

Minutes

Plan Commission

Meeting

October 21, 2019

Members Present: Dan Kolk, Brad Czebotar, Peter Bloechl-Anderson, Tom Rogers, Bruce Fischer, Eric Green, Scott Peters

Members Absent:

Staff Present: Andrew Bremer, Karen Knoll

1. CALL TO ORDER

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

2. PUBLIC APPEARANCES - None

3. APPROVAL OF MINUTES

- a. Motion to approve the minutes of the September 16, 2019 Plan Commission meeting.

Czebotar called the minutes from the September 16, 2019 meeting approved by unanimous consent.

4. PUBLIC HEARING:

- a. Review and possible recommendation to the Village Board on a request by Seth Allen regarding Ordinance No. 2019-18. An ordinance rezoning 5513 Bremer Road, described as Outlot 26 of the Assessor's Plat of the Village of McFarland, recorded as Document No. 824385 of Dane County Records in Volume 14 of Plats on Pages 16 through 27, being located in Government Lot 1 of Section 3, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, from R-1 Single Family Residence to R-E Elderly Residence.

Czebotar opened the public hearing at 7:06 p.m.

Janine Turner 5516 Bremer Road – had concerns over the aesthetics of the property design, landscaping and traffic and public safety due to current congestion and safety issues on that road.

Seth Allen – Reviewed their proposal for the property, and the two preliminary ideas for site design for the project. They will try to keep as many trees as possible, and want a residential feel for the project.

Bremer indicated he did received one phone call from Roy Hoenecke who was unable to attend the meeting, and wished to voice his opinion opposed to the proposal.

Amy Johnson 4610 Larson Beach Road – spoke in favor of the project.

Don Goben – 5604 Lake Edge Road - spoke in favor of the project.

Janine Taylor – spoke in favor, voiced concerns over having the parking lot on Bremer Road, rather than the rear of the property. A parking lot in front does not have a “residential look”.

Czebotar closed the public hearing at 7:20 p.m.

- b. Review and possible action regarding amendment, including potential revocation, to a Temporary Conditional Use Permit (CUP), issued to Don Goben, for use by a utility contractor for temporary outside storage of utility construction materials and equipment at 4313 Triangle Street, McFarland property zoned M-IC Manufactured Intensive Commercial.

Czebotar opened the public hearing at 7:21

Don Goben – reviewed the history his property at 4313 Triangle Street, which he is renting to TDS for outdoor storage under a temporary CUP in exchange for installation of the required fence. Goben summarized the issues he has had with the fencing being installed. Goben indicated that contractors for TDS have told him that the required tan slates for the fence have been ordered and he anticipated installation in the next couple of weeks. Goben could not remember the height of the slats that were ordered to confirm whether they reached to the top of the fence (excluding barb wire area). Goben indicated he understands he is responsible for installation of the landscaping, which he has not done, due to the fence not being complete. The TDS project in the Village is taking longer than originally proposed; it appears the project may take another 6 – 8 months to complete.

Czebotar closed the public hearing at 7:29 p.m.

5. BUSINESS

- a. Discussion and action to make a recommendation to the Village Board on a request by Seth Allen regarding Ordinance No. 2019-18. An ordinance rezoning 5513 Bremer Road from R-1 Single Family Residence to R-E Elderly Residence.

Bremer reviewed this is part of a multiphase project, if the zoning is approved, as they are looking to have a facility with up to 40 beds, there will be required CUP with public hearings, and the site design will come before the Plan Commission. Bremer reviewed the Future Land Use map, along with the Villages Comprehensive Plan for this site. Tonight Commissioners are only looking at the zoning for the lot.

Commissioners discussed the lot size, number of properties, which would fit on the lot, along with the existing utilities on the site and potential issues with bringing in new utilities to the property.

Bremer summarized if the rezoning is approved it only allows them to move forward with any permitted use, it does not grant approval of the preliminary layouts that are being shown tonight.

Czebotar moved to recommend to the Village Board approval on a request by Seth Allen regarding Ordinance No. 2019-18. An ordinance rezoning 5513 Bremer Road from R-1 Single Family Residence to R-E Elderly Residence. Kolk seconded the motion. Motion carried 7-0

- b. Review and possible action regarding amendment, including potential revocation, of a Temporary Conditional Use Permit (CUP), issued to Don Goblen, for use by a utility contractor for temporary outside storage of utility construction materials and equipment at 4313 Triangle Street, McFarland property zoned MIC Manufactured Intensive Commercial.

Bremer summarized the history of approvals and extensions for the temporary CUP for outdoor storage at 4313 Triangle Street. Bremer advised staff perspective would be to give a date to bring this project into conformity, and set a date for which the temporary CUP would end, as this was not done previously. Commissioners discussed timeframes for completion of the work, previous extensions, possibility of escrow for the landscaping, weather conditions for completion of the project, the current barbed wire on the fence and agreements with TDS.

