

Minutes

Plan Commission

Meeting

January 22, 2019

Members Present: Cathy Kirby, Bruce Fischer, Brad Czebotar, Dan Kolk, Tom Rogers

Members Absent: Jeff Sorenson, Peter Bloechl-Anderson

Staff Present: Pauline Boness, Matt Schuenke

Others Present: Ryan Quam, Scott Acker, Robert Anderson, Carolyn Simpson, Kelsey Buehl, Zach Buehl

1. CALL TO ORDER

2. PUBLIC APPEARANCES - None

3. APPROVAL OF MINUTES

- a. **Review and approval of draft Minutes from the December 17, 2018 Plan Commission meeting.**

Moved by Czebotar, seconded by Kirby to approve the minutes. Motion carried 5-0.

4. BUSINESS:

- a. **Review and possible action extraterritorial review CSM Lot 1 and Lot 2 CSM NO. 12377, Town of Dunn, Dane County, WI property owners Zach & Kelsey Buehl.**

Boness indicated this was a 4 lot CSM in 2008. The Buehls have purchased two of the lots, which need to be merged.

Motion by Czebotar to approve the merging of the two lots. Rogers noted it should be the combining of lots 2 & 3 rather than 1 & 2. Seconded by Kirby. Motion carried.

- b. **Discussion only concept plan by developer Ryan Quam to develop approximately 10 acres at 4703 Terminal Drive to a mixed use office and residential development.**

Quam outlined his plans for the 10-acre parcel currently owned by Robert Anderson. Mr. Quam has an accepted offer on the property and proposes to redevelop the property in four phases. He would like to start this summer with earthwork as the site is challenging with 60 feet of fall from the high point to the creek. Preservation of some older viable oak trees is a priority.

Phase I will include construction of a 27-unit apartment building and two detention ponds. Quam would like to have occupancy of the apartments by October 2020.

Phase II will involve one of the office buildings, Quam hopes to have a tenant who will take ½ of the building; with his own company Quam Engineering occupying the other half.

Phase III – construction of the second office building. Quam believes his tenant will need this space as the company expands.

Phase IV - the residential home and storage unit will remain as long as Mr. Anderson wishes to live there. Quam expects it might be 10-15 years before the second apartment building is constructed.

Quam feels the demand is there for additional apartments in McFarland. He plans to have areas to accommodate tenants dogs with flat terrain as well as a fenced in dog park.

The project will required TIF funding from the Village.

Commissioners Czebotar and Kolk cited increased traffic as well as mixing vehicles with tanker trucks as a concern; however, Kolk felt most tanker trucks are traveling north of this site. Kirby indicated she had no interest in adding more apartments in McFarland since quite a number had been constructed in the past few years. She was also concerned about the traffic and viability of the site if the office buildings are not constructed. Having the parking lot about the highway was also a concern.

Fischer was intrigued by the possibility of residential in the area. He felt this could act as an incentive to keep the area looking nice. Possibly Phase IV could end up as a commercial use if not viable for residential in the future. Rogers indicated he would like to take a look at the site to see how a residential use could be tucked into the parcel.

Czebotar questioned Quam regarding his interest in targeting some apartments for affordable housing. Quam indicated he would like to stick to what he knows but would consider the idea.

Boness and Schuenke briefly went over next steps. The CDA will take up financial participation at their February meeting. Next steps for Plan Commission would be

action on a resolution asking the Village Board to amend the Comprehensive and Redevelopment Plans for this parcel. Boness inquired if Commissioners would feel comfortable with considering a resolution in February. By consensus, Boness was instructed to have a resolution drafted.

- c. **Discussion only changes to the Municipal Code as it relates to conditional uses.** Commissioners decided to postpone action on this item to a future meeting.

- d. **Discussion and possible action on the 2019 Plan Commission application as revised.**

Boness indicate a set of standards had been added to the Plan Commission permit application to address conditional uses. Kolk and Kirby indicated the instructions should define substantial evidence and give examples of the type of evidence that may be needed i.e. traffic studies, lighting levels, etc.

5. STAFF REPORTS

- a. Highlights and updates – no comments
- b. Discussion only notable projects for 2018
Boness indicated a listing of our notable projects for 2018 is in their packet. It's been a busy year. Boness responded to an inquiry from Rogers that the Department had issued 610 permits in 2018 and approximately 570 in 2017.
- c. Property Maintenance
Kolk asked that our Code Enforcement Officer look at a property on Exchange Street two houses down from the Larson House as a couch has been leaning against a tree for some time.

6. ADJOURNMENT

Motion to adjourn by Kirby, seconded by Fischer. Motion carried. Meeting adjourned at 8:26 p.m.

Submitted by
Pauline Boness