

Special Planning Commission Meeting Minutes

Thursday, March 23, 2017 at 6:00 pm

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

Members Present: Mayor Donna Olson Chair; Michael Engelberger; Matt Hanna; Greg Jenson; Mike Maloney and Todd Krcma

Absent: Scott Truehl Vice-Chair

Staff: Director of Planning & Development, Rodney Scheel

Press: none

Guests: Robert Kardasz; Andy Chitwood; Zach Simpson, and Bruce Beth

1. **Call to order.** Mayor Olson called the meeting to order at 6:00 pm.
2. **Request for site plan approval by Robert Ahern of Dimension IV for property located at 1601, 1625 and 1649 Vernon Street (Park Vernon Apartments).**
Scheel explained the request. Mr. Chitwood explained that Dane County is set to purchase this property very soon.

Motion by **Maloney**, second by **Krcma** to approve R-9-2017. Motion carried unanimously.

3. **Request by the Stoughton Utilities for site plan approval to construct a substation on a portion of the parcel at 3201 McComb Road.**
Scheel gave an overview of the request highlighting the updated landscaping plan. Utilities Director Robert Kardasz introduced his team of consultants: Zach Simpson of Strand and Bruce Beth of Forester Electric. Discussion took place about the “berm” as shown on the updated landscaping plan dated 2-10-2017. Hanna suggested arborvitae plantings be replaced with deer resistant species such as juniper and to shift some of the plantings to the top of the berm.

Bruce Beth explained that the fence will be 8 feet with barbed wire on top. The electrical structures inside the fence will be 50 feet tall. He explained that if the fence or perimeter plantings are higher than proposed the interior structures will need to be raised by the same amount.

Hanna recommended a few more evergreens be included along the north side of the facility. Kardasz reported that Utilities staff will visit the site once per week once it is operational. Maloney appreciates the efforts taken to address landscaping concerns and their explanation of the “berm” elevation.

Kardasz reported they plan to have the substation operational by May 2018. Engelberger requested Kardasz address how this site was selected for the substation. Kardasz gave a summary of their electrical system and rationale for this site versus other locations. Engelberger questioned whether this is what the City wants people to see as they drive into Stoughton. He suggested that it be moved to a location south of the adjacent woods but currently not owned by the City. He suggested it may be appropriate to screen it like the Sun

Prairie substation along HWY 151. Kardasz indicated such a wall is about \$1 million to construct.

Motion by **Maloney**, second by **Jenson** to approve the R-8-2017 with the addition that the arborvitae plantings be changed to junipers. Additional discussion took place. By friendly amendment the following is to be added to the resolution: The approval is based on the updated landscaping plan; smooth sumac are to be removed from the plan and replaced with deer resistant evergreens; increase evergreen plantings on the north side of the substation by replacing the deciduous trees with large evergreen shrubs or small evergreen trees.

Motion carried 5-1 with Engelberger voting no.

- 4. Adjournment.** Motion by **Jenson**, second by **Hanna** to adjourn at 6:50 pm. Motion carried unanimously.

Respectfully Submitted,

Rodney Scheel