

Plan Commission Minutes April 16, 2024, at 7:00 P.M.

Members Present: Carolyn Clow, Stephanie Brassington, Chris Reynolds, Austen Conrad, Scott Peters

Members Absent: Jill Halverson, Peter Bloechl-Anderson

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 February 20, 2024, Plan Commission meeting.

Clow moved to approve the minutes of the February 20, 2024, Plan Commission meeting. Brassington seconded the motion. Motion carried 5-0.

- b. Motion to approve the minutes of the March 19, 2024, Joint Plan Commission & Community Development Authority Meeting.

Clow moved to approve the minutes of the March 19, 2024, Joint Plan Commission & Community Development Authority Meeting. Brassington seconded the motion. Motion carried 5-0.

4. BUSINESS.

- a. Discussion and recommendation to the Village Board on a request by Veridian Homes Rosewood Fields, LLC for approval of Amendment No. 2 to the Rosewood Fields Development Agreement Phase 3 construction.

Thao provided summary on the agenda item, recalling the associated approved addendums. Tom Wordell, D'Onofrio, Kottke, provided a summary of phase three's activities and the previous phases of construction. Reynolds asked about about the clarification of Twins synonymous with duplexes, Wordell confirmed this.

Clow motioned to recommend to the Village Board approval of Amendment No. 2 to the Rosewood Fields Development Agreement for Phase 3 construction. Conrad seconded. Motion carried 5-0.

- b. Discussion and action on a request for a one-year extension for a Site Design Review permit for Flint Hills Resources Pint Bend, LLC, for the addition of a fire pump building located at 4405 Terminal Drive.

Thao provided summary on the previous approval of the site design review permit on May 16, 2023 and highlighted the main points of the project's improvements, with a letter of extension requested. Bremer clarified the Village Code regarding extension of previously approved site design review permits where the applicant hasn't begun construction within one year of approval.

Clow motioned to approve the request by Flint Hills Resources Pine Bend, LLC for a one-year extension for the Site Design Review Permit approved on May 16, 2023, for the addition of a fire pump building located at 4405 Terminal Drive, with the following conditions of approval:

1. The construction of the new driveway to the fire pump building shall use an asphalt surface consistent with the existing asphalt driveway.
2. The new building shall include decorative masonry materials along the full face of the building's front and side walls similar in height from the ground, materials, and colors with the design of similar finished street facing buildings on the property.

Peters seconded the motion. Motion carried 5-0.

- c. Discussion regarding a preapplication concept plan for potential improvements to 5923 Exchange Street, McFarland, House Café.

Bremer provided summary on the agenda item, highlighting key improvements in Phase 1 and 2 of the proposed project. Bremer commented that this is a preapplication meeting and the agenda item was previously discussed at the Landmarks Commission meeting on April 8, 2024. Bremer highlighted Phase 1's improvements to convert the existing apartment units into a hotel while adding an addition (bump out) on the building's north side. Bremer stated the hotel use will require a conditional use permit or rezone to Planned Development Infill depending on future phases and activity. Bremer also highlighted a historical photograph of the bump out to the commission members as reference for the proposed project. Bremer summarized Phase 2's improvements for a new two-story mixed use building with five residential units and four ground floor commercial spaces. Phase 2 will raze the existing ice cream shop building and

the proposed building will be built in similar design and color to the McFarland House.

Sean O'Hearn, 5205 Linden Parkway, is the owner of the property and operates the McFarland Café at this location. O'Hearn commented on the benefit this project will have towards the continued use and expansion of his current businesses while maximizing use of the property's space. O'Hearn's comments on Phase 1 activities included: the conditions of the decks, rational for additional kitchen space, improved working environment, improved workflow, and use as a hotel. O'Hearn commented on the added value the project will give to the downtown area which looks to add both commercial space and residential options. O'Hearn's comments on Phase 2's improvements included use of the additional space, proposed commercial likely to go in, and benefits to the Village's downtown area. O'Hearn stated feedback from this would help guide the project in the right direction combining what he envisioned with the Commission's comments.

Peters affirms the direction and vision of the project adding to the intent for downtown improvements from recent survey responses which also fits the desired character of the community. Clow inquired on affordability of commercial units. O'Hearn indicated he would like to keep lease rates at the lower end and the benefits of the additional businesses and hotel will likely add more revenue to support lower lease rates. Bremer provided clarification on zoning details, stormwater management of the site, and zoning opportunities. There is no set timeline for submission of these applications by O'Hearn but he indicated a desire to complete Phase 1 improvements later in the Fall of 2024.

- d. Discussion and action to make a recommendation to the Village Board regarding a preferred concept plan for improvements to proposed WisDOT roundabouts at Siggelkow Road and USH 51 ramps.

Bremer provided summary on the agenda item, highlighting previous meeting decisions concerning the topic, related completed roundabouts in other communities, communication with DOT staff, and project timeline. The Commission discussed the design details of the roundabout improvements, location of future roundabouts in the Village, speed approach/exit, and pedestrian walkways.

Clow motioned to recommend to the Village Board approval of the Welcome M roundabout design concept with dark grey colored concrete in the splintered islands/medians, one Welcome M and to the green pedestrian crosswalks. Brassington seconded the motion. Motion carried 5-0.

5. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, May 21, 2024, at 7:00 PM

6. ADJOURNMENT.

Brassington motioned to adjourn; Reynolds seconded the motion. Motion carried 5-0. Meeting adjourned at 8:13 P.M.