

## MINUTES

### Community Development Authority Meeting

May 4, 2016

Members Present: David Doll, Art Weber, Ken Brost, Stephanie Brassington, Clair Utter, Shawn O'Hearn, Eric Johnson (arriving at 7:04)

Members Absent:

Staff Present: Pauline Boness

Others Present: Jerry Bourquin, Dimension IV. Mark Roffers, MDRoffers and Associates

**1. Call to order.** Boness called the meeting to order at 7:00p.m. and asked for a nomination for a temporary chair. Brost nominated Weber, Doll seconded the motion. Motion carried.

**2. Review and possible approval of draft minutes from the April 6, 2016 Community Development Authority meeting.**

Brost moved to approve the April 6, 2016 Community Development Authority minutes, Doll seconded the motion. Motion carried 6-0 with O'Hearn abstaining.

**3. Discussion – Site/Design review requested by Tim Neitzel for approval of a single building office and warehouse structure for property located at 4761 McFarland Court.** Boness advised this project was approved in 2009, but did not move forward, they are using the same lot with a little different design. Jerry Bourquin reviewed the drawings and location. They have a contractor wishing to lease the space, Sunset Ridge Exteriors. Neitzel is proposing a 3000 sq. ft. building with a potential future addition. Bourquin reviewed the greenspace, wetland areas, and where dumpsters will be located. There will be bike parking stalls as well as additional parking space. The building will have overhead garage doors so the company can pull into the building. They will be using similar materials as other buildings in the area, with the building having a slightly sloped roof. The mechanical layout will be provided as soon as they have one. Bourquin reviewed the submittal checklist with CDA members, he feels they meet all requirements and the building is compatible with others in the area.

Doll inquired of the potential addition, the minutes from prior approval showed an addition, and, it showed a 5800 sq. ft. building, the drawings show 3,000 sq. ft., will this meet the requirements of the TIF. Bourquin replied there may be an addition; they are not asking for approval of one at this time. Boness responded she can check if it meets the requirements. There is room for one more building on McFarland Court.

Utter inquired if Town and Country was satisfied with the stormwater plan, and will there be enough parking for the site. Boness replied they are reviewing it, and, it will be covered at the Plan Commission meeting. Doll inquired if the site can be seen from Hwy. 51? Boness replied it can be seen from the highway.

Doll moved to recommend to the Plan Commission approval of the site design/ review. Brost seconded the motion, motion carried.

#### **4. Discussion – Updated Comprehensive Plan presentation by MDROffers Consulting.**

Mark Roffers of MDROffers and Associates is looking for broad input from CDA members. The Comprehensive Plan is a long range plan for the growth and development of McFarland. It covers future rezoning, what land should be annexed, natural resource protection, intergovernmental cooperation, development amongst other categories. He reviewed the process of the plan, and where they are at this point in the process. Roffers also reviewed the process of the survey which will be coming out in May and the technology used to complete the process; it will be more intimate than past. They hope to complete and have Village Board approval by the end of the year.

Roffers went over a few questions to get a general feel from CDA members as to where they want to see the Village in the future, what is their vision for the future, where do they see it in 2035, how does it function; and what are some of the best features you would like to see in McFarland in 2035. The plan not only helps with zoning and similar planning but this should help to make residents lives better and inspire people to want to live here. Doll inquired what is the required population to become a city? Roffers responded there is no requirement; there are cities with smaller populations than McFarland. Doll feels by 2035 McFarland will be surrounded by the City of Madison as we will be land locked. There will be no land to expand, we will only be able to do infill. Roffers reviewed boundaries and agreements with Madison and that Village and Cities cannot be the driving force with an annexation request, it has to be property owner driven. He feels there is a window of opportunity when some landowners could petition to annex to McFarland. There was discussion about interchanges, how sometimes they can be approved, but with the community having to cover the costs, they are not always paid for by the State. Members also discussed the need for large commercial lots in McFarland. It was suggested by Brost to allow agricultural zoning within the Village limits.

Members discussed the school district, issues, and concerns within the Village. Roffers advised he will be meeting with staff of both and feels there is a way to weave the Village and school district goals together.

Roffers reviewed the vision statement from the 2006 Comprehensive Plan, members concurred they feel it is still a viable statement. Members discussed farmland preservation, land with hydric soils and growth to the east.

Roffers reviewed the list of strengths and weakness some felt being a bedroom community is not a weakness and not allowing agricultural zoning is. Roffers encouraged developing negotiation strategies. Members discussed the diverse base of existing businesses, being able to attract more light industry & technology based businesses, as the Village is heavier on contractors, small manufacturers and service contractors. There was also discussion of attracting office buildings, but McFarland has little land available.

Roffers asked about the most important issues over the next 5- 10 years. Land acquisition, infill, and the possibility of trading land with Madison, for example the end of Terminal Drive? O'Hearn wanted to know what the benefit of expanding is to McFarland. Doll replied we need to grow businesses to help the tax base. If you only build residential housing you add more children and more financial needs, but not necessarily more tax money coming in. Roffers added and you are limited to what you can increase taxes per Wisconsin law, the way to contribute financially is through growth.

Members discussed the need for larger commercial lots, for employment type centers, not for a big box store, but lots for current businesses to grow into. Roffers advised he will get back to the CDA when he has a draft plan.

**5. Updates – Dog Hut, Terminal Drive site, Prairie Place, Antique store**

Boness informed members the Dog Hut is applying for a permanent CUP on their site; they are currently under a temporary 5 year CUP. There is a possibility the Truck Movers site may have been sold, the buyer will be coming to a future CDA meeting. Prairie Place plat is coming before the Plan Commission, it has to be updated due to wetlands. The antique store has an accepted offer on it and may close by the end of August. 84 Lumber on Terminal Drive, the property was taken off the market and they have indicated they are looking to reopen.

**6. Adjournment:** Brost moved to adjourn, seconded by Doll, motion carried unanimously; meeting adjourned at 8:32 p.m.