

**Joint Community Development Authority
and Plan Commission Minutes
January 8, 2025**

CDA Members Present: Stephanie Brassington, Luke Fessler, Henry Byers, Kurt Zimmerman, Anthony Hennes, Ben Tanko,

CDA Members Absent: Elizabeth Yszenga

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

Staff Present: Andrew Bremer, Kong Thao, Karen Knoll, Matt Schuenke

1. CALL TO ORDER

Clow called the joint meeting to order at 7:02 PM. A quorum of both bodies was present.

2. PUBLIC APPEARANCES

There were no attendees online or in person who spoke during public appearances.

3. APPROVAL OF THE MINUTES

- a. Motion to approve the minutes of the September 11, 2024, Joint Community Development Authority and Plan Commission meeting.

Clow motioned to approve the minutes of the September 11, 2024, Joint Community Development Authority and Plan Commission meeting. Brassington seconded. Motion passed 13-0.

4. PUBLIC HEARING

- a. Public hearing regarding Ordinance 2025-01 An Ordinance Amending the Village of McFarland Comprehensive Plan to Adopt and Incorporate the 2025 Redevelopment District Plans No. 1 and No. 2, Including Amending of the Comprehensive Plan Future Land Use Map.

Clow provided an opening statement on the proceedings of the meeting process. Clow added that Conference Room A was available to accommodate for the surplus of attendees to sit and view the meeting. Bremer provided summary of the agenda item and informational points from questions received by the department. Stephen Tremlett, MSA Professional Services Project Manager, presented the project summary of the plan updates which included public comments received at the July 11 public information meeting, revisions to preferred design concepts of

subdistricts, key goals for redevelopment plan updates, and implementation for Redevelopment District Plans 1 and 2.

The Commission engaged with Tremlett in discussion throughout the presentation for Districts 1 and 2. The discussion included alternative concepts shown, clarity on definitions included in the plans, strategies for implementation, potential use of mix-used buildings, balance of desirability of building styles and affordable housing.

Clow opened the public hearing at 7:59 PM. The following people were present and spoke in opposition to the agenda item.

- Tim Gibneski, 6104 Merrill St
- Lisa and Rick Schwoerer, 5703 Milwaukee St
- Christine Fifarek, 5115 Glen Rd
- Meredith Hughey, 5003 Wild Rye Ct
- Casey Ruhland, 4690 Siggelkow Rd
- Erik Olson, Grand Teton Plz, Suite 241, Madison
- Ron Larson, 5403 Marshwoods Dr
- Ruthann Whitehorse, 5607 Chestnut Ln
- Jared Torbleau, 5806 Milwaukee St
- Eric Johnson, 6105 Woods Xing
- Steve Annen, 5011 Falling Leaves Ln
- Ken Boyd, 3457 Siggelkow Rd
- Jerry Collins, 5800 Wisconsin St
- Rob Peterson, 4922 Meinders Rd
- Kate Moran, 4520 Lakeview Ave
- Lisa Mulcahy, 4516 Larson St
- Elizabeth Bohuski, 6011 Merrill St
- Veronica Witt, 5111 Glen Rd
- Jeanne Hrovat, 317 Falles Ct, Madison
- Kate Bedker, 6108 Merrill St
- Dorothy Christianson, 6104 Merrill St
- Kacey Norwood, 5303 Broadhead St
- Amy Johnson, 4610 Larson Beach Rd
- Lynne Hettrick, 5711 Main St
- Conrad Campbell, 6389 Scandia Ln

From those who spoke, the following is a general summary of the comments received:

- Objection to the draft plan's use of the term blight
- Objection to the draft plan district boundaries
- Objection to methods to determine blighted properties
- Concerns over Village to acquire property by eminent domain

- Concerns regarding property value and resell value
- Concerns regarding Village communication
- Concerns about the impact the draft plan may have on neighborhood character
- Recognition of housing crisis
- Maintaining small-town feel
- Support adding housing, but not what was included in draft plan
- Praise for engagement of public turnout
- Layout of concept plans as presented
- Unconstitutional, violation of rights
- Concerns on increased traffic
- Opposition to closure of sections of Milwaukee St
- Concepts include too drastic of an alteration to the downtown area
- Concern on Village's active purchase of properties in the District 2 area
- Reconstruction of mentioned streets

The following people registered their opposition to the agenda item but did not speak.

- Carol Lawler, 6115 Quiet Canyon Loop, Madison
- Vicki and John Domack, 3280 Lee South Ct
- Carol Munch, 5984 Oak Hollow Dr
- Ryan Headley, 5012 Falling Leaves Ln
- Doug Marshall, 5804 Wisconsin St
- Joseph Torbleau, 6208 Johnson St
- Katie Bedker, 6108 Merrill St
- Pam Priegel, 4513 Larson St
- Leo Duren, 3602 Cascade Rd, Madison
- Lori Jacoby, 6020 Merrill St
- Brian Rodgers, 4919 Meinders Rd
- Diane Everson, 5806-5812 Wisconsin St
- Laurie Downs, 6021 Exchange St
- Sierra and Terra Herale, 4808 Ivywood Trl
- Bryan Spangler, 3067 Vilas Rd, Town of Pleasant Springs
- Derek Buchinger, 6010 Lake Street
- Lynne Hettrick, 5711 Main St
- Erin Plisch, 5715 Main St
- Nicholas and Kacey Norwood, 5303 Broadhead St
- Joan Moffatt, 5711 Red Oak Trl
- Sidnee Brown, 4517 Larson St
- Dawn Dommissse, 5405 Hankins Ct
- Lori and Andy Peterson, 5605 Leanne Ln
- Peter Moore, 5304 Long St

