

Minutes Plan Commission Meeting

January 23, 2020

Members Present: Brad Czebotar, Peter Bloechl-Anderson, Tom Rogers, Bruce Fischer, Scott Peters, Eric Green, Dan Kolk (arriving at 8:30 p.m.)

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

Steven Manthe – 3237 Hwy AB – addressed Commissioners with questions regarding the Village purchasing the former Brandt farm site.

3. APPROVAL OF MINUTES

- a. Motion to approve the minutes of the November 18, 2019 Plan Commission meeting.

Czebotar called the minutes from the November 18 2019 meeting approved by unanimous consent.

4. PUBLIC HEARING:

- a. Public Hearing regarding hearing regarding Ordinance No. 2020-01. An Ordinance rezoning lands recently annexed near CTH. AB and Siggelkow Road and subject to Dane County zoning to classifications in the Village zoning code in the Village of McFarland.

Czebotar opened the public hearing at 7:04 p.m.

Bremer reviewed the lands, and their current and future zoning. He indicated when they were annexed in the fall of 2019 the properties retained their Dane County zoning. In order to do a CSM we need to bring them under the Villages zoning.

Czebotar closed the public hearing at 7:07 p.m.

- b. Public Hearing for a Certified Survey Map (CSM) located at 3234 County Highway AB, McFarland, WI in order to create two parcels.

Czebotar opened the public hearing at 7:07 p.m.

Bremer summarized this CSM would divide the current parcel into two lots. The Village intends to retain ownership of Lot 2 for the purpose of a public park; Lot 1 would be used as a land sale transaction with the McFarland School District

Czebotar closed the public hearing at 7:08 p.m.

- c. Public hearing for a Certified Survey Map (CSM) located at 3583 County Highway MN, McFarland, WI in order to create two parcels.

Czebotar opened the public hearing at 7:08 p.m.

Bremer summarized this relates to the land sale transaction with the school district. The school district is proposing a two lot CSM for property they own on the south side of Brodhead Street, near the new ball diamonds. Lot 1 would be the ball diamonds, Lot 2 would be created for the exchange with the Village of McFarland.

Czebotar closed the public hearing at 7:09 p.m.

5. BUSINESS

- a. Review and possible recommendation to the Village Board regarding Ordinance No. 2020-01. An Ordinance rezoning lands recently annexed near CTH. AB and Siggelkow Road and subject to Dane County zoning to classifications in the Village zoning code in the Village of McFarland.

Bremer and Plan Commissioners reviewed the Directors report. Bremer advised there are three other parcels that were part of the original Lightfoot et al annexation petition which are not part of Ordinance No. 2020-01. As such, these lands will maintain their Dane County classification. In the future Bremer may bring forward some minor zoning code amendments to appropriately address business uses that may occur in an A-1 or RH-1 zoning district prior to rezoning from Dane County to Village zoning.

Czebotar moved to recommend to the Village Board approval of Ordinance No. 2020-01. An Ordinance rezoning lands recently annexed near CTH. AB and Siggelkow Road and subject to Dane County zoning to classifications in the Village zoning code in the Village of McFarland. Peters seconded the motion, Motion carried 6-0.

- b. Review and possible recommendation to the Village Board on a request by the Village of McFarland for a Certified Survey Map (CSM) located at 3234 County Highway AB, McFarland, WI in order to create two parcels.

Bremer and Plan Commissioners reviewed the Directors report. Czebotar moved to recommend to the Village Board approval of a request by the Village of

McFarland for a Certified Survey Map (CSM) located at 3234 County Highway AB, McFarland, WI in order to create two parcels. Rogers seconded the motion. Motion carried 6-0.

- c. Review and possible action on a request by the School District of McFarland for a Certified Survey Map (CSM) located at 3583 County Highway MN, McFarland, WI in order to create two parcels.

Bremer and Plan Commissioners reviewed the Directors report. Bremer advised they received some inquiries to this proposal; most came from residents on Prairie Wood Drive, who were inquiring if anything was changing on the lot where the ball diamonds are situated. On that lot, there are no proposed changes. Czebotar added the idea for this land swap is for the school district to have a potential site for an additional elementary school on the Village property at 3234 CTH AB. There is no construction planned or proposed at this time by the School District. The land, being acquired by the Village from the School District, is a potential site if needed for a Village public safety facility.

