

Plan Commission Minutes August 28, 2024, at 7:00 P.M.

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

Members Absent: Scott Peters

Staff Present: Andrew Bremer, Kong Thao, Matt Schuenke

1. CALL TO ORDER, ROLL CALL

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

2. PUBLIC APPEARANCES.

There were no public appearances during this section.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the July 16, 2024, Plan Commission meeting.

Clow moved to approve the minutes of the July 16, 2024, Plan Commission meeting. Conrad seconded the motion. Motion carried 5-0-1, with an abstention from Bloechl-Anderson.

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 to amend the Future Land Use designation from Single Family Residential to Multiple Family Residential. Requested by MCGN Properties

Bremer provided staff summary on the agenda item and previous preapplication meetings with the Plan Commission held back in July's Meeting and Parks and Recreation Committee in August. Bremer highlighted the change to the concept plans as the Parks and Recreation Committee recommended to forgo the parkland dedication and accept a full fee in lieu of parkland dedication.

Clow opened the public hearing at 7:11 PM. There were no comments received in-person or virtually during this time. Clow closed the public hearing at 7:13 PM.

- b. Public hearing on a conditional use permit requested by Shaun O’hearn for use of property located at 5923 Exchange Street as a hotel.

Thao provided summary on the agenda item highlighting the proposed use change associated with the property and a recap of the preapplication meetings the applicant had with the Landmarks Commission and the Plan Commission. Department Staff comments included installation of fire alarm system and snow emergency parking.

Clow opened the public hearing at 7:19 PM. Ann Brink, 5706 Ambrosia Ter, raised concerns with tenants associated with the University and noise related activities. Clow closed the public hearing at 7:24 PM.

- c. Public hearing regarding Ordinance 2024-19, an Ordinance to Revise Section 62-72 of the Zoning Code to Increase the Maximum Percent of Lot Coverage in the Commercial Limited District. Requested by McFarland Hockey Inc.

Thao provided summary on the agenda item, commenting on the request being associated with agenda items 5d and 5e. The summary included a comparison of existing lot coverage among current C-L Limited Commercial properties, reasonings for the change to 70%, and properties impacted by the change.

Clow opened the public hearing at 7:30 PM. Diane Mikelbank, 5408 Calico Ct, provided concerns over the existing runoff from storm and snow related events entering their property. Kelsey Annen, 4509 Red Barn Run, commented why the applicant didn’t pursue a variance and the change that would encourage other lands wanting to rezone to C-L Commercial Limited to pursue more impervious area. Garret Nauta, 4639 Catalina Parkway, asked about procedures related to mailings for Village plans and proposal projects. Kevin Mikelbank, 5408 Calico Ct, shared similar concerns with Diane Mikelbank regarding runoff, and noise from park related activities. Clow closed the public hearing at 7:39 PM.

5. BUSINESS.

- a. Discussion and action to make a recommendation to the Village Board regarding Ordinance 2024-16, an Ordinance adopting an amendment to the Village of McFarland Comprehensive Plan for parcel 061003305601, 4719 Burma Road, McFarland, WI to amend the Future land Use designation from Single Family Residential to Multiple Family Residential. Requested by MCGN Properties.

Bremer provided summary on the agenda item highlighting the changes made to the concept plan presented. Discussion from the Commission was regarding firetruck turnaround lane, hydrant locations, retention areas, dumpster location, and parking.

Clow motioned, to recommend to the Village Board approval of Ordinance 2024-16, an Ordinance adopting an amendment to the Village of McFarland Comprehensive Plan for parcel 061003305601, 4719 Burma Road, McFarland, WI, to amend the Future Land Use designation from Single Family Residential to Multiple Family Residential. Seconded by Bloechl-Anderson. Motion carried 6-0.

- b. Discussion and action to make a recommendation to the Village Board regarding 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.

Clow read into record one person in opposition to the agenda item, Terri Noyes, 6103 Indian Mound Dr. Bremer provided commentary on the agenda item and next steps. Clow motioned to recommend to the Village Board approval of 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. Seconded by Conrad. Motion carried 6-0.

- c. Discussion and action on a conditional use permit requested by Shaun O'hearn for use of the property located at 5923 Exchange Street as a hotel.

The agenda item details were presented in staff summary agenda item 4b. Staff gave the applicant the opportunity to speak on the concerns raised during the public hearing. Shaun O'hearn, 5205 Linden Parkway, commented on the current activities of the McFarland House, operational success of the existing tourist rooming house and operating practices and policies. The Commission asked O'hearn about minimum lengths of stay. O'hearn stated he is expecting to maintain a two-night minimum. The Commission felt comfortable with the response given regarding the public comment on the agenda item and moving forward with action.

Clow motioned to approve a Conditional Use Permit requested by Shaun O'hearn for use of property 5923 Exchange Street as a hotel with the following conditions of approval:

1. The applicant to post one designated off-street parking space per room for hotel guests in the designated off-street parking lot.
2. Applicant to provide a fire alarm and detection system to meet International Building Code requirements subject to review and approval by the McFarland Fire & Rescue Department.

Bloechl-Anderson seconded. Motion carried 6-0.

