

**Minutes
Plan Commission
Meeting
August 16, 2021**

Members Present: Scott Peters, Eric Green, Carolyn Clow, Chris St. Clair, Chris Reynolds

Members Absent: Tammy Olson, Peter Bloechl-Anderson

Staff Present: Andrew Bremer, Andrew Day, Karen Knoll, Kong Thao

1. CALL TO ORDER

Clow 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 19, 2021 Plan Commission minutes.

Clow moved to approve the July 19 2021 Plan Commission minutes. St. Clair seconded the motion. Motion carried 4-0-1 with Reynolds abstaining

4. PUBLIC HEARING

- a. Public hearing regarding Ordinance No. 2021-08, An Ordinance Rezoning 5411 Bashford Street, McFarland, WI from Central Commercial (C-C) to Planned Development Infill – General & Detailed Plan Approved. Rezoning requested by 5411 Bashford LLC, Dan and Meg Chin.

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

Clow explained the new practice of holding the public hearing, and then voting on that item at the next meeting. They will be holding a special hearing on Wednesday September 1, 2021 at which they will vote on this project.

Bremer summarized this project was previously approved as a Conditional Use Permit on March 15, 2021 as a two story mixed use building with two ground floor commercial units, and three second story two bedroom apartments. The project has been progressing through its other approvals as needed. While working on plans for state approval the applicants learned, they would need an elevator for the apartments. The applicants reviewed their options and have decided to convert the smaller commercial ground floor unit into a one-bedroom ADA complaint rental unit. This exceeds the density maximum for a CUP in the Central Commercial District. Bremer explained the density requirements and the alternative would be to

seek rezoning to Planned Unit Development, as there is not density maximum, but many similar characteristics to the CC zoning. The PUD zoning allows the standards to be set through the planning process.

Bremer reviewed the plans, and the minor changes, the majority of the proposal has remained the same from the March 15, 2021 approval, along with reviewing his review and report as included in packets. The Chin's indicated they had nothing to add to the proposal.

With no one from the public desiring to address the Plan Commission, Clow closed the public hearing at 7:13 p.m.

5. BUSINESS

- a. Presentation and discussion by Steve Steinhoff, Capital Area Regional Planning Commission, on the Regional Development Framework and Bill Schaefer, Greater Madison Metropolitan Planning Organization, on the Regional Transportation Plan 2050 Update.

Clow indicated there are Village Board members present at this time, there is no action going to be taken tonight, this is only so Village Board members can hear the presentation with the Plan Commission members. They will be allowed to ask questions once the presentation is completed.

Steve Steinhoff from CARPC provided a presentation on the Regional Development Framework (RDF). The RDF is a regional advisory land use plan that includes six strategies: Focus Growth in Centers & Corridors, Prioritize Growth in Already Development Areas, Plan Areas for Business Growth, Plan Traditional Neighborhoods, Protection of Important Natural Resources, and Preservation of Farming Areas. Bill Schaefer from the MPO provided a presentation on the Regional Transportation Plan 2050 Update, which is currently under development. The RTP sets the framework for the future of transportation investments in the Madison region. Schaefer indicated he would be happy to provide another presentation to the Plan Commission later in the MPO's planning process once more data and preliminary recommendations become available.

Steinhoff and Schaefer took questions from Commissioners and Village Board members.

- b. Discussion regarding a conceptual site plan for a potential residential condominium subdivision, submitted by Urso Bros. LLC for 3408 & 3418 Elvehjem Road, and Lot 3 of CSM 15493, McFarland, WI.

