



**COMPREHENSIVE PLAN STEERING COMMITTEE MEETING MINUTES
SUN PRAIRIE, WISCONSIN 53590**

DATE: WEDNESDAY, February 27, 2019

TIME: 6:00PM

LOCATION: MUNICIPAL BUILDING
COMMUNITY ROOM
300 E. MAIN STREET
SUN PRAIRIE WI 53590

1. CALL TO ORDER AND ROLL CALL

Committee Chairperson Mayor Paul Esser called the meeting of the Comprehensive Plan Steering Committee to order at 6:00 pm. Attendance sheet attached.

Staff present: Scott Kugler, Tim Semmann, Sarah Sauer, Philip Gritzmacher, Jr.

Others Present: Jason Valerius (MSA)

2. APPROVAL OF THE MINUTES

A. Motion to approve the February 20, 2019 minutes: Stevens (1st), Hidalgo (2nd) / approval by voice vote.

3. OLD BUSINESS

A. None

4. NEW BUSINESS

A. PROCESS AND SCHEDULE UPDATE

I. Valerius said that the next meeting will occur in a month and will discuss land use.

B. ESTABLISH SUBCOMMITTEES FOR REVIEW OF DRAFT CHAPTERS

I. Valerius said that five complete draft chapters are now complete and ready for review. To accomplish this, the Committee will be divided into five groups that will meet outside of the regular schedule to provide revisions to the chapters. He requested revisions by the March meeting.

C. DISCUSSION ABOUT LAND USE ISSUES AND OPPORTUNITIES

I. Valerius walked through the issues and opportunities document with the group. The first issue identified is growth. He explained that most people surveyed appeared to accept all growth but multifamily. He asked if the City should do more to limit growth.

Committee members asked questions related to areas designated for office parks and what the plan for the east side of the City was. Kugler explained that there have been areas designated for office parks; however, over time most were change due to market demand. Kugler stated that most of the property that has been planted is being developed or is under development. A question arose about why the land within the surrounding towns was not zoned.

Valerius explained the difference between zoning and planning. He explained that the comprehensive plan identifies a preferred land use and the City uses zoning to supported that planned land use.

Moving back to the topic of the east side of the community, Kugler explained that one of the primary reasons that the east side has not moved faster is the need for additional sewer facilities. The City is pushing up against its existing capacity and will not be able to support significant growth without a new interceptor on the east side.

Members of the committee requested more information about Planned Development (PD) Zoning. Valerius said that it has becoming the default zoning for multifamily, as many Cities do not allow development as dense as is needed by apartment complex as part of their standard zoning. Valerius said that a number of cities have increased their zoning categories to allow for increased density as a means of remedying this issue.

Esser said that it is import to realize that the city is not pursuing growth – the county, as a whole, is growing. He believed that not building utilities or schools would slow growth, but neither would be good for the community. Kugler said that there would likely be legal challenges to halting utility growth. Gritzmacher said that some cities, such as Boulder, CO, have experienced negative externalities associated with growth control, such as increased exurban sprawl or affordability problems.

Members of the subcommittee asked why the City is approving multifamily if residents do not want it. Valerius said that if balanced neighborhoods are desired, multifamily must be a component. He then asked if balanced neighborhoods were wanted, and told the committee to keep that question in mind ask they work on the small group discussion activity.

A. SMALL GROUP DISCUSSIONS ABOUT LAND USE CHANGES IN VARIOUS PLANNING AREAS

- I. The subcommittee was broken into small groups to discuss potential future land uses for different areas in the community and identify them on a map. Once completed, the groups presented their future land use maps to one another.

5. DISCUSS OF NEXT MEETING DATE

- A. The next meeting date will be March 27, 2019 at 6:00 pm. Subcommittees will receive an email this week with group assignments.

6. PUBLIC COMMENTS

- A. None

7. ADJOURNMENT

- A. Motion to adjourn the February 20, 2019 meeting of the Comprehensive Plan Steering Committee at 7:55 pm by Stevens (1st), Hildago (2nd) / approval by voice vote.

Recorder: P. Gritzmacher, Jr.

*Curt Klinkner - Chairperson
Jorge Hidalgo
Eder Valle
John Muller*

*Peter Dettmer
Don Hooser
Stephanie Manthey*

*Erin Ruth
Theresa Stevens
Bryant Stempski*

NOTE: Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the City Clerk's Office, 300 East Main Street, Sun Prairie WI 53590 (608) 837-2511

NOTE: It is possible that members of and a possible quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.