

Plan Commission Minutes June 18, 2024, at 7:00 P.M.

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

Members Absent: Austen Conrad,

Staff Present: Andrew Bremer, Kong Thao, Karen Knoll

1. CALL TO ORDER, ROLL CALL

Chair Clow called the meeting to order at 7:04 P.M.

2. PUBLIC APPEARANCES.

None.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the May 21, 2024, Plan Commission meeting.

Clow moved to approve the minutes of the May 21, 2024, Plan Commission meeting. Bloechl-Anderson seconded the motion. Motion carried 6-0.

4. PUBLIC HEARING.

- a. Public hearing on Ordinance 2024-14, an ordinance rezoning parcels 0610032523002 and 061003223066, collectively 5513 Bremer Road, from R-1 Single Family to R-3 General Residence. Requested from Tim Neitzel, MMI LLC.

Clow provided an explanation for meeting proceedings before Bremer provided summary on the agenda item. Bremer's summary included the review of the previous submitted concepts for the property and how the new concept has been revised. Bremer described the current features and amenities of the submitted conceptual plan, highlighting sidewalk additions, building size reduction, dwelling units per acre reductions, off-street parking increases, and conceptual building designs submitted. Bremer commented on the additional permit requirements should the project proceed further including a conditional use permit and site design review permit. Bremer's summary concluded with the summary of the public comments- received from the previous meetings related to the agenda item. Matt Tills, Knothe & Bruce Architects, provided additional details on the latest concept addressing the stormwater retention areas and pedestrian connections. Reynolds asked about the on-street parking availability on Bremer Rd. Bremer provided an explanation on the current on-street restrictions. Clow

restated to the audience that the item is only for public hearing and no action will be taken.

Clow opened the public hearing at 7:32 PM.

Clow read the names of the people registered in opposition for the agenda item but did not wishing to speak:

- Doreen Runge, 4515 Bellevue Ct
- Kathy Plekarz, 5600 Lake Edge Rd #210
- Mike Klune, 5508 Bremer Rd
- Judy Taber, 5420 Bremer Rd
- Chris Taber, 5420 Bremer Rd
- Randy Legler, 5600 Lake Edge Rd #111
- Nancy Legler, 5600 Lake Edge Rd #111
- Maureen Gaffrey, 5504 Bremer Rd
- Lars Barber, 5434 Bremer Rd
- Alison Eng, 6126 Arrowpoint Way (attended remotely and registered online in opposition via Q&A chat)

Continuing, Clow read off the names of people who wished to speak on the agenda item. The follow people listed spoke on the agenda item are:

- John Delikat, 5311 Terminal Dr
- Susan Smith, 5434 Bremer Rd
- Stuart Allbaugh, 5622 Lake Edge Rd
- Dee Hughes, 5508 Bremer Rd
- Kathy Powers 5512 Bremer Rd
- David Turner, 5516 Bremer Rd
- Janine Turner, 5516 Bremer Rd
- Mark Neidinger, 5411 Norma Rd
- Amy Johnson, 4610 Larson Beach Rd

The list of people mentioned all spoke in opposition to the agenda item, voicing the following concerns:

- Disruption to the character of the neighborhood
- Intensity of proposed density
- Inconsistency with comprehensive plan and zoning
- Conceptual design details
- Negative impacts to: environmental spaces, on-street parking, recreational uses (pedestrian and biking activities)
- Traffic and safety among all road users
- Impacts to School District

In summary, there were 19 people in opposition to the agenda item and no recorded statements or submitted comment forms in support of the item. Clow closed the public hearing at 8:10 PM. Clow clarified the next scheduled Plan Commission meeting dates. Bremer provided several points of clarification:

- One speaker referenced the associated property as A1, Agricultural Transition, zoning. Bremer affirms the property is current zoned R-1, Single Family.
- One comment referenced the adjacent duplex to the north of the associated property not being rezoned to facilitate its construction. Bremer affirmed the Village Board approved a rezone in 2019 from R-1, Single Family to R-2, Two Family.
- One speaker, Mark Neidinger, spoke about his email to the Village committee members. Bremer clarified that the email was addressed to the Village Board and not the Planning Commission. Bremer confirmed with the sender if the email can be shared to the Plan Commission members. The sender confirmed.

Tills provided closing statements mentioning the housing demand among communities and the proposed concept is a possible solution.

Clow provided closing statements mentioning the proceedings regarding application submittal to the Village including the rights of property owners to petition for development, the requirements for public hearings and the right of residents to provide comments, and the responsibility of Village Staff to review and assess the applications received and present them for review as part of the approval process.

b. Public hearing regarding creation of Tax Increment District #7.

Bremer provided summary on the agenda item, sharing a video posted by the Wisconsin Department of Revenue related to foundational explanation for what a Tax Increment District (TID) is. Bremer provided additional clarification on limitations of TIDs, processes and procedures to follow, and draft project plan used to guide management of plans. Bremer discussed the current boundaries and intended function of the proposed TID #7. No questions from the Commission members on the agenda item.

Clow opened the public hearing at 8:33 PM.

- Ken Boyd, 3457 Siggelkow Rd spoke in opposition to the agenda item. Boyd stated concerns regarding the added noise land uses in the TID may introduce while referring to a previous discussion item presented by an investor for a conceptual development of the vacant 60-acre lot for use as a commercial park. Boyd stated the establishment of the commercial park in the area would also negatively impact the existing property owners and citing noise pollution and air pollution as additional concerns. The

following three people registered in opposition to the agenda item and yielded their time to Boyd, so he could speak.

