Plan Commission Minutes
June 16, 2026, at 7:00 P.M.

Members Present: Stephanie Brassington, Luke Fessler, Karen Pominville, Chris Reynolds, Kyle Shelton

Members Absent: Eric Johnson, Ben Tanko

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER, ROLL CALL

   President Brassington called the meeting to order at 7:00 PM.

2. PUBLIC APPEARANCES.

   There were no public appearances in the room or on zoom.

3. APPROVAL OF MINUTES.
   a. Brassington motioned to approve the minutes of the May 19, 2026, Plan Commission meeting. Pominville seconded the motion. Motion carried 5-0.

4. BUSINESS.
   a. Discussion and recommendation to the Village Board regarding Ordinance 2026-05, An ordinance rezoning parcel #0710-273-2001-1, Lot 1 of CSM 17070, 4008 and 4012 Terminal Drive, McFarland, WI from C-H Highway Commercial to PD – Planned Development General Plan Approved and Phase 1 Detailed Plan Approved. Requested by Ezra Properties, LLC, Ryan Quam.

      Thao summarized actions completed by the Applicant following the public hearing held for the agenda item back at the March 17, 2026 Plan Commission meeting. Thao summarized the list of conditions of approval, detailing other department staff comments. Bremer provided additional supporting information. Ryan Quam, Ezra Properties, LLC, was present for comments. Quam indicated he did not have any concerns with the recommended conditions of approval. No additional comments and concerns from the Commission members.

      Brassington motioned to recommend to the Village Board approval of Ordinance 2026-05, An ordinance rezoning parcel #0710-273-2001-1, 4008-4012 Terminal Drive, McFarland, WI from C-H Highway Commercial to PD - Planned Development General Plan Approved and Phase 1 Detailed Plan Approved. Requested by Ezra Properties, LLC, Ryan Quam with the following conditions of approval:
      1. Applicant to provide an updated General and Detailed Plan with the Legal Description updated to Lot 1 of CSM 17070.

2. Applicant to revise the General Plan to show the location of one freestanding ground sign along the Terminal Drive frontage that can be used for all future businesses in the development site.
3. Applicant to provide an updated Landscaping Plan with the corrected point totals.
4. Applicant to meet the requirements provided in the Village Engineer's letter dated June 2, 2026.
5. Applicant to meet the requirements provided in the Fire Chief's letter dated February 27, 2026.
6. Approval by the Village Board of an agreement for the construction and maintenance of the proposed private improvements and landscaping shown in the Unnamed Street public right-of-way in the Phase 1 Detailed Plan.
7. Applicant to coordinate with the Village Forester on final placement of landscaping installed in the Unnamed Street public right-of-way.

Fessler seconded the motion. Motioned carried 5-0.

b. Discussion and recommendation to the Village Board on a Limited Liability Agreement with Ezra Properties, LLC, Ryan Quam for various improvements within the public right-of-way areas south of Lot 1 of CSM 17070.

Bremer summarized the agenda item in association with agenda item 4a, providing additional context on the language of the agreement as drafted by the Village Attorney. Any updates provided in the meetings discussion will be included in the packet to the Village Board. Bremer summarized the reminder of the timeline following discussion of this item.

Brassington motioned to recommend to the Village Board approval of Limited Liability Agreement with Ryan Quam, Ezra Properties, LLC for various improvements within the public right-of-way areas south of Lot 1 of CSM 17070 contingent on revisions by the Village Attorney to address Village requirements for insurance, surety, inspection, indemnification and related matters for improvements in a public right-of-way. Fessler seconded the motion. Motion carried 5-0.

c. Discussion regarding creation of a new tax increment finance district near the intersection of Elvehjem Road and CTH AB related to the potential relocation of Bliffert Lumber.

Bremer provided a summary of the draft TID Project Plan, noting the ongoing revisions to the document with the assistance of the Village's consultant and CDA. Bremer's discussion of the project plan included a summary of the TID type, TID boundaries, projected projects and cost estimates, projected development and tax increment, and projected cash flow analysis. The Commission discussed the potential inclusion of other lots in the Sperle Corners subdivision in the proposed TID, desired outcomes and public benefits of the TID, cash flow, railroad and public improvements, potential TID extensions, and public communications on the TID development.

5. SCHEDULE NEXT MEETING DATE.
   a. Tuesday, July 21, 2026, at 7:00 PM.

6. ADJOURNMENT.

   Fessler motioned to adjourn. Brassington seconded the motion. Motion carried 5-0. Meeting adjourned at 8:04 PM.