

Plan Commission Minutes March 21, 2023, at 7:00 P.M.

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

Staff Present: Andrew Bremer, Kong Thao, Lee Igl

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 February 20, 2023, Plan Commission meeting.

Clow moved to approve the minutes of the February 20, 2023, Plan Commission meeting. Conrad seconded the motion. Motion carried 6-0.

4. PUBLIC HEARINGS.

- a. Public hearing regarding a Certified Survey Map requested by Mike Larson for the purpose of a lot division at 4607 Yahara Drive for planned construction of two new single-family homes.

Thao provided summary on the agenda item, highlighting the applicant's intended plan for the property, staff comments to the associated CSM submitted and the impact fee between both buildings.

Clow opened the public hearing at 7:10 PM. Kevin Lodholz, 4616 Yahara Drive, inquired about the future buildings on the lot, owner-occupied or rental, on-street parking, and tree removal and replacement. Bruce Kress, 4625 Yahara Drive, restated similar comments by Lodholz. Bremer provided response based on the staff summary sheet. Mike Larson, Applicant and property owner, was present virtually, but chose not to provide comments. Clow closed the public hearing at 7:19 PM.

Bremer provided summary of procedural actions following a CSM approval.

- b. Public hearing regarding Ordinance 2023-03, An Ordinance Amending the Village of McFarland Comprehensive Plan to Adopt and Incorporate the 2023 East Side Plan.

Bremer provided introduction on the 2023 East Side Plan recapping the activities completed over the past year and the remaining project schedule. Steve Tremlett, MSA Professional Consultant, provided summary of the 2023 East Side Plan's contents touching on the plans vision, goals, implementation strategies and proposed land uses.

The Commission's discussion included how the plan is used by Village staff, committees, board, property owners, and developers to guide future land use decisions including annexations, capital improvement planning, rezone and plat requests.

Clow opened the public hearing at 7:51 PM. Dan Parks, 2977 Siggelkow Road, provided comments on the proposed Dane County landfill expansion and its impact on future development, related to wells, and schools. Ruth Ann Whitehorse, 5607 Chestnut Lane, inquired about the Gun Club property and sale of property interests. Whitehorse comments included affordable housing options, the Village's overall growth, and impacts to the school district. Sue Eley, 6135 Quiet Canyon Loop, inquired about the industrial and commercial spaces identified in the proposed land use map and their impact on traffic, roadway improvements and compatibility with adjacent uses. Bremer and Tremlett provided comments on methods in planning rationale, the draft plan's section addressing compatible uses, and the uses a plan can help to guide growth in the Village. Margaret Suter, 3330 Siggelkow Road, reiterated Eley's comments on roadway improvements. Bremer and Igl gave comments on the East Side Plan's Siggelkow Road cross-section to provide visual context of road widths and improvements qualities.

Clow provided background on the Local Negotiator Committee agreement. In summary, the Village is not within 1500 feet of landfill location, but have requested current members if the Village may join.

Josh Uselman, 3316 Siggelkow Road, inquired on annexation details with the City of Madison, roadway improvements near I-39's overpass. Additional comments from previous public speakers include timeline of roadway improvements, compensation, and proximity to landfill. Bremer provided a general explanation on typical project approval processes for Village roadway improvement projects. Bremer emphasized the purpose of the East Side Plan is to provide a high-level plan for the future reconstruction of Siggelkow Road and the Village would need to engage in future detailed engineering designs before the road is reconstruction. Bremer noted that at this time the design project is not included in the Village's Capital Improvement Plan.

Douglas Fendry, 5504 Chestnut Lane, also representing Hope Rod and Gun Club, spoke in favor of the preferred plan. Fendry provided comments on the existing gun club property and their recent improvements.

Clow closed the public hearing at 8:53 PM.

5. BUSINESS

- a. Discussion and possible action on a temporary Conditional Use Permit requested by Kwik Trip for temporary vehicle fleet maintenance at 4015 Terminal Drive. Property zoned C-H Commercial Highway.

Bremer shared there were no additional comments or changes since the public hearing of this item. Bremer went through the conditions of approval.

Clow motioned to approve a temporary Conditional Use Permit request by Kwik Trip for temporary vehicle fleet maintenance at 4015 Terminal Drive with the following conditions of approval:

1. On-site washing of fleet equipment is limited to the area within the existing wash bay.
2. This temporary Conditional Use Permit shall terminate with the construction of the new Kwik Trip convenience store on the property, or by December 31, 2024, whichever comes first.

Motion seconded by Conrad. Motion carried 6-0.

- b. Discussion and possible action regarding a Conditional Use Permit requested by Iglesia Pentecostal Jehova Rafa, Inc. to occupy the existing premises at 4700 McFarland Court as a church. Property zoned C-H Commercial Highway.

Bremer provided update to the item which includes a meeting staff held with the applicant after the February public hearing to review the recommended conditions of approval.

Clow motioned to approve a Conditional Use Permit requested by Iglesia Pentecostal Jehova Rafa, Inc. to occupy the existing premises at 4700 McFarland Court as a church with the following conditions of approval:

1. Church members and guests shall not use off-street parking lots of adjacent properties without first obtaining the property owner's permission.
2. The maximum number of seats within the church service area shall not exceed 200, exclusive of limited temporary events, unless this conditional use permit is amended or additional off-street parking is approved for the property to meet

the Zoning Code requirements for off-street parking stalls per seats for houses of worship.

3. The Church shall provide an outdoor parking attendant during church services to ensure church members and guest vehicles are not parked on Terminal Drive, or illegally parked along McFarland Court or in parking lots of adjacent property owners if the Church does not have prior authorization from those property owners to utilize their off-street parking spaces.

Seconded by Bloechl-Anderson. Motion carried 6-0.

- c. Discussion and possible action on a Site Design Review application requested by the Village of McFarland for park improvements at 4806 McDaniel Lane, McDaniel Park.

Tim Stieve, Town & Country Engineering, provided summary on the park improvement project. The Commission discussed the color palette of the new utility building to be more consistent with the existing buildings in the park. Stieve concurred.

Clow motioned to approve the site design review application requested by the Village of McFarland for park improvements at 4806 McDaniel Lane, McDaniel park including the allowance of a temporary shed to enclose the pump house until the proposed permanent structure arrives and revising the color of the exterior of the permanent shed to match the existing park shelters. Seconded by Peters. Motion carried 6-0.

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

Bremer summarized the comments and actions by the Town of Dunn Board and Dane County Zoning & Land Regulation Committee since the Plan Commission's February meeting. Bremer also reviewed the contents of the updated letter of opposition included in the packet. Derek McGrew, representing Tower King, commented to clarify that their search ring area was 0.5 miles, but Dane County requires they provide a map area of 1.5 miles. Derek also commented that he has attempted several times over the last 10 years to lease land from the Village but has been unsuccessful.

Clow motioned to submit 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. Seconded by Brassington. Motion carried 6-0.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, April 17, 2023 at 7:00 PM.
- b. Tuesday, April 17, 2023 at 7:30 PM, joint meeting with CDA following regular meeting.

7. ADJOURNMENT.

Brassington motioned to adjourn, Peters seconded the motion. Motion carried 6-0.
Meeting adjourned at 9:38 PM.