Plan Commission Meeting Minutes
Monday, March 14, 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; Dave Ehlinger, Finance Director

Guests: Ed and Becky Guzman; Brian Johnson; Alan Sheets; David Stack; Fred Swed; Rob Fisher; David Ferris; Mathew Yetz; Menno Huiser; Callie LaPoint; Kerry Enger; Kent Schroeder; Gianna Catanzaro; Sarah Ebert; James T; Ed Jones; and Peter Herbst.

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

2. **Plan Commission meeting minutes of February 14, 2022.**
   Motion by **Robinson** to approve the minutes as presented, 2nd by **Caravello**. Motion carried unanimously.

3. **Council Representative Report.**
   Caravello stated the Common Council approved R-35-22 and Ordinances 5, 6, 7 and 8 of 2022.

4. **Status of Current Developments.**
   Scheel gave an overview of the status of developments as outlined in the packet of materials. There were no questions.

5. **Public Hearing to consider a proposed project plan, boundaries and creation of Tax Incremental District No. 9 (See the Public Hearing Notice which was published on February 24, 2022 & March 3, 2022).**
   Mayor Swadley introduced the creation of TID 9.

   David Ferris gave an overview presentation of TID 9.

   Mayor Swadley opened the public hearing.

   No one registered to speak.

   Mayor Swadley closed the public hearing.

6. **Consideration and possible action on "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 9, City of Stoughton, Wisconsin"**
   Motion by **Schumacher** to approve the resolution for TID 9 as presented, 2nd by **Farrow**. Motion carried 5-1. (Caravello abstained and Majewski voted no)

7. **Conditional use permit for and Indoor Commercial Entertainment use at Cheeser's, 183/187 E. Main Street.**
   Scheel explained the request.

   Mayor Swadley opened the public hearing.

   Ed Guzman spoke in favor.

   Gianna Catanzaro spoke in favor.

   Alan Sheets is in favor of the request but would like Cheeser's customers to only use their internal stairway and use the stairway between the buildings as an emergency exit only.

   Brian Johnson, owner/applicant, spoke in favor of the request and stated the plan is for customers to use the internal stairway for the 2nd floor use.

   Mayor Swadley closed the public hearing.

   Barman questioned the individual uses proposed. Stacey stated the uses are restaurant and tavern-like but deferred to applicant/owner Brian Johnson to explain.

   Brian Johnson discussed several types of possible uses such as cooking classes, tastings, and serving glasses of wine during classes.

   Caravello questioned the times of use. Alan Sheets stated he is not concerned about the time of use rather only the use of the stairway between the buildings.

   Motion by **Robinson** to recommend the Common Council approve the conditional use as presented, 2nd by **Caravello**.

   Motion by **Barman** to amend the motion to require the stairway between the buildings be used for emergency exit only from the 2nd floor door, 2nd by **Caravello**.

   There was discussion about how to legally restrict access to the stairway between the buildings from the 2nd floor.

The motion to amend the original motion failed 3-4 (Majewski, Robinson and Barman voted in favor)

There was further discussion about how to restrict access to the stairway.

Farrow suggested staff work on a resolution and bring back for approval. Scheel stated staff can work with the Fire Department and/or the tenant to figure out a resolution.

Motion by **Majewski** to postpone this agenda item until staff figures out a resolution, 2nd by **Caravello**. Motion carried 6-1 (Robinson voted no).

8. **Annexation of approximately 38.46 acres from the Town of Dunkirk (Teigen Farm).**
Scheel explained the request.

Motion by **Schumacher** to recommend the Common Council approve the annexation as presented, 2nd by **Barman**. Motion carried unanimously.

9. **Planned Development – Concept Plan for property located at the northeast corner of Williams Drive and Glacier Moraine Drive.**
Rob Fisher gave an overview presentation of the Emmi Roth business and proposed project.

Barman questioned if the use would produce any undesirable smells. Rob Fisher stated the cheese products would not be made at this facility rather cheese will be repackaged so there should not be any odors.

Schumacher asked if retail sales of product is planned. Rob Fisher stated retail is not planned at this time.

Farrow questioned the lack of roof solar panels on the building concept. Rob Fisher stated the solar panels are still in the design phase.

Schumacher questioned the location of the planned building expansion area. Rob Fisher stated the expansion area is to the north of the proposed building.

Caravello stated it is nice to see the planned sustainability components and questioned if the Fitchburg operation would move to Stoughton. Rob Fisher stated that is the plan.

Caravello questioned the truck routes to the facility. Rob Fisher stated they are working with a logistics company to determine appropriate routes and there is no plan for trucks to drive through Stoughton.

Scheel gave an overview of the next steps including annexation; urban service area amendment; rezoning and site plan review.

10. **Extra-Territorial Jurisdictional CSM at 3060 Shadyside Drive, Town of Pleasant Springs.**
Scheel explained the ETJ CSM request.

Caravello questioned the vacation of Cherry Drive. Scheel stated it appears Cherry Drive was part of an older development that was never used.

Stacey noted that Cherry Drive was vacated and split between property owners then Kent Schroeder bought the other half of the vacated street to add to his parcel.

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

11. **Zoning ordinance amendment to section 78-405(4).**
Scheel explained the request.

Barman suggested removing the new language in c. since it is already covered in b.

Mayor Swadley opened the public hearing.

No one registered to speak.

Mayor Swadley closed the public hearing.

Motion by **Barman** to recommend the Common Council approve the ordinance amendment as presented, 2nd by **Majewski**. Motion carried unanimously.

12. **Discuss meeting in-person.**
Mayor Swadley questioned if everyone is ready to meet in-person.

Schumacher and Farrow are ready for in-person. Robinson would like both in-person and Zoom options.

Mayor Swadley stated we'll plan on hybrid meetings starting in April.

13. **Future agenda items.**
    Scheel stated the Emmi Roth annexation; Ordinance amendments; Teigen Farm Development will be on future agenda's.

    Majewski would like an update for when Walmart plans to update their landscaping. Stacey has been in contact with the landscape company that plans to do the work and will report back.

    Cheeser's conditional use.

14. **Adjournment.**
    Motion by **Robinson** to adjourn at 7:26 pm, 2nd by **Majewski**. Motion carried unanimously.

Respectfully Submitted,

Michael P. Stacey