

MINUTES

Community Development Authority Meeting

June 1, 2016

Members Present: David Doll, Art Weber, Ken Brost, Stephanie Brassington, Clair Utter, Shawn O'Hearn

Members Absent: Eric Johnson

Staff Present: Pauline Boness

Others Present: Don Goben, Goben Cars, Dan Morrill, US Ventures, Inc.

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. Election of chairperson.

Brost nominated Art Weber, Brassington seconded the motion. Motion carried unanimously.

3. Discussion - 4313 Triangle Street – Truck Movers site by Don Goban

Don Goben addressed members, his primary business is automotive but he likes to purchase parcels and improve them. Last summer he bought the former Dairy Queen site and fixed it up so it could be opened as a restaurant, Goben feels the tenant is doing well in that location. 4313 Triangle has been on the market and he has been considering it for a long time. Goben is interested in fixing it up, as it needs a lot of TLC, and, he is in need of using part of it for personal storage. Goben feels there is need in McFarland for storage of boats, campers, trailers etc., he would place a tall fence and gate along the front along with landscaping, some painting and eventually replace some of the tin. He feels this will solve a problem McFarland has with people storing these items in their yards, street etc. He will provide a more detailed plan in the future, is looking for feedback at this time. Goben does not see anything really big happening with that site in the near future and this can be a good thing for McFarland. Goben stated it is not his long term goal to have a business at the site, he will use part of it for storage of business paperwork along with autos which he may not have room for, or those in transition. His main business is automotive, cars are mainly kept on the business site, but he would like the option of storing cars at this site in the winter months as

he has storage for up to 200 cars at his new current site, but at times needs more room when bringing in additional autos.

Brost inquired if Goben would be amenable to the master plan and what is designated for that site in the future. Goben responded yes, his thought is of what he can do to solve his current storage problem, and if something does happen in the future he has no problem selling the site. Members discussed possible options for the site and asked Boness if the area is zoned for what is being proposed. Boness responded Goben would have to apply for a Conditional Use Permit for the outdoor storage. Members discussed what the site currently looks like, the need for landscaping; the demand of storage for parties owning boats, RV's and the likes in the area and what other communities have for storage. Members generally felt this could be a good option, but would like to see a formal application. Goben responded he would be putting one together, and will have plans on paper. Boness suggested Goben speak to the neighbors in the area about his proposal and get their input in advance as there would be a public hearing. Goben advised he would be in contact with the current neighbors. Members encouraged Goben to bring a concept plan to the Plan Commission for their input.

4. Review and possible recommendation to the Plan Commission regarding a Conditional Use Permit (CUP), requested US Ventures, Inc. for installation of propane bulk storage, rail car unloading and truck loading site at 4402 Terminal Drive, property zoned M-IC Manufactured Intensive.

Dan Morrill with US Venture based out of Appleton WI addressed members– US Ventures wishes to install 2 tanks to store propane for the purpose of offloading rail cars and the loading of trucks for distribution in south central Wisconsin.

Morrill informed members there are standards needing to be met, with the standards there are safety valves, shut down procedures, and there is also a mechanical engineer on staff who has reviewed the plans along with annual reviews of the site. They meet the EPA, OSHA audits and annual reviews. The State has reviewed the plans along with them doing practice procedures with the Village of McFarland. They are planning on purchasing used tanks, which are built to the same burst pressure, but are actually a thicker steel than newer tanks; they are also tested and x-rayed for any damage. They carry a UNA certification for the state of Wisconsin. Morrill advised they will have about 8 – 12 truckloads per day.

Members reviewed the location of the storage units on maps and discussed tanks in McFarland and how long US Oil plans to be here, Morrill responded they are planning on staying in McFarland. There was discussion about the usage of high pressure storage cars, and the rail system. Boness inquired what would happen in case of a spill, Morrill replied the liquid gas would evaporate, and they have procedures in place in case of such an event. Utter informed members the Emergency Management Team met last week and the Village has good plan in place.

Utter moved to recommend approval to the Plan Commission regarding a Conditional Use Permit(CUP) request by US Ventures, Inc. for installation of propane bulk storage, rail car unloading and truck loading site at 4402 Terminal Drive, property zoned M-IC, Manufactured Intensive subject to review by the Emergency Management Director and Fire Chief. Brost seconded the motion. Motion carried 6-0.

- 5. Adjournment:** Brost moved to adjourn, seconded by Doll, motion carried unanimously; meeting adjourned at 7:59p.m.

Approved