- Jerry Hrovat, 5714 Wisconsin St
- Lynn Gilpin-Parks, 2977 Siggelkow Rd, Town of Cottage Grove
- Ann Ford, 6012 Exchange St
- Drew Mather, 6017 Exchange St
- James Davenport, 4604 Lakeview
- Sandra Hrovat, PO BOX 5194, Madison 53705, Madison
- Ernie and Linda Kitchen, 5121 Farwell St
- Michelle Weston, 6115 Merrill St
- Lindsay Kamnetz, 5209 Card Ave
- Kay Altfeather, 5210 Card Ave
- Anne Braunschweig and Randy Zoran, 6107 Merrill St
- Dimitria Van Straten, 4591 Lotus Ln, Town of Cottage Grove
- Mardell Ruhland, 5305 Long St
- Don and Joan Kranz, 5007 Terminal Dr
- Melanie Robak, 6307 Johnson St
- Stefan and Lynn Dobler, 5302 Hough St
- Fredric Holmes 4705 Ivywood Dr
- Michael Manning, 5019 Terminal Dr

The following people attended the meeting remotely on zoom and registered their opposition to the agenda item.

- Bruce Pauls, 6230 Renee Ct
- Angie Kunze, 5315 Valley Dr
- Mark Daspit, 5202 Rustic Way
- Kristine and James Schwarz, 6003 Running Deer Trail
- Andy and Kim Nansel, 5212 Valley Dr
- Erica Laub, 5404 Hough St
- Kathleen Smith, 6121 Sledding Parkway
- Bob & Lisa Haefner 5901 Glenway St
- Lori Koffarnus, 5202 Rustic Way
- Cathy Schwabauer, 5714 Wisconsin St
- Jodie Nowakowski, 6024 Merrill St
- Susan Eley, 6135 Quiet Canyon Loop
- Brent Plisch, 5715 Main St
- Amanda Mortensen, 4519 Siggelkow Rd
- Brenda Berlowski-Zier and Gregory Zier, 6103 Exchange St
- Rebecca Baumgarter, 5813 Milwaukee St
- Miranda Sve, 4514 Bellevue Ct
- Cheryl Blanchar, 5005 Card Ave
- Erik & Michelle Kanvik, 5003 Paulson Rd
- Joel and Lee Anne Crye ,6428 Exchange Street
- Aidan Allen & Anneke Van Rybroek, 5710 Milwaukee St

- Jeff London, 6024 Merrill Street
- Carolyn Quamme, 6206 Johnson St
- Alecia and Drew Mather, 6017 Exchange St
- Alicia and Jack Hartel, 6007 Lake St
- Sherri Schindler, 4524 Lakeview Ave
- Judith Larson, 3930 S Lake Dr
- Rene & Melissa Soto, 5445 Holscher Rd
- Bill and Linda Alexander, business located at 4921 Meinders Rd
- Tom & Christy Dwyer 5318 Norma Rd

Those commenting in support of the development plans:

- Ryan Quam, 4504 Siggelkow Rd
- Monica Gunderson, 5810 Main Street

Clow closed the public hearing at 10:09PM. A recess was taken at 10:15 concluding closing comments from Clow. The meeting resumed at 10:21 PM.

5. BUSINESS.

- a. Discussion regarding Ordinance 2025-01 An Ordinance Amending the Village of McFarland Comprehensive Plan to Adopt and Incorporate the 2025 Redevelopment District Plans No. 1 and No. 2, Including Amending of the Comprehensive Plan Future Land Use Map.

Clow opened the discussion to the Joint Body, with Bremer and Tremlett available for questions. Discussion by the Joint Body included:

- Details of the property owner public hearing letter and timing of it being sent
- Considerations of retitling or renaming of the draft plan, and removal of the blight evaluation portion of the draft plans
- References to existing 2010 redevelopment plans
- Clarification on process for blight determination
- Discussion on property value risk to homeowners
- The overall size and length of draft plan
- Removal of blight classification and its impact on existing tax increment districts (TID)
- Possibly including statements within in the plan of no intention of acquisition by eminent domain
- Concepts presented related to bulk and size of buildings, parking, and density
- Scenarios for property owners after receiving blight designation
- Clarification on intent of the draft plans
- Rehabilitation of structures as an alternative to new construction
- Outcome of joint body to reject the draft plan as presented

- Outcome of not updating redevelopment plan
- Loss of potential funding sources (i.e. lease revenue bonds or TIF)
- Typical processes for acquisition of property and appraisal completed through Village Board review and approval
- Location of existing plan materials on Village website.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday January 21, 2025 at 7PM - Plan Commission
- b. Wednesday, February 12, 2025 at 7PM - Community Development Authority

7. ADJOURNMENT.

Brassington motioned to adjourn the meeting. Pomerville seconded the motion. Motion passed 13-0. Meeting adjourned at 11:29 PM.