- d. Discussion and action to make a recommendation to the Village Board regarding Ordinance 2024-19, an ordinance to Revise Section 62-72 of the Zoning Code to Increase the Maximum Percent of Lot Coverage in the Commercial Limited District. Requested by McFarland Hockey Inc.

Bremer addressed the questions and comments raised during the public hearing of the agenda item related to runoff, lighting plan, request for a variance and proving a hardship, mailings, and staff's review of the code. Discussion from the Commission included comparison to R-1 Single Family Residence, explanation of lighting fixtures, and stormwater management. The Commission asked the applicant if they were willing to change all lighting fixtures in the parking lot to match the new ones proposed. Todd Pritchard, President of the McFarland Hockey Inc., was present in the room and agreed to the request.

Clow motioned to recommend to the Village Board approval of Ordinance 2024-19, an Ordinance to Revise Section 62-72 of the Zoning Code to Increase the Maximum Percent of Lot Coverage in the Commercial Limited District. Brassington seconded the motion. Motion carried 6-0.

- e. Discussion and action on a site design review permit requested by McFarland Hockey Inc, for an addition to the McFarland Ice Hockey facility located at 4812 Marsh Road.

Bremer provided comments on the agenda item. Clow motioned to approve a site design review permit requested by McFarland Hockey Inc, for an addition to the McFarland Ice Hockey facility located at 4812 Marsh Road with the following conditions of approval:

1. Applicant to submit to the Village Engineer an updated the stormwater management report (and the plan set, if needed) to include the 0.5% change (or 200-year) storm.
2. Applicant to submit the Stormwater Management System Maintenance Agreement to reflect two bio-retention areas prior to recording.
3. The shut-off valve for this new 6-inch service should be placed four feet from the main, or alternatively, a live tap style connection could be used.
4. Applicant to provide temporary construction fencing around all designated areas of improvement during construction.
5. Applicant to provide one additional exterior light fixture to the proposed addition's northeast exit.
6. Applicant to submit to the McFarland Fire & Rescue Department a fire prevention plan including verifying the final Know Box and fire alarm annunciator location.
7. Approval of Ordinance 2024-19 by the Village Board.

Seconded by Brassington. Motion carried 6-0.

- f. Discussion and action to make a recommendation to the Village Board regarding Ordinance 2024-21, an ordinance to amend various sections of Chapter 8, Buildings and Building Regulations, of the Municipal Code of Ordinance.

Bremer provided summary on the agenda item and procedural steps associated with the proposed change, the benefits of the proposed changes and the Department. The Commission discussed the quality of review and effects on processing. Conrad indicated support for the change given his experience as an architect.

Clow motioned to recommend to the Village Board approval of Ordinance 2024-21. Conrad seconded the motion. Motion carried 6-0.

- g. Discussion regarding creation of Tax Increment Finance District #7.

Clow gave an introduction of the agenda item and proceedings associated with the agenda item. Bremer presented a summary of the agenda's past activities and feedback received. Bremer indicated the purpose of the agenda item was for discussion only and no action will be taken.

The following people spoke during the agenda item who expressed opposition to TIF District #7 are listed below. This includes both in-person and virtually.

- Alderman Jael Currie, 2017 Ellen Ave, Madison, City of Madison District 16, representing Secret Places.
- Kelsey Annen, 4509 Red Barn Run (Madison)
- Ken Boyd, 3457 Siggelkow Rd
- Garret Nauta, 4639 Catalina Pkwy (Madison)
- Hunter Darger, 4727 Catalina Pkwy (Madison)
- Terri Kosobucki, 4414 Catalina Pkwy (Madison)
- John Kosobucki, 4414 Catalina Pkwy (Madison)
- Meredith Hughey, 5003 Wildrye Ct
- Matthew Wiswell, 6302 Pennock Ln (Madison)
- Kathy Annen, 5011 Falling Leaves Ln
- Allison Eng, 6126 Arrowpoint Way
- Ed Wreh, 6139 Meadowsweet Trl
- Mike Tierny, 4534 Secret Garden Dr
- Dee Hughes, 5508 Bremer Rd
- Patrick Miles, 5410 North Pass
- Samantha Zeilenga, 3615 Rankin Rd
- Jason Kwiatkowski, 3385 Siggelkow Rd

The following people donated their time to Kelsey Annen to speak:

- Ann Brink, 5706 Ambrosia Ter
- Steve Annen, 5011 Falling Leaves Ln

The following people donated their time to Ken Boyd to speak:

- Lyle Morris, 6070 Shooting Star Ct
- Laurie Morris, 6070 Shooting Star Ct
- Renee Boyd, 3457 Siggelkow Rd
- Barbara Boyd, 3463 Siggelkow Rd
- Rene Boyd, 3463 Siggelkow Rd
- Mike Veroko, 5009 Black Walnut Dr

The following include the concerns and comments raised from those who spoke in opposition to the TIF District #7. This includes in person statements and responses in the Q&A of the zoom.

