

Minutes Plan Commission Meeting

July 20, 2020

Members Present: Tom Rogers, Peter Bloechl-Anderson, Justin Rupert, Brad Czebotar, Bruce Fischer, Eric Green

Members Absent: Scott Peters

Staff Present: Andrew Bremer, Andrew Day, Karen Knoll, Brian Berquist; Town and Country Engineering, Allen Reuter; Village Attorney

1. CALL TO ORDER

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

2. PUBLIC APPEARANCES.

Ann Beyer – 4516 Field Avenue – Re: 5 (a) opposed
Beth Lindner -5106 Card Avenue – Re 5(a) – opposed
Rob Blancher - 5005 Card Avenue – Re: 5(a) – opposed
Sherri Blancher – 5005 Card Avenue – re: 5(a) – opposed
Tom Howell - 5016 Card Avenue – re: 5(a) - opposed
Tom Binger – 5006 Card Avenue – re: 5(a) - opposed

Judi Becker – 5757 Prairie Stone Drive – behalf of Prairie Ridge Neighborhood Association: Parking requirement ordinance 62-172J required off street parking facilities for elderly developments, the amount of parking in this ordinance is out of date with today's changing population, work and lifestyle habits of those 55 and older who average work until the age of 70, and own 2.17 @ 55 to 1.39 at age 75 and older. Developers using the Ordinance of 1 vehicle per unit will not provide enough on-site parking. There are also the changes of adult children who often move home, and add more autos to a property. The ordinance is long overdue in needing of being updated to reflect the active lifestyle of today's population.

Bridget Bell – 5608 N. Peninsula Way – re: 5(a) - opposed
Liz Riser-Lober – 5060 Frost Aster Court - re: 5(a) - opposed
Lori Downs – 6021 Exchange St – re: 5(a) & (b) – opposed

Dan Kolk – 6401 Pheasant Run – re: 5(a) & (b) - in favor
Liz Yszenga -6061 Shooting Star Court - re: 5(a) & (b) – opposed
John Heitzman – 6020 E. Linden Parkway re: 5(a) & (b) – opposed

Indicating opposition to 5(a) but not wishing to speak:

Chris Kussow – 5600 Lexington St

Jessica Schwednsky – 5600 Lexington Street

Joy Wheeler – 5413 Fayette Avenue

Janet Aeschliman – 4503 Field Avenue

Czebotar read into records emails from:

Chris St. Clair – 5602 Holscher Road - opposed

Shaun O'Hearn – 5205 Linden Parkway - in favor

Nicole Monzon – 5410 Eighmy Road - opposed

Comments in opposition: Residents voices not being heard, lack of transparency, taking away of greenspace, lack of meeting deadlines, spending money in an unstable time, increased trash, increased traffic by auto, foot, bike and boat; loss of children's play area, increased noise, no traffic study being done, no market study having been done, increased burden on Police Department, loss of family atmosphere, small park not needing to be overwhelmed by structures, outside drinking, closeness to other businesses, failure to notify neighbors, not following Comprehensive Plan. Loss of trust in elected officials, Citizens saying no, and the Boards approval anyways, doing a site plan approval when the Board has already approved the spending of the money, handling approvals out of sequence, poor beach quality, and beach should be improved first, Village already in debt, prioritizing going into debt, lack of use of social media, bike safety in area, lack of parking, high cost of projects, congestion in the area, traffic pattern, and needed stop signs. Better communication needed, high end dog wash and bathrooms not needed, need to keep green space in the Village rather than building something on any green area we have, building things that are not needed, need to spend money just because, need to be fiscally responsible.

Comments in favor: The proposals have gone through proper channels, most of the traffic in McDaniel Park is by foot or bike, and improvements will give additional opportunities to the park and community. The facility in McDaniel Park will allow more to be able to enjoy and use the park, and have access to water usage. The dog park is highly used and needs amenities that are more permanent in nature.

3. APPROVAL OF MINUTES.

- a. Review and possible approval of the June 15, 2020 Plan Commission minutes.

Czebotar called the minutes from the June 15, 2020 approved by unanimous consent.

