

Joint Community Development Authority and Plan Commission Minutes September 11, 2024

CDA Members Present: Stephanie Brassington, Luke Fessler, Anthony Hennes, Ben Tanko, Elizabeth Yszenga

CDA Members Absent: Krystalynn Sabol, Kurt Zimmerman

PC Members Present: Carolyn Clow, Stephanie Brassington, Scott Peters (7:06 PM), Jill Halverson, Chris Reynolds, Peter Bloechl-Anderson

PC Members Absent: Austen Conrad

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

1. CALL TO ORDER

Clow called the meeting to order at 7:00.

2. PUBLIC APPEARANCES

The following people were present and spoke in opposition to the creation of TID #7.

- Monica Nauta, 4639 Catalina Pkwy
- Ryan Headly, 5012 Falling Leaves Ln
- John Kosobucki, 4414 Catalina Pkwy
- Meredith Hughey, 5003 Wild Rye Ct
- Matt Wiswell, 6302 Pennock Ln
- Gurmail Mangat, 4702 Dustin Ln
- Kelsey Annen, 4509 Red Barn Run
- Nicky Symons, 5125 Leanne Ln
- Kathy Annen, 5011 Falling Leaves Ln
- Ken Boyd, 3457 Siggelkow Rd
- Garret Nauta, 4639 Catalina Pkwy
- Melanie Robak, 3607 Johnson St

From those who spoke, the following items of concerns include:

- Change to current traffic
- Increasing danger to Siggelkow Rd
- Safety related to: children and shared uses of the road
- Incompatible uses adjacent to neighborhood
- Noise pollution, light pollution, and smell

- Concern on low-income households related to introduction of crime and drug activity
- Concern with future growth of the land, erosion control measures, and “post-landfill”
- Impacts on school referendum

The following people registered in opposition to the creation of TID #7 but did not wish to speak. The list of people includes online responses in the Q&A and submitted comment forms.

- Ann Brink, 5706 Ambrosia Ter
- Steve Annen, 5011 Falling Leaves Ln
- John Domack, 3280 Lee South Ct
- Vicki Domack, 3280 Lee South Ct
- Steven Wiesner, 4509 Red Barn Run (Madison)
- Alyssa Buss, 6060 E Red Oak Trl
- Kavita Deckard, 6213 Canyon Parkway (Madison)
- Nick Deckard, 6213 Canyon Parkway (Madison)
- Maldonados , 4523 Red Barn Run (Madison)
- Erin Decker, 4724 Catalina Pkwy (Madison)
- Jason Kopp, 3471 Siggelkow Rd
- Anna Kopp, 3471 Siggelkow Rd
- Tim Louderback, 4728 Catalina Pkwy (Madison)
- Mandy Louderback, 4728 Catalina Pkwy (Madison)
- Alison Eng, 6126 Arrowpoint Way (Madison)
- Susan Dietzel, 5605 Chestnut Ln
- Deanna Regel, 4732 Catalina Pkwy (Madison)
- Angie Kunze, 5315 Valley Drive
- Rob Kunze, 5315 Valley Drive
- Brad Wedan, 6207 Canyon Pkwy (Madison)
- Heather Wedan, 6207 Canyon Pkwy (Madison)
- Pecks, 5163 Wild Rye Ct
- Angie Curtis, 6118 Eagle Cave Drive (Madison)
- Lucas Sivertson, 4519 Red Barn Run (Madison)
- Bryant Household, 4735 Ice Pond Drive (Madison)
- Ian Catterall, 6225 Canyon Pkwy (Madison)
- Jolene Catterall, 6225 Canyon Pkwy (Madison)
- Jesil Pujara, 6010 Eagle Cave Dr (Madison)
- Christy Pujara, 6010 Eagle Cave Dr (Madison)
- Laurie Downs, 6021 Exchange St
- Tom Downs, 6021 Exchange St
- Kelsey Ryan, 4515 Red Barn Run (Madison)
- Kim Nansel, 5212 Valley Dr

