

Joint Community Development Authority and Plan Commission Minutes November 21, 2023

CDA Members Present: Stephanie Brassington, TJ Jerke, Ken Brost, Benjamin Tanko, Anthony Hennes, Dan Kolk

CDA Members Absent: Kristen Ellis

PC Members Present: Carolyn Clow, Stephanie Brassington, Austen Conrad, Chris Reynolds, Jill Halverson

PC Members Absent: Peter Bloechl-Anderson, Scott Peters

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER

Clow called the meeting to order at 7:23 PM.

2. PUBLIC APPEARANCES.

None.

3. BUSINESS.

- a. Discussion regarding a preapplication concept plan submitted by Jeff Whipple of Interstate Partners LLC for a proposed business park in the 3400 block of Siggelkow Road.

Clow provided a summary on preapplication meetings and meeting procedures. Bremer provided a brief introduction of the agenda item before passing it over to Jeff Whipple, Interstate Partners LLC Vice President. Whipple provided the Joint-Body details on Interstate Partners' background, their past and current projects, current tenants, and existing building stocks. One example Whipple mentioned was Park 151, located in a TIF district in the City of Sun Prairie. Whipple provided details related to standard practices within their organization and marketing strategies used to attract tenants for their buildings. Whipple provided the Joint-Body with several conceptual renderings of the various building sizes, layouts, landscaping, grading, and planned roadway usage.

The Joint-Body's discussion included conceptual roadway reconstruction plans, Whipple's presented conceptual plan as it relates to the 2023 East Side Plan, building arrangements, marketing of buildings, tenant occupation, job creations, parking, residential options, permitted and not permitted uses within the municipality's zoning, and timeline of the conceptual project. Bremer asked Whipple to provide a description of what Class-A development is and what it includes. Whipple summarized a Class-A development as high-quality facilities with adaptable and flexible uses, high height clearance, and desirable locations to freeway systems. Further discussion by the Joint-Body included traffic and environmental studies related to the project site. Whipple indicated that they completed a wetland delineation and there were no wetlands on the property. Bremer provided a high overview of the steps needed to complete a project such as the

one presented, emphasizing the Department has not received any official zoning permits. Bremer mentioned the details related to the creation of a new Tax Increment Financing District to support development of the planned East Side Business Park as described in the East Side Plan and an Urban Service Area Amendment.

Clow opened the public comments at 8:25 p.m. Public attendees who spoke in opposition to the conceptual plan during public comments were:

- Dan Fay, 3415 Siggelkow Road
- Ken Boyd, 3457 Siggelkow Road
- Louis Kwiatkowski and Jan Kwaitkowski, 3385 Siggelkow Road
- Jason Kwiatkowski, 3385 Siggelkow Road
- Jordan Wikel, 3365 Siggelkow Road (online attendee)

The topics discussed by attendees include concerns with:

- Traffic and truck routes
- Increased activity affecting Siggelkow Road adjacent properties
- Existing roadway and supply utility connection infrastructures
- The number of loading docks
- The industrial type of tenants/businesses to be added to the McFarland community, rather than retail, commercial, and mixed-use development; not a business park
- Hours of operation and noise impacts during the night
- Zoning changes and permitted and not permitted uses
- Transparency as the project progresses
- Impacts to property values

Attendees online who expressed opposition to the conceptual plan had their comments from the ZOOM chat read out loud by Clow. The comments are included in the above topics discussed.

- Dee Hughes, 5508 Bremer Road
- Alison Eng & Kurt Krueger, 6126 Arrowpoint Way

Clow closed the public comments at 9:24 p.m. Whipple's closing comments included clarification on future tenants as allowed by the zoning ordinance for that municipality. Bremer stated his appreciation for the public's comments and discussion.

- b. Discussion regarding conceptual improvements to proposed WisDOT roundabout at Siggelkow Road and USH-51 ramps.

The Joint-Body decided, in the interest of time, to postpone the agenda item. Discussion for the agenda item will be included in the next scheduled joint meeting on Wednesday, December 6, 2023 at 7:00 p.m.

4. SCHEDULE NEXT MEETING DATE.

- a. Joint CDA/PC meeting Wednesday December 6, 2023 @ 7:00 p.m.
- b. Plan Commission Tuesday December 19, 2023 @ 7:00 p.m.

5. ADJOURNMENT.

Brost motioned to adjourn meeting. Jerke seconded the motion. Motion carried 10-0. Meeting adjourned at 9:33 PM.