

**Minutes
Plan Commission
Meeting
November 15, 2021**

Members Present: Scott Peters, Eric Green, Christopher Reynolds, Carolyn Clow, Peter Bloechl-Anderson

Members Absent: Chris St. Clair, Tammy Olson

Staff Present: Andrew Bremer, Karen Knoll, Kong Thao, Patrick Heasty

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 October 18, 2021 Plan Commission meeting minutes.

Clow moved to approve the October 18, 2021, Plan Commission minutes.
Reynolds seconded the motion. Motion carried 5-0.

4. PUBLIC HEARING

- a. Public hearing on a Conditional Use Permit requested by Kwik Trip to construct a new gasoline station and convenience store at 4015 Terminal Drive, property zoned C-H Commercial Highway.

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

Troy Mleziwa –Kwik Trip Real Estate, LaCrosse, WI
Brad Fry, Director of Retail construction for Kwik Trip, LaCrosse, WI

Fry indicated they are proposing the newest footprint, which is the Generation III store to be located at the intersection of Terminal Drive and U.S. Hwy 51, it is the design they have been building most recently. They feel it offers them the ability to diversify their uses and offerings to the community. Fry indicated they view themselves as a small grocery store. The store would be approximately 9100 sq.ft. Fry reviewed the layout of the proposal with Commissioners from the proposal as

included in packets. Fry went over the access points for autos, and semi-trailers, they are also proposing adding diesel vehicle parking stalls on the east along with car parking on the west. Fry reviewed the site design along with the signage, canopies, landscape plan and design of the building as included in packets. Construction would possibly start fall of 2022 or spring of 2023 depending on the current owner and lessee of the site.

Mleziwa advised Kwik Trip has been in McFarland for a few years at their current site. They view this as an opportunity to redevelop the Terminal Triangle District, and feel their proposal would increase the greenspace of the site and this would provide services they currently are not able to provide at their current site.

Reynolds inquired about this being a truck stop rest area for the use of the eight stalls proposed, is this going to be short-term parking or more of a long-term parking for trucks. Mleziwa felt it was an opportunity for both use of the store and those who need overnight parking, they do not feel this would be a truck stop facility, as they do not provide showers, lounge or facilities for truck drivers. They would probably have some overnight parking along with those parking short term to shop. Reynolds inquired on the security to monitor the overnight parking locations. Fry replied they would have state of the art camera monitoring systems installed on site; the co-workers along with a camera system would monitor it, along with recording. The proposed facility would be open 24 hours a day.

Clow inquired on the additional amenities offered at this site that are not offered at the current location, and what do they expect will happen with the current location. Mleziwa advised there would be a carwash integrated into the building footprint, trailered or longer vehicles to fuel. Fry indicated inside they will have expanded food service offerings, a sit-down area both inside and outside areas for eating the food items purchased in the store. Reynolds inquired if there was any direct access to Hwy. 51. Fry replied there would be no direct access to Hwy. 51 from this facility.

Bruce Gabert – 5211 N. Autumn Lane – Spoke in opposition to the project
Robert Kowalke – 3388 Swinborne Drive – Spoke in opposition to the project
Dakota Wernet - 4716 Dale Street, #4, McFarland – Spoke in opposition to the project.

Gurmail Mangat - 4702 Dustin Lane – spoke in opposition to the project
Todd Waller – 800 W. Broadway, Suite 400, Monona – indicated he has been the representative of the property at 4015 Terminal Drive for 15 years– spoke in favor of the proposal.

Concerns included vehicle traffic, pedestrian traffic, public safety, traffic accessing the area, congestion of traffic already in the area, current issues with tanker traffic already in the area backing up traffic so you are unable to get onto Hwy. 51 from this interchange, increased traffic on Terminal Drive. Has a traffic count been done

and will one be done based on increased traffic if this built, what will keep traffic from cutting through areas, the vision triangle at the driveways. Currently McFarland has four gas stations, already a gas station near this location (Citgo), potential pushing out of a minority family owned business (Citgo), loss of jobs and income for a family business (Citgo), allowing a monopoly in the area on service stations. A store such as this is better suited for the interstate rather than a small interchange, public safety issues with a 24-hour store and overnight parking and the issues that come with overnight/truck stop like parking.