- Andy Nansel, 5212 Valley Dr
- Kim Garrett, 4806 Catalina Pkwy (Madison)
- Brad Schumacher, 4806 Catalina Pkwy (Madison)
- Derek Jensen, 6419 Exchange St
- Mikaila Jensen, 6419 Exchange St
- Janet Doll, 5700 Ambrosia Ter
- Phil Doll, 5700 Ambrosia Ter
- Emily Luedtke, 6457 Bautista Dr (Madison)
- Brad Luedtke, 6457 Bautista Dr (Madison)
- Robin Crist, 4516 Bellingrath St (Madison)
- Laurie Morris, 6070 Shooting Star Ct
- Benjamin Foster, 5807 Smith Ridge Rd
- Lyle Morris, 6070 Shooting Star Ct
- Sheryl Otto, 6232 Canyon Pkwy (Madison)
- Brooke Zimmerman, 4505 Red Barn Run (Madison)
- Lowell Prill, 5535 Prairie Place Dr
- Jack Bernfeld, 5007 Falling Leaves Ln
- Marino Verdsco, 5009 Black Walnut Dr
- Linda Olson, 5009 Black Walnut Dr
- Dale Sankey, 5906 E Open Meadow
- Bob Pominville, 5612 Osborn Dr
- Rob Zietlow, 4824 Catalina Pkwy (Madison)
- Karen Pominville, 5612 Osborn Dr
- Terri Bosobucki, 4414 Catalina Pkwy (Madison)
- Brad Theisen, 4705 Catalina Pkwy (Madison)
- Lindsay Lamb, 5112 Linden Pkwy
- Sandra Skubal, 6202 Eagle Cave Dr (Madison)
- Tom Wagner, 5405 Dennis Dr
- Daniel Disckson, 6231 Canyon Pkwy (Madison)
- Barbara Boyd, 3463 Siggelkow Rd
- Travis Grover, 6301 Canyon Pkwy (Madison)
- James McLimans, 5010 Falling Leaves Ln
- Beth McLimans, 5010 Falling Leaves Ln
- Mike Curtis, 6118 Eagle Cave Dr (Madison)
- Aaron Goecks, 4802 Catalina Pkwy (Madison)
- Laurie Morris, 6070 Shooting Star Ct

In summary, there were 81 recorded people in person and online statements who expressed opposition to the establishment of TIF District #7 in agenda item 4a.

Jeff Whipple, Interstate Partners, provide comments in-person on agenda item 4a. Whipple comments included summary of private conversations of land

acquisition, public comments related to lands north of Siggelkow Road, clarification on timeline, and adjacent property uses.

3. APPROVAL OF THE MINUTES

- a. Motion to approve the minutes of the June 20th, 2024, Joint Plan Commission and Community Development Authority Meeting.

Clow asked the Joint body if action on the approval of the minutes could be taken second instead of third, as stated in the agenda. The Joint Body affirmed this was okay. Clow motioned to approve the minutes of the June 20th, 2024, Joint Plan Commission and Community Development Authority Meeting. Brassington seconded the motion. Motion passes 10-0.

4. BUSINESS.

- a. Discussion and action to deny creation of the Tax Increment Finance District #7 Project Plan as proposed.

Clow provided proceedings to the Joint Body members and how the voting process would work, as this is a Plan Commission action item with the CDA providing recommendation to the Plan Commission only.

Bremer provide summary on the agenda item, the clarification on the recommended motion, and discussion on the three actions to follow prior to reconsidering a new TID #7 Project Plan, with duties delegated to other Committees for review and approval. These include:

1. Complete a traffic study of Siggelkow Rd
2. Complete 30% of engineering design plans for Siggelkow Rd from Holscher Road to CTH AB.
3. Creation of a new zoning district for the proposed East Side Business Park.

Schuenke provided additional comments on the agenda item.

The Joint body discussed the types of studies needed, updating the East Side Plan, zoning, gaps in zoning code, the Economic Strategic Plan, scope of engagement, defining the scope of the project, and communication between Madison and McFarland as municipalities and residents.

Members of CDA only – Brassington motioned to recommend denial of TID #7 as proposed to the Plan Commission. Motion was seconded by Fessler. Motion carried 5-0.

Members of PC only – Clow motioned to deny creation of Tax Increment District #7 Project Plan as proposed and proceed with the completion of the following items:

1. *A traffic study of Siggelkow Road from Erling Ave. to CTH AB. with a refresh of the traffic study following the installation of the roundabouts by the DOT at end of the off-ramps.*
2. *Creation of 30% of engineering design plan for Siggelkow Road from Holscher Road to CTH AB.*
3. *Creation of a policy for communication with the City of Madison.*

Peters seconded the motion. In discussion of the motion, Brassington asked for clarification of item 3. Reynolds discussed possible reevaluation of East Side Plan and Economic Strategic Plan.

Clow amended her motion to include item 4. *Discussion of the East Side Plan reevaluation and Economic Development Plan at a future meeting.* Brassington seconded the amendment. No further discussion on the amendment. Motion to amend Clow's original motion to include item 4 passes, 6-0. No further discussion on the amended motion by Clow. Motion passes 6-0.

Clow provided closing statements with opportunities to connect to the Community & Economic Development's monthly announcements. Bremer provided additional comments on the communication announcements.

5. SCHEDULE NEXT MEETING DATE.

- a. Tuesday September 17, 2024 at 7:00PM (Plan Commission)
- b. Wednesday, October 9, 2024 at 7:00PM, (CDA, possible joint meeting with Plan Commission)

6. ADJOURNMENT.

Brassington motioned to adjourn the meeting. Fessler seconded the motion. Motion carried 10-0. Meeting adjourned at 9:57 PM.