

Plan Commission Minutes April 18, 2022

Members Present: Carolyn Clow, Scott Peters, Christopher Reynolds, Peter Bloechl-Anderson, Chris St. Clair (arriving at 7:04 p.m.)

Members Absent: Tammy Olson, Eric Green

Staff Present: Andrew Bremer, Karen Knoll, Kongpheng Thao

1. CALL TO ORDER

Clow called the meeting to order at 7:02 P.M.

2. PUBLIC APPEARANCES.

None.

3. APPROVAL OF MINUTES.

- a. Review and possible approval of the March 21, 2022 Plan Commission meeting minutes.

Clow moved to approve the March 21, 2022 Plan Commission minutes. Reynolds seconded the motion. Motion carried 4-0.

4. PUBLIC HEARING

- a. Public hearing on a request by Waubesa Shores Condos, DBA Beach House Properties, LLC for approval of Amendment No. 2 to Declarations of Condominium for Waubesa Shores Condominiums relating to changes to electrical room, storage room locations, and parking spaces for the development located at 5600 - 5604 Lake Edge Road, McFarland, WI. The property is zoned Planned-Development Infill Detailed Plan Approved.

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

Bremer reviewed the history of the project as included in packets. This is a small amendment that does not add anything to the building or the site; it does change some of the underground areas as outlined in packets. The general changes are to one parking area, the storage area and some electrical changes, as well as some outdoor parking stall from deeded ones to common use parking stalls.

Aaron Reungpinyophun – 1 Matson Court, McFarland WI representing Waubesa Shores Condos advised Commissioners that Bremer had described the request thoroughly; the condominium owners have been notified and given their approval as well as any of the lenders.

Jim Opoien – 5604 Lake Edge Road #105, McFarland - President of the condominium association indicated this is more of a clarification process and they have approval of the condominium association as well as the lenders.

Clow closed the public hearing at 7:12 p.m.

- b. Public hearing on Ordinance 2022-05: An Ordinance Adopting an Amendment to the Village of McFarland Comprehensive Plan for 5979 Siggelkow Road, McFarland, WI. Requested by Urso Bros, LLC to amend the Future Land Use designation from Institutional and Governmental to Mixed Use/Flex Commercial.

Clow opened the public hearing at 7:13 p.m.

Bremer summarized and reviewed there are three separate public hearings tonight which are part of the one proposal for this property, along with reviewing the history of this proposal with Commissioners per his report and the submittal as included in packets.

Bremer shared the current Comprehensive Plan with Commissioners as well as the proposed change, and how this would work if approved. Bremer also reviewed the CSM as included in packets, and the dedication of approximately 15,000 sq. ft. which would be dedicated to the public, along with the site plan as provided. The site plan shows the retention pond, driveway reconfiguration and the additional landscaping being proposed.

Bremer discussed the uniqueness of this site and how it is on well and septic. As part of the consideration for the PD zoning the well and septic would be abandoned and the building would be put on municipal sewer and water. Bremer indicated they are currently discussing at a staff level with Urso, the potential for a one-parcel rehabilitation conservation TID for this site. If it moved forward, it would go through the CDA and Village Board.

Kevin Urso - 4720 Farwell Street, McFarland Urso indicated the CSM along with bringing in municipal sewer and water are more of a cleanup of items, which could have been handled when the property was annexed. Urso indicated they have no issue with taking care of these items; they are not items, which are unique to their proposal, but items that have been there for years.

Melissa Hunt with Vierbicher – 999 Fourier Drive, Madison – indicated she is available to answer any questions.

Commissioners discussed the proposal as submitted along with other approvals needed for this project, the possibility of a TID, the historic nature of the building, and the possibility of rental space in the future.

Clow closed the public hearing at 7:29 p.m.

- c. Public hearing on Ordinance No. 2022-08, an Ordinance Rezoning 5979 Siggelkow Road, McFarland, WI from A-1 Exclusive Agriculture to PD-I Planned Development Infill, General and Detailed Plan Approved. Rezoning requested by Urso Brothers, LLC.

Clow opened the public hearing at 7:30 p.m.

Bremer indicated included in the packet is the general and detailed plan along with the applicant's responses to the Planned Development Infill standards. Staff had a few questions, and was looking for clarification for how the trash collection would be handled, and the snow removal on the site. Bremer indicated the described uses would be office space.

Urso indicated they do not create a lot of garbage at their current site, and it is handled off site. In addition, there will be plenty of space on the site for snow removal. Urso advised they would look into the potential for the need of dumpsters in the future. Bremer stated they could consider aiding it to the General and Detailed Plan with further discussions on if you would build it right away or later. This would avoid a plan amendment in the future.

Clow closed the public hearing at 7:35 p.m.

- d. Public hearing on a Certified Survey Map (CSM) requested by Urso Brothers, LLC for the purpose of dedicating approximately 15,089 sq. ft. for roadway purposes at 5979 Siggelkow Road, McFarland, WI.

