

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

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

Members Absent: Peter Bloechl-Anderson

Staff Present: Andrew Bremer, Kong Thao, Karen Knoll

1. CALL TO ORDER, ROLL CALL

Chair Clow called the meeting to order at 7:01 P.M.

2. PUBLIC APPEARANCES.

Matthew Wiswell, 6302 Pennock Lane, was present in-person to voice his opposition to the TID #7. Meredith Hughey, 5003 Wild Rye Court, was present online and voiced her opposition to TID #7. General concerns expressed included:

- Changes from the 1999 City of Madison Marsh Road Neighborhood Plan
- Impacts to Siggelkow Road and CTH AB
- Traffic and safety
- Consistency with the 2023 East Side Plan

The Commission also received three public comment forms from the following two people indicating an opposition to TID #7.

- Ken Boyd, 3457 Siggelkow Road
- Debbie Murphy, 5030 Eagles Perch Dr, Madison, Wisconsin
- Amie Ramczyk, 5312 Autumn Lane

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the June 18, 2024, Plan Commission meeting.

Clow moved to approve the minutes of the June 18, 2024, Plan Commission meeting. Brassington seconded the motion. Motion carried 5-0-1, with an abstention from Conrad.

4. PUBLIC HEARING.

- a. Public Hearing on Ordinance 2024-16, an Ordinance adopting an amendment to the Village of McFarland Comprehensive Plan for parcel 061003305601, 4719 Burma Road, McFarland, WI. Requested by MCGN Properties to amend the

Future Land Use designation from Single Family Residential to Multiple Family Residential.

Bremer shared Staff's summary including the changes to the applicant's proposal from the prior preapplication meeting highlighting the project's existing Future Land Use designation, location, building size and layouts, proposed number of units, bioretention basins, parkland dedication, elevations, and parking. The Commission discussed the parking availability for each tenant. Mike Calkins, Project Civil Engineering from Snyder Associates, spoke of the desire for more parking options but must accommodate the retention basins and desire to preserve trees. Halverson asked about the proposed multifamily building elevation in comparison to single-family homes adjacent to the west. Calkins stated the multifamily buildings will be about three feet higher.

Clow opened the public hearing at 7:51 PM.

James Peltier, 6107 Indian Mound Dr, commented his concern and recommendation to preserve the existing trees along the shared lot lines of his property and the subject property at the southwest corner. The trees serve as additional screening and privacy to Peltier's property. Peltier expressed he was not objecting to the project. Matthew Wiswell, 6302 Pennock Lane spoke against the proposal. Clow read into record a public comment form submitted by Jostin and Terri Noyes, 6103 Indian Mound Dr, expressing opposition to the agenda item and rezoning proposal.

Clow closed the public hearing at 8:00 PM.

Conrad asked Staff, what the units per acre would need to be to proceed without requesting a conditional use permit. Bremer stated 10 units with the parkland dedication.

- b. Public Hearing on Ordinance 2024-17: An Ordinance Rezoning Lands in the Village of McFarland for parcel 061003305601, 4719 Burma Road, McFarland, WI from R-1 Single Family Residence to R-3 General Residence. Requested by MCGN Properties proposing to construct a 12-unit multi-family residential project.

Bremer indicated this application is related to the prior comprehensive plan amendment request. The Commission can take both requests in one meeting, but the action for comprehensive plan amendment needs to be approved before the rezoning can be approved. Bremer stated that if the Board were to vote to deny the comprehensive plan amendment, then in turn it should deny the R-3 zoning request, to be consistent with Wisconsin statutes for comprehensive law.

Clow opened the public hearing at 8:06 PM. James Peltier, 6107 Indian Mound Dr, did not have any comments on the rezone, only the comment with the existing trees as stated earlier. Clow closed the public hearing at 8:08 PM.

5. BUSINESS.

- a. Discussion and action on Plan Commission Resolution 2024-02: A resolution recommending the Village Board approve the creation of Tax Increment District #6.

Bremer provided summary on the agenda item discussing the sections of the TID #6, including boundaries, type of TID, allowable uses of TID #6 increment, framework for eligible expenses and financing projects. Reynolds asked Bremer to clarify TID balance and classification of TID #6 as a blighted district. Bremer commented blight designation was upon a study completed by the Village's planning consultant and reviewed the TID projections. Bremer provided additional explanation on the function of TIDs, establishment of TID #6 does not impact existing zoning nor does it change the current zoning classification of properties.

Halverson inquired on the TID boundary and future land uses for properties along Whitehorse Place and extending south of Siggelkow Road. Bremer provided explanations to Halverson's questions referencing examples from recently completed projects that utilized the flex commercial classification within the future land use map and updates to the Redevelopment District No. 1 plan. Conrad asked Halverson if it was the concern over the boundary or the future land use classification. Halverson commented on the extension of the boundary beyond the existing boundary TID #3. Reynolds commented on the significance of the blighted properties south of Siggelkow Road. Bremer affirmed that at least 50% of the properties included in the TID would meet the criteria as blighted and that the properties along Whitehorse Place are already in TID #3. The Commission and Staff discussed additional clarification on eligible expenses, improvement projects, and allowable uses.

Clow motioned to approve Plan Commission Resolution 2024-02: A resolution recommending the Village Board approve the creation of Tax Increment District #6. Conrad seconded the motion. Motion passed 6-0.

- b. Discussion and action on Plan Commission Resolution 2024-03: A resolution recommending the Village Board approve an Allocation Amendment of Tax Increment District #3 to make it a donor to Tax Increment District #5 and #6.

Bremer provided summary of the agenda item with background information on TID #3. The Commission discussed alternatives if the TID closed without the

allocation amendment. Bremer provided explanation of the scenarios based on the different outcomes and Board decisions.

Clow motioned to approve Plan Commission Resolution 2024-03: A resolution recommending the Village Board approve an Allocation Amendment to Tax Increment District #3 to make it a donor to Tax Increment District #5 and #6. Seconded by Conrad. Motion passed 6-0.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, July 30 at 7:00 PM – TID #7 Public Information Meeting
- b. Wednesday, August 28 at 7:00 PM (regular meeting)

7. ADJOURNMENT.

Peters motioned to adjourn; Brassington seconded the motion. Motion carried 6-0. Meeting adjourned at 9:05 P.M.