

Minutes Plan Commission Meeting

August 17, 2020

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

Members Absent: Tom Rogers

Staff Present: Andrew Bremer, Andrew Day, Brian Berquist; Town and Country Engineering, 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. Review and possible approval of the July 20, 2020 Plan Commission minutes.

Czebotar called the minutes from the July 20, 2020 approved by unanimous consent.

4. PUBLIC HEARING

- a. Public hearing regarding a Conditional Use Permit (CUP) requested by Shaun O'Hearn, for the addition of two apartment units located at 5923 Exchange Street, McFarland, property zoned CC Central Commercial.

Czebotar opened the public hearing at 7:05 p.m.

Shaun O'Hearn – 5205 Linden Parkway is looking to convert the third floor of the McFarland House located at 5923 Exchange Street into two – one-bedroom apartments and add a fire sprinkler system to the Café House and Garden House. Previously he wanted to convert it into meeting space, but the requirements were too costly. Green inquired if the Fire Department was concerned about the low ceiling height. O'Hearn replied no, the window heights meet requirements, the

architect he hired considered that issue when designing the main living space. O'Hearn indicated he understands he will have to apply for a building permit. Czebotar closed the public hearing at 7:10 p.m.

- b. Public hearing on a Planned Development Infill District Detailed Implementation Plan application by MSP Real Estate Inc. for 4845 Taylor Road and 4900 Larson Beach Road, McFarland, to construct a 51 unit multifamily apartment building. Property zoned Planned Development Infill District General Implementation Plan Approved.

Czebotar opened the public hearing at 7:11 p.m.

Bremer, per the director's report submitted in packets, summarized the history of this proposed project. In the fall of 2019, the Plan Commission recommended rezoning this site to Planned Development Infill District General Implementation Plan Approved, which was approved by the Village Board in November of 2019.

Mark Hammond – Vice President of Development for MSP Real Estate reviewed the project. The Taylor Pointe Apartments will be a single three story building with 51 apartments, being a mix of 1, 2 and 3 bedrooms, of which 94% will be affordable housing and 6% will be market rate. There will be a community room and leasing office in the building, a secure entry and it will be smoke free. There will be underground parking along with on-site storage lockers for every unit.

Their timeline is to start construction in January of 2021 and have the project completed by March 2022.

Jerry Bourquin – Dimension IV Architects reviewed the submitted layout. All three-bedroom apartments will be on the main floor, this was part of the WHEDA scoring system. They wanted to limit the amount of asphalt on their project and have areas that will impervious pavers. They will be using the existing driveway on the site. Bourquin reviewed the driveway access points, potential community garden, play area and unit mix per the submittal. They may have a sign on Larson Beach Road. Bourquin reviewed the color scheme and design for the building, along with reviewing floor plans for all three levels. Trash will be stored in the building; there will be no outside dumpsters. There will be some additional bicycle parking spots, they find on these projects residents tend to park their bikes in their underground parking stalls in front of their vehicles.

Bourquin reviewed the landscape plan for the project and the tot-lot, which will be on site for residents. The sustainable features of the project were also reviewed.

Hammond summarized the expected benefits of the development. An investment providing affordable housing options for people working at neighboring retailers

and house-burdened seniors the ability to stay in the Village at affordable rents while freeing up their homes for younger families to move into and improve.

Green inquired it was previously discussed having one-way traffic, is this one or two way. Bremer replied it would be two-way traffic. Hammond indicated it was discussed having one way off Taylor Road. They have worked out the drive with the day-care next door. Bloechl-Anderson feels the two small gables have weak massing compared to the overall size of the building and need to be larger. It is an awkward break-up of the massing. Bourquin said he could look at a hip roof with two smaller gables to break it up. Green inquired if they had considered rooves over the third floor balconies. Hammond replied they had not looked at that, they had a consensus with their design group that it was in keeping with the traditional character. Bourquin indicated they typically like to have light come into the rooms.

