

Minutes Plan Commission Meeting

April 19, 2021

Members Present: Justin Rupert, Peter Bloechl-Anderson, Eric Green, Brad Czebotar

Members Absent: Tom Rogers, Bruce Fischer, Scott Peters

Staff Present: Andrew Bremer, Andrew Day, 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 March 15, 2021 Plan Commission minutes.

Czebotar called the minutes from the March 15, 2021 approved by unanimous consent.

4. BUSINESS.

- a. Discussion and possible action on a request from McFarland American Legion Post 534 for a Site Design Permit for an outdoor consumption area at 4911 Burma Road.

Bremer reviewed with Commissioners the process for businesses when they wish to expand liquor licenses by adding outdoor seating area; the site plan comes before the Plan Commission. Bremer reviewed the American Legion Post is seeking to add a 576 sq. ft. patio area with the site plan as submitted in packets. The outdoor area will connect through a door to the main lounge/bar area in the building. There are windows in the area, which will help staff to view the area when open. The Public Safety Committee met earlier this month and unanimously recommended approval, conditioned upon:

1. Installation of the emergency gate as recommended in the Fire & Rescue Staff Report dated March 26, 2021.

2. Installation of bollards, or some sort of alternative to bollards, on the east side of the proposed patio per the Community & Economic Development Director's Staff Report dated April 7, 2021.

Bremer reviewed when approving previous applications for outdoor areas, where there has been traveling or parking in close proximity Commissioners have recommended some type of barrier to minimize the potential of a future accident.

Bremer summarized per the submission in packets, the surface area will be rolled shale stone, the fencing will be four-foot high black aluminum fence.

Rob Blanchar was present, representing the Legion, he indicated they are requesting this as they have considered an outdoor area for a while, and due to the past year where they had to be shut down due to COVID-19 restrictions. He feels they meet all setbacks required; they will be digging out the proposed area and placing rock down first with the shale stone on top. They currently have lighting in the area.

Czebotar moved to approve the request from McFarland American Legion Post 534 for a Site Design Permit for an outdoor consumption area at 4911 Burma Road conditioned upon:

1. Installation of the emergency gate as recommended in the Fire & Rescue Staff Report dated March 26, 2021.
2. Installation of bollards, or some sort of alternative to bollards, on the east side of the proposed patio per the Community & Economic Development Director's Staff Report dated April 7, 2021.

Rupert seconded the motion. Motion carried 4-0.

- b. Discussion regarding redevelopment of 4810, 4818, 4902 and 4908 Terminal Drive, including a preliminary concept plan submitted by Ryan Quam for development of Waubesa Village Phases 4 & 5.

Bremer reviewed the location of the potential proposal with Commissioners. He indicated Quam has an option to purchase the single family home at 4908 Terminal Drive, the Village owns 4902 Terminal Drive, which the Village obtained with the purpose of blight removal, and future redevelopment. Quam is working on options to purchase 4810 and 4818 Terminal Drive.

Included in packets is a concept plan for a fourth and fifth phase of Waubesa Village, similar to what he has currently built, three story garden style buildings, 27 units with a mix of one and two bedrooms, and the third floor of the building having some loft units. Both buildings will have underground parking.

Bremer reviewed the location of the current buildings and the proposed buildings per the site design as included in packets, along with potential timelines, shared parking during the two phases, a potential access drive, possible road re-alignment and grading for the site with Commissioners.

Bremer indicated this is pre-application only; no action will be taken tonight. This is for preliminary feedback, addressing any potential concerns, thoughts or design issues Commissioners may have. Bremer indicated Quam met with the CDA earlier this month, as this property is located in TID #3. Some of their comments were on the sidewalks and potential reconstruction of Terminal Drive. Bremer reviewed the sample renderings of the buildings as included in packets, which are very similar to the current buildings.

Quam indicated he is continuing to have high demand for this type of apartment. The current building he has under construction should be ready by July. Quam indicated he was approached by the property owner of the southern site indicating he would be open to selling his property to Quam. Quam reviewed the grading on the current site with Commissioners. If he were to move forward with Phase IV, this would help to open up the space. He would look to have an ice rink in the winter on the site and a volleyball court in the summer for residents of the complex. The Phase IV building would have a garage door, allowing him access for equipment. Quam reviewed the stormwater pond on the site, which would be supplemented with additional rain gardens. Quam also discussed Phase V, the owner of that property is in no hurry to sell at this time, but Quam does have an option to purchase in five years, there are other requirements, which would also need to be met.

Commissioners discussed with Quam the community rental market and when it would be saturated, the possibility of mixed use in the final phase, delays due to COVID, possibility of part of the project being affordable housing, TID funding for Phase IV and Phase V and the possibility of an overlay district.

Quam felt this style is successful due to people wanting to be in the school district, closeness to bike trails and the water; he attracts residents looking to be close to outdoor activities. Quam indicated he has not gotten into the details of Phase V; there might be a possibility for mixed use if he could find a tenant for the north side.

Bremer inquired of the timeframe for leasing in the Humble Oaks project. Quam responded many were leased before the project was complete, the rest he believes filled within the next two – three months. He has noticed most residents like to move in June and July.

Czebotar inquired if Quam was still on track for the rest of the development of the Humble Oaks property a few blocks away on Terminal Drive. Quam replied

Village committees and staff directed him that the second phase is to be commercial. The way the economy is now apartments are in demand, the demand for commercial property has slowed down. He is marketing the site and would hope to move Quam Engineering there some day. He has also been doing prep work on the site; however, there is not a lot of commercial interest at this time. He is going to install volleyball sites temporarily on the Terminal Drive site for his tenants to use. He is not able to build another apartment building on the Terminal Drive site, as there is currently a house there. Czebotar inquired with the house there, is there no longer a plan to build an apartment on the site. Quam replied he is still planning to build an apartment on that portion of the site, he currently has an agreement with the homeowner where they can live there rent-free for as long as they wish, they may be there for five to ten more years. Once they move he has the option to take out the house and move forward with the apartment building.

7. STAFF REPORTS

- a. Property maintenance report – no comments
- b. Director's report – Bremer reviewed his report as supplied in packets

8. SCHEDULE NEXT MEETING DATE

- a. May 17, 2021 at 7:00 p.m.

9. ADJOURNMENT.

Rupert moved to adjourn; Bloechl-Anderson seconded the motion. Motion carried meeting adjourned at 7:39 p.m.