

Planning Commission Meeting Minutes

Monday, April 11, 2016 - 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 Krema; Michael Maloney; Pat O' Connor and Scott Truehl.

Absent: Ron Christianson

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

Press: Tom Alesia

Guests: Dennis Steinkraus; Laura Viney; Dan O'Callaghan; Tim Swadley and Bill Dunlop

- 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 14, 2016.**
Motion by **Hanna** to approve the minutes as presented, 2nd by **Truehl**. Motion carried 6 - 0.
- 3. Council Representative Report.**
Truehl gave a report of the last Common Council meeting as follows: First reading for the floodplain ordinance; approved the CUP for Deaks and Grosso, and approved the CSM's for BP and the ETJ Town requests.
- 4. Status of Developments.**
Scheel gave an overview of the status of current developments as outlined in the packet of materials.
- 5. Laura Viney requests a Conditional Use Permit for a proposed Group Daycare at 1401 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.

Motion by **Truehl** to recommend the Common Council approve the conditional use permit contingent on the staff review letter dated March 15, 2016, 2nd by **Krcma**. Motion carried 6 - 0.
- 6. Forward Development Group requests approval of the Preliminary Plat for Kettle Park West Phase II.**
Scheel explained the amended layout of the preliminary plat in its current state and the resolution amendments. The amendments were related to recommendations from the Parks and Recreation Committee and Public Safety Committee. Scheel noted the developer has requested the CSM be removed from consideration at this time.

Alderman Tim Swadley spoke with concern about the limited access to the parkland and the lack of consistency of the preliminary plat with the comprehensive plan.

O'Connor questioned how the discussions with the Town of Rutland have been progressing for use of the Town roads.

Scheel stated the development team has been meeting with the Town of Rutland and an agreement will be necessary before final plat approval.

Dennis Steinkraus stated they gave the Town of Rutland two design concepts for them to consider. One proposal was to not do anything to the roadway as requested by the Town and the other was to resurface the roadway and add two 5-foot bike/ped lanes. Dennis stated the Town had interest in the latter and they plan to meet with the Town onsite next week and Planning Director Scheel plans to attend as well.

Hanna questioned if the plan would include Deer Point Road. Yes, Dennis stated the plan would include improvements to Oak Opening and Deer Point Road to US Highway 51. Intersection improvements at USH 51 will require DOT approval. Hanna questioned if there is a way to expedite the approval process with the WDOT. Dennis believes it can be expedited.

There was extensive discussion about the development team attempts to comply with requests from the Parks and Recreation Committee and Public Safety Committee.

Truehl offered an amendment to the preliminary plat in an attempt to alleviate concerns by some alders about the park not being open enough. Truehl still has concerns about the lack of another connection to State Highway 138 but noted it is not the developer holding this up and Oak Opening will not be developed near State Highway 138 until a connection is made.

Mayor Olson noted the Police Chief, Fire Chief and EMS Director are comfortable with the proposal as presented.

Scheel stated the preliminary plat essentially outlines what needs to be done before a final plat can be approved.

Hanna and Maloney agree with Truehl's proposal to amend the preliminary plat to open up the park for greater access to the public.

Dan O'Callaghan spoke on behalf of the development team about providing a preliminary plat that addresses all issues and concerns. Dan summarized what the development team has done to address some of those concerns. Dan also noted a question and answer summary was provided to address some of the questions they have been receiving about the development. Truehl stated he is looking for support for the preliminary plat with the modifications as discussed.

Motion by **Truehl** to recommend the Common Council approve the preliminary plat resolution with the proposed amendments to the Preliminary Plat dated April 4, 2016, 2nd by **Hanna**. The amendments include:

The Final Plat is to incorporate the following changes: a) remove four lots (25, 26, 27, 28) on the west side of Oak Opening Drive; b) modify the lot at the southwest corner of Oak Opening Drive and Buttercup Court (Lot 29) by repositioning it to face and access Buttercup Court for a single-family use; c) create two additional single-family parcels on the southeast corner of Wild Sienna Trail and Buttercup Court between Lot 39 and Lot 40; d) create an additional parcel intended for a duplex in southwest corner of Oak Opening Drive & Wild Sienna Trail by modifying the lot configuration of Lot 22, Lot 23 and Lot 24.

Scheel stated he will modify the Council resolution to reflect the discussed amendments. Dennis Steinkraus stated the development team can amend the plat as discussed.

There was a brief discussion about how the park would be used. The amenities and features of the park will be finalized at a later date and are to be determined by the City.

Motion carried 6 – 0.

7. Forward Development Group requests to rezone parcels of land located north of State Highway 138 and west of US Highway 51, Kettle Park West.

Scheel stated the rezoning ordinance will need to be modified based on the previous preliminary plat motion.

Motion by **Truehl** to recommend the Common Council approve the rezoning ordinance subject to amendments consistent with the preliminary plat recommendations, 2nd by **Hanna**.

There was a brief discussion about a duplex lot vs single family and density of a multi-family parcel. Dennis Steinkraus prefers staying with single family to be consistent adjacent to the park.

Motion carried 6 – 0.

8. Tom Olson requests approval to install a storage shed at United Methodist Church, 525 Lincoln Avenue.

Scheel explained the request.

Motion by **Truehl** to approve the shed as presented, 2nd by **Maloney**. Motion carried 6 - 0.

9. Bob Dvorak requests approval to construct a sewer pumping station at Outlot 3, Nordic Ridge.

Scheel explained the request.

Motion by Hanna to approve the pumping station as presented, 2nd by Krcma. Motion carried 6 - 0.

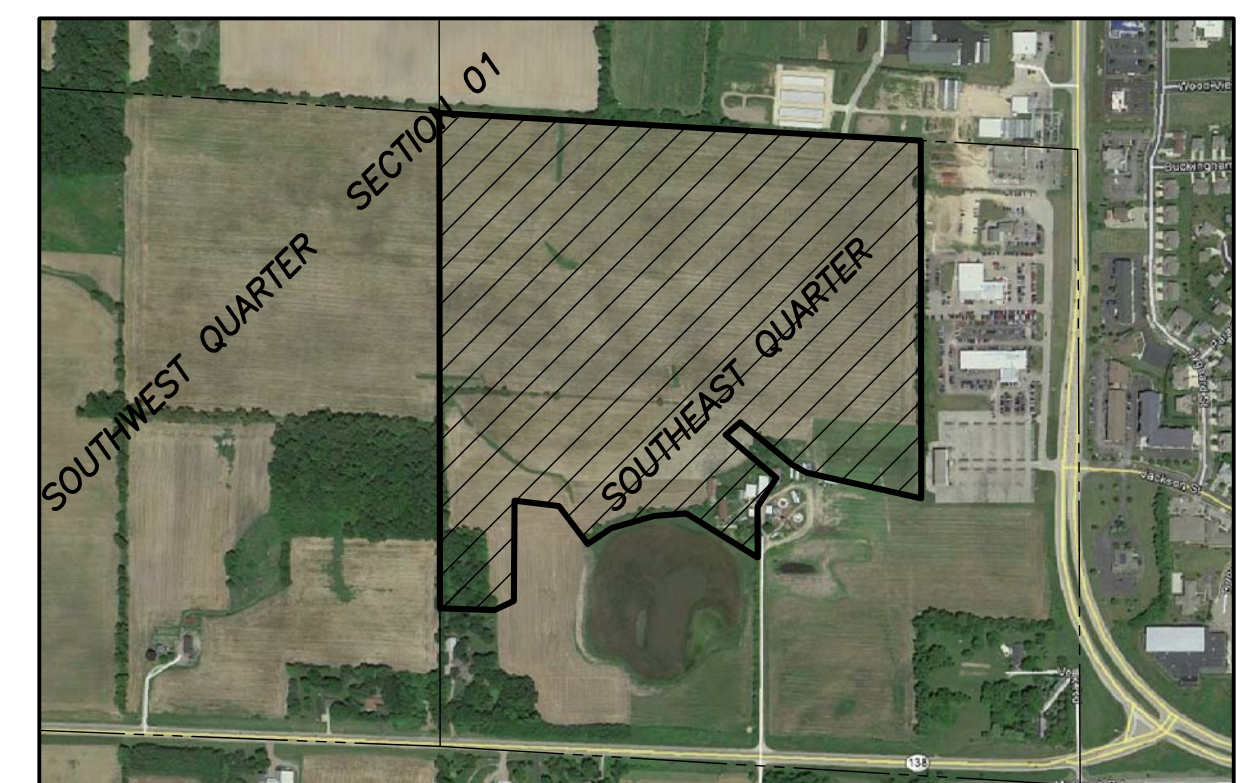
10. Future agenda items. Comprehensive Plan update and KPW

11. Adjournment. Motion by Hanna to adjourn at 7:12 pm, 2nd by Krcma. Motion carried 6-0.

Respectfully Submitted, *Michael Stacey*

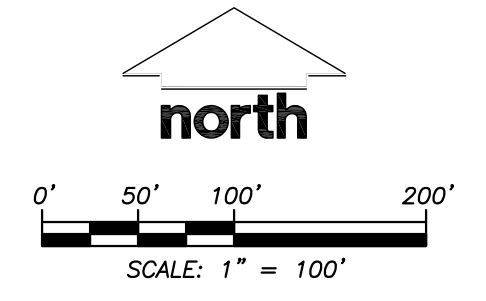
PRELIMINARY PLAT OF KETTLE PARK WEST

PART OF LOT 2, CERTIFIED SURVEY MAP No. 3430 AND OUTLOT 1, CERTIFIED SURVEY MAP No. 14057 AND ALL OF CERTIFIED SURVEY MAP No. 14059 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND ALL OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 01, TOWNSHIP 05 NORTH, RANGE 10 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN



VICINITY MAP
NOT TO SCALE

- LEGEND**
- GOVERNMENT CORNER
 - PLAT BOUNDARY
 - PLAT RIGHT-OF-WAY LINE
 - PLAT PROPERTY LINE
 - PLAT CENTERLINE
 - CHORD LINE
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - SETBACK LINE



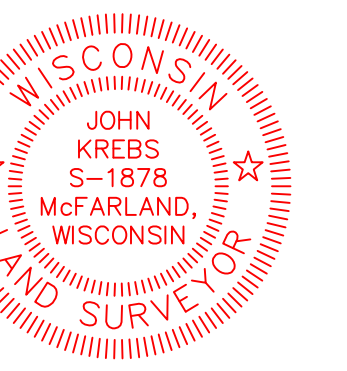
- NOTES**
1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 10 EAST, BEARS N 00°04'33" W.
 2. ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
 3. OUTLOT 5 OF THIS PLAT IS HEREBY DEDICATED AS A PARK.
 4. OUTLOTS 1, 4 AND 5 ARE TO BE MAINTAINED THROUGH HOME OWNERS ASSOCIATION.
 5. OUTLOTS 2 AND 3 ARE FOR STORMWATER MANAGEMENT USE.
 6. DISTANCES SHOWN ALONG CURVES ARE ARC LENGTHS.
 7. 40 LOTS WITHIN THIS PLAT ARE DESIGNATED AS SINGLE FAMILY RESIDENTIAL, 8 LOTS AS DUPLEX, 7 LOTS AS MULTI FAMILY RESIDENTIAL AND 2 LOTS AS BUSINESS.
 8. ALL INTERSECTION CORNERS HOLD RADIUS OF 25 FEET (TYPICAL).
 9. SEE ATTACHED SOIL REPORT BY CGC, INC. FOR SOIL INFORMATION. NO BEDROCK WAS ENCOUNTERED AT ANY OF THE SOIL BORING LOCATIONS.

Parcel Area Table				Parcel Area Table				Parcel Area Table				Parcel Area Table				Parcel Area Table			
Lot #	Area (Sq Ft)	Area (Acre)		Lot #	Area (Sq Ft)	Area (Acre)		Lot #	Area (Sq Ft)	Area (Acre)		Lot #	Area (Sq Ft)	Area (Acre)		Lot #	Area (Sq Ft)	Area (Acre)	
1	17,678	0.406		17	93,639	2.150		33	9,177	0.211		49	9,818	0.225		57	12,031	0.276	
2	14,940	0.343		18	91,955	2.111		34	9,176	0.211		50	13,181	0.303					
3	14,746	0.339		19	109,020	2.503		35	9,176	0.211		51	12,838	0.295					
4	14,097	0.324		20	124,565	2.860		36	9,779	0.224		52	10,378	0.238					
5	14,164	0.325		21	130,315	2.992		37	10,200	0.234		53	11,355	0.261					
6	12,559	0.288		22	12,269	0.282		38	10,761	0.247		54	13,209	0.303					
7	11,217	0.258		23	12,743	0.293		39	10,854	0.249		55	20,580	0.472					
8	9,934	0.228		24	13,153	0.302		40	9,334	0.214		56	19,946	0.458					
9	10,011	0.230		25	12,000	0.275		41	9,489	0.218									
10	11,461	0.263		26	12,000	0.275		42	10,200	0.234									
11	14,509	0.333		27	12,000	0.275		43	10,200	0.234									
12	19,668	0.452		28	12,000	0.275		44	10,200	0.234									
13	81,520	1.871		29	14,204	0.326		45	10,200	0.234									
14	75,574	1.735		30	9,654	0.222		46	10,200	0.234									
15	186,323	4.277		31	9,177	0.211		47	11,732	0.269									
16	239,823	5.506		32	9,177	0.211		48	14,082	0.323									

STREET AREA = 472,156 SQUARE FEET OR 10.839 ACRES
TOTAL AREA = 3,350,015 SQUARE FEET OR 76.906 ACRES

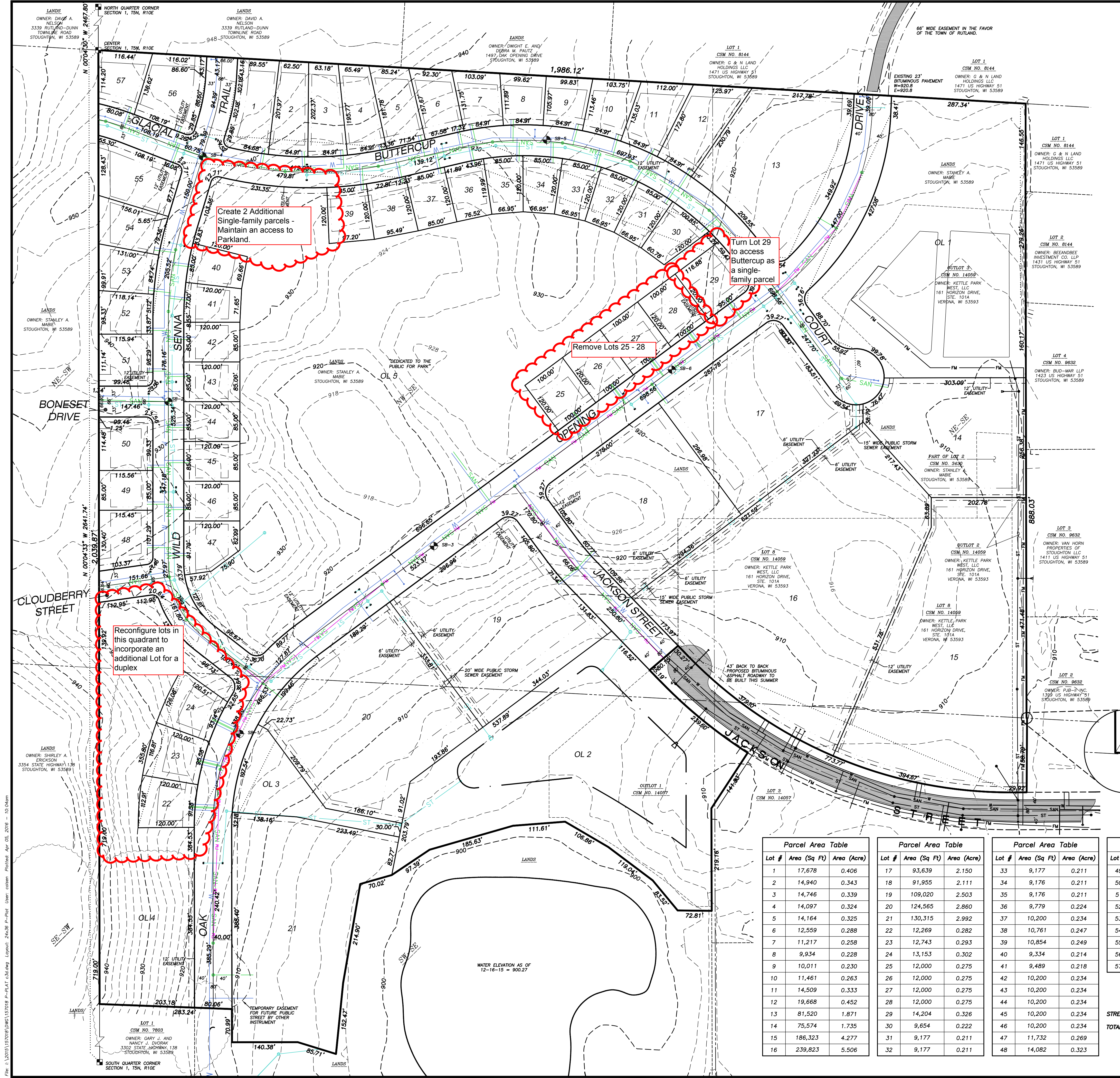
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PREPARED BY:
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JSD Professional Services, Inc.
Engineers • Surveyors • Planners

PROJECT NO: 15-70185	SURVEYED BY: —
FILE NO: 0-89	DRAWN BY: CJD
FIELDBOOK/PG: —	CHECKED BY: TJB
APPROVED BY: DMJ	
SHEET 1	
CONCEPTUAL SUBMITTAL DATE: DECEMBER 18, 2015	
FORMAL SUBMITTAL DATE: JANUARY 14, 2016	
REVISION SUBMITTAL DATE: FEBRUARY 26, 2016	
REVISION SUBMITTAL DATE: MARCH 01, 2016	
REVISION SUBMITTAL DATE: MARCH 03, 2016	
REVISION SUBMITTAL DATE: APRIL 04, 2016	



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