

## **Joint Community Development Authority and Plan Commission Minutes January 13, 2025**

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

### 1. CALL TO ORDER

Clow called the meeting to order at 6:01 PM. A quorum of both bodies was present.

### 2. PUBLIC APPEARANCES

Clow read off the names of people registering in opposition to the Redevelopment District Plans No. 1 and No. 2. Not wishing to speak:

- Ruthann Whitehorse, 5607 Chestnut Ln
- Kevin Bedker, 6108 Merrill St
- Jodie Armstrong, 5019 Card Ave
- Jared Torbleau, 5806 Milwaukee St
- Klaus Schwoerer, 5703 Milwaukee St
- Bryan Spangler, 3067 Vilas Rd, Town of Pleasant Springs
- Ann Ford, 6012 Exchange St
- Lynne Hettrick, 5711 Main St
- Bret Sullivan, 6007 Merrill St
- Angela Sullivan, 6007 Merrill St
- Rick Schwoerer, 5703 Milwaukee St
- Ann Brink, 5706 Ambrosia Ter
- Kenneth Wood, 6112 Merrill St
- Carla Wood, 6112 Merrill St
- Jane Mitchell, 5417 Lani Ln
- Erin Plisch, 5715 Main St
- Kacey Norwood, 5303 Broadhead St
- Nicholas Norwood, 5303 Broadhead St

The following people who are registered in opposition were present and spoke during Public Appearances.

- Dorothy Christianson, 6104 Merrill St
- Elizabeth Bohuski, 6011 Merrill St

- Lisa Schwoerer, 5703 Milwaukee St
- Steve Annen, 5011 Falling Leaves Ln
- Erik Olson, 6515 Grand Teton PLZ #241, Madison
- Christine Fifarek, 5115 Glenn Rd

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

- Appreciation for listening to the concerns of residents
- Concerns regarding about potential future infill and redevelopment
- Concern about blight evaluations and wanting those designations removed properties
- Concerns about the potential of future Village Board's to use eminent domain
- Concern that even with the rejection of the updated Redevelopment District Plans, the existing 2010 Redevelopment District Plans remain and should be terminate too.

The following people registered online in opposition to Redevelopment District Plan No. 1 and No. 2.

- Meredith Hughey, 5003 Wild Rye Ct
- Tome and Laurie Downs, 6021 Exchange St
- Lori Peterson, 5605 Leanne Ln
- Linsay Lamb, 5112 Linden Pkwy
- Veronica Witt, 5111 Glenn Rd
- Lisa Stauffacher, 5522 Leanne Ln
- Mark Daspit, 5202 Rustic Way
- Joel and Lee Ann Crye, 6428 Exchange St
- Ellie Kyser, 5902 Running Deer Trl

### 3. BUSINESS.

- a. Discussion and action to reject 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, and to reject the proposed Redevelopment Plan Update District No.1 and No. 2 plans dated December 2024.

Bremer provided introduction on the agenda item providing a summary of the primary topics of public concern from the joint January 8, 2025 public hearing on Ordinance 2025-01:

1. Impacts of blight designations and the potential use of the plan by the Village to condemn property through eminent domain.
2. Questions regarding property owners need to file written objections to the blight determinations by January 23<sup>rd</sup> as prescribed under state statute.
3. Communication of project and timing of the public hearing letter and procedures.
4. Concerns regarding future land uses envisioned in the planning concepts.

Allen Reuter, Village Attorney, provided a summary on the actions and proceedings, resolutions as required by state statutes to challenge the right to condemn, and item 3.b. Discussion from the Joint Body included additional questions for Reuter and Bremer. The following topics were discussed, blight determination, actions surrounding condemnation and eminent domain, the 2010 Redevelopment Plans, process with item 3.b., impact on other redevelopment plans, blight designation maps, and records retention of work completed through the planning process.

Clow motioned to reject 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 Amendment of the Comprehensive Plan Future Land Use Map, and to reject the proposed Redevelopment Plan Update District No. 1 and No. 2 plans dated December 2024. Seconded by Brassington. Motion passes 14-0.

- b. Discussion and action on Community Development Authority Resolution 2025-01: A Resolution Waiving Formal Objection Requirements for Proposed Redevelopment Plan Update District No. 1 and No. 2 Dated December 2024 For All Affected Properties.

Brassington motioned to approve Community Development Authority Resolution 2025-01: A Resolution Waiving Formal Object Requirements for Proposed Redevelopment Plan Update District No. 1 and No. 2 Dated December 2024 For All Affected Properties. Seconded by Fessler. Motion passed 7-0 (only CDA members voted on this agenda item as it was relevant only to the CDA).

4. SCHEDULE NEXT MEETING DATE.

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

5. ADJOURNMENT.

Fessler motioned to adjourn the meeting. Tanko seconded the motion. Motion passed 14-0. Meeting adjourned at 7:15 PM.