4. PUBLIC HEARING

- a. Public hearing on a Planned Unit Development Detailed Plan for Phase III Waubesa Village, by owner Ryan Quam, Waubesa Village LLC. The property is zoned Planned Development District General Plan Approved Phase III, and Detailed Plan

Approved Phases III. Owner plans to construct a 27 unit multifamily apartment building. The address is 4604 Siggelkow Road, McFarland, WI.

Czebotar opened the public hearing at 8:06 p.m.

Ryan Quam reviewed his submission in packets; this is for Phase III of Waubesa Village. It will be a 27-unit apartment, a mirror image of the building built in Phase II, and this is to complete the approved General Development Plan for the Waubesa Shores project. Quam indicated he has reviewed the staff comments for his submittal and agrees with all the comments. He revised his plans to comply; however, the revisions were not complete in time to make it into tonight's packets. Quam indicated part of his request tonight is to use the Village owned lot at 4902 Terminal Drive for material storage for his project.

Czebotar closed the public hearing at 8:10 p.m.

5. BUSINESS.

- a. Discussion and possible action on a Site/Design Review application by the Village of McFarland to improve shelter and restroom facilities at McDaniel Park, 4806 McDaniel Lane, McFarland, WI.

Schuenke reviewed Czebotar and Rupert are elected officials, other members of the Plan Commission are appointed residents, he is in the position of Village Administrator, and as such the applicant for this project. This plan has been in works for some time. It is for two projects, a site design review for a second open-air shelter on the north end, and the second project improvement is to renovate the existing bathroom facility, storage space for the Police Departments ATV, and create a building addition, which could house a concession stand in the future. The building was built in the mid to late 1990's. The concession stand would give the Village the ability to utilize at its discretion, to create a public/private partnership for the use of the space, possible public rental, special events and/or Village utilization for programs. Schuenke reviewed the submission for site design as provided in packets. It is not the Villages desire to create a bar at this location, if it was their intention there are other processes, which the Village would have to go through for review for outdoor consumption. The Village remains in complete control of how the facility is used. The Parks Committee decided they wanted to have something with a couple of different amenities; we presently do not have a concession stand within the park system.

Schuenke advised the lateness of the application was his fault, there were other issues, which were being handled at the same time, and he accepts responsibility for being a week late, and apologizes for such. Plan Commission deadlines are not set by code but by department process, there is administration discretion for

applications. Schuenke reviewed what are required notices, policies and practices for them. This project has been in works for a while and staff has been part of the ongoing review process, therefore there has been ample time for review of the project.

Schuenke addressed some of the questions, which had been brought forward by residents.

Chris St. Clair - 5602 Holscher Road – indicated concerns over the Village not abiding to own deadlines, processes for approval, lack of setting an example for others, He feels we need to delay in order to give a vote of confidence to residents that we follow our own policies.

Fischer would like someone to respond to St. Clair's concerns. Schuenke reviewed the timeline for this application and the meetings which it was brought forward to, along with the process for applications. Czebotar inquired of the Village Attorney if he feels there was any ordinance violation. Attorney Reuter reviewed the concern and feels there was no ordinance violation. Reuter also summarized different rules, deadlines, and processes. Czebotar inquired of Commissioners if they felt the need to postpone action. Bloechl-Anderson indicated he is not feeling positive on how the Village is portrayed in this current process, but does not see that there is anything needing to be done at this point. Rogers concurred with Bloechl-Anderson. Green felt there has been plenty of time to review.

Czebotar moved to approve a Site/Design Review application by the Village of McFarland to improve shelter and restroom facilities at McDaniel Park, 4806 McDaniel Lane, McFarland, WI. Rupert seconded the motion. Motion carried 6-0.

- b. Discussion and possible action on a Site/Design Review application by the Village of McFarland to improve parking and shelter facilities at the Dog Park in Urso Community Park, 6300 Elvehjem Road, McFarland, WI.

Schuenke reviewed the site design application as submitted in packets; it is to add a shelter to the area, which will include restrooms and indoor and outdoor dog washing stations along with a small storage/maintenance room. There will also be an improved paved parking lot, with improved access and drainage in the dog walking areas. Lighting will be added to the parking lot and around the structure as needed for security purposes. Brian Berquist, Town & Country Engineering reviewed the plans and how the project will include some storm water management. All of the proper permits have been submitted for approval. Bremer added for clarification there is an existing monument sign on the property and the plan is to relocate it closer to the relocated entrance.

