

Minutes
Plan Commission
Meeting

September 17, 2018

Members Present: Bruce Fischer, Peter Bloechl-Anderson, Brad Czebotar, Dan Kolk, Cathy Kirby, Jeff Sorenson, Tom Rogers
Members Absent: None
Staff Present: Pauline Boness, Allen Reuter

1. CALL TO ORDER

Czebotar called the meeting to order at 7:00 p.m.

2. PUBLIC APPEARANCES

None

3. APPROVAL OF MINUTES

- a. Review and approval of draft Minutes from the August 20, 2018 Plan Commission meeting.

Czebotar called the minutes approved by unanimous consent.

4. BUSINESS:

- a. **Public Hearing Review and possible action on a request by Dave Gugger for a 2 lot Certified Survey map (CSM), to create a zero lot line duplex at 5911 and 5913 East Open Meadow, McFarland, WI. The properties are zoned R3, General Residence.**

Czebotar opened the public hearing at 7:01 p.m.

Dave Gugger –owner of the property advised the majority of the duplexes in the neighborhood are zero lot line. He no longer lives in the property and would like to make it zero lot line as he has a tenant in one side who would like to purchase one-half of the property. Gugger will then rent the other half until he decides to sell that.

Czebotar closed the public hearing at 7:02 p.m.

Kirby indicated she lives in that neighborhood. The majority of the duplexes are owner occupied.

Kirby moved to approve a request by Dave Gugger for a 2-lot Certified Survey map (CSM), to create a zero lot line duplex at 5911 and 5913 East Open Meadow, McFarland, WI. The properties are zoned R3, General Residence. Kolk seconded the motion, Motion carried.

b. Review and possible recommendation to the Village Board of an annexation Ordinance No. 2018-13, an Ordinance annexing Lands from the Town of Blooming Grove to the Village of McFarland.

Schuenke indicated, the annexation done by unanimous petition; which means, 100% of the property owners and electors desire annexation. The property in question is north of Siggelkow Road, east of Secret Places in the City of Madison but contiguous to the Village of McFarland. The property presented for annexation is done via the ordinance in your packets. If recommended by the Plan Commission it will then need a 2/3 majority by the Village Board. This area of the east side continues to see growth. Formerly, the Village was not allowed to look at annexations of this nature due to a 1997 intergovernmental cooperation agreement with the City of Madison, which expired on April 1, 2018. The property owners made the initial contact with the Village.

Kirby asked for clarification, regarding the school district boundary. Schuenke advised this is currently Town of Blooming Grove and the school district does not change, it is in the McFarland school district as is all of Secret Places Subdivision. Kolk inquired about the public safety aspect of the annexation. Schuenke replied this would add to the McFarland area from a public safety aspect, there are currently only two single-family homes; however as growth continues this will change. Staffing needs would then be looked at at that time.

Czebotar moved to recommend to the Village Board approval of annexation Ordinance No. 2018-13, an Ordinance annexing Lands from the Town of Blooming Grove to the Village of McFarland. Sorenson seconded the motion. Motion carried 7-0.

c. Review and possible action on a revised Site/Design plan requested by McFarland School District for a concession stand at 3583 County Highway MN.

Mike Calkins with Snyder and Associates – The School District has the desire to move the location so there will be a shared location, and shared viewing of the fields. The property was originally about 30' x 40'; it will now be about 20' x 70', not including the stoops, sidewalks and outside area, with an overhang for a seating area. Calkins advised they have also combined the original storage shed into this building. They did have some feedback from the Fire Department and need to add some additional width to the pavement going to the concession stand. They will be working with the Fire Department to get all approvals needed. Calkins reviewed

the changes from the original submittal with Commissioners. Kirby inquired why the need for the change. Unnamed male advised this would have storage along with being larger to accommodate both the JV and Varsity. Kirby asked if the intention was to just use for baseball or for other activities. Unnamed male responded it will be for baseball, and they do operate community baseball. There is also the open green space where they may have activities at some time. Kirby advised she has concerns over the lighting, noise and potential for it to be used for rentals causing issues for the neighbors. Will alcohol be allowed, how late it will be opened, etc.? Male advised the goal of the pavilion is to provide shade or coverage during rain. At this point, the lighting for the fields is not going up, as they do not have the money for it. Kirby reviewed previously it was approved with the two fields, and use for baseball, the concern is this could be rented out for large gatherings, as this is a larger capacity than the originally approved design. The concern is due to the location in a residential area. Unidentified male advised there is some outside rental, but it is usually for youth sports related activities along with the Home Talent teams.

Czebotar summarized they have already approved a concession stand, what they are proposing is changes in the size and location of the concession stand. Commissioners discussed various dimensions of the current proposed stand versus the previously approved stand. Calkins was not sure on the exact dimensions, there were more drawings in progress, the footprint with the canopy will be about 30' x 80'.

Kolk questioned the motion detector security lights, with the location in a somewhat rural area they would be going on through the night. He questioned who would be monitoring them, as they may be a disturbance to neighbors. Male replied they are similar to those on the tennis courts, he will continue to work with staff regarding any complaints they receive on lighting. They are accustomed to being neighbors with their football and softball fields current locations.

