

In attendance:

Mayor S. Bierce, Alderwoman C. Brown, D. Kiser (arrived at 6:02pm), D. Linsmeier, S. Sullivan, and C. Wunder.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner, and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of the September 16th, 2021 Meeting Minutes

A motion was made and seconded (C. Wunder, D. Linsmeier) to approve the September 16th, 2021 meeting minutes. Motion Passed: 5-For, 0-Against, 1-Abstain (Bierce).

3. Discussion and Possible Action Regarding a Conceptual Plan for Fort Littlegreen Gardens, Inc. for a Proposed Youth Camp and Nature Center on Vacant Property Located Along the East Side of Wolf Road South of Bluemound Road (PWC 0963993 & PWC 0963993002)

Mr. Fuchs stated this was a conceptual review for a youth camp and nature center. It is located on two separate vacant properties that are not connected, with property owned by Payne and Dolan in between the two. The proposed uses include childcare, camps, animals, an amphitheater, basketball court, and soccer field. Mr. Fuchs noted that not every use falls into one particular zoning district, and they will likely need a conditional use permit regardless of the zoning.

Mr. Fuchs referred to Wolf Road and stated the traffic would have to be looked at in more detail, specifically the amount of traffic, the intensity of the use and what improvements would be needed.

Mr. Fuchs then referred to the site plan and the path connecting the two properties that runs through the Payne & Dolan site. Mr. Fuchs indicated that the applicant does not have permission for this yet. If Payne and Dolan does not allow this, the sites will have to be connected along Wolf Road, which would require a sidewalk. Installation and maintenance of the path would be proposed to be done by the applicant.

There is also an easement to the City property to east that will have to be looked at.

Mr. Fuchs noted that the applicant would prefer to use extend public utilities at a later date and will initially use portable or temporary facilities. Staff anticipates recommending that the utilities be extended as part of the initial phase of development.

Mr. Fuchs mentioned the applicant has discussed having living quarters for a camp director and possible overnight accommodations for campers. If and when those uses are proposed, the details would have to become part of the Conditional Use Permit.

Mr. Fuchs also mentioned that fencing may be needed to secure the site, as it is adjacent to a quarry.

Kate and Luke Dennis, co-founders of Fort Littlegreen Gardens, were in attendance. Ms. Dennis stated they currently operate a Fort Littlegreen in Stoughton and specialize in nature education for grade-school kids ages 7 to 12.

Ms. Dennis referred to the easement in between the two properties. She stated she spoke to Brian Endres at Payne and Dolan in 2019, and he confirmed that the parcel in between was just a buffer zone and not being used for anything. Ms. Dennis mentioned that they would want an easement with an established path for kids to walk back and forth. Mr. Dennis mentioned that they would like a short fence on that side of the property to keep kids off the road.

Ms. Dennis noted that when dealing with children ages 7 to 12, they are not required to be licensed by the State of Wisconsin. The program is accredited by the American Camp Association.

The camp hours would be 7am to 6pm, and the target would be 100 campers, but they may start with 50 campers and work their way up as the business grows. Ms. Dennis noted the camp will start with just a summer program in June, July, and August.

Ms. Dennis noted that with the American Camp Association, they must stick to an eight to one ratio. The older campers can have a ratio of 14 to 1. She added that the Association does site visits to continue accreditation and regulate the children and animals.

Commissioner Brown questioned the idea of having animals. Ms. Dennis noted it was a huge part of the program, but there would be other options with smaller, caged animals. She stated there would be nothing bigger than sheep or small goats. They would compost the waste and put it back into the gardens. The current program in Stoughton has chickens, pot belly pigs, sheep, goats, peacocks, turkeys, ducks, and geese. The animals would only be at this location for the summer and would then go back to the farm in Stoughton.

Commissioner Brown was concerned about not having a shelter until Phase 2 and she questioned the time frame for the phase. Ms. Dennis stated they would start with a shade pavilion that provides shelter from rain and storms. Phase 2 would be more of an elaborate lodge building, complete with a kitchen and dining room. Mr. Dennis added that they may have to cancel camps on days with storms.

Mr. Fuchs stated there is not just one zoning district that accommodates what is being proposed, so they would look to the Institutional District or the P-1 District and do a conditional use permit. Each of the individual uses could be addressed in that permit.

Commissioner Linsmeier was concerned about the traffic going through the neighborhood. Ms. Wagner noted that she does get complaints of people cutting through the neighborhood on a regular basis, so there will be a concern about the traffic generated from this camp.

No action was taken on this item.

4. Discussion and Possible Action Regarding a Conceptual Plan by ANDEV Group, LLC for a Proposed Multi-Family Senior Living Facility for Property Located at the Northwest Corner of Golf Road and CTH G (PWC 0940999001)

Mr. Fuchs noted that this was the Stenz property, and the current proposal consists of a single building with a 58-unit single-story community-based residential facility, and a two-story 58-unit residential care

apartment complex. He felt the Fire Chief would have a general concern on how to best limit the impact on emergency services with another senior housing development in the City.

Mr. Fuchs noted the Rm-3 District would be needed to accommodate the development, but that would still not meet all the standards, so there is a conditional use option for assisted living housing units. There is a requirement in the Rm-3 District for buildings to not exceed 40 units, and the parking exceeds the standards for the district as well. He questioned if this should be considered a mixed-unit development, as it has different types of housing and would then allow modifications to the zoning district standard.

Michael Samuels, representing the ANDEV Group, was present. He noted this would be a single building with three types of housing. Two would be considered CBRF's; one is for memory care and the other is for assisted living. There will also be an RCAC for independent living.

Mr. Samuels referred to the connection of Lakefield Drive and stated they were ambivalent about connecting the road and would do what the City wants. He confirmed that they do not need it and they would develop the property with a boulevard-type entrance off Golf Road.

Tom Ostrom, representing Encore Senior Living, stated they manage 37 buildings, with 32 of those in Wisconsin. He reassured the Plan Commission that they would not turn this into a non-profit and they would pay the appropriate taxes. It was noted that they would not have a rehab facility or skilled nursing, but they would have access to a nurse on the property.

Dan Anbar, representing the petitioner, stated this was not a mixed use, but a continuum of care. He discussed the requirements and limits of residential care.

Commissioner Brown stated she liked that it is self-contained, and with the road not connecting, it would not be part of the neighboring subdivision. She felt only using 10 acres out of the 28 acres was a great use of the land. Commissioner Brown also noted she liked that this would be away from the single-family housing. She mentioned the possibility of a deceleration lane for safety.

Ms. Wagner noted that the cul de sac at the end of the existing street would need to be rebuilt as a full cul de sac if the road does not go through. They would also need to connect into the water main loop in Lakefield Drive.

Mr. Fuchs then discussed the different zoning code districts and the options if this would not be considered a mixed use, such as a PUD with a conditional use option.

Discussion then took place regarding the parking and access to the facility.

No action was taken on this item.

5. Adjournment

A motion was made and seconded (D. Kiser, C. Wunder) to adjourn the meeting at 7:30pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted

Ami Hurd
Deputy Clerk