

Plan Commission Minutes March 18, 2025, at 7:00 P.M.

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

Staff Present: Andrew Bremer, Kong Thao

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 February 19, 2025 meeting.

Clow moved to approve the minutes of the February 19, 2025, Plan Commission meeting. Pominville seconded the motion. Motion passed 6-0.

4. PUBLIC HEARING.

- a. Public hearing on a Conditional Use Permit application for a Community Solar Energy Collection System, requested by Wisconsin Power & Light, an Alliant Energy Company, located at 3443 Siggelkow Road, parcel #0710-354-8341-1.

Bremer provided a summary on the agenda item discussing the details of the proposed use and history of the Village's acquisition and lease agreements with the McFarland School District and Alliant Energy under their Customer Hosted Solar program. Site design discussions included fencing, vegetation, panels designs, setbacks, gate entrances, and impacts to adjacent properties. Andy Carrol with Westphal & Company Inc, and Bob Tandy with Alliant Energy were in attendance to provide additional details of the proposed project and answered additional questions from the Commission.

Clow opened the public hearing at 7:28 PM. Ken Boyd, 3457 Siggelkow Road provided comments referencing a Harvard Business Review article called The Dark Side of Solar Power regarding concerns related to solar panel waste and recycling. Clow closed the public hearing at 7:36.

Discussion from the Commission included costs associated with the installation, maintenance, and decommissioning of the site, and renewable energy credits.

Bremer and Tandy confirmed all costs to design, construct, maintain, and decommission the property will be Alliant's responsibility. Per the existing lease agreement the School District and Village will be provided monthly lease payments for the 20 year term of the lease, plus the renewable energy credits generated from the facility. The lease may be extended by up to three 5-year extension.

5. BUSINESS.

- a. Discussion and action on a Conditional Use Permit application for a Community Solar Energy Collection System, requested by Wisconsin Power & Light, an Alliant Energy Company, located at 3443 Siggelkow Road, parcel #0710-354-8341-1.

No further discussion or concerns on the agenda item, the Commission was in consensus to moved forward with action. Clow motioned to approve a Conditional Use Permit application for a Community Solar Energy Collection System, requested by Wisconsin Power & Light, an Alliant Energy Company, located at 3443 Siggelkow Road, parcel # 0710-354-8341-1. Brassington seconded the motion. During the discussion, Bremer requested the listed conditions of approval from the staff report be included in the motion.

Clow amended the motion to: approve a Conditional Use Permit application for a Community Solar Energy Collection System, requested by Wisconsin Power & Light, an Alliant Energy Company, located at 3443 Siggelkow Road, parcel # 0710-354-8341-1 with the following conditions of approval:

1. Applicant to update the stormwater management and erosion control plan addressing the conditions in the Village Engineer's letter dated March 3, 2025.
2. Applicant to install a Know Box on the gate to the solar farm for Village emergency personnel access per the Fire Chief's letter dated March 5, 2025.
3. Applicant to maintain compliance with the terms of the property Site Lease Agreement with the McFarland School District.

The motion to amend the motion was seconded by Brassington. The motion to amend the original motion passed 6-0. The amended motion passed 6-0.

- b. Discussion and action on Site Design Review Permit application for a Community Solar Energy Collection System, requested by Wisconsin Power & Light, an Alliant Energy Company, located at 3443 Siggelkow Road, parcel #0710-354-8341-1.

Bremer provided a summary on the agenda item, commenting on the unique characteristics of the proposed use without a principal building as it relates to

typical site design review requirements. No new details were provided that were not covered previously in agenda item 4.a., and 5.a. The only utility to the site includes electrical.

Clow motioned to approve a Site Design Review Permit application for a Community Solar Energy Collection System, requested by Wisconsin Power & Light, an Alliant Energy Company, located at 3443 Siggelkow Road, parcel # 0710-354-8341-1.

