

Tuesday, March 17, 2026

7:00 PM

McFarland Municipal Center  
5915 Milwaukee St, McFarland  
Community Room

## AGENDA

The public may attend in-person or remotely through the Zoom webinar or telephone options listed below. *Please Note: Virtual attendance is offered as a convenience, but technical difficulties beyond the Village's control may prevent or limit its availability at any meeting. The public is encouraged to attend the meeting in person to assure full access to the proceedings.*

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/83189708596>

Or by Telephone: +1 (312) 626-6799

Webinar ID: 831 8970 8596

Press \*9 to raise/lower hand. Press \*6 to mute/unmute.

1. CALL TO ORDER, ROLL CALL.
2. PUBLIC APPEARANCES.
  - a. This is an opportunity for attendees to provide public comment on matters that are not on the agenda. Attendees desiring to provide public comment on specific items on the agenda may do so at the time that agenda item is brought up. Zoom attendees wishing to speak should type their name, address, and the relevant agenda item in the Q&A feature within the online meeting platform. Zoom attendees may also register in support or opposition of an item through the Q&A feature. In person attendees should fill out a public comment form and turn into the meeting chairperson. When you are called upon to speak, state your name, address, and provide your public comment. Please adhere to the 3-minute time limit. Written comments will not be read into the record during the meeting but may be sent to [community.development@mcfarland.wi.us](mailto:community.development@mcfarland.wi.us) to be included with the agenda materials.
3. APPROVAL OF MINUTES.
  - a. Motion to approve the minutes of the February 19, 2026 Plan Commission meeting.
  - b. Motion to approve the minutes of the February 19, 2026 joint CDA and Plan Commission meeting.
4. PUBLIC HEARINGS.
  - a. Public hearing on a Conditional Use Permit requested by Naomi Beahm, 2 B's Auto LLC, for a proposed wholesale automobile dealership located at 4800 Ivywood Trail, Suite 103, McFarland, WI.
  - b. Public hearing on Ordinance 2026-05, An ordinance rezoning parcel #0710-273-8620-1, #0710-273-8515-8, #0710-273-8640-1 and approximately 11,634 square feet of the west portions of #0710-273-8665-1, properties in the vicinity of 4008, 4012, and 4016 Terminal Drive, McFarland, WI from C-H Highway Commercial to PD - Planned Development General Plan Approved and Phase 1 Detailed Plan Approved. Requested by Ezra Properties, LLC, Ryan Quam.
  - c. Public hearing on Resolution 2026-01, a Plan Commission resolution approving a Planned Development Detailed Plan for Phase 2, Lots 1 and Lots 3-16, Sperle Corners Subdivision, McFarland, WI.
5. BUSINESS.

- a. Discussion and action on a Conditional Use Permit requested by Naomi Beahm, 2 B's Auto LLC, for a proposed wholesale automobile dealership located at 4800 Ivywood Trail, Suite 103, McFarland, WI.
- b. Discussion and action on a Site Design Review Permit for an accessory garden tool shed requested by McFarland Community Garden located at 5710 Anthony Street.
- c. Discussion and action on a Site Design Review Permit for construction of a new municipal well house (Well No. 5), requested by Lee Igl, located at 6016 Prairie Wood Drive.
- d. Discussion and recommendation to the Village Board to approve Resolution 2026-05 a resolution approving adjustments to water and sewer utility easements for the Humble Oaks development, 4703 Terminal Drive.
- e. Discussion and action on Resolution 2026-01, a resolution approving a Planned Development Detailed Plan for Phase 2, Sperle Corners Lots 1, and Lots 3-16, McFarland, WI.
- f. Discussion regarding a preapplication conceptual condominium subdivision submitted by Austin Gannon for six duplex buildings located 6612 Schneider Place, to be called River Edge Court.
- g. Discussion and action to make a recommendation to the Village Board to issue a Request for Proposals for the update of the Village's 2017 Comprehensive Plan.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, April 21, 2026 at 7:00 PM.

7. ADJOURNMENT.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format should contact the McFarland Municipal Center at (608)838-3153, 5915 Milwaukee Street, McFarland, Wisconsin, or [village.clerk@mcfarland.wi.us](mailto:village.clerk@mcfarland.wi.us) by 2:00 p.m. at least 5 business days prior to the meeting so that any necessary arrangements can be made to accommodate each request. If the meeting or request is less than 5 business days from the meeting, requests for accommodations may still be made and reasonable efforts will be made to accommodate each request.