Czebotar moved to approve a request by the School District of McFarland for a Certified Survey Map (CSM) located at 3583 County Highway MN, McFarland, WI in order to create two parcels. Bloechl-Anderson seconded the motion, Motion carried 6-0.

- d. Review and possible action on a site design/review application submitted by Spartan Properties of McFarland, LLC, Tim Neitzel, for a proposed multi-tenant commercial development at 5613 Lake Edge Road, McFarland, WI.

Bremer and Plan Commissioners reviewed the Directors report. Jerry Bourquin – Dimension IV Architects addressed Commissioners. This project has been before the Plan Commission a couple of times. Neitzel now has tenants tied to the project. There have been changes to the building from the previous approval, which expired. Bourquin is working with the Fire and Rescue Department on the site plan along with working on stormwater and erosion control plan with the Village Engineer. Bourquin reviewed changes on the site plan from previous submissions.

The main change is on the front of the building they have exchanged the canvas awning to metal per the previous Plan Commission approval. They have added a third door in the center of the project, previously they were going to have two tenants, they now will have three tenants. As costs have gone up since previous proposals, they have cut down some of the masonry use on the side and back of the building. They have also removed the cupula elements on the front corner of the buildings, as they do not want a residential character to the building. They may pull the brick up at the corners. They want to keep a more commercial flat roof look to the building. There will be one drive up window on the south side. Czebotar was concerned about the loss of the cupula and the look of the side and rear of the

building. Bourquin advised the current proposed tenants wish for more of a commercial look, rather than an urban commercial look. The efface on the back and rear have been removed due to construction costs, and Neitzel feels that area is less visible. For maintenance reasons they will keep a masonry base. Commissioners reviewed and discussed the previously approved building compared to the current proposal. Bourquin added Neitzel owns the lot behind this property, on which townhouses will be built and they do not want the commercial property to be too tall, and create a shadow on the residential property. Bremer asked for a point of clarification on raising the brick, did they mean finishing the brick to the fascia or extending the height of the building. Bourquin replied raising the height of the building corners by another 3 feet. This will give some height and break the constant flat roof. Bremer asked for confirmation, the corners would go from 20'5" to 23'5" and the treatment would be the same. Bourquin replied yes.

Bourquin stated the tower elements would be the stopping point of the brickwork. He feels it will not be as noticeable due to the placement of the building on the property; the parking lots line up with the adjoining properties parking lots. Czebotar inquired on the access through Walgreens. Bourquin replied they would be connected through the front of Walgreens and the Animal Hospital's parking lots. Czebotar inquired if there was an existing easement for this. Bourquin replied there is an easement which exists, it will be recorded when the CSM is recorded. Commissioners discussed curb and gutter, trees on site, the site line of the property, roofline and the efface on the property.

Czebotar moved to approve a site design/review application submitted by Spartan Properties of McFarland, LLC, Tim Neitzel, for a proposed multi-tenant commercial development at 5613 Lake Edge Road, McFarland, WI, conditioned upon on the applicant resubmitting revised plans and approval by Village Staff and Village Engineer, raising the height of the two front corner towers by 3', documentation of Access Easement Agreement No. 4352970, signatures and recording of the two lot CSM from 2016; State approval of a stormwater and erosion control plans, and addressing those staff comments provided by the Village Engineer and Fire & Rescue Department. Motion seconded by Fischer, motion carried 6-0.

- e. Review and discussion of a residential subdivision concept plan by Veridian Homes for property located along CTH AB owned by Utterback LTD Partnership.

Chris Ehlers, from Veridian, Brian Munson Vandewalle & Associates and Dan Day D'onfrio Kottke & Associates presented three concept plans for a residential subdivision on 36 acres of land along county highway AB. Concept 1 would utilize the R-1A zoning district to create 98 single-family homes. Target would be first time hone buyers and move-ups with a wide range of floorplans and housing types.

They have looked at a possible 5' side yard setback, which would allow 105 homes to be built, bringing the homes closer together (Concept 2). In other communities, they have done carriage lanes homes, which would bring this to 114 total homes, with 24 carriage lane residences and 90 conventional homes (Concept 3). Commissioners discussed how the carriage lane homes work, lot sizes, price differences and who is responsible for upkeep, plowing and garbage pick-up.