Clow opened the public hearing at 7:36 p.m.

Bremer wanted to add a note to the base of the CSM, likely on page 2 of 4 "to be abandoned" in reference to the existing septic and well. Bremer indicated he discussed this proposal earlier in the meeting.

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

- e. Public hearing on a request by A & J Vans Inc., DBA A & J Mobility regarding Ordinance No. 2022- 07, An Ordinance Rezoning Lands in the Village of McFarland at 4603 Triangle Street, McFarland, WI from C-P Commercial Park to C-H Highway Commercial.

Clow opened the public hearing at 7:39 p.m.

Bremer summarized the proposal as included in packets. Bremer indicated this proposal also has multiple public hearings tonight. A & J mobility is an existing business in McFarland located at 4125 Terminal Drive along USH 51.

Cory Kupsh of A & J Vans, Inc. Reviewed their history and indicated they have been looking for a new location in McFarland for their business due to having outgrown their current location.

Bremer advised included in packets is the staff review of the differences between Commercial Highway and Commercial Park districts. Bremer reviewed the Comprehensive Plan as it relates to the proposal. Bremer discussed what rezoning means for the potential future of this site. If A & J Mobility were to ever leave the location, what other types of business may be introduced. Bremer referred to the tables as included in packets and reviewed them with Commissioners.

Commissioners questioned the potential the sales of vehicles and the number of vehicles on site at any time. Kupsh indicated they are classified as a car dealer per the State of Wisconsin, they provide a service, which is “on wheels”. They would anticipate no more than 20 – 25 total at most on display. They are not the typical car dealership; they do not put up banners, flags, large numerals in the windows. They only do mobility mechanical work on site, any bodywork is done out of their home office, there is no intent to do any bodywork at this site. The work they do is for vehicles with wheelchair accessibility, and light servicing as needed. Clow inquired of Bremer under item 4 (f) for this proposal, would we be permitting uses of auto repair if we permitted this zoning. Bremer replied, yes but there are options if this is a concern for Commissioners. The Village can make the CUP run with the occupant rather than the land. Bremer went over other options with issuing a CUP. Commissioners also reviewed changing the zoning along with having this property zoned differently than its adjoining properties. Bremer went over the staff review process in coming to the conclusion this would be the best option. Bremer indicated there would be a site design permit required for the changes to the building the applicant is looking to make in adding overhead doors. That will be coming before the Plan Commission in May.

Clow closed the public hearing at 7:57 p.m.

- f. Public hearing on a Conditional Use Permit (CUP) requested by A & J Mobility for a mobility auto retail sales and service business, at 4603 Triangle Street, McFarland, WI.

Clow opened the public hearing at 7:59 p.m.

Bremer reviewed the application with Commissioners; the applicant’s responses to the Conditional Use Standards are included in packets. Staff has reviewed them and

A & J Mobility did reply responses to all questions, which staff felt, were adequate, staff does not have any additional comments at this time, the majority of the presentation was covered at the previous public hearing under 4(e).

Clow closed the public hearing at 8:01 p.m.

5. BUSINESS

- a. Discussion and possible action on a site design review permit submitted by Spartan Bowl, for an approximately 3,000 square foot seasonal outdoor consumption and sport activity area at 4711 Farwell Street, McFarland, WI

Bremer indicated Spartan Bowl is looking to add a seasonal outdoor consumption and sport area for beanbag leagues. Located in the front of the building on the northeast corner of the property. The Public Safety Committee reviewed the application on April 10, 2022; they recommended approval to the Village Board with the same set of conditions as are in the staff report as provided. Bremer reviewed the location options staff looked at with the applicant for this proposal.

Mary Conklin – the general manager for Spartan Bowl, 5411 N. Cook Street, McFarland and Rob Bloxham 5718 Norfolk Drive, Fitchburg is the field supervisor for KPM and the liquor agent for Spartan Bowl. Bloxham reviewed their application with Commissioners as included in packets.

Bremer reviewed the application as submitted showing representative images of the fencing, the original site plan, and the amended area, which will not allow vehicles the opportunity to drive around the proposed area. Bremer also reviewed the recommended conditions of approval for the request and parking with Commissioners. St. Clair inquired of Bremer, is the condition of the pavement part of the application. St Clair felt it is in rough condition. Bloechl-Anderson agreed and felt it needs to meet ADA guidelines in the activity area. Bremer inquired of Bloxham and Conklin if they had any input into these concerns. Bloxham replied they would be ADA accessible and meet fire code. He understood the concerns over the condition of the parking lot and intend to do what they can to make it better. St Clair discussed what he felt is needed and what should be required to correct the areas of concern. Bremer suggested, upon reviewing photos of the site taken by staff, there are some potholes, which should be patched to avoid a trip hazard in the outdoor area. Peters concurred with that suggestion; there should be a requirement of safety prior to the establishment of games. Bloxham advised they have no issue taking care of the potholes, they had hoped to do more than that this year, and sealcoat next year. Bremer reviewed the parking layout, and traffic pattern of the proposal with Commissioners.

