W. Main Street, Unit 202.

Winfred Byrd 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 resolution for the conditional use permit as presented, 2nd by **Truehl**. Motion carried 5 – 0.

9. Tom Matson, representing JMA Enterprises Ltd Partnership requests certified survey map (CSM) approval to create a 4-lot CSM at 2000 Meadow Drive.

Tom Matson explained the request.

Scheel stated the approval should be contingent on the rezoning approval by Council; the August 26, 2015 staff review; and a 15-foot utility and access easement along the east side of lot 4 to support the addition of the remaining lands being dedicated to the City and attached to the adjacent outlot.

Motion by **Truehl** to recommend the Common Council approve the CSM contingent on the rezoning approval, staff review letter dated August 26, 2015 and a 15-foot utility and access easement on the east side of lot 4 to support the addition of the remaining lands being dedicated to the City and attached to the adjacent outlot, 2nd by **Krcma**. Motion carried 5 – 0.

- 10. Tom Matson, representing JMA Enterprises Ltd Partnership requests to rezone the property at 2000 Meadow Drive, Lot 65, Second Addition to Eastwood Estates from PD – Planned Development to SR-4 – Single Family Residential (4-lot CSM) with the remainder of the property to be I – Institutional.**

Scheel explained the request.

Mayor Olson opened the public hearing

Ted Tobie spoke in favor of the request.

Brad Eneix registered only.

Mayor Olson closed the public hearing.

Motion by **Truehl** to recommend the Common Council approve the rezoning contingent on the staff review letter dated August 26, 2015 , 2nd by **Krcma**. Motion carried 5 – 0.

- 11. The City of Stoughton requests to rezone the parcels bounded by Fourth and Seventh Streets and South Street and the Yahara River to MR-24 – Multi-Family Residential.**

Scheel explained the request and noted this area is within the City Redevelopment Plan.

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 as presented , 2nd by **O'Connor**.

Truehl gave an overview of the intent to rezone for a future mixed use while preventing any industrial type uses.

Hanna questioned why the rezoning does not include all of the area from Fourth Street to Eighth Street.

Scheel stated the proposed area is the primary focus for redevelopment at this time.

Hanna stated it makes sense to include all of the area to Eighth Street.

The group discussed further the reasoning for the proposed area of rezoning.

Krcma is not in favor of the rezoning if it takes away any residential property rights.

Scheel stated the MR-24 district will be more restrictive, but attempts to prepare the area for the Redevelopment vision.

Peter Sveum, Redevelopment Authority Chair stated the RDA has met with the property owners and they have for the most part bought in to the redevelopment plan.

Scheel stated notices were sent out to all affected property owners.

Hanna would like to the area to include all of the properties to Eighth Street.

Motion carried 4 – 1. (Krcma vote no)

12. Request by adjacent property owners to vacate the alley between Johnson Street and Harrison Street.

Scheel explained the request.

Motion by Truehl to recommend the Common Council approve the alley vacation as presented, 2nd by Krcma. Motion carried 5 – 0.

13. Todd Nelson requests to discuss a concept plan to create a Planned Development District at 400 S. Van Buren Street and construct a 14-unit apartment building.

Todd Nelson explained the concept plan.

Scheel explained this is the first step in the Planned Development process. The applicant is gauging support before proceeding with a rezoning and site plan approval.

Hanna believes it is a good idea and it fits well in the neighborhood.

O'Connor and Truehl would like to see more information.

Scheel questioned the target market and open space consideration since parkland is not near the site.

Todd Nelson stated it would be market rate and plans to consider green energy alternatives.

Mayor Olson asked if senior housing was considered.

Todd Nelson stated they did consider senior housing.

14. Dane County Housing Authority (DCHA) requests approval of a resolution for a Housing Project at 1601 Vernon Street.

Tom Landgraf explained the request.

Scheel stated the resolution reflects future alterations of the site will need to be approved before moving forward with site plan or building expansion plans.

Motion by **Truehl** to approve the resolution as presented, 2nd by **Krcma**. Motion carried 5 – 0.

15. Donald Zeal, Cleary Building requests site plan approval to construct an accessory structure which is proposed to be used as a dumpster enclosure at Cummins, 1801 US Highway 51 & 138.

Donald Zeal explained the request.

Motion by **Hanna** to approve the site plan contingent on the staff review letter dated September 10, 2015, 2nd by **Krcma**.

Truehl questioned the fence location.

Scheel stated code requires a minimum of 6 inches from the property line for a maintenance free fence.

Hanna suggested using slats in the chain-link fence to meet the bufferyard requirements.

Donald Zeal stated they will try slats if they can save the fence during tree removal.

Motion carried 5 – 0.

16. Discuss amending the zoning code to allow bee keeping.

Scheel gave an overview of this discussion item.

Hanna does not see a problem with allowing bees in districts such as the Exurban Residential, Rural Holding and possibly Industrial.

The group discussed whether anyone has expressed interest in keeping bees. Scheel stated he can only recall one and that was for bumble bees.

Motion by **O'Connor** to address bee keeping when a request is made, 2nd by **Truehl**. Motion carried 5 – 0.

17. Future agenda items

Todd Nelson apartment.

18. Adjournment.

Motion by **Krcma** to adjourn at 7:43 pm, 2nd by **O'Connor**. Motion carried 5 – 0.

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Respectfully submitted,

Michael P. Stacey