Knoll read emails received into record from:

Buck Hogoboom – in opposition

Grant and Lori LaPlant – McFarland - in opposition

Susan Wendricks - Madison – in favor

Ryan Losby - McFarland – in favor

Renea Dettman - McFarland – in opposition

Andrea Anderson- McFarland – in opposition

Richard DeYoung - Fitchburg – in favor

Fredric DeVillers – in opposition, who later submitted an email rescinding his opposition

Mleziwa responded to some of the concerns brought up at the meeting. Fry also responded to questions and concerns.

Bremer indicated a traffic study is not required under Village ordinances; however, the Plan Commission can require one to be completed if deemed necessary under the conditional use approval process. The timing of the traffic lighting controls at Highway 51 is determined by the DOT. Bremer inquired if Commissioners had any questions or responses to the submission or to staff comments. Commissioners commented on their views on the submission and indicated if they had any questions or concerns. Clow asked of Bremer to follow up with the DOT to see what their process is for determining if something different needs to happen with the lights, and if it would affect in any way the construction process, as the control of that intersection in the DOT's responsibility. Clow indicated there is a DOT U.S. 51 Corridor Public Information meeting on Thursday November 18th at the Municipal Center and from 4:00 – 6:00 p.m. pertaining to Hwy. 51 from Stoughton to McFarland.

Clow indicated this item will be on the December 20, 2021 Plan Commission meeting. Clow closed the public hearing at 8:05 p.m.

- b. Public hearing regarding Ordinance #2021-11: an ordinance to amend the zoning code and related code provisions regarding the requirements for a vision triangle at corner lots.

Clow opened the public hearing at 8:07 p.m.

Bremer indicated this item came up as staff felt there were areas that needed to be clarified in the code. Street line is not a clear description nor a defined term in the municipal code. Bremer summarized the submitted proposal and code changes as included in packets. This ordinance change proposal was reviewed at the recent Public Works and Public Utilities and the Public Safety meetings, who all recommended approval with some minor changes. All committee recommendations will go to the Village Board at their January 10, 2022 meeting. Bremer discussed the proposal with Commissioners.

Clow closed the public hearing at 8:17 p.m.

5. BUSINESS

- a. Presentation by Oliva Parry regarding the Dane County Housing Initiative and the Dane County Regional Housing Strategy.

Olivia Parry, Senior Planner from the Dane County Planning and Development Department gave a presentation on the Dane County Housing Initiative covering affordable and workforce housing along with market rate and workforce affordable housing. Parry also reviewed the County's upcoming Regional Housing Strategy project. Parry shared her presentation with Commissioners. (Let the record show the presentation was recorded and is available for future viewing as part of the meeting).

- b. Presentation and discussion regarding the 2023 Dane County Hazard Mitigation plan and the draft Village of McFarland mitigation worksheets.

Bremer summarized Thao has been working for the Village on several worksheets related to the Dane County Hazard Mitigation Plan update. Sara Husen and John McLellan are here from the county to give an overview. Husen gave a presentation on the Dane County Emergency Plan covering what is mitigation, what has been accomplished, and what will be coming in the future. Husen shared her presentation with Commissioners. McLellan summarized the process and moving forwards the resolution and adoption, FEMA requires plans be adopted by resolution. This is a collaborative effort between Dane County and over 30 municipalities (Let the record show the presentation was recorded and is available for future viewing as part of the meeting).

Thao summarized it was a very straightforward process and if anyone is in need of information they can email him and he would be able to assist them.

6. STAFF REPORTS

- a. Property Maintenance Report – no comments

- b. Director's Report - Bremer reviewed his report as provided in packets.
- 7. SCHEDULE NEXT MEETING DATE.
 - a. Monday December 20, 2021 at 7:00 p.m.
- 8. ADJOURNMENT.

Clow motioned to adjourn, Reynolds seconded the motion. Motion carried 5-0.
Meeting adjourned at 9:20 p.m.