Bremer provided background of the site. It was annexed in the fall of 2019 and temporarily zoned A-1 Agricultural Transition district. Urso also purchased some property across AB, which is identified as Lot 3 of CSM 15493, there is information

in packets on this, and this site is included in the concept. Urso appeared approximately one year ago for a pre-application, at that time was considering potentially 32 duplexes, 64 total units. Bremer reviewed the feedback from that meeting with Commissioners. Tonight is a pre-application meeting, there are items listed in the staff report, which Commissioners can comment on and provide initial feedback. Steve Peck of Epcon Communities introduced his company, they have been in business since 1986 and only build in the 55+ empty nest market. They spend all their research and development creating home plans for this buyer. They are in approximately 22 states having built over 30,000 homes in over 400 communities. Kevin Urso of Urso Bros., LLC indicated they are currently finishing the Park View Estates, and working on the former schoolhouse on the corner of Siggelkow and Holscher Road. Urso reviewed the timeframe on the properties being discussed tonight. They originally were looking at all duplexes, and have spent the last year researching in many communities what the market is looking for, this is how he came across Epcon, in the Appleton area. Urso indicated he has done more research on both the housing market and on Epcon. Peck summarized the aspect of their communities, which about 40% are the lock and leave aspect, where residents winter in a warmer climate. Peck reviewed as submitted the Elvehjem Acres preliminary design, upscale single story living with no steps, the wetland and amenities to the site. Their average buyer is about 66 years old; there is walkability in the community and little impact on the school systems. Buyers normally are looking to have a smaller home than they currently are in, or, a home where they have less maintenance, thus opening up the market for buyers of their current homes. Peck reviewed floor plans, exteriors, layout designs, and site plan for the community with a proposed clubhouse, pool and pickle ball court along with the undisturbed wetlands. The density is overall 2.2 dwelling units per acre. Maintenance will be handled by a Homeowners Association through monthly dues.

Commissioners discussed the proposal, including the price point, which would run upper \$300,000 to lower \$400,000 for the detached; the multi-family would run a little less. There are three models that would fit on any footprint, each home would have amenities and upgrades the buyers could select which causes a variance in price. In the proposal, they are showing all ranch style, even the multi-family, as buyers want to get away from homes with stairs in that age bracket, and they want to be able to safely age at home. A townhome style would have a smaller footprint, but would have multi-level and stairs; they would be narrow and taller. The smallest model is 1550 sq.ft. with options to go up to 3000 sq. ft. All are two bedroom two bath homes, with the options of a third bedroom and bath on an upper level, which raises the elevation, and design of the home. They would be 55+ but not age restricted, it is legal issue for how the condominium association documents are drawn up, making them much more restrictive. Peck stated there are instances where they will age restrict, it has never really been an issue for them and their buyers due to how the community lives. Basketball courts, trampolines etc. are not allowed, and due to the layouts, there is not room for equipment such as that. The

yards are kept small so the HOA is responsible for maintaining them. It has a lot to do with who would feel comfortable living in them.

Bremer asked them to speak about other developments, and how much of the other developments end up with the larger units, is it mainly based on buyer choice. Peck advised the reason they show the largest unit on every site is due to engineering practice, when working with the buyer they want to have the flexibility to be able to sell any of the models on any lot. The medium range homes are sold about 50% of the time, the largest is about 30% and the smallest about 20% of the time. St. Clair would like to see something more like the Veridian Rosewood Fields upcoming development with larger and smaller lots, some homes that have rear alleys and smaller streets, more diversified. He does like the plan, and the idea of bringing more senior type living to the area. Bremer showed the Rosewood Fields subdivision plat to Commissioners, showing alley loaded home sites and some duplexes. Bremer pointed out with Rosewood Fields, the choice was built-in. Bremer inquired, in prior developments do they have a set ratio of sizes they would like to sell for example 10 – 20% of the smaller model. Peck indicated they try to let the market decide what is built, with the proposed duplexes; they are already in that range. He can get market data showing the number of which models have been sold this year, they generally like to let the buyer dictate what houses go in a development.

Bremer reviewed the parks, and recreational paths, which will be going into the area with Commissioners per information provided in packets. He also reviewed the wetlands as indicated in the proposal submittal.

7. STAFF REPORTS

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

8. SCHEDULE NEXT MEETING DATE

- a. September 1, 2021 at 6:00 p.m.

9. ADJOURNMENT.

Clow moved to adjourn, Reynolds seconded the motion. Motion carried, meeting adjourned at 9:08 p.m.