

PLAN COMMISSION

Monday, October 15, 2018

7:00 PM

McFarland Municipal Center
Community Room

AGENDA

1. CALL TO ORDER
2. PUBLIC APPEARANCES.
3. APPROVAL OF MINUTES.
 - a. Review and possible approval of draft minutes from the September 17, 2018 Plan Commission meeting.
4. BUSINESS.
 - a. Public Hearing - Review and possible action regarding a Temporary Conditional Use Permit (CUP), requested by Don Goblen, to allow a utility contractor to temporarily occupy 4313 Triangle Street, McFarland as a staging/storage area for materials and equipment. Property zoned M-IC Manufactured Intensive Commercial.
5. STAFF REPORTS
 - a. Highlights and updates
 - b. Property maintenance report
6. ADJOURNMENT.

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related to Open Meetings Law. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, contact the McFarland Municipal Center at (608) 838-3153 or cassandra.suettinger@mcfarland.wi.us.

Minutes

Working Draft - Plan Commission

Meeting

September 17, 2018

Members Present: Bruce Fischer, Peter Bloechl-Anderson, Brad Czebotar, Dan Kolk, Cathy Kirby, Jeff Sorenson, Tom Rogers
Members Absent: None
Staff Present: Pauline Boness, Allan Reuter

1. CALL TO ORDER

Czebotar called the meeting to order at 7:00 p.m.

2. PUBLIC APPEARANCES

None

3. APPROVAL OF MINUTES

- a. Review and approval of draft Minutes from the August 20, 2018 Plan Commission meeting.
Czebotar called the minutes approved by unanimous consent.

4. BUSINESS:

- a. **Public Hearing Review and possible action on a request by Dave Gugger for a 2 lot Certified Survey map (CSM), to create a zero lot line duplex at 5911 and 5913 East Open Meadow, McFarland, WI. The properties are zoned R3, General Residence.**

Czebotar opened the public hearing at 7:01 p.m.

Dave Gugger –owner of the property advised the majority of the duplexes in the neighborhood are zero lot line. He no longer lives in the property and would like to make it zero lot line as he has a tenant in one side who would like to purchase one-half of the property. Gugger will then rent the other half until he decides to sell that.

Czebotar closed the public hearing at 7:02 p.m.

Kirby indicated she lives in that neighborhood. The majority are owner occupied.

Kirby moved to approve a request by Dave Gugger for a 2-lot Certified Survey map (CSM), to create a zero lot line duplex at 5911 and 5913 East Open Meadow, McFarland, WI. The properties are zoned R3, General Residence. Kolk seconded the motion, Motion carried.

b. Review and possible recommendation to the Village Board of an annexation Ordinance No. 2018-13, an Ordinance annexing Lands from the Town of Blooming Grove to the Village of McFarland.

Schuenke indicated, the annexation done by unanimous petition; which means, 100% of the property owners and electors desire annexation. The property in question is north of Siggelkow Road, east of Secret Places in the City of Madison but contiguous to the Village of McFarland. The property presented for annexation is done via the ordinance in your packets. If recommended by the Plan Commission it will then need a 2/3 majority by the Village Board. This area of the east side continues to see growth. Formerly, the Village was not allowed to look at annexations of this nature due to a 1997 intergovernmental cooperation agreement with the City of Madison, which expired on April 1, 2018. The property owners made the initial contact with the Village.

Kirby asked for clarification, regarding the school district boundary. Schuenke advised this is currently Town of Blooming Grove and the school district does not change, it is in the McFarland school district as is all of Secret Places Subdivision. Kolk inquired about the public safety aspect of the annexation. Schuenke replied this would add to the McFarland area from a public safety aspect, there are currently only two single-family homes; however as growth continues this will change. Staffing needs would then be looked at at that time.

Czebotar moved to recommend to the Village Board approval of annexation Ordinance No. 2018-13, an Ordinance annexing Lands from the Town of Blooming Grove to the Village of McFarland. Sorenson seconded the motion. Motion carried 7-0.

c. Review and possible action on a revised Site/Design plan requested by McFarland School District for a concession stand at 3583 County Highway MN.

Mike Calkins with Snyder and Associates – The School District has the desire to move the location so there will be a shared location, and shared viewing of the fields. The property was originally about 30' x 40'; it will now be about 20' x 70', not including the stoops, sidewalks and outside area, with an overhang for a seating area. Calkins advised they have also combined the original storage shed into this building. They did have some feedback from the Fire Department and need to add some additional width to the pavement going to the concession stand. They will be working with the Fire Department to get all approvals needed. Calkins reviewed

the changes from the original submittal with Commissioners. Kirby inquired why the need for the change. Unnamed male advised this would have storage along with being larger to accommodate both the JV and Varsity. Kirby asked if the intention was to just use for baseball or for other activities. Unnamed male responded it will be for baseball, and they do operate community baseball. There is also the open green space where they may have activities at some time. Kirby advised she has concerns over the lighting, noise and potential for it to be used for rentals causing issues for the neighbors. Will alcohol be allowed, how late it will be opened, etc.? Male advised the goal of the pavilion is to provide shade or coverage during rain. At this point, the lighting for the fields is not going up, as they do not have the money for it. Kirby reviewed previously it was approved with the two fields, and use for baseball, the concern is this could be rented out for large gatherings, as this is a larger capacity than the originally approved design. The concern is due to the location in a residential area. Unidentified male advised there is some outside rental, but it is usually for youth sports related activities along with the Home Talent teams.