- Louis Kwiatkowski, 3383 Siggelkow Rd
 - Jason Kwiatkowski, 3385 Siggelkow Rd
 - Janice Kwiatkowski, 3383 Siggelkow Rd
- Meredith Hughey, 5003 Wild Rye Ct, spoke in opposition to the agenda item. Hughey concurred with Boyd's statements reiterating some of the points Boyd made while adding to the concern with bike lanes and light pollution.

Clow closed the public hearing at 8:52 PM. Bremer provided a summary of the project's schedule and future planned meetings.

c. Public hearing regarding creation of Tax Increment District #6.

Bremer provided summary on the agenda item, discussing the boundaries of the proposed Tax Increment District #6 and the function of the TID. Bremer provided background on the TID, what it covers, the type of TID it will serve and the intent in creating the district. Bremer highlighted possible public improvements projects available to be financed by the TIDs.

Bloechl-Anderson inquired on the residentially zoned properties included in this TIF district. Bremer provided an explanation for the inclusion of the residential properties and how the comprehensive plan's future land use map identifies the location.

Clow opened the public hearing at 9:02 PM.

- Casey Collins, 4690 Siggelkow Rd Apt 2, questioned the location of their current home to be designated as a retention pond? Collins addressed concerns on the apartment complexes and the increased traffic it brings to the area they live in.
- Ruthann Whitehorse-Burns, 5607 Chestnut Ln, spoke at the meeting inquiring on the determination for a property to be blighted, citing the [Wisconsin] statutes on blighted properties. Whitehorse-Burns raised concerns on matters of "takings" and recalls past takings on her father's properties in other locations.

Bremer provided clarification on blighted property classification as completed by the consultants. Bremer added that blighted designation does not compel condemnation proceedings and that condemnation can occur with or without a TID. Bremer clarified that the creation of the concept shown does not approve any project site plan or buildings designs. Bloechl-Anderson commented on the

railroad's inclusion, as railroad. Bremer affirmed that right-of-ways can be included in the continuity of a TIF district. Bremer provided additional clarification on tax increment financing and how the financing tool works, which parties are involved, the benefits, and at its conclusion, how the new tax value increment is shared among taxing entities.

Clow closed the public hearing at 9:22 PM.

- d. Public hearing regarding an allocation amendment of Tax Increment District #3 to Tax Increment District #5 and #6.

Clow opened the public hearing at 9:22 PM.

Bremer provides summary on the agenda item and the proceedings associated with the action, clarifying TID #3 as a successful TID and surplus and donor, with additional rationale why this is advantageous for TIDs #5 and #6.

Sue Smith, 5434 Bremer Rd, spoke on the agenda item with concerns on unknown risks with TID #3. Smith was also concerned if there are too many TIDs for one municipality.

Clow closed the public hearing at 9:28 PM.

5. BUSINESS.

- a. Discussion on a pre-application development concept for a potential 12-unit, multifamily residential project, submitted by Tom Gunderson and Clayton McDonough located at 4719 Burma Road.

Bremer provided summary on the agenda item, highlighting existing features of the properties, adjacent property types and their respective zoning. Bremer highlighted several features of the conceptual development. Bob Seiger, Designer Architect for the developers, provided additional design features on the property and the parkland dedication. Seiger clarified that the 12 dwelling units are expected to be renter occupied. Jim Wilson, Realtor for the developers, stated they looked at condominium and renter with rents the 3-bedroom units ranging between \$2,250 to \$2,400/ month, and the 2-bedroom units ranging between \$1,500 to \$1,700, depending on rates at time of construction.

Clow read the names of people registered:

- Brian Hann, 4811 Bremer Rd, registered in support of the development.
- Daryl Goldsef, 38W420 Lea Dr, Geneva, Illinois, provided history and background on the property presenting some framed photos. Goldsef is in

support of project and proposes the name, Hidden Hollow for the development.

Reynolds raised the question related to the proximity to the Native American Mounds. Bremer stated that an archeological survey would be included as part of staff's recommended conditions of approval if the project proceeds.

- b. Discussion and action to submit a letter to the Town of Dunn Board and Dane County Zoning & Land Regulation Committee regarding a proposed cellular tower at 3316 Elvehjem Road.

Bremer provided background on the agenda item, summarizing the previous proposed cell tower location at 3486 CTH MN. The Commission was in general agreement with the new location, commenting that it is better location in terms of compatibility with the Village's East Side Plan. Clow motioned to authorize Village staff to submit a letter of support to the Town of Dunn Board and Dane County Zoning & Land Regulation Committee regarding a proposed cellular tower at 3316 Elvehjem Road. Brassington seconded the motion. Motion passed 6-0.

6. SCHEDULE NEXT MEETING DATE.

- a. Thursday, June 20th, 2024, at 7:00 PM – Joint Community Development Authority Meeting
- b. Tuesday, July 16th, 2024, at 7:00 PM – Regular Plan Commission Meeting

7. ADJOURNMENT.

Brassington motioned to adjourn; Peters seconded the motion. Motion carried 6-0. Meeting adjourned at 10:05 P.M.