

MINUTES

Community Development Authority Plan Commission Joint Meeting

April 8, 2020

Members Present: CDA: Ken Brost, Dan Kolk, Austen Conrad, Stephanie Brassington, Jerry Dietzel, Toni Stolarik
Plan Commission: Dan Kolk, Scott Peters, Tom Rogers, Brad Czebotar
Bruce Fischer, Peter Bloechl-Anderson (@ 6:20 p.m.)

Members Absent: Sue Smith (CDA), Eric Green (Plan Commission)

Staff Present: Andrew Bremer, Matt Schuenke, Karen Knoll

1. CALL TO ORDER

Brost called the CDA meeting to order. Czebotar called the Plan Commission to order at 6:12 p.m.

2. PUBLIC APPEARANCES

None.

3. BUSINESS

a. Discussion regarding a conceptual site plan proposed by Larry Beyler, Midwest Equipment Specialists for redevelopment of 4313 Triangle Street.

Bremer reviewed the history of 4313 Triangle Street including the 2005 Terminal -Triangle District Redevelopment Plan, the 2010 Redevelopment Plan, which identified it as a blighted property, and the 2017 Comprehensive Plan. All identify this as a site for redevelopment. It is 1.6 acres in size and located in the 2004 TIF #3 district. The Village purchased in March of 2020. Mr. Byler came before the CDA in 2019 with a TIF proposal for his current site, by mutual agreement they tabled the proposal to look for a different site, which would meet his needs for a new business location.

Larry Byler of Midwest Equipment addressed CDA members and Commissioners. He reviewed his current business has been located in McFarland for approximately the past 40 years. They specialize in lift equipment for consumers, auto dealerships and heavy-duty use.

Mark Bridell of Kraus-Anderson Construction Company reviewed the conceptual site design plan for 4313 Triangle Street along with the review of the stormwater treatment and elevations. It would be just over 17,000 sq.ft. currently Mr. Byler has 12,500 sq.ft. Bremer summarized the conceptual plan and how it meets the site design standards and the Triangle guidelines along with the how, as a concept plan it does a nice job in meeting the guidelines. Bremer reviewed his staff report, which included some setback concerns and possible alternative site layout changes, which may be needed along with the former underground gasoline tank, which was formally on the site. Discussion covered the possible shifting of the proposed building to the north and east, the need for access for semis with deliveries, and the use of the lean to area for flatbed trailers.

Community Development Authority members and Plan Commissioners concurred they were please the potential proposal.

Bremer summarized the preliminary scheduled for the project based on information outlined in the packet.

4. ADJOURNMENT

Kolk moved to adjourn the CDA and Plan Commission joint meeting. That motion was seconded by Fisher, to adjourn the Plan Commission meeting, and Dietzel to adjourn the CDA meeting. Motion carried. Meeting adjourned at 6:43pm.