

Plan Commission Minutes July 21, 2026, at 7:00 P.M.

Members Present: Stephanie Brassington, Luke Fessler, Karen Pominville, Kyle Shelton, Eric Johnson, Ben Tanko

Members Absent: Chris Reynolds

Staff Present: Andrew Bremer, Kong Thao, Matt Schuenke

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 June 16, 2026, Plan Commission meeting. Pominville seconded the motion. Motion carried 6-0.

4. PUBLIC HEARINGS.

- a. Public hearing on a Certified Survey Map requested by the Village of McFarland and Seth Howery for property located at 5502 and 5504 Creamery Road, including parcel #061002326153 and #061002325583, McFarland, WI.

Brassington opened the public hearing at 7:01 PM. Thao provided summary on the agenda item highlighting the purpose of the CSM, the lots created from the proposed CSM, and the access restrictions identified from the 1995 approved CSM that would be removed for these properties with approval of the new CSM. Bremer and Schuenke provided additional background information on the item for the Commission. Mr. Howery was present in attendance and did not have any additional comments for the Commission. The Commission discussed associated impact fees, cost estimates provided in the staff report and clarifying MMSD fees. Brassington closed the public hearing at 7:12 PM.

5. BUSINESS.

- a. Discussion and action on a Certified Survey Map requested by the Village of McFarland and Seth Howery for property located at 5502 and 5504 Creamery Road, including parcel #061002326153 and #061002325583, McFarland, WI.

No additional comments from Staff and Commission members.

Brassington motioned to approve the Certified Survey map requested by the Village of McFarland and Seth Howery for property located at 5502 and 5504 Creamery Road, including parcel #061002326153 and #061002325583. Motion seconded by Fessler. In discussion, Bremer commented to include the condition of approval as provided in the staff report.

Brassington motioned to amend the original motion to include: conditioned on Howery reimbursing the Village for the actual costs of MMSD treatment plant connection charges for Lot 2 prior to the recording of the CSM with the Dane County Register of Deeds. Fessler seconded the amended motion. Motion to amend the original motion carried 6-0. The amended motion carried 6-0.

b. Discussion regarding the Village's 2026 Park Impact Fee Study.

Trustee Fessler is Chair to the Parks & Recreation Committee and provided a summary of the comments concerning keeping the level of service standard at 18.5 acres of parkland per 1,000 residents. Bremer summarized the additional information discussed at the Parks and Recreation Committee meeting June 7, 2026, and data collected as requested from the Commission's previous discussion on the item.

The Commission discussed the effect on approving the study and what it means, the preliminary impact fees provided related to other communities researched, increases and decreases of the study's proposed amounts, and possible policy implementations at the Village Board level. Johnson commented on the comparative amount totals for the impact fee costs, stating McFarland's were too high and seen as a deterrent for developers. The majority of the Commission expressed support for staff to work with the project consultant to draft the final impact fee study based on the preliminary fees as shown in the staff report. Bremer noted the draft impact fee study will be brought back to the Plan Commission for review prior to holding a public hearing. Johnson expressed disagreement with the preliminary fees, desiring the level of service standard be lowered to 15 acres of parkland per 1,000 residents.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, August 18, 2026, at 7:00 PM.

7. ADJOURNMENT.

Fessler motioned to adjourn. Tanko seconded the motion. Motion carried 6-0. Meeting adjourned at 7:46 PM.