

Minutes Plan Commission Meeting

February 15, 2021

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

Members Absent:

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 January 19, 2021 Plan Commission minutes.

Czebotar called the minutes from the January 19, 2021 approved by unanimous consent.

4. PUBLIC HEARING

a. Public hearing regarding a Conditional Use Permit (CUP), requested by Northpointe Development Corp. for a three building, 49-unit residential project at Lot 56 Prairie Place Subdivision, located at the corner of Holscher Road and Broadhead Street, McFarland property zoned R-3 General Residence.

Czebotar opened the public hearing opened at 7:06 p.m.

Sean O' Brien with Northpointe Development Corp reviewed the history of the company as provided in packets with Commissioners. They currently have about 1100 units and have just started growing into Dane County. O'Brien reviewed the timeline and history of their proposal for this site. O'Brien reviewed the revisions on the project, it will be a 3 building project with 49 total units, 8 will be market rate and 37 will be age restricted for 55+. There will be underground parking, a children's play area, increased parking of 2.1 stalls per unit, and green space

including an outdoor patio gazebo area for residents. They are now collaborating and co-developing the project with DreamLane Real Estate group, owned by Lane Manning.

O'Brien reviewed the renderings and elevations for the proposal as provided in packets along with going over building materials to be used for the project. They have submitted a professional landscape plan to the Village, showing lots of new trees, plantings and shrubs on the site. O'Brien has included a copy of the grading plan in packets; there will be a bio retention pond on site.

The town homes will be eight total units with four being market rate. O'Brien reviewed the amenities included for residents along with the tax credits and timeline for the project. Northpointe will be the long-term owner of the property, they will be workforce units, this is not a rental subsidy program. They will be working with the neighbors to find a name, which better represents the neighborhood. O'Brien also reviewed, as provided in packets, what to expect in senior housing.

Czebotar had O'Brien summarized their submittal and how it meets the Conditional Use Standards with Commissioners. Green inquired on the site plan, it would appear there would be a need for a pickup and drop off site to cover the support ride services they indicated they felt would be needed for residents. O'Brien replied there is substantial parking and guests and visitors would be able to use those sites to pick up and drop off residents, the site is designed for traffic flow. Bremer indicated there was a question on tying in a sidewalk from the property to the walking path; he felt this could be discussed under business 5(b)

Czebotar closed the public hearing at 7:36 p.m.

5. BUSINESS.

- a. Discussion and possible action regarding a Conditional Use Permit (CUP), requested by Northpointe Development Corp. for a three building, 49-unit residential project at Lot 56 Prairie Place Subdivision, located at the corner of Holscher Road and Broadhead Street, McFarland property zoned R-3 General Residence.

Czebotar went through the conditional use standards one by one for the proposal and polled Commissioners on each to see if they met the conditions with substantial evidence. All items passed without objection. Bremer indicated the Police Chief and Fire Chief were in attendance if there were any questions for them, and staff recommendations for approval were based on the letter dated February 5, 2021, from the Fire Chief, and letter dated February 12, 2021 from the Village Engineer and one discrepancy where two of the handicapped stalls were shown on the plan sheets. Bremer reviewed per staff comments the required parking and what the developer has brought forward; it was the neighborhood concern when it was a

larger proposal that there would not be enough parking. Bremer felt this may be a bit too much parking and would give the opportunity to provide the turnaround per the fire departments request. Bremer reviewed a drawing showing how this could take place by having the space further north and it would help to keep the greenspace together. Dennis agreed this would be preferred, the plan as submitted does meet the ordinance.

Rogers inquired how trash pickup would work. O'Brien indicated the dumpsters would be kept underground and wheeled out of the garage on pickup day; the trucks would go down the drive to them.

Czebotar moved to approve a Conditional Use Permit (CUP), requested by Northpointe Development Corp. for a three building, 49-unit residential project at Lot 56 Prairie Place Subdivision, located at the corner of Holscher Road and Broadhead Street, McFarland property zoned R-3 General Residence. Conditioned upon:

1. Addressing recommended conditions of approval as identified in the McFarland Fire & Rescue Department staff review letter dated February 5, 2021.
2. Addressing recommended conditions of approval as identified in the Village Engineer's staff review letter dated February 12, 2021.
3. Revising the final plan sheets to show the handicap accessible parking stalls adjacent to Building #2 in the same location on all applicable site plan sheets.
4. Acceptance of removal of the eight surface stalls adjacent to the playground in order to accommodate the firetruck turnaround.

Rupert seconded the motion. Motion carried 7-0.

