

Plan Commission Minutes November 15, 2022, at 7:00 P.M.

Members Present: Carolyn Clow, Stephanie Brassington, Peter Bloechl-Anderson (7:01 PM), Kathleen Pakes, Scott Peters, Chris Reynolds

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER, ROLL CALL

Chair Clow called the meeting to order at 7:00 P.M.

2. PUBLIC APPEARANCES.

None.

3. APPROVAL OF MINUTES

- a. Motion to approve the minutes of the October 18, 2022, meeting.

Clow moved to approve the October 18, 2022, Plan Commission minutes.
Brassington seconded the motion. Motion carried 5-0-1, abstention from Peters.

4. PUBLIC HEARINGS.

- a. Public Hearing on a Certified Survey Map (CSM) requested by Cheryl Blanchar for the purpose of a lot line adjustment for 4510 Beckler Street and 5009 Card Avenue, McFarland, WI

Clow opened the Public Hearing item at 7:06 PM. Thao provided summary on the public hearing item, covering the dimensions of both existing lots and the change the CSM will impart. Bremer pointed out on the CSM the existing lot lines and the proposed lot lines. Clow closed the Public Hearing at 7:09 PM.

- b. Public Hearing on Ordinance 2022-16 an ordinance rezoning 6303 Jaeger Road, McFarland from R-1 residential to PD-I Planned Development Infill General Plan Approved. Rezoning requested by Jerry and Dawn Rieter.

Clow opened the Public Hearing item at 7:10 PM. Bremer provided background and summary which included the process for a two phased approach for a General Plan Approved and a Detailed Plan Approved, the proposed condominium plat and its layout, comparison among existing plans, the incomplete protest petition document received relating to Sec. 62-344(a). Bremer clarified the difference between the public hearing items for 4b. as the rezoning request and 4c. as the Condominium Plat request.

Melissa Arndt (Rio, Wisconsin) and Jim Reiter (5611 Glenway St) provided a detailed timeline and additional background information on the applicant's request. Arndt and Reiter are the children of the applicants and are speaking on their behalf. Arndt and Reiter provided additional comments on the proposed General Plan.

Clow opened the public hearing for public comments. From the public in attendance in the room, Mike Hardiman (4723 Yahara Drive), Luke Addesso (4727 Yahara Drive), Cliff Gidlund (4707 Yahara Drive), and PJ Harper (6213 Rivercrest Drive) spoke in opposition to the proposed rezone by the applicant referencing the impact future development will have on the access and enjoyment of the adjacent Village conservancy park, concerns about tree removal, proximity of new structures to existing homes, lack of clarity regarding where new homes will be located, and preferences for access from Jaeger Road to proposed Units 2 and 3. There were no virtual attendees that spoke on this item. Arndt and Reiter responded to the public comments, addressing dead tree removal on the lot and background on the easement agreement through 6302 Jaeger Road and the DNR property. Arndt affirms the need by the public for the Detailed Plan to address many of the questions but it is the applicant's desire to not proceed with the cost to develop the Detailed Plan unless the General Plan is approved.

The Commission and Bremer's discussion included clarification on the Planned Development Plan procedures, condominium association and sequence of approval processes, Native American mound recordings, tree removal on private property, alternatives to rezoning, and street frontage requirements as stated in the subdivision code and summarized in the staff report.

Addesso clarified their stance was to provide feedback on planned details prior to General Plan approval. Harper wanted clarification on the existing Jaeger Road easement. Bremer cited additional processes of approval needed for Units 2 and 3 which includes the impact of an additional driveway through the existing property as it creates more impervious surface and impact to trees. Scott McElroy (6213 Rivercrest Drive), commented on impact of construction vehicles and on-street parking.

Clow closed the Public Hearing item at 8:27 PM.

- c. Public Hearing regarding a Condominium Plat requested from Jaeger Estates Condominium Association, Inc Jerry and Dawn Reiter for the property located at 6303 Jaeger Road, McFarland, WI

Clow opened the public hearing at 8:28 PM. Bremer summarized the public hearing item and provided clarification on the Condominium Plat along with staff's recommendation to table the condominium plat should there be any adjustments between now and the when the Detailed Plan is drafted.

Arndt commented on the protest petition as being invalid due to the lack of signatures. Clow affirmed Arndt's statement and clarified that discussion of the document was still for the record that it was received but it does not apply to the Plan Commission.

Clow closed the public hearing at 8:35 PM.

5. BUSINESS

- a. Discussion and possible action on a site design review permit submitted by Kwik Trip for the addition of a walk-in cool and freezer to the rear of the building at 4701 Farwell Street, McFarland, WI.

Thao provided staff summary on the request which includes the dimensions of the addition, past action associated with the property, staff's comments on site design review and the conditions of approval associated with this item.

Clow motioned to approve the site design review permit for the addition of a walk-in cooler and freezer to the rear of the building at 4701 Farwell Street, McFarland, WI with the following conditions:

1. Maintaining compliance with those recommended conditions of approval from the Village Engineer's staff reported November 10, 2022.
2. Installation of one medium deciduous shrub on both the east and west sides of the proposed addition, and the replacement of any rear yard landscaping damaged or destroyed during the course of the construction, excepting that area within the proposed building addition footprint.

Motion was seconded by Peters. Motion carries 6-0.

- 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 summary of the agenda item from the staff report which included past concepts and the current layout of the conceptual site plan. Bremer's summary included commission's comments from the June 15, 2020, pre-application meeting for a desire for greater mix of housing styles and price points, pedestrian walkways, and stormwater management locations.

Melissa Hunt, Gary Blazek, and Brad Burrs from Vierbicher, were present virtually to represent the applicant and provide additional details on the conceptual plan. Discussion by the Commission reviewed the proposed concept plan with staff's comments touching on existing plans, price points for the housings offered, density, walkability, parking, amenities provided, and roadway width, and roadway layouts.

From the public, Wes Licht (2964 County Highway AB, Town of Dunn, WI) raised concerns on several issues related to the adjacent Rosewood Fields Planned Development, and how those concerns would be addressed with the proposed concept site plan. Licht's comments included dedicated park land, native landscaping, bike and pedestrian infrastructure, erosion control methods, roadways, turn lanes, and impervious surfaces. These comments were addressed by Bremer and the Vierbicher staff.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, December 20, 7:00 PM

7. ADJOURNMENT.

Brassington motioned to adjourn, Peters seconded the motion. Motion carried 6-0. Meeting adjourned at 9:50 PM.