1. Applicant to update the stormwater management and erosion control plan addressing the conditions in the Village Engineer's letter dated March 3, 2025.
2. Applicant to install a Know Box on the gate to the solar farm for Village emergency personnel access per the Fire Chief's letter dated March 5, 2025.
3. Applicant to maintain compliance with the terms of the property Site Lease Agreement with the McFarland School District.

Conrad seconded the motion. Motion passed 6-0.

- c. Discussion and action on a Site Design Review Permit for an accessory structure for a Food-Waste Composting Bin Kiosk requested by Village Public Works located at 5115 Terminal Drive.

Clow read into record one registrant in opposition to the agenda item, David Franchek at 4739 Lorraine Way. Thao provided a summary on the agenda item, discussing the background of the pilot food scraps composting program with Wisconsin Dane County Waste & Renewables and structure design details. Lee Igl, Village Public Works Director, provided additional comments and details on the project. The Commission discussed the operations and funding of the program. Conrad asked if the structure was ADA compliant based on the structure designs related to protruding objects. Staff did not have a clear answer and would refer to Dane County for details.

Clow motioned to table action on the agenda item until further details of the ADA accessibility can be addressed by Dane County. Conrad seconded the motion. Motion passed 6-0.

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

Conrad Campbell (6389 Scandia Lane) and Laurie Morris (6070 Shooting Star Court) spoke in opposition to the concept citing concerns with:

- quality of low-income housing
- crime related activities

- consistencies with the 2023 East Side Plan and Village's Comprehensive Plan's Future Land Use Map
- proposed densities

Bremer provided a summary on the agenda item summarizing the previous preapplication concepts and the changes made, which included adding the County's requirement for a 150-foot vision triangle at the intersection of CTH AB and Elvehjem Road. Brett Rieman, Lakestone Properties, provided a summary on their developer lead neighborhood meeting February 26, 2025. Bremer and Rieman discussed the scope of the traffic study and areas covered. The Commission discussed the scope of the traffic study, jurisdiction to set speed limits on Elvehjem Road and CTH AB, housing affordability, range of units offered, commercial opportunity, and comments received regarding the Comprehensive Plan's Future Land Use Map and East Side Plan. Bremer stated no action taken on this agenda item and summarized what next steps Lakestone Properties will need to take if they decide to move forward with an application.

- e. Discussion regarding the updated Village Comprehensive Outdoor and Recreation Plan.

Staff provided a summary of the draft Comprehensive Outdoor Recreation Plan and purpose of the plan update. The Commission's discussion included input on the current CORP objective of 18.5 acres per 1,000 residents. This objective impacts other standards for parkland dedication and park impact fees. The Commission's discussion with Staff's included research on comparable communities in Dane County and their current CORP level of service goals, parkland dedication requirements and park impact fees. Discussion included:

- The Village has fees that appear to be above the average in most categories; however, it is unclear whether other communities are annually increasing their fees due to actual costs and inflation.
- Methods to determine the rates vary among communities: Village's changes reflect the annual year's consumer price index per Village ordinance.
- Recent rate changes were made to catch up to previous years when they were not changed from the last impact fee study in 2004 to the latest study in 2020.
- Comments received from recent developers on the rates
- What the fees collected are used for
- Distribution of the National Recreation and Parks Association's standards according to their 2024 report; what this includes and excludes.
- Village Parks staffing
- Attracting new families to McFarland and retention of current families

The Commission did not recommend changes to the CORP objective of 18.5 acres of parkland (excluding wetland and floodplain areas) per 1,000 residents. There was some Commission member concerns expressed regarding the park impact fees as related to other peer communities. Bremer noted that the 2025 Village Budget includes updating the 2020 impact fee study after completion of the CORP and that would provide another opportunity to review the impact fees.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, April 15, 2025 at 7:00PM.

7. ADJOURNMENT.

Conrad motioned to adjourn; Brassington seconded the motion. Motion passed 6-0. Meeting adjourned at 9:48 P.M.