Kitty Brussock – 6214 South Court, McFarland – indicated she is the owner of 4712-4714 Burma Road, McFarland. Brussock expressed concerns over the noise

level, hours and ongoing issues with the bowling alley due to patrons cutting through their yards, littering, and causing noise issues. Brussock was also concerned over any changes to the parking lot causing runoff onto her and neighboring properties.

Clow asked for clarification of the hours of operation. Bremer replied it would be 11:00 a.m. – 9:00 p.m. This request does not include any amplified noise, any additional outdoor lighting, and they will also be installing cameras to monitor the area. Bremer clarified the hours of operation for an outdoor consumption area per Village ordinances with Commissioners.

St. Clair moved to approve the request for a site design review permit submitted by Spartan Bowl, for an approximately 3,000 square foot seasonal outdoor consumption and sport activity area at 4711 Farwell Street, with the conditions of

1. Adequate ingress/egress for the areas as required by the McFarland Fire & Rescue Department.
2. Installation of security cameras for the outdoor consumption area.
3. Installation of jersey barriers on the north and south side of the proposed outdoor area.
4. Seasonal limits placed on when the outdoor consumption/sporting activity area can be set-up to avoid conflicts with the “traditional” bowling league season. Recommendation is to limit the outdoor area from May 1st through August 31st.
5. Applicants to fill the potholes within the proposed 50’ x 55’ area.

Clow seconded the motion. Motion carried 5-0.

- b. Discussion and possible action on a site design review permit submitted by Rub a Dub Dub to expand the off-street parking lot. Property located at 5315 Paulson Road, McFarland, WI.

Bremer summarized the permit application as included in packets for a small driveway addition at 5315 Paulson Road. This will add additional off street parking which will primarily be used 2 weeks out of the year, in May and again in August when Lazy Bones is providing storage services to college students as part of their business. It will also be additional onsite parking for the businesses at this site. This is to clear up the problem of them parking their box trucks on the street overnight, which is not allowed under Village Ordinance, and the Village is looking at a potential redesign of Paulson Road. Bremer reviewed with Commissioners the site plan submitted as submitted.

Reginald Mathelier -5315 Paulson Road – owner of Lazy Bones, and partial owner of the building. He advised Bremer summarized their submittal well, they offer a pick-up and delivery storage business which operates about 10 days in the spring and 10 days in the fall. They need an area to park the approximately 15 moving trucks rather than parking on the road. They have tried to work with neighboring

properties but need the additional space and want a solution to work for them and the neighboring properties at an affordable price to them.

Blake George – Lee & Associates – indicated he was part of the submittal team when Lazy Bones moved their business into the site. Summarized his history with the site and business. George feels they can get the gravel in place before the May move but the paving may not be done until the August move.

St. Clair asked of Bremer if the Village Engineer has any concerns with this, and the potential reconstruction of Paulson Road. Bremer responded he specifically discussed that with the Village Engineer and it was indicated he did not see any issues with the proposal.

Clow moved to approve a site design review permit submitted by Rub a Dub Dub to expand the off-street parking lot. Property located at 5315 Paulson Road, McFarland, WI. as submitted conditioned upon obtaining a driveway permit from the Building Inspector. Peters seconded the motion. Motion carried 5-0.

c. Discussion regarding East Side Neighborhood Plan update.

Clow reviewed the consideration of the placement of the updates for the East Side Neighborhood Plan on the agenda for meetings.

Bremer reviewed the update as included in packets, the project website, how to stay informed of the plan and the community survey with Commissioners. The survey will be available May 3rd through May 29th. There is an article in the Outlook going out May 5th through the McFarland Thistle that will be delivered to all households in the McFarland zip code.

Bremer reviewed upcoming meeting discussions, where the consultant is in relation to the process and indicated there will be a joint meeting between the CDA and Plan Commission on Thursday June 23, 2022 at 7:00 p.m. to discuss the draft housing and market analysis with the consultant. Included in packets is a draft copy of the community survey. Bremer reviewed the draft with Commissioners, discussed comments and questions, and indicated he will be providing the feedback to the consultants.

6. STAFF REPORTS

- a. Property Maintenance Report – No comments
- b. Director's Report - Bremer reviewed his staff report as provided in packets along with upcoming meeting items and the next meeting is the start of the new schedule with Plan Commission meetings on the third Tuesday of the month.

7. SCHEDULE NEXT MEETING DATE.

- a. Tuesday May 17, 2022 at 7:00 p.m.

8. ADJOURNMENT.

Peters motioned to adjourn, Reynolds seconded the motion. Motion carried 5-0.
Meeting adjourned at 9:12 p.m.