- b. Discussion and possible action on a site design/review application submitted by Northpointe Development Corp. for a three building, 49-unit residential project at Lot 56 Prairie Place Subdivision, located at the corner of Holscher Road and Broadhead Street.

Bremer summarized the previous action was to approve the use, there is a second permit for site design review to approve the site plan sheets, the design of the property and building design. This carries with it the same recommended conditions of approval as the conditional use permit.

Czebotar moved to approve a site design/review application submitted by Northpointe Development Corp. for a three building, 49-unit residential project at Lot 56 Prairie Place Subdivision, located at the corner of Holscher Road and Broadhead Street conditioned on those items identified in the conditional use permit. Bloechl - Anderson seconded the motion, motion carried 7-0.

- c. Discussion regarding potential use and redevelopment of 4008 Terminal Drive, pre-application meeting requested by Chad Strutzel.

Chad Strutzel – owner of Lakeland Builders in Stoughton. Strutzel indicated he is looking to purchase 4008 terminal Drive to develop into auto condominium suites. The units would be owned and not rented, for car enthusiasts to store and display their hobby, or high-end vehicles, this is not for storage of R.V's, boats or similar but for those who have high-end vehicles. Strutzel did appear at the CDA in February for a pre-application meeting with them and has considered their feedback. Strutzel feels this would fit well in the area due to the fuel type businesses in the area.

Bremer summarized this is a three property site for sale in TIF district #3. Strutzel did appear at the CDA meeting for a pre-application discussion. Bremer played a video showing Iron Gate Motor Condos in Naperville, IL, which is similar to what he would be proposing, along with a video of Iron Gate Motor Plaza, showing how the businesses, which would possibly be on the site, would fit. Bremer shared, as provided in packets, photos of similar garage/auto condominiums. Strutzel indicated he would like to create a one-stop shop for auto enthusiast, and has spoken with the builder of the Naperville property regarding construction of his proposal. People would purchase the shell and have to finish it out, Strutzel showed some of the finished condominium's at other sites. He has met with neighboring property owners and they are positive about this type of development, as it would fit in to the area along with bringing business to the area, which would benefit them. He would like to hold car shows once a month on the site, where owners can highlight their vehicles, along with bringing people into the area.

Strutzel reviewed the rough site plan as submitted in packets, he understands there are setbacks he would need to meet. He would have the auto condominiums, retail space and he would like to have a terrace for entertaining. Strutzel advised the traffic would be light during the week, few people go on weekdays, it would more active on weekends.

Bremer summarized his staff report as provided in packets, with Commissioners, including what currently is on site. Bremer reviewed the parcels, zoning, and advised all three properties are in TID #3. Bremer indicated there would need to be stormwater management area on site, there is also wetland, which would require a 75' setback, and, this would all need to be addressed in a more detailed plan. Bremer went over the future land use plan with Commissioners. Bremer summarized if this was to move forward the path would likely be a comprehensive plan amendment, a rezone permit for the woodland parcel to the C-H Commercial Highway District, a condition use permit for all three properties, a CSM or condominium plat and site design review. Bremer discussed some of the concerns or items, which would need to be met; the need for a storm water management plan, there was a wetland delineation done by the prior owner, there is no on street parking in the area and the need for emergency service vehicle access. There is no

action being taken tonight, this is for preliminary, non-binding feedback for Strutzel as part of his decision to proceed further with the project. Fischer was concerned over the removal of tree's, and what Madison's intentions were with their property in the area. Czebotar inquired of Commissioners of their thoughts, concerns or feedback. Green did not have any concerns and thought it would be a way to bring a different type of business to McFarland, Rupert concurred, he liked the concept and auto culture is a big business. Bremer discussed the site in Naperville is considerably larger than this site, Strutzel would need to work on his site plan, and see if this is something which is viable for him to move forward. Czebotar advised based on comments received it appears Commissioners are in favor of this moving forward, but there are additional planning considerations in order to bring the application back to the Plan Commission for permit approvals. Strutzel advised he understood and has meeting scheduled to work on a more detailed site plan to continue to evaluate the feasibility of the project.

7. STAFF REPORTS

- a. Property maintenance report – No comments
- b. Director's report – Bremer reviewed his report as provided in packets along with potential items for the March meeting.

8. SCHEDULE NEXT MEETING DATE

- a. March 15, 2021 at 7:00 p.m.

9. ADJOURNMENT.

Rupert moved to adjourn, Fischer seconded the motion. Motion carried – meeting adjourned at 8:34 p.m.