

## **Plan Commission Minutes February 19, 2025, at 7:00 P.M.**

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

**Members Absent:** Jill Halverson

**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.**

There were no public appearances during this section.

### **3. APPROVAL OF MINUTES.**

- a. Motion to approve the minutes of the January 21, 2025 meeting.

Clow moved to approve the minutes of the January 21, 2025, Plan Commission meeting. Brassington seconded the motion. Motion passed 6-0.

### **4. BUSINESS.**

- a. Presentation from McFarland School District regarding projected enrollment.

Jeff Mahoney, McFarland School District, provided a presentation on the enrollment numbers of the school district. Discussion from the Commission with Mahoney included school district boundaries, school funding sources, housing trends, households with students and their residing location, and enrollment projections.

- b. Discussion and recommendation to the Village Board on a request by Veridian Homes Rosewood Fields, LLC for approval of Amendment No. 3 to the Rosewood Fields Development Agreement for Phase 4 construction.

Bremer provided a summary on the agenda item highlighting the subdivision's progress to date while answering Commission members questions on the housing types and general layout. Tom Fahl, Verdian Homes, was available for questions and comments.

Clow motioned to recommend to the Village Board approval of Amendment No. 3 to the Rosewood Fields Development Agreement for Phase 4 construction. Conrad seconded the motion. Motion passed 6-0.

- c. Discussion regarding a preapplication concept plan submitted by Lakestone Properties for a proposed 166 unit residential subdivision at the northwest intersection of Elvehjem Road and CTH AB, parcel #061002496911.

Bremer provided an opening summary of the project timeline and the upcoming future neighborhood meeting hosted by Lakestone Properties. Brett Reimen, with Lakestone Properties, provided a summary of the changes made on the most recent concept plan connecting the changes made to the feedback received from the January 21, 2025 Plan Commission meeting.

Discussion from the Commission and Staff included affordability of owner-occupied buildings, enrollment, public improvements, WHEDA, market vs workforce housing, comparable development types from other communities, details of housing mix included within the concept, dedicated public park, varying the architectural appearance of the buildings, and upcoming neighborhood meeting date and time.

5. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, March 18, 2024 at 7:00PM.

6. ADJOURNMENT.

Peters motioned to adjourn; Conrad seconded the motion. Motion passed 6-0. Meeting adjourned at 8:23 P.M.