Chris St. Clair - 5602 Holscher Road – opposed due to not following procedures, feels this is setting a poor precedence.

Czebotar called for Attorney Reuters comments. Reuter felt as this was an internal application, the staff has been part of the review process and he does not feel this will set a precedence for an outside developer, as it is a different process when the Village is the applicant.

Czebotar asked for Commissioners feedback. Bloechl-Anderson indicated he is frustrated with perceived way this was pushed through; he understands the process but is frustrated with the notion of how this was handled. Fischer feels the public had their opportunity to voice their opinions at the Park and Recreation meetings; he is concerned about the rumors about the projects.

Czebotar moved to approve a Site/Design Review application by the Village of McFarland to improve parking and shelter facilities at the Dog Park in Urso Community Park, 6300 Elvehjem Road, McFarland, WI. Rupert seconded the motion. Motion carried 6-0.

- c. Discussion and possible action on a Planned Unit Development Detailed Plan for Phase III Waubesa Village, by owner Ryan Quam, Waubesa Village LLC, for the property located at 4604 Siggelkow Road, in order to develop a 27 unit multifamily apartment building.

Bremer advised this is the final phase of the Waubesa Village project, and summarized the history of the project and its approvals. The CDA did move to approve the revised Developer's Agreement. There is no TIF request at this time for this project. Bremer reviewed the application as submitted in packets. Bremer reviewed the proposed access to Terminal Drive, which was discussed in 2017. At that time the Plan Commission proposed postponing action until Phase III was brought forward. Bremer reviewed the Fire Departments review of the project and need for access along Terminal Drive for emergency access through a gated access point, which would not be for use by tenants along with the additional access point being discussed at a staff level and for discussion tonight by the Plan Commission. Bremer indicated this proposal meets the design standard for the TIF district. Bremer reviewed consideration for additional exterior bike racks, and the need for the signage for the property to be updated and moved to be more visible. Bremer indicated Quam is comfortable with both suggestions.

Quam indicated they have storage lockers in the garage, and wall mounted bike racks for tenants, if they added outdoor bike racks they likely would be used by guests and visitors. Berquist reviewed his report as submitted.

Rogers asked for clarification on the secondary access for the Fire Department and EMT use. Bremer replied Quam initially did not want the second access point, the

Fire Department and staff are recommending there be a secondary access, which would be locked and gated for use by emergency vehicles. Commissioners discussed the details and need for one along with safety concerns for the secondary access. Commissioners also discussed the property at 4902 Terminal Drive how it offers the opportunity for future development in the area, and how it would not work to design the secondary access through the lot on Terminal Drive.

Czebotar moved to approve a Planned Unit Development Detailed Plan for Phase III Waubesa Village, by owner Ryan Quam, Waubesa Village LLC, for the property located at 4604 Siggelkow Road, in order to develop a 27 unit multi-family apartment building, conditioned on addressing items raised by the McFarland Fire and Rescue Department in its letter dated July 10, 2020; addressing the conditions in the Village Engineers letter dated July 17, 2020, the submittal of the final site plan to the Community and Economic Development Director; addressing those conditions 1 and 2 of the Director's staff report, the installation of one or more exterior bike racks within the property located off the existing sidewalks between the mailboxes and playground, relocating the existing directional monument sign closer to the driveway for better visibility. To install, as proposed by the Fire Department, an emergency vehicle exit on to Terminal Drive with a gate and Knox box to allow them access. Rupert seconded the motion. Quam asked for clarification on the use of the Village owned lot. Bremer indicated that request would be part of the modification of the Developers Agreement and would be discussed and action taken at a Village Board meeting. Motion carried 6-0.

7. STAFF REPORTS

- a. Property maintenance report –Bremer indicated John Griffith, Code Enforcement Officer resigned from the position earlier this month, other department staff is picking up the obligations to continue to monitor property and responding to resident inquiries regarding property maintenance. We have seen an increase in calls and emails related to property maintenance, and are attempting to respond in a timely manner.
- b. Director's report –No comments

8. SCHEDULE NEXT MEETING DATE.

- a. August 17, 2020 at 7:00 p.m.

9. ADJOURNMENT.

Rupert moved to adjourn, Fischer seconded the motion. Motion carried – meeting adjourned at 9:18 p.m.