- Lack of communication from the Village
- Lack of conformity with adjacent land uses
- Inconsistent with the vision of East Side Plan and other employment agencies
- Opposition to letters of support provided
- Comments related to Siggelkow Road: Safety, semi-trucks, existing traffic, regulation on speeds, and need for a traffic study
- Disputes related to project timeline
- Conceptual designs by Interstate Partners
- Impacts to personal property and property value
- Impacts to erosion control and stormwater management
- Impact on McFarland School District
- Children's safety
- Support of a TIF District and business development but not the project proposed by Interstate Partners.
- Character of McFarland Neighborhoods

Clow read into record participants who did not wish to speak but were in opposition to the agenda item. This includes both in-person and virtual attendees:

- Travis Grover, 6301 Canyon Pkwy (Madison)
- John Rothchild, 5140 Wild Rye Ct
- Elizabeth Klinkner, 5225 N Peninsula Way
- Louis Kwiatkowski, 3383 Siggelkow Rd
- Janice Kwiatkowski, 3383 Siggelkow Rd
- Heather Geye, 10 Bellingrath Ct (Madison)
- Sandra Skubal, 6202 Eagle Cave Dr

- Ann Hall, 6202 Eagle Cave Dr
- Lyle Morris, 6070 Shooting Star Ct
- Sheryl Otto, 6232 Canyon Pkwy
- Bob Pominville, 5612 Osborn Dr
- Karen Pominville, 5612 Osborn Dr
- Ryan Headley, 5012 Falling Leaves Ln
- Tom Skaife, 5008 Black Walnut Dr
- Linda Olson, 5009 Black Walnut Dr
- Laurie Morris, 6070 Shooting Star Ct
- Angie Curtis 6118 Eagle Cave Dr (Madison)
- Ricardo Maldonado, 4523 Red Bard Run (Madison)
- Katie Wagner, 6051 E Linden Pkwy (Madison)
- Blaire Adkins, 4731 Ice Pond Dr (Madison)
- David Groshek, 4731 Ice Pond Dr (Madison)
- Kavita Deckard, 6213 Canyon Pkwy (Madison)
- Nick Deckard, 6213 Canyon Pkwy (Madison)
- Erin Deckard, 4724 Catalina Pkwy (Madison)
- Ian Catterall, 6225 Canyon Pkwy (Madison)
- Jolene Catterall, 6225 Canyon Pkwy (Madison)
- Monica Nauta, 4639 Catalina Pkwy (Madison)
- Benjamin Foster, 5807 Smith Ridge Rd
- Kurt Krueger, 6126 Arrowpoint Way (Madison)
- Beth McLimans, 5010 Falling Leaves
- Melissa Wiswell, 6302 Pennock Ln (Madison)
- Steven Wiesner, 4509 Red Barn Run (Madison)
- Angie Kunze, 5315 Valley Dr
- Mark Mossner, 6219 Canyon Pkwy (Madison)
- Jenna Mossner, 6219 Canyon Pkwy (Madison)
- Lauri Maly, 4635 Catalina Pkwy (Madison)
- Blair Butters, 5003 Black Walnut Dr
- Cindy Butters, 5003 Black Walnut Dr
- John Kuehl, 5608 Black Walnut Dr
- Ann Brink, 5706 Ambrosia Ter
- Steve Annen, 5011 Falling Leaves Ln
- Brad Wedan, 6207 Canyon Pkwy (Madison)
- Heather Wedan, 6207 Canyon Pkwy (Madison)
- Stephanie Klein, 6214 Canyon Pkwy (Madison)
- Eric Klein, 6214 Canyon Pkwy (Madison)
- Emma Tumilty, 4610 Secret Garden Dr (Madison)
- Nate Kruser, 4610 Secret Garden Dr (Madison)
- Adam Peck, 5163 Wild Rye Ct

- Sarah Peck, 5163 Wild Rye Ct
- Alyssa Buss, 6060 E Red Oak Trl
- David Buss, 6060 E Red Oak Trl
- Jusil Pujara, 6010 Eagle Cave Dr (Madison)
- Laurie Downs, 6021 Exchange St
- Andrew Hoyos, 5972 Oak Hollow Dr.
- Drew Mathers, 6017 Exchange St
- Tom Downs, 6021 Exchange St
- Seth Zimmerman, 4505 Red Barn Run (Madison)
- Brooke Zimmerman, 4505 Red Barn Run (Madison)
- Emily Luedtke, 4657 Bautista Dr (Madison)
- Brad Luedtke, 4657 Bautista Dr (Madison)
- Heather Ramos, 6305 Pennock Ln (Madison)

Bremer provided clarification on several comments received by the public. The Commission discussed options to review the TIF District #7 project, traffic study, communication, boundary areas between the Village and Madison, incorporating comments and concerns received in past meetings to potential TIF District updates.

6. SCHEDULE NEXT MEETING DATE.

- a. Wednesday, September 11, 2024 @ 7:00PM (joint meeting with Community Development Authority).
- b. Tuesday, September 17 at 7:00PM – Plan Commission regular meeting.

7. ADJOURNMENT.

Brassington motioned to adjourn; Bloechl-Anderson seconded the motion. Motion carried 6-0. Meeting adjourned at 11:24 P.M.