

## **Plan Commission Minutes June 21, 2022**

**Members Present:** Carolyn Clow, Chris St. Clair, Scott Peters, Peter Bloechl-Anderson, Kathleen Pakes

**Members Absent:** Tammy Olson, Christopher Reynolds

**Staff Present:** Andrew Bremer, Karen Knoll, Kong 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 May 17, 2022 Plan Commission meeting minutes.

Clow moved to approve the May 17, 2022 Plan Commission minutes. Pakes seconded the motion. Motion carried 5-0.

### **4. PUBLIC HEARING**

None

### **5. BUSINESS**

- a. Discussion and possible action on a Certified Survey Map (CSM) requested by Groundswell Conservancy for the purpose of separating one lot into two at 3985 Mahoney Road, Town of Dunn WI. The property is currently zoned NR-C and RR-4, Dane County Zoning.

Bremer summarized this request came before the Plan Commission and a public hearing was held at the May 17, 2022 meeting. It is an extra territorial jurisdiction CSM review. Dane County and the Town of Dunn have approved the CSM. This is to separate the property that the home is on from the wetland property. Groundswell Conservancy will then acquire the wetlands, which abut the adjoining land they currently own.

Clow moved to approve a Certified Survey Map (CSM) requested by Groundswell Conservancy for the purpose of separating one lot into two at 3985 Mahoney Road, Town of Dunn WI. as presented in packets. St. Clair seconded the motion. Motion carried 5-0.

- b. Discussion and possible action on Resolution No. 2022-11, a Resolution Approving Planned Development Infill District-Detailed Plan for Phase 2 of the Atwater Development, 4719 Farwell Street, McFarland, requested by Lakestone Holdings LLC.

Bremer summarized there was a public hearing at the May 17, 2022 Plan Commission meeting, and adjustments have been made since that meeting. Including the amount of siding, the corner facades, updates with awnings and windows. Bremer reviewed the staff reports as included in packets with Commissioners. Bremer would like to see an additional bike rack, closer to the entrance of the building; it is encouraged but not required. Bremer discussed the design of the patio and privacy wall options with Commissioners, along with the process of adding them this time, to avoid having Lakestone Holdings come back to the Plan Commission later, or if there is an application for an outside drinking area at one of the units. Bremer asked for clarification, on the renderings and site plan regarding the option for multiple sidewalks, yet only one is shown on the site plan, and, clarification on the drive-through is it intended to include a separate order station, or will customers be ordering directly at the window. There is currently no additional order station shown on the plans.

Brett Riemen – of Lakestone Holding LLC indicated their tenant for the end unit would like to see the additional bike stand, and there will be an additional ordering station, they have not selected a location and are looking at what would be the best location to minimize blocking the sidewalks to pedestrians. Brian Spanos – Lakestone Holdings, LLC inquired is the location something that would be approved by staff or do they have to come back to another meeting. Clow inquired of Bremer at what point do they need to amend their site plan, can it be done as part of the approval tonight. Bremer indicated it is at the Plan Commissions discretion, and reviewed the timeline on the approvals for this project. Bremer indicated his reasoning as to why the patio area and privacy walls can be approved as part of the site plan at this time whether it is built for each tenant or not. Commissioners discussed the options on having all the patio areas built at once, or as the project progresses. Nick Badura with Sketchworks Architecture LLC reviewed the submittals and designs with Commissioners. Spanos inquired if one unit did not want their patio space can they lease it to a neighboring unit and not put up the dividing wall. Bremer responded it is not that they could not do this, but it would come into question if there were an alcohol license at one unit allowing the ability to take alcohol into a different unit, which did not have a license. That is primarily something the Public Safety Committee handles. Commissioners discussed outdoor

drinking establishments in general, what is required by the holder of the license, along with emergency exits.

Clow polled Commissioners if there was any feedback they were wishing to provide. Clow felt Lakestone Holdings LLC has proper direction on what is needed to move forward at this time

Clow moved to postpone action on Resolution No. 2022-11, a Resolution Approving Planned Development Infill District-Detailed Plan for Phase 2 of the Atwater Development, 4719 Farwell Street, McFarland, requested by Lakestone Holdings LLC. until the July 19, 2022 Plan Commission meeting. Pakes seconded the motion. Motion carried 4-0. (with St. Clair leaving the meeting at 7:27 p.m.)

- c. Discussion and possible action on a recommendation to the Village Board on a request by Veridian Homes Rosewood Fields LLC for approval of Amendment No. 1 to the Development Agreement for Rosewood Fields.

Bremer summarized the history of the Rosewood Fields, LLC development. This is for Phase II, which would be about 22 single-family homes. The Development Agreement with the Village stipulates anytime they want to start the next phase they have to come back and amend the Development Agreement, along with receiving approval of the amendment. Bremer reviewed the amendment to the Development Agreement as included in packets.

Clow moved to approve a recommendation of approval to the Village Board on a request by Veridian Homes Rosewood Fields LLC for approval of Amendment No. 1 to the Development Agreement for Rosewood Fields. Peters seconded the motion. Motion carried 4-0.

## 6. SCHEDULE NEXT MEETING DATE.

- a. Thursday June 23, 2022 at 7:00 p.m. - Joint CDA/Plan Commission meeting
- b. Tuesday July 19, 2022 at 7:00 p.m.

## 7. ADJOURNMENT.

Clow motioned to adjourn, Pake seconded the motion. Motion carried 4-0. Meeting adjourned at 7:43 p.m.