

Plan Commission Minutes February 20, 2024, at 7:00 P.M.

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

Staff Present: Andrew Bremer, Kong Thao, Karen Knoll, Lee Igl, Tim Stieve

1. CALL TO ORDER, ROLL CALL

Chair Clow called the meeting to order at 7:02 P.M.

2. PUBLIC APPEARANCES.

None.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the December 19, 2023, Plan Commission meeting.

Clow moved to approve the minutes of the December 19, 2023, Plan Commission meeting. Peters seconded the motion. Motion carried 5-0-2 with an abstention from Halverson and Brassington due to connectivity issues.

4. PUBLIC HEARINGS.

- a. Public hearing on Resolution No. 2024-01, a Resolution approving Planned Development Infill District Detailed Plan for Jaeger Condominium located at 6303 Jaeger Road.

Thao provided summary on the agenda item, highlighting the previous activities for the approved general plan by the Village board. Thao's summary discussed the details provided in the applicant's Detailed Plan, mentioning the previous conditions of approval have been met excluding the easement detail. Bremer provided further details on the recommended fire hydrant easement. The applicants were present in person for the meeting and available for questions.

Clow opened the public hearing at 7:11 P.M. Seeing no person online or in person wishing to speak, Clow closed the public hearing at 7:12 P.M. Clow read into record Nancy Legler and Randy Legler, both located at 5600 Lake Edge Rd Unit 111, who both registered in opposition to the agenda item.

5. BUSINESS.

- a. Discussion and action on Resolution No. 2024-01, a Resolution approving Planned Development Infill District Detailed Plan for Jaeger Condominium located at 6303 Jaeger Road.

No further comments on the agenda item by Staff and no additional comments or concerns from the Commission. Clow motioned to approve Resolution No. 2024-01, a Resolution approving Planned Development Infill District Detailed Plan for Jaeger Condominium located at 6303 Jaeger Road with the following conditions of approval:

- Applicant to obtain an excavation permit from the Public Works Department for utility connections, traffic control, and Yahara Drive pavement patching.
- Connections to public sewer and water mains shall follow the Village's standards specification.
- Applicant to provide a 20-foot wide utility easement along the entire west lot line of Unit 3.

Seconded by Conrad. Motion carried 6-0-1, with abstention from Brassington due to connectivity issues.

- b. Discussion and action on Site Design Review Permit for construction of a restroom facility at Highland Oaks Park, 5945 Osborn Drive.

Thao provided summary on the agenda item highlighting the existing features of the Highland Oaks Park, staff review of the site design review standards, restroom building amenities, existing landscaping, and site plan water and sewer connection.

Clow motioned to approve the site design review application for construction of a restroom facility at Highland Oaks Park, 5945 Osborn Drive as presented. Reynolds seconded the motion. Motion carried 7-0.

- c. Discussion and action on a Site Design Review Permit for reconstruction of Lift Station 2 located at 6407 Pheasant Run.

Thao provided summary on the agenda item, highlighting the proposed changes to the property, where the detention areas will be located, expected uses of the proposed lift station, future landscaping plan on the property, and other departments comments. Thao added that nearing the completion of the new building, there are plans to add solar to the building's roof. Clow read into the record Mary Linklater, located at 6405 Pheasant Run, a statement in opposition to the agenda item. Peter O'Donohue, 6405 Pheasant Run, completed a Public Comment Form, but did not register support or opposition to the agenda item.

Lee Igl, the Village's Public Works Director, and Tim Stieve, Village Engineer were present to answer questions by the Commission.

Clow motioned to approve a Site Design Review Permit for reconstruction of Lift Station 2 located at 6407 Pheasant Run with the following conditions of approval.

- Submittal of a final landscaping plan to be sent and approved by the Village Community & Economic Development Director.
- Submittal of a final fire access plan or automatic sprinkler system to be reviewed and approved by the Fire Chief.

Conrad seconded the motion. Motion carried 7-0.

- d. Discussion and action on an extension of a conditional use permit for Kwik Trip gas station and convenience store located at 4015 Terminal drive.

Thao provided summary on the agenda item, recapping the Commission's previous conditions of approval and past activity on the property. Bremer provided further background on the Applicant's request for extension due to an existing tenant lease that runs through 2024. The Commission discussed standards for a CUP renewal and past activities associated with the property.