Czebotar summarized they have already approved a concession stand, what they are proposing is changes in the size and location of the concession stand. Commissioners discussed various dimensions of the current proposed stand versus the previously approved stand. Calkins was not sure on the exact dimensions, there were more drawings in progress, the footprint with the canopy will be about 30' x 80'.

Kolk questioned the motion detector security lights, with the location in a somewhat rural area they would be going on through the night. He questioned who would be monitoring them, as they may be a disturbance to neighbors. Male replied they are similar to those on the tennis courts, he will continue to work with staff regarding any complaints they receive on lighting. They are accustomed to being neighbors with their football and softball fields current locations.

Czebotar summarized concerns; the School District wishes to move the location of the concession stand due to seating for the fields, not to any outside influences for events or activities that the Commissioners are not aware. Calkins replied no, this location would allow the volunteers who are working the stand to see the games, thus making it easier to get volunteers.

Czebotar moved to approve a revised Site/Design plan requested by McFarland School District for a concession stand at 3583 County Highway MN. Sorenson seconded the motion. Kirby requested a friendly amendment to read "contingent upon approval by the McFarland Fire Department". Czebotar approved the amendment, Sorenson seconded the amendment. Motion carried 7-0.

d. Review and possible action on a Site/Design review requested by Susan Bulgrin, Culver's McFarland for building addition, and related site work at 4700 Farwell Street, McFarland, WI.

Paul Kardatzke with Jewell and Associates representing the owner of Culvers spoke on behalf of their submittal. The proposal is to have a dining room addition along with interior and exterior remodeling. The remodeling will be done around the entire perimeter of the building and will utilize stone and stucco façade, with roof changes in the back to provide better screening of mechanicals. The blue roof will remain; the intent is to bring the building up to current corporate standards. Existing restaurants, which are remodeled, keep the blue color, which is a franchise color. This small change will just screen the mechanicals, which will remain on the roof. Interior changes include expanding out the interior by closing in the outdoor seating area, and remodeling of the restrooms. The interior remodel allows for better-handicapped accessibility along with improved traffic flow for customers inside the restaurant as well as adding about 20 or so interior seats. There will be angled parking in the area facing Farwell Street, moving of the handicapped parking with an additional stall in the back of the parking lot, along with better signage (pole and asphalt) to identify traffic patterns. The additional handicapped stall in the back parking lot would likely be used by an employee; however, there is easy access to the building for customers as well. There will be some added outdoor seating on the side of the building. They are removing two light poles, and replacing them with lighting on the building. A third light pole will be relocated.

Czebotar inquired about the side seating area, will it be fenced in? Kardatzke replied they are not extending the walk area, there will be fencing added. Kirby stated she would like to see some flower boxes or something similar where the people would be seated, to screen off the area from cars in que for the drive-up. Kirby also asked about when exiting on Farwell St, the current seating area gives some ability to see, you will not have this with the building. Kardatzke replied they are changing the angle for the parking, along with reducing the number of stalls and the traffic will be only one way.

Kardatzke advised they would not be changing much of the landscaping on Farwell Street. Bulgrin was intending upon installing some baskets on the fencing along the new proposed outdoor seating area. Commissioners concurred the exterior changes to the façade would be a nice improvement. They discussed the option on changes from new construction to a retrofit. If they were to tear this building down and build new per corporate standards, this would be a much taller building. There is no option for this design building with a different roof color. Changing of the roof is not a good option for this store due to the height and verticality.

Sorenson inquired of female in the audience about options for fencing around the proposed seating area. Un-identified female advised of other restaurants with

fencing which included pillars and flower boxes. Kirby felt that would be good option for this site. Sorenson inquired if there would be any changes to the current electronic sign. Kardatzke replied there would no changes to the sign. Commissioners questioned who is responsible for trimming the tree in that area? Boness advised she believed the tree belonged to the owner of the property, and would check on that for them.

Kirby moved to approve a Site/Design review requested by Susan Bulgrin, Culver's McFarland for building addition, and related site work at 4700 Farwell Street, McFarland, WI conditioned upon fence be modified to include stone pillars and landscaping on the fence. Sorenson seconded the motion. Motion carried 7-0.

e. Review and possible recommendation to the Village Board of a request by Veridian Development to approve the Fifth Amendment to Development Agreement, Phase 7, Juniper Ridge.

Tom Wordell with D'onfrio Kottke and Associates. They are looking for approval so they can start to install underground improvements this fall, similar to what they did in Phase 5. There will likely be two to three more phases. Czebotar advised this has been reviewed by staff and the Village Attorney.

Czebotar moved to recommend to the Village Board approval of a request by Veridian Development to approve the Fifth Amendment to Development Agreement, Phase 7, and Juniper Ridge. Rogers seconded the motion, motion carried 7-0.

5. STAFF REPORTS

- a. Highlights and updates – Boness advised there is a Dane County Housing Summit to be held on October 25th, if anyone is interested in attending they should let staff know, it runs from 9:00 – 12:30 p.m. There is a flyer in your packets.

Czebotar informed Commissioners on Monday September 24th the Village Board will have a Committee of the Whole meeting at 5:00 p.m. and Commissioners are invited to attend. At that meeting, there will be a presentation by the Wisconsin Housing and Economic Development Authority, Wisconsin Economic Development Corporation, the Division of Energy Housing and Community Resource of the Department of Administration and Board of Commissioners of Public Lands. This goes towards the discussion of affordable housing. All are encouraged to attend. The Community Development Authority will also be invited.

- b. Property Maintenance – No comments

6. ADJOURNMENT

Kirby moved to adjourn, Sorenson seconded the motion, motion carried. Meeting adjourned