Czebotar moved to amend the CUP establishing the date of December 1, 2019 to bring the fence as was originally approved into conformity, excluding the barbwire and landscaping, with an escrow of \$10,000.00 for completion of the landscaping payable by May 15, 2020, if the fence is in compliance with CUP by December 1, 2019 and the landscaping, as was originally approved, has not been installed by May 15, 2020. The temporary Conditional Use Permit to expire July 1, 2020. Seconded by Kolk. Motion carried 7-0.

- c. Discussion and action to make a recommendation to the Village Board regarding temporary zoning designations for lands included in the Elvehjem Acres LLC petition for annexation, parcels 0610-013-9160-1 and 0610-013-9700-7.

Bremer stated this is a petition for direct annexation by unanimous consent. The Department of Administration was provided the request and found the request to be in the public interest. Bremer recommends it be recorded as an A-1 zoning district. The Village received a letter from the Town of Dunn Planner with concerns over the possibility of creating a town island. The Commissioners roll tonight is to recommend what the temporary zoning of these properties should be to the Village Board. The Village Board will take up the concerns raised by the Town Planner.

Kevin Urso – 4720 Farwell Street - stated they are the owners of the property, and summarized what the entire property entails.

Kolk moved to recommend approval to the Village Board temporary zoning designation of A-1 Agricultural Transition District for lands included in the Elvehjem Acres LLC petition for annexation, parcels 0610-013-9160-1 and 0610-013-9700-7. Bloechl-Anderson seconded the motion. Motion carried 7-0.

- d. Discussion regarding pre-application conceptual review of a proposed 53 unit multifamily development by MSP Real Estate, Inc. for 4845 Taylor Road and 4900 Larson Beach Road.

Bremer summarized last month the Village Board approved the purchase of 4900 Larson Beach Road, MSP is entering into a purchase agreement for 4845 Taylor Road.

Mark Hammond – 2108 N. 74th Street, Wauwatosa, WI - with MSP Real Estate reviewed their proposal for WHEDA tax credit housing. It will be a workforce housing project. In order for them to move forward, they need to have permissive zoning in place. They are looking for any feedback at this time prior to their formal submittal. In other communities, they have done a more modern type architecture; they will be submitting a more traditional type due to the character of the neighborhood.

Hammond did a brief review of projects they have recently built.

Dan DiFrancesco – 215 – 10th Avenue South, Unit 207, Minneapolis, MN- stated they are looking to expand their projects into other communities, and feel this is an ideal site to be a buffer between commercial and single family residents. DiFrancesco reviewed reasons why they feel this would work, along with the potential site plan, which would include a leasing office, 27 – one bedroom, 16 – two bedroom and 10 – three bedroom units for 53 units. 94% will be affordable housing and 6% market rate. It will be a smoke free building, an elevator building, with one underground parking stall per unit and bicycle parking.

Hammond indicated MSP manages in-house and does not use third party management. They do a strong application tenant selection process with criminal

background checks, rental history and credit checks on applicants. Their goal is to have a safe and inclusive facility that fits into the community. Hammond reviewed potential rents, income levels and family sizes along with what they feel the expected benefits the development would be to the Village.

Bremer advised there would be a public hearing at the November meeting for rezoning of the property from Commercial Highway to the Planned Unit Development Infill – General Implementation Plan District. They would come back in the spring with a detailed plan. Commissioners discussed the proposed project, the overage of the impervious surface and floor area ratios, the reduction of 12 parking stalls that would be required by the ordinance and this will be a shared parking lot. Also discussed were the possible setbacks, with concerns about the setback on Larson Beach Road due to possible obstruction of view accessing driveways on an already busy road. Bremer pointed out the number of units will be brought up as part of the approval process, are Commissioners comfortable exceeding the current standards to what is proposed and why.

- e. Discussion regarding amendments to the Village of McFarland Sign code.

Bremer advised he feels based on his review, it may be best to take a model sign ordinance, which would be content neutral, and make some minor adjustments to meet what the Village wants versus a complete overhaul of the one we have. The Village Attorney can provide one we can make refinements to. Czebotar would like to see a comparison to the model and the Villages current ordinance so anything, which has been changed or added to our current ordinance, is not missed. Bremer replied he could do a summary comparing them. Bremer advised the major change would be how it is administrated, how we address signs, which fall into disrepair, temporary signs and new types of signs, which our code does not address along with electronic messaging.

6. STAFF REPORTS

- a. Property Maintenance – no comments
- b. Director Report – no comments

7. SCHEDULE NEXT MEETING DATE

- a. Next meeting November 18, 2019

8. ADJOURNMENT

Motion to adjourn by Kolk, seconded by Rogers. Meeting adjourned at 9:23 p.m.