Clow motioned to approve a one-year extension of a conditional use permit requested by Kwik Trip to construct at 24-hour per day gasoline station and convenience store located at 4015 Terminal Drive, including all prior conditions of approval from the December 20, 2021 Plan Commission meeting, Halverson seconded the motion. Motion carried 7-0.

6. PUBLIC HEARING

- a. Public hearing on Ordinance 2024-06: An Ordinance Adopting an Amendment to the Village of McFarland Comprehensive Plan for parcels 061003223002 and 061003223066, collectively 5513 Bremer Road, to amend the Future Land use designation from Two Family and Townhouse Residential to Multiple Family Residential.

Clow provided an overview of the proceedings for the agenda item. Bremer provided background from the staff summary, highlighting the previous preapplication meeting, changes made from the previously submitted concept plans, procedures on comprehensive plan amendments, previously approved comprehensive plan amendments, and example projects in the Village. Bremer commented on the current comprehensive plan's future land use category and the descriptions associated with the categories, preferred uses, and implementing zoning districts. Bremer commented that the comprehensive plan specifically does not include minimum/maximum units or density, and owner or renter

occupied. Bremer summarized the public comments recorded from the preapplication meeting from August 15, 2023.

Matt Tills, Architect from Knothe & Bruce Architects, presented details about the conceptual project and addressed the amenities of the conceptual plan submitted. Tills commented on the retention areas of the concept plan, existing landscape, site constraints, parking opportunities, building elevations, and conceptual site photos.

The Commission discussed the rezoning procedures and access on site.

Clow opened the public hearing for this item at 8:02 PM. The following people from the public spoke in opposition to the associated agenda item.

- Evelyn Gill, 5410 Bremer Road
- Timothy Gill, 5410 Bremer Road
- Janine Turner, 5516 Bremer Road
- Maureen Gaffney, 5504 Bremer Road
- Dee Hughes, 5508 Bremer Road
- Teri Bouffiou, 5410 Norma Road
- Michelle Bouffiou, 6004 Johnson Street
- Mark Neidinger, 5411 Norman Road
- Lars Barber, 5434 Bremer Road
- Karen Thomas, 5310 Terminal Drive
- Sue Smith, 5434 Bremer Road
- Amy Johnson, 4610 Larson Beach Road
- Matt Faust, 5426 Bremer Road
- Andrew Bouffiou, 5435 Bremer Road
- Don Faust, 5426 Bremer Road
- David Powers, 5512 Bremer Road

The people listed above expressed the following reasons for their opposition and concerns:

- Increased traffic
- Pedestrian safety for walkers, bikers, and bikers,
- Environmental impact
- Impact to adjacent properties
- Inconsistency with the Comprehensive Plan
- Inconsistent with existing neighborhood
- Project transparency
- Density

Clow read into record additional completed Public Comment Forms with oppositions to the agenda item but did not speak.

- Mike Clooney, 5508 Bremer Road
- Morgan Slater, 5310 Card Ave
- Randy Legler, 5600 Lake Edge Road Unit 111
- Allison Eng, 6126 Arrowpoint Way
- Nancy Lagler, 5600 Lake Edge Road Unit 111
- Neil Hacker, 4510 Bellevue Court
- Margit Schiefelbein, 5427 Bremer Road
- Judy Taber, 5420 Bremer Road
- Molly Wilson, 5600 Lake Edge Road Unit 211
- Mark Wilson, 5600 Lake Edge Road
- Randell Snell, 5604 Lake Edge Road Unit 203
- Tim Gaffney, 5504 Bremer Road
- Dean Hein, 5600 Lake Edge Road Unit 207

Clow closed the public hearing for this item at 8:53 PM. In total, there were 29 recorded people in opposition to the agenda item with no person in support. Clow provided closing statements regarding comprehensive plan amendment proceeding and future updates. Bremer provided closing statements regarding follow-up activities associated with the agenda item going into the March Plan Commission meeting, a summary of the comments received, density interpretation, additional examples within the Staff report.

7. SCHEDULE NEXT MEETING DATE.

- a. Wednesday, March 13, 2024, 7:00 p.m., Joint Meeting with Community Development Authority
- b. Tuesday, March 19, 2024, 7:00 p.m.

8. ADJOURNMENT.

Peters motioned to adjourn; Conrad seconded the motion. Motion carried 7-0. Meeting adjourned at 9:13 P.M.