

Plan Commission Minutes February 20, 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 January 11, 2023 joint Community Development Authority and Plan Commission meeting.

Clow moved to approve the minutes of January 11, 2023, joint Community Development Authority and Plan Commission meeting. Brassington seconded the motion. Motion carried 7-0.

- b. Motion to approve the minutes of the January 17, 2023 Plan Commission meeting.

Clow moved to approve the minutes of the January 17, 2023, Plan Commission minutes. Brassington seconded the motion. Motion carried 7-0.

4. PUBLIC HEARINGS.

- a. Public Hearing regarding a temporary Conditional Use Permit requested by Kwik Trip for temporary vehicle fleet maintenance at 4015 Terminal Drive. Property zoned C-H Commercial Highway.

Clow opened the public hearing at 7:07 PM. Thao provided summary on the agenda item, highlighting the intended use, the temporary status of the request, parking and storage on the property. Thao stated in the summary that this temporary conditional use will not conflict with the previously approved conditional uses by the Plan Commission. Gabriel Wieser, 1626 Oak Street, La Crosse, WI, Representative of Kwik Trip, was present to answer any additional questions.

John Wagman, Attorney with Weld Riley Firm located at 500 3rd St, Wausau, WI, representing Innovative Wisconsin Enterprises, LLC, the property adjacent to the south of 4015 Terminal Drive. Wagman stated that Kwik Trip and the adjacent property have a property line dispute. Bremer is aware of the conversation and commented for Wagman to reach out separately to share information. Wagman confirmed request.

Clow closed public hearing at 7:18 P.M.

- b. 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 opened the public hearing for this item at 7:19 P.M. Bremer provided background summary of the agenda item, highlighting the property layout among the three suites, the applicant's intended use of those spaces, and seating layout. Bremer commented on the applicant's Present Design and Future Design sketch, with concerns over the number of off-street parking stalls shown while later reiterating that this was not intended as a site design review and the conditional use request does not include expansion of the existing parking lot. Bremer referenced Exhibit B, C, and D as notes and maps of measurements taken by staff. Bremer stated there were additional letters of concerns and opposition to the applicant's request as provided in the packet.

The Commission discussed the concerns and potential conditions of approval within the staff summary and past actions. The applicant, Geovani Villalongo, 412 N Main St, Edgerton, WI was accompanied by Tawling Alvarez, a member of the church. The commission asked the applicant on their current church size, yearly growth rate, the use of shuttle services, and parking at their current address.

Clow opened the hearing item for public comment. Chris Yarolimek, W4917 Wolf Ridge Court, La Crosse, representing Venture Fields (4215 Terminal Drive). Yarolimek expressed concerns about the activity of existing properties and safety of pedestrian and truck-drivers traffic along Terminal Drive. Patrick Vandenburg, 1517 Summerset Drive #84, Racine, WI, Realtor representing David Harried (Seller). Vandenburg referenced current churches within the Village and speed limits of the adjacent roads, voicing his support for the application.

Clow closed the public hearing on this item at 8:07 P.M. The Commission asked the applicant if they had any concern of parking impacting their expansion in the Village. The applicant responded yes and have considered alternatives to parking. The Commission asked staff about the safety concerns and egress of the building. Bremer referred to the Fire Chief's letter on a sprinkler system in the packet and Staff's review of the space layout according to the building's site plan.

Clow motioned to recess at 8:15 P.M. Brassington seconded the motion. The Commission returned from recess at 8:19 P.M.

5. BUSINESS

- a. Discussion regarding submittal of a letter of opposition to the Dane County Zoning & Land Regulation Committee, and Town of Dunn Board, regarding a proposed cell tower at 3486 CTH MN in the Town of Dunn, Dane County, WI.

Bremer provided the summary of the agenda item, highlighting the potential impact of the proposed cell tower on existing and future development in the Village. These concerns were written in the letter of opposition regarding to the proposed cell tower as included in the packet. Bremer noted there were twelve items of concern for the proposed cell tower. The Commission discussed that the letter of concern was appropriate and no changes were requested. Bremer will submit the letter to Town of Dunn and Dane County planning staff for consideration at future meetings where the application is discussed.

- b. Discussion regarding updating the Terminal and Triangle District Plan and creating a new Downtown Master Plan.

Bremer provided summary of the agenda items, showcasing the potential expansion of each plan's boundaries as well as rationale for their respective locations. The Commission concurred with the proposed updates.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, March 21, 2023 at 7:00 PM.

7. ADJOURNMENT.

Brassington motioned to adjourn, Conrad seconded the motion. Motion carried 7-0. Meeting adjourned at 8:41 PM.