

Working Draft Plan Commission Minutes July 19, 2022, at 7:00 P.M.

Members Present: Carolyn Clow, Peter Bloechl-Anderson, Scott Peters, Chris Reynolds

Members Absent: Kathleen Pakes

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER

Chair Clow called the meeting to order at 7:00 P.M. Chair Clow provided an explanation of the current vacancies regarding the Plan Commission's members.

2. PUBLIC APPEARANCES.

None.

3. APPROVAL OF MINUTES

- a. Motion to approve the Minutes of the June 21, 2022 meeting.

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

4. PUBLIC HEARING

5. BUSINESS

- a. Discussion and possible action on a Site Design Review Permit amendment submitted by Louis Cheramy, Bizy Lou LLC, for the Park Wood Condominium located at 4719-4747 Lorraine Way, McFarland, WI.

Bremer provided summary of the past activity concerning this agenda item and the actions made by the Plan Commission mostly concerning March 21, 2022 when the Plan Commission postponed action on the site design amendment request and then at the May 17, 2022 Plan Commission meeting denied the request. Reynolds inquired on the reasoning why the Condo Association board changed their mind. David Franchek, President of the Park Woods Condominium Owners Association and resident at 4739 Lorraine Way, provided clarification on the negotiation of an alternative for the fence. Franchek concluded that the cost amount provided by the developer was relative to the cost for the installation of the fence and therefore reached an agreement. The developer and the condo association board has agreed to the amendment of the fence on the site plan in lieu of \$3,700.00 by the developer to the Park Woods Condominium Owners Association's budget.

Clow motioned to approve the site design review permit amendment for the Park Woods Condominium to remove the 4-foot high chain link fence as submitted. Peters seconded the motion. Motion carries 4-0.

- 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 provided summary on the recent Plan Commission activity concerning Phase 2 of the Atwater Development, 4719 Farwell Street, McFarland touching on the June 21, 2022 Plan Commission meeting to postpone action pending site plan revisions related to the drive thru and the patio areas. Bremer's summary covered the revisions to the permanent patio fence and the drive thru. The developer is intent on installing the entire perimeter front patio fencing at the time of the building construction. Two alternative site plans were shown to the commission, discussing variations in parking, flow of traffic, pros and cons, and acceptable trade-offs. Peters commented on the separation of space for potential alcohol consumption. Bremer confirmed that conversations with the developer included this scenario and other likely uses of the patio space that would desire partition. Bremer stated the Plan Commission would not need to be included in the approval of the partitions as the perimeter fencing also includes in the site plan for future partitions.

Peters commented on the design of the drive thru and how it reduces the egress points for the parking lot. Although it was acceptable to Peters, he wanted to address this as a point of concern. Bremer affirmed it was not an issue and explained the expected flow of traffic in the parking lot with and without the designated drive thru.

Clow motioned to approve Resolution 2022-11 approving the Planned Development Infill Detailed Plan for Phase 2 of the Atwater Development as submitted with the following conditions of approval:

1. Approval of a Development Agreement by the Village Board for any requested Tax Increment Financing project funding.
2. Applicant addressing those recommended conditions of approval as identified in the Fire Chief's staff report dated June 9, 2022.
3. Applicant addressing those recommended conditions of approval as identified in the Village Engineer's staff report dated June 16, 2022.
4. Applicant addressing those recommended conditions of approval as identified in the Community & Economic Development's copy of the proposed Landscaping Plan, comments dated July 14, 2022.
5. Applicant addressing those recommended conditions of approval as identified in the Community & Economic Development's copy of the proposed Site Plan, comments dated July 14, 2022.

6. Applicant to revise site plan sheets to reflect proposed drive thru Alternative 2B as conceptually shown in the Community & Economic Development's copy of the proposed site plan, dated July 14, 2022.
7. Applicant to submit final plan documents addressing the conditions of approval to the Community & Economic Development Department for Village Staff acceptance prior to obtaining a building permit.

The motion was seconded by Peters. Motion carries 4-0

c. Discussion regarding East Side Neighborhood Plan Update.

Bremer provided a summary on the activity of the East Side Neighborhood Plan Update. Thao shared a presentation on the results of the community survey, which are posted on the East Side Neighborhood Plan Update Page. Concluding Thao's presentation, Clow commented on the use of that data by the Consultants and what it means for the plan update. Thao spoke on the community survey results to be included in the plan update and how those responses will be incorporated in the outcome of the plan. Bremer added that this was one form of public engagement activities that is included in the development of the plan update. Further, Bremer clarified the timeline of activities still yet to come in the plan development process which will all factor into the final plan. Bremer explained that development of the plan policies is not based exclusively on the survey results and is balanced with other public engagement activities and professional best practices recommended by the Village's consultants. For example, Bremer noted high survey responses for larger residential lots; however, while there may be a market for this type of development, it may not be the most efficient and sustainable use of land. Bloechl-Anderson also noted that in his experience survey respondents don't always understand how big an acre of land is. Reynold also noted that larger lots would likely not be affordable, and the survey respondents also wanted more affordable housing.

d. Discussion on transition of the Village's meeting format effective August 1, 2022.

Clow explained that the format of meetings will return to in-person meetings effective August 1, 2022. Clow commented that the priority would be to have committee and commission members attend in-person as much as possible. The Village of McFarland is one of the last communities still operating through zoom meetings. Reynolds inquired on the status of masks. Clow replied that there are no current requirements concerning masking, however attendees are open to masks wearing.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, August 16, 2022 (meeting cancelled)

7. ADJOURNMENT.

Clow motioned to adjourn, Reynolds seconded the motion. Motion carried 4-0.
Meeting adjourned at 8:00 P.M.