Mathew Kuehl – 4896 Larson Beach Road – indicated he is available to answer any questions; he owns the Gingerbread preschool and childcare adjacent to the property.

Czebotar closed the public hearing at 7:38 p.m.

5. BUSINESS.

- a. Discussion and possible action on the specification of a Urgent Care Clinic as a permitted or conditional use within the Commercial General District under Sec. 62-71, Permitted or Conditional Uses of the McFarland Zoning Code.

Bremer summarized Dan DeGroot – President and CEO of Stoughton Hospital met with him to discuss the possibility of an urgent care clinic in the 5600 block of US Hwy. 51, it is a planned commercial building, which had a site plan approved in January 2020 by the Plan Commission. The site is between Walgreens and the McFarland Animal Hospital.

DeGroot reviewed their business and how they work in conjunction with U.W Hospital and SSM Health by providing urgent care access in communities. They are not a primary care facility. It would be an evening and weekend walk in urgent care clinic not emergency care service. They normally are open 4:00 p.m. – 9:00 p.m. weeknights and 12 hours on weekends. They would be leasing 2300-2400 sq.ft.

Bremer reviewed the zoning code with Commissioners, the property is zoned C-G Commercial General. Medical service and offices are a permitted use, hospitals and clinics are a conditional use. Bremer reviewed his staff report concerning the interpretation and specification of the proposed use in relation to the Zoning code and NAICS. In Bremer's opinion the proposed use is consistent with medical

service and offices, which are a permitted use. Bremer pointed out if the clinic changed their use, or the hours of operations, in such a manner as to require a conditional use they would have to come back to the Plan Commission to apply for a Conditional Use Permit.

Czebotar moved to approve specification of an Urgent Care Clinic as described, as a permitted use within the Commercial General District under Sec. 62-71, Permitted or Conditional Uses of the McFarland Zoning Code. Bloechl-Anderson seconded the motion. Motion carried 6-0.

- b. Discussion and possible action on a Conditional Use Permit requested by Shaun O'Hearn, for the addition of two apartment units located at 5923 Exchange Street, McFarland. Property zoned C-C Central Commercial.

Bremer reviewed this property had a CUP approved in 2002 for the second floor apartments, this proposal is to add two one bedroom apartments to the third floor and in addition there will be a new water lateral coming off of Exchange Street for a sprinkler system to the adjacent garden house. The main house will be connected to that system through the water going through the tunnel, which connects the two buildings. O'Hearn has been before the CDA in July for a TIF request, which will be going before the Village Board at their meeting next week. Packets include the required standards and O'Hearn's submitted answers as to how he feels his project meets the standards.

Bremer went through each item of the standards, as submitted in packets, with Commissioners and received approval from Commissioners as each item was met. Czebotar inquired of O'Hearn, he indicated in the packet the units would be for year round rentals, but O'Hearn also indicated he was considering using them as short-term tourist rooming house rentals. Has he decided what his intention is? O'Hearn indicated he has not decided. Czebotar pointed out, if he has not decided there is another permitting process O'Hearn will have to go through in order to rent them as tourist rooming houses. O'Hearn confirmed he understood this, and stated, as the tourist rooming house industry is shaky at this time, he will start them as year round rentals, if the tourist rooming house business picks up and he decided to change the use, he would apply for the proper permits. Commissioners reviewed each of the standards for granting a conditional use under Sec. 62-111 of the Zoning Code and affirmed that the applicant's responses to each standard were satisfactory.

Bremer indicated per the directors report there were additional conditions needing to be met, and reviewed them with Commissioners.

Czebotar moved to approve a Conditional Use Permit requested by Shaun O'Hearn, for the addition of two apartment units located at 5923 Exchange Street, McFarland. Property zoned C-C Central Commercial conditioned on:

1. Applicant obtaining a street opening permit from the Village for the proposed water lateral connection and pavement patching extending to the center line of Exchange Street.
2. Any portions of public or private property damaged during the installation of the water lateral to be repaired to pre-existing condition.
3. It shall be incumbent on the property owner to make sure the water pipe installed in the tunnel between the Cafe House and Garden House has sufficient bracing to handle the system pressure without the pipes moving.
4. Addressing those conditions of approval in the August 13, 2020 letter from the Fire Inspector.
5. Applicant obtaining a Tourist Rooming House permit from the Village, per Sec. 11-353 of the Municipal Code, prior to any use of the property for tourist rooming housing.

