Minutes
Plan Commission
Meeting

March 16, 2020

Members Present: Dan Kolk, Brad Czebotar, Bruce Fischer, Eric Green

Members Absent: Peter Bloechl-Anderson, Tom Rogers, Scott Peters

Staff Present: Andrew Bremer

1. CALL TO ORDER
   Czebotar called the meeting to order at 7:00 p.m.

2. PUBLIC APPEARANCES

3. APPROVAL OF MINUTES
   a. Motion to approve the minutes of the February 17, 2020 Plan Commission meeting.

   Czebotar called the minutes from the February 17, 2020 meeting approved by unanimous consent.

4. BUSINESS
   With no objections, Czebotar moved to address item 4b of the agenda prior to considering item 4a

   a. Review and possible action on a site design/review application submitted by McDonalds USA, LLC for a proposed renovation of the existing McDonalds located at 4800 Larson Beach Road, McFarland, WI

   Kristi Donahue from Reprise Design joined the meeting via video. Bremer and the Commissioners reviewed the Director's staff report. Green inquired how the proposed front canopies would drain rain water. Donahue indicated that there are small holes/vents in the front of the canopies that allow the water to drip down to the surface. Green inquired whether a downspout against the building would be a better design to avoid water dripping on customers. Donahue indicated that it might be possible; however, the current design is a common approach. Green inquired whether the sidewalk under the canopies slopes away from the building so that water does not run against the foundation. Donahue indicated she is not aware of any foundational issues related to water runoff now or with the proposed design. There is also a landscape bed under the canopy, except for the area under the entry door. Bremer indicated that his only concern with the application was raising the height of the parapet wall 14" above the height of the primary façade of the gas station portion of the building. Donahue indicated 18' is the standard height used by McDonald's and for this project they are also trying not to demo the structural component of the existing mansard roof and due to stormwater issues need to raise the parapet at least 6" above the existing roof line. The Commissioners discussed preferences regarding the proposed height of the building.

Motion by Kolk to approve the site/design application from McDonalds USA, LLC as submitted. Fisher seconded the motion. Motion carried 4-0

b. Review and possible recommendation to the Village Board regarding Seventh Amendment to Development Agreement for Juniper Ridge.

Chris Ehlers from Veridian Homes joined the meeting via video. Bremer and the Commissioners reviewed the Director's staff report. Kolk inquired where things stood with respect to finishing improvements of the stormwater facilities, Eco-Park and associated landscaping. Bremer noted that Veridian still needs to repair certain plantings, address areas that have filled in with silt, and address erosion in places. Bremer indicated that the Village Engineer and Public Works Department are coordinating the inspection of this work and that the Village has existing sureties from Veridian for these projects. Ehlers indicated that the weather last fall may have prevented completion of these activities and that he would alert his staff to finishing this spring. Kolk clarified that by approving the Seventh Amendment to the Development Agreement the Village was not agreeing that the previous eight phases of the development are completed. Bremer indicated that is correct, approving the Seventh Amendment allows the Developer to initiate the start of the final phase nine, and that existing sureties remain in place for the completion of other on-going phases of the project that are still under construction.

Motion by Czebotar to recommend to the Village Board approval of the Seventh Amendment to Development Agreement for Juniper Ridge. Kolk seconded the motion. Motion carried 4-0.

5. STAFF REPORTS

a. Property Maintenance – Kolk inquired about the status of 5915 Exchange Street and 5906 Main Street. Bremer indicated he would follow-up with Department staff regarding previous attempts to work with the owners of 5915 Exchange Street regarding tuck-pointing concerns. Bremer indicated that he is currently working with the Fire Department to obtain access from the owner of 5906 Main Street to conduct a fire inspection. Kolk noted issues with the exterior facade, including crumbling concrete stoop. Bremer indicated he would reach out to the property owner to address these issues.

b. Director Report – Bremer noted that the Department web site has been updated to include an Economic Development page as well as a new interactive GIS zoning web map.

6. SCHEDULE NEXT MEETING DATE
   a. Next meeting April 20, 2020

7. ADJOURNMENT

   Motion to adjourn by Kolk, seconded by Green. Meeting adjourned at 7:28 p.m.