Wes Licht - 2964 County Highway AB – addressed the Commissioners with concerns over:

- Protection of his land and his business
- Topography and water runoff
- Soil and soil conditions in the area
- High water table in the area and related issues
- Wildlife and the protection of it with this development and future developments in the area.
- The need for open spaces & keeping the wooded wildlife corridor
- Not clear cutting the wooded area, and the amount of wildlife it would displace
- The direction of the roads in the subdivision
- The need for alternative ways for the water runoff to be handled so it does not drain onto his and neighboring properties.
- Parkland dedication
- Access to Highway to AB
- Speed limit and possible reduction along that stretch of road

Eric Swenson – 2958 County Road AB – confirmed the prior points were very good and summarized the situation in the area. Swenson felt there is a water runoff situation in the area, and the wildlife needs to be preserved. While he understands the community is growing it needs to be done in a responsible way.

Day summarized their processes to date and confirmed they will be going through a several step design process to develop this property that will consider the input and concerns raised by the public.

Bremer and Commissioners reviewed the Directors report. This proposed development is identified for Traditional Residential development in the Village's East Side Neighborhood Growth Plan. The neighborhood plan calls for a minimum net density of 4 units per acre, minimum 50' wide lots, minimum 6' side setbacks, and integrating a mix of two-family and 3-4 unit structures within each subdivision. Bremer summarized other potential developments in the area may provide these additional types of units; however, they are on their own schedules. Czebotar brought up McFarland has a higher number of single-family homes compared to other communities.

Munson addressed questions on size of lots, price point differences, along with lot sizes, which way homes would be facing on Highway AB. Commissioners

discussed side yard setbacks, starting price points of the homes in Juniper Ridge. Ehlers addressed cost concerns for Juniper Ridge, while you can have a lower starting point, the market sets the price, and they have had customers adding up to \$100,000 of upgrades to a home. A developer cannot control that. Ehlers stated this development would be the lead in bringing development in the area; others will then feed off this development. Veridian has good communication with other developers in the area, and we are not going to replicate what they are doing. The other developers however are on other timelines; Veridian is the first coming forward with a plan. They feel Juniper Ridge became too expensive and they are trying to recalibrate that with this new development. Ehlers feels most duplexes end up as rentals rather than owner occupied the same with a four-unit property. The hard question when the term “affordable” is used, municipalities have a hard time pinpointing what an affordable home is when prices are market driven. Czebotar feels an affordable home would be lower than \$350,000.

Discussion over fire code, setbacks and code for sprinklers in multi-family with Commissioners and representatives of Veridian.

Czebotar summarized neighbors brought up good points for Veridian to look at, along with the location of the roads, not cutting it through the wooded area, the forested area near the property, the location of the planned sewer interceptor, creating more unit mix and lower price points.

- f. Review and possible recommendation to the Village Board regarding Ordinance No. 2020-04, an ordinance to establish a fee for building permit applications for balconies, decks and porches.

Bremer and Plan Commissioners reviewed the Directors report.

Czebotar moved to recommend to the Village Board approval of Ordinance 2020-04 with the change that “balconies, decks and porches – new buildings residential permit fee to be \$0.15 per square foot”. In addition, new buildings commercial to be a permit fee of \$.18 per square foot.” along with accepting the rest of the ordinance. Bloechl-Anderson seconded the motion. Motion carried 7-0.

- g. Discussion and recommendation regarding the draft Park Impact Fee Study.

Bremer and Plan Commissioners reviewed the Directors report. Bremer summarized the Park, Recreation and Natural Resources committee met earlier this evening to review the draft impact study by Baker Tilly. Park impact fees were last adjusted in 2004 and Fee’s in Lieu of Parkland Dedication was last adjusted in 2010. The fees must bear a rational to the need. Bremer reviewed the Baker Tilly report along with his recommendations as outlined in the packet. Kolk concurred it encapsulated the earlier Park Committee’s meeting discussion.

Kolk moved to recommend to the Village Board acceptance of the Baker Tilly report with the associated draft park impact fees and also re-establish the CORP with a level of service standard at 18.45 acres per thousand residents. Rogers seconded the motion. Motion carried 7-0.

- h. Review and discussion regarding proposed changes to the Village's Sign Code.

Czebotar moved to postpone the discussion regarding the Villages sign code until the February 17, 2020 meeting. Peters seconded the motion, motion carried

6. STAFF REPORTS

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

7. SCHEDULE NEXT MEETING DATE

- a. Next meeting February 17, 2020

8. ADJOURNMENT

Motion to adjourn by Kolk, seconded by Peters. Meeting adjourned at 9:32 p.m.