Rupert seconded the motion. Motion carried 6-0.

- c. Discussion and possible action on a Planned Development Infill District Detailed Implementation Plan application by MSP Real Estate Inc. for 4845 Taylor Road and 4900 Larson Beach Road, McFarland, to construct a 51 unit multifamily apartment building. Property zoned Planned Development Infill District General Implementation Plan Approved.

Bremer summarized staff has reviewed the proposal and most staff comments have been addressed by MSP Real Estate Inc. as they were forwarded to them. There are a few items left to be addressed which Bremer summarized and reviewed with Commissioners, along with discussing the potential community garden, tree locations, the tot lot, a possible basketball hoop, the general design and materials.

Czebotar moved to approve a Planned Development Infill District Detailed Implementation Plan application by MSP Real Estate Inc. for 4845 Taylor Road and 4900 Larson Beach Road, McFarland, to construct a 51 unit multifamily apartment building. Property zoned Planned Development Infill District General Implementation Plan Approved conditioned upon:

1. Prior to issuance of a building permit, submittal, for approval by the Village, a Certified Survey Map to combine Lot 1 and 3 of CSM #11273. Mutual access easements and shared parking agreement with the owner of 4986 Larson Beach Road to be included with as part of said CSM application.

2. Addressing those comments provided in the Village Fire Inspector's review letter dated July 10, 2020.
3. Addressing those comments provided in the Village Engineer's review letter dated August 7, 2020.
4. Resubmittal of a final copy of the PDI-DIP to the Community Development Director to address those conditions 2 & 3, inclusion of the proposed bicycle rack on Sheet C1.0, and any other conditions of approval as determined by the Plan Commission.
5. Increased massing of the gables on the east and west elevation.

Seconded by Bloechl-Anderson – motion carried 6-0.

- d. Discussion of a concept plan for two multifamily residential buildings, 8 total units, submitted by Kevin Urso, for a portion of parcel #0610-024-9502-1 located along CTH AB, McFarland.

Bremer summarized per his directors report. Urso has an option to purchase approximately 16 acres of the Utterback Partnership land south of the railroad and west of county road AB. This is a pre-application discussion looking for feedback for use of the property. Urso did have a wetland delineation completed earlier this year; Bremer reviewed per the submission in packets, where the wetlands are, the potential for two – four unit buildings, each with its own garage, easements in the area, the continuation of the proposed recreational trail.

Kevin Urso – 4720 Farwell Street – this parcel was not desired by Veridian for their new development, and there are a few acres of it, which are buildable and have value. Urso would plan to restore habitat in the area, and not have a large mowed area around the potential buildings. The design would work well in adding the trail through the area. This concept would be low in density based on the size of the parcel, they could be rentals or owner occupied condominiums, there has been no decision at this point, they do have the 55+ project across the street and this could be combined with that.

Bremer reviewed the Villages Comprehensive plan with Commissioners and potentials with this proposal.

Brian Berquist – Town and Country Engineering reviewed the stormwater management for this proposal, and the area wetlands. Berquist is not concerned about stormwater management for a proposal such as this for this site. There are areas in the comp plan, which will not be able to be developed as densely as they proposed years ago due to wetlands in the area. The proposed path will be discussed at tomorrow nights at the Utility Committee meeting, there is a lot of wetland in the

area, the DNR is supportive of a path through there. Berquist discussed the possible types of paths available.

Czebotar inquired would a project like this satisfy the desire to have mixed density in the 55+ proposal at the site across the street. Bremer said it would bring it closer, he would like to see more of a mix. If Urso developed both you would get more of a mix.

