**Plan Commission Meeting Minutes**
**Monday, January 10, 2022 at 6:00 pm**
**Virtual Meeting**

**Members Present**: Mayor Tim Swadley, Chair; Brett Schumacher, Vice-Chair; Todd Barman; Phil Caravello; Al Farrow; Tom Majewski; and Tom Robinson
**Members Absent:** None
**Staff**: Rodney Scheel, Director of Planning and Development; Michael Stacey, Zoning Administrator
**Press:** None
**Guests**: Lisa Zovar; Jeffrey Boness; Catalina Ortega and Luke Campion

1. **Call to Order.** Mayor Swadley called the meeting to order at 6:00 pm.

2. **Consider approval of the Plan Commission meeting minutes of December 13, 2021.** Caravello stated a correction is needed at #3 Council representative report, it should state Luca's Pizza not Luigi's Pizza.

   Motion by **Robinson** to approve the minutes as corrected, 2nd by **Caravello**. Motion carried unanimously.

3. **Council Representative Report.** Caravello stated Ordinance 29 of 2021 was approved.

4. **Staff Report - Status of Current Developments.** Scheel gave an overview of the status of developments. There were no questions.

5. **Façade improvements at 143 E. Main Street. (Postponed from December 13, 2021)** Scheel explained the request.

   Robinson stated he went by the building and has no problem with the exterior colors.

   Motion by **Robinson** to approve the façade improvements as presented, 2nd by **Farrow**.

   Schumacher stated he is also ok with the existing colors.

   Barman stated the code only allows 3 different colors and it was previously brought up that the dark blue around the door was too dark.

   Majewski stated the only issue is there are 4 different colors.

   Motion carried 6-1 (Barman is opposed)

6. **Conditional use permit for a Group Daycare at 1424 US Highway 51-138 (Formerly Pizza Hut).**
   Scheel gave an overview of the request.

Barman stated this review appears to be just for the change of use not for the site plan and there may be a need for more playground area. Mayor Swadley questioned if there are any requirements for the playground area. Scheel stated there is no zoning requirement for the size of playground rather there may be State requirements for the daycare use.

Schumacher questioned if the pavement would be staying under the playground area. Scheel stated he is not sure.

Barman questioned if the change of use triggered any requirements such as landscaping. Scheel stated it is just a change of use with no site plan changes so we believe there are no additional site requirements.

Farrow noted this area is very busy with traffic.

Mayor Swadley opened the public hearing.

No one registered to speak.

Mayor Swadley closed the public hearing.

Motion by **Caravello** to recommend the Common Council approve the conditional use permit resolution as presented, 2nd by **Schumacher**. Motion carried unanimously.

**7. Site plan review for Stoughton High School Athletic Complex Improvements at 600 Lincoln Avenue.**
Scheel explained the request.

Barman asked for a summary of the stormwater management improvements. Scheel stated there is a retention pond proposed at the east end of the site and the applicant has provided a stormwater management and erosion control plan that are currently being reviewed by Dane County.

Mayor Swadley explained the history of planning for these improvements and the positive impacts.

Caravello noted there are ADA improvements listed on the plan. Scheel stated it appears accessible routes are being brought into compliance.

Schumacher has concerns about the grade in the northwest area of the site.

Motion by **Robinson** to approve the High School Athletic Complex as presented, 2nd by **Schumacher**. Motion carried unanimously.

**8. Site plan review for an outdoor patio area at La Cantina, 620 Nygaard Street.**
Scheel explained the request.

Catalina Ortega was available to answer questions.

Mayor Swadley asked if alcohol was planned for the patio area. Catalina Ortega stated she is working with the City to gain approval for serving alcohol.

Barman questioned the type of fence is planned. Catalina stated it will be metal but not chain-link.

Farrow asked if there are plans to add lighting or have music outdoors with the residential uses across the street. Catalina stated there are no plans for lighting or music but possibly music for Cinco de Mayo.

Mayor Swadley questioned if a permit is required for the fence. Scheel stated yes.

Schumacher asked if the fence would have a gate for fire exiting. Catalina stated there would be some type of gate.

Schumacher questioned if there is ample greenspace to add the concrete patio area. Scheel stated it appears there is ample greenspace to meet code.

Motion by **Barman** to approve the outdoor dining area as presented, 2nd by **Caravello**. Motion carried unanimously.

**9. Extra-territorial land division at 2069 Williams Drive, Town of Pleasant Springs.**
Scheel explained the request.

Motion by **Schumacher** to recommend the Common Council approve the land division request as presented, 2nd by **Robinson**. Motion carried unanimously.

**10. Awning and signage improvements at 177 W. Main Street.**
Scheel explained the request.

Luke Campion stated the plan is to replace the awning and add signage.

Barman questioned the type of awning material. Luke Campion stated it is a type of denim.

Barman suggested making the sign bigger so customers can see it across the street. Luke Campion plans to check on making the sign bigger.

Motion by **Schumacher** to approve the awning and signage as presented, 2nd by **Majewski**. Motion carried unanimously.

**11. Future agenda items.**
Stone Crest development; Eighth Street Development; Teigen Farm development; Riverfront Redevelopment SIP; KPW Expansion; 2525 Jackson Street GDP.

**12. Adjournment.**

Motion by **Robinson** to adjourn at 6:48 pm, 2nd by **Schumacher**. Motion carried unanimously.

Respectfully Submitted,

Michael P. Stacey

**Plan Commission Meeting Minutes**
**Monday, February 7, 2022 at 6:00 pm**
**Virtual Meeting**

**Members Present**: Mayor Tim Swadley, Chair; Brett Schumacher, Vice-Chair; Todd Barman; Phil Caravello and Al Farrow.
**Members Absent:** Tom Majewski and Tom Robinson
**Staff**: Rodney Scheel, Director of Planning and Development; Michael Stacey, Zoning Administrator
**Guests**: Curt Brink; Matt Brink; Abbie Moilien; Rebecca de Boer; Brian Reed; Doug Hursh; Terrance McMillan and Sarah Ebert

1. **Call to Order.** Mayor Swadley called the meeting to order at 6:00 pm.

2. **Planned Development – Specific Implementation Plan for Riverfront Redevelopment – Phase One (Buildings 1 & 2)**
   Curt Brink introduced the request.

   Brian Reed gave an overview presentation of the project plan.

   Mayor Swadley questioned whether the larger trees will block the view of the Power Plant. Brian Reed stated there are smaller trees along that side of Wagon Works Way. Scheel stated the City Forester will be choosing and installing the terrace trees.

   Mayor Swadley asked if there were any rendering views toward the river. Brian Reed stated they have not yet prepared any rendering views in that direction.

   Barman likes the proposed signage above the entrance canopies.

   Caravello questioned the type of trees proposed for along the trail. Abbie Moilien stated the City Forester will choose the type of trees along the trail.

   Schumacher stated he likes the overall plan and choice of plantings.

   Al Farrow questioned the landscaping principles used.

   Barman asked what the area between the buildings is proposed to be used for. Brian Reed stated it is mostly private terrace areas for 2 ground floor apartments in building 2.

   Scheel gave an overview of the staff review and resolutions.

   Mayor Swadley questioned the timeline. Curt Brink stated they are on track to close on the property on February 28th.

Motion by **Schumacher** to approve the SIP resolution as presented, 2nd by **Farrow**. Motion carried unanimously.

3. **Future agenda items.** Regular meeting is next Monday night.

4. **Adjournment.**
   Motion by **Barman** to adjourn at 6:35 pm, 2nd by **Caravello**. Motion carried unanimously.

Respectfully Submitted,

Michael P. Stacey