

Plan Commission Minutes January 17, 2023, at 7:00 P.M.

Members Present: Carolyn Clow, Stephanie Brassington, Peter Bloechl-Anderson, Kathleen Pakes, Scott Peters, Chris Reynolds, Austen Conrad

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 December 20, 2022, meeting.

Clow moved to approve the December 20, 2022, Plan Commission minutes.
Brassington seconded the motion. Motion carried 7-0.

4. PUBLIC HEARINGS.

- a. Public Hearing regarding a Conditional Use Permit from Iglesia Pentecostal Jehova Rafa, Inc. to occupy the existing premises at 4700 McFarland Court as a church. Property zoned C-H Commercial Highway.

Clow commented to Commission to proceed with the business items as listed in the agenda to provide the applicant additional time to arrive to the meeting. The Commission agreed.

After completing the business items listed in the agenda, the Commission returned to the Public Hearing item at 7:28 PM. Clow motioned to postpone the public hearing item for the next regular scheduled Plan Commission meeting since the applicant was not present in the room or online. Peters seconded the motion. Motion carried 7-0.

5. BUSINESS

- a. Discussion and possible action regarding Ordinance 2022-18, an ordinance rezoning certain lands at 6330 Exchange Street, McFarland from CO Conservancy to R-1 Single Family Residence and rezoning certain lands at 4901 Burma Road

from R-1 Single Family Residence to CO Conservancy. Rezoning requested by Village of McFarland and McFarland School District.

Thao provided summary on the requested item and noted the public hearing previously held at the December 20th Plan Commission meeting.

Clow motioned to approve Ordinance 2022-18, an ordinance rezoning certain lands at 6330 Exchange Street, McFarland from CO Conservancy to R-1 Single Family Residence and rezoning certain lands at 4901 Burma Road from R-1 Single Family Residence to CO Conservancy. Rezoning requested by Village of McFarland and McFarland School District. Conrad seconded the motion. Motion carried 7-0.

- b. Discussion and possible action on a Certified Survey Map requested by the Village of McFarland and McFarland School District for the purpose of lot line adjustments to part of Outlots 90, 91, 92 and 106 of Assessor Plat, all located in Section 3, T6N, R10E Village of McFarland, WI, (6330 Exchange Street & 4901 Burma Road).

Thao provided summary on the requested item and noted the public hearing previously held at the December 20th Plan Commission meeting.

Clow motioned to approve a Certified Survey Map requested by the Village of McFarland and McFarland School District for the purpose of lot line adjustments to part of Outlots 90, 91, 92 and 106 of Assessor Plat, all located in Section 3, T6N, R10E Village of McFarland, WI, (6330 Exchange Street & 4901 Burma Road). Peters seconded the motion. Motion carried 7-0.

- c. Discussion and possible action to make a recommendation to the Village Board regarding Ordinance 2022-19, an ordinance rezoning certain lands at Grand View Outlot 1 from CO Conservancy to R-1 Single Family Residence to accommodate reconstruction of Lift Station No. 2. Located at 6407 Pheasant Run. Rezone Requested by the Village of McFarland.

Thao provided summary on the requested item and noted the public hearing previously held at the December 20th Plan Commission meeting.

Clow motioned to approve recommendation to the Village Board regarding Ordinance 2022-19, an ordinance rezoning certain lands at Grand View Outlot 1 from CO Conservancy to R-1 Single Family Residence to accommodate reconstruction of Lift Station No. 2. Located at 6407 Pheasant Run. Rezone Requested by the Village of McFarland. Bloechl-Anderson seconded the motion. Motion carried 7-0

- d. Discussion and possible action regarding a Certified Survey map requested by the Village of McFarland for the purpose of lot line adjustment for property located at 6407 Pheasant Run.

Clow motioned to approve a Certified Survey map requested by the Village of McFarland for the purpose of lot line adjustment for property located at 6407 Pheasant Run. Peters seconded the motion. Motion carried 7-0.

- e. Discussion regarding a proposed cell tower at 3486 CTH MN in the Town of Dunn, Dane County, WI.

Bremer provided the background summary for the agenda item, detailing the nature of the application received by Dane County, the impact this poses on the surrounding future residential development and right of way extension for Meadowsweet Trail. Discussion by the Commission included concerns with safety for the area, impacts to property values, alternative locations on the site and elsewhere outside the property for a new tower, existing towers and their locations and capacities. Bremer stated he spoke with the current property owner about the application but has not been contacted by the agents for the tower. Bremer indicated he would draft a letter outlining the Village's concerns for review by the Plan Commission at their February meeting for submittal to Dane County prior to the County's scheduled public hearing on February 28, 2023.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, February 21, 2023 at 7:00 PM. Due to the Spring Primary election the date of the regular Plan Commission meeting will need to be changed. Commissioners indicated an initial preference for Monday, February 20, 2023 at 7:00PM. Staff will follow-up to confirm this date.

7. ADJOURNMENT.

Brassington motioned to adjourn, Reynolds seconded the motion. Motion carried 7-0. Meeting adjourned at 7:30 PM.