Commissioners discussed roads in the area and potential changes when the area is developed. Commissioners concurred they liked the proposal and would like to see Urso move forward.

- e. Discussion of a concept plan for 8 residential condominium duplexes, 16 total units, submitted by Juniper Hollow LLC (David Harried) for parcel #0710-343-9695-1, located on the 5300 block of Terminal Drive, McFarland.

John Delikat – 5311 Terminal Drive – Feels this proposal is too dense for the area, changing a suburban plan into a very urban plan. The number of units is excessive.

Christopher Hodges – Quam Engineering, part of the civil engineering team that did the civil drawings for the site and working with David Harried in trying to get the project developed.

Bremer summarized per his report in packets, this is a pre-application for a concept of eight residential condominium buildings, 16 total units. The property is about 2.2 acres in size between Hwy 51 and Terminal Drive. There is also some frontage on Taylor Road. The property has steep topography, the proposed density is 7.2 dwelling units per acre which would be an allowed use in the R-3 district, the property is currently zoned R-1 Single Family. Due to the topography of the development this property would not conform to the setbacks of the R-3, therefore, the applicant is considering a re-zoning to Planned Development Infill along with the development proposal; this would help them to meet the setbacks. There are portions of the right – of – way the owner would also like the Village to vacate on Terminal Drive near the cul-du-sac.

Bremer reviewed the site plans for the eight buildings as submitted in packets, along with the examples of what they are proposing the buildings would look like. Hodges reviewed the sanitary sewer for the proposed project. Berquist reviewed with Commissioners the water service, along with the proposal of private culverts for the property, the possibility of curb and gutter, sidewalks, for the area, and how the area connects with the bike path. Bremer pointed out the preliminary plan does show a 10' recreational path easement. Hodges advised they are just putting that out there if the Village wanted it. There has not been a lot of discussion on it.

Hodges reviewed the grading on the site, which is a bit of a bowl. The units will have full exposure, and the developer will need some fill on the site with boulder walls, and terraced step-downs between the buildings. The units will be about 13' apart.

Bremer reviewed the Comprehensive Plan identified this lot as two family residential use, and the types of zoning available. It does not mean the Village has to re-zone the property. Bloechl-Anderson indicated he would like to hear more from local residents. Bremer indicated the department did send out notices to neighbors within 300', and, Bremer has indicated to the developer that he suggests they meet with neighbors. Bremer, Berquist and Commissioners discussed the easement request for the property. Hodges indicated the developer is concerned with the cost to bring in sewer, water, and the amount of units he then would need on site to cover costs. Commissioners discussed the proposed density on the site, what the different zonings would allow for the site, the effect on the neighborhood, along with the need to hear from neighbors. Bloechl-Anderson pointed out this would more than double the amount of occupants on the road. Hodges feels the topography is part of the issue on this site.

Czebotar asked for a summary of the feedback. Bremer replied there is a clear indication to obtain more resident input; questions on the process to vacate the area as requested, and any tradeoffs that would relate to it; the possibility to lessen the density, and would that give opportunities to increase the side yard setback, whether each unit could have its own driveway instead of a shared connection point, the planning for an easement for a recreational trail. Berquist indicated he has not had time to review the entire proposal with the Public Works Director or staff. Hodges indicated he will bring this back to his client.

7. STAFF REPORTS

- a. Property maintenance report –Bremer indicated he has changed the report to only include the prior month's activities.
- b. Director's report – New home permits have slowed down a bit; we are still on track for where we thought we would be in regards to revenue. We are on pace for 55 new homes this year based on prior applications. There is a link in the report that Commissioners can go to and watch a video called The Missing Middle in Housing – you do not see many 4, 8 or 12 unit buildings being built as in the past.

8. SCHEDULE NEXT MEETING DATE

- a. September 21, 2020 at 7:00 p.m.

9. ADJOURNMENT.

Rupert moved to adjourn, Fischer seconded the motion. Motion carried – meeting adjourned at 9:23 p.m.

Approved