Czebotar summarized concerns; the School District wishes to move the location of the concession stand due to seating for the fields, not to any outside influences for events or activities that the Commissioners are not aware. Calkins replied no, this location would allow the volunteers who are working the stand to see the games, thus making it easier to get volunteers.

Czebotar moved to approve a revised Site/Design plan requested by McFarland School District for a concession stand at 3583 County Highway MN. Sorenson seconded the motion. Kirby requested a friendly amendment to read "contingent upon approval by the McFarland Fire Department". Czebotar approved the amendment, Sorenson seconded the amendment. Motion carried 7-0.

d. Review and possible action on a Site/Design review requested by Susan Bulgrin, Culver's McFarland for building addition, and related site work at 4700 Farwell Street, McFarland, WI.

Paul Kardatzke with Jewell and Associates representing the owner of Culvers spoke on behalf of their submittal. The proposal is to have a dining room addition along with interior and exterior remodeling. The remodeling will be done around the entire perimeter of the building and will utilize stone and stucco façade, with roof changes in the back to provide better screening of mechanicals. The blue roof will remain; the intent is to bring the building up to current corporate standards. Existing restaurants, which are remodeled, keep the blue color, which is a franchise color. This small change will just screen the mechanicals, which will remain on the roof. Interior changes include expanding out the interior by closing in the outdoor seating area, and remodeling of the restrooms. The interior remodel allows for better-handicapped accessibility along with improved traffic flow for customers inside the restaurant as well as adding about 20 or so interior seats. There will be angled parking in the area facing Farwell Street, moving of the handicapped parking with an additional stall in the back of the parking lot, along with better signage (pole and asphalt) to identify traffic patterns. The additional handicapped stall in the back parking lot would likely be used by an employee; however, there is easy access to the building for customers as well. There will be some added outdoor seating on the side of the building. They are removing two light poles, and replacing them with lighting on the building. A third light pole will be relocated.

Czebotar inquired about the side seating area, will it be fenced in? Kardatzke replied they are not extending the walk area, there will be fencing added. Kirby stated she would like to see some flower boxes or something similar where the people would be seated, to screen off the area from cars in que for the drive-up. Kirby also asked about when exiting on Farwell St, the current seating area gives some ability to see, you will not have this with the building. Kardatzke replied they are changing the angle for the parking, along with reducing the number of stalls and the traffic will be only one way.

Kardatzke advised they would not be changing much of the landscaping on Farwell Street. Bulgrin was intending upon installing some baskets on the fencing along the new proposed outdoor seating area. Commissioners concurred the exterior changes to the façade would be a nice improvement. They discussed the option on changes from new construction to a retrofit. If they were to tear this building down and build new per corporate standards, this would be a much taller building. There is no option for this design building with a different roof color. Changing of the roof is not a good option for this store due to the height and verticality.

Sorenson inquired of female in the audience about options for fencing around the proposed seating area. Un-identified female advised of other restaurants with

fencing which included pillars and flower boxes. Kirby felt that would be good option for this site. Sorenson inquired if there would be any changes to the current electronic sign. Kardatzke replied there would no changes to the sign. Commissioners questioned who is responsible for trimming the tree in that area? Boness advised she believed the tree belonged to the owner of the property, and would check on that for them.

Kirby moved to approve a Site/Design review requested by Susan Bulgrin, Culver's McFarland for building addition, and related site work at 4700 Farwell Street, McFarland, WI conditioned upon fence be modified to include stone pillars and landscaping on the fence. Sorenson seconded the motion. Motion carried 7-0.

e. Review and possible recommendation to the Village Board of a request by Veridian Development to approve the Fifth Amendment to Development Agreement, Phase 7, Juniper Ridge.

Tom Wordell with D'onfrio Kottke and Associates. They are looking for approval so they can start to install underground improvements this fall, similar to what they did in Phase 5. There will likely be two to three more phases. Czebotar advised this has been reviewed by staff and the Village Attorney.

Czebotar moved to recommend to the Village Board approval of a request by Veridian Development to approve the Fifth Amendment to Development Agreement, Phase 7, and Juniper Ridge. Rogers seconded the motion, motion carried 7-0.

5. STAFF REPORTS

- a. Highlights and updates – Boness advised there is a Dane County Housing Summit to be held on October 25th, if anyone is interested in attending they should let staff know, it runs from 9:00 – 12:30 p.m. There is a flyer in your packets.

Czebotar informed Commissioners on Monday September 24th the Village Board will have a Committee of the Whole meeting at 5:00 p.m. and Commissioners are invited to attend. At that meeting, there will be a presentation by the Wisconsin Housing and Economic Development Authority, Wisconsin Economic Development Corporation, the Division of Energy Housing and Community Resource of the Department of Administration and Board of Commissioners of Public Lands. This goes towards the discussion of affordable housing. All are encouraged to attend. The Community Development Authority will also be invited.

- b. Property Maintenance – No comments

6. ADJOURNMENT

Kirby moved to adjourn, Sorenson seconded the motion, motion carried. Meeting adjourned at 7:57 p.m.

Approved