

SPECIAL MEETING MINUTES OF THE PLANNING COMMISSION

Monday, September 26, 2016 – 6:00 p.m.

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

Members Present: Mayor Donna Olson, Chair; Scott Truehl, Vice-Chair; Michael Engelberger; Matt Hanna; Todd Krema; and Mike Maloney

Absent: None

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

Guests: Denise Wilson; Andy Lewis; Todd Nelson; Jim Bricker; Hans Justeson; Curt Fields and Clyde Drake

- 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 September 12, 2016.**
Motion by **Engelberger** to approve the minutes as presented, 2nd by **Truehl**. Motion carried 6 – 0.
- 3. Council Representative Report.**
Mayor Olson stated the preliminary plat was approved for AJ Arnett and there was a first reading for the Skaalen planned development.
- 4. Todd Nelson requests amending the zoning classification of lots 9 – 15, Chalet Subdivision including the land platted as Chalet Court and a portion of the land dedicated as parkland (submitted as Exhibit A, Parcel A and Exhibit A, Parcel B). These properties (except for Exhibit A, Parcel B) are proposed to be rezoned from Rural Holding and Institutional to Planned Development – General Development Plan (GDP). Exhibit A, Parcel B is proposed to be rezoned from Rural Holding to Institutional.**
Mayor Olson introduced the request. Scheel summarized the request and introduced the development team to present the project.

Jim Bricker of JSD Professional Development gave an overview of the general development plan including:

- A request for an exception to the front yard setback requirement from 25 feet to 18 feet;
- A request for an exception to the north side yard setback requirement from 20 feet to 15 feet;
- Gave a brief history of the site that is believed to have been a quarry at one time;
- A wetland delineation has been done on the site;
- Discussed stormwater options;
- A wetland exemption has been requested of the WDNR;
- Explained the reasoning for the land swap request.

Mayor Olson opened the public hearing.

Denise Wilson spoke against the proposal with concern about density, landscaping, wetlands, land swap and state requirements for vacating land within a plat.

Curt Fields questioned who would be managing the property and the condition of the property long term.

Clyde Drake spoke with concern about density and the potential to turn into low income housing.

Mayor Olson closed the public hearing.

Scheel explained the land swap requirements as discussed with City Attorney Matt Dregne.

Scheel stated the property is zoned RH – Rural Holding which is a temporary zoning classification that does not allow single family residential development outright on the platted lots.

Scheel read through the general development plan rezoning ordinance conditions.

A discussion took place regarding the following:

- Questions about the closed kettle, wetlands and stormwater management;
- The development team met with the WDNR to discuss the wetland and received favorable feedback regarding a future wetland exemption and wetland fill applications;
- The land swap is requested to provide a better opportunity to manage stormwater for the entire site including a portion of the commercial lands to the north;
- Discussed building elevations;
- The type of housing was explained to be market rate with various unit and rents mixes;
- The proposed density of the site was discussed;

Engelberger questioned whether the wetland exemption and land swap should be approved before the general development plan.

Scheel stated the planned development zoning is a multi-step process for that reason so that a developer can come to a certain comfort level before investing in the project. Scheel stated contingencies are built into the ordinance which covers everything in the staff review letter. All other zoning requirements will be reviewed as part of the specific implementation plan.

Engelberger prefers development without exceptions.

Truehl commended the applicant for making changes to the density and access to the site as requested.

Hanna and Krcma agree with Truehl.

The group questioned if there was any way to reduce or eliminate the requested exceptions.

The development team stated a reduction would require the building to be closer to the wetland and would require a loss of parking stalls and access width.

Engelberger questioned the potential for flooding.

Hans Justeson stated the plan will be designed as required and all precautions taken but there is never a guarantee from flooding due to various factors out of their control.

Motion by **Truehl** to recommend the Common Council approved the general development plan rezoning as presented, 2nd by **Hanna**. Motion carried 5 – 1 (Engelberger voted no).

5. Future agenda items.

Comprehensive Plan Rewrite - Vision workshop on October 20, 2016

6. Adjournment. Motion by **Truehl** to adjourn at 7:25 pm, 2nd by **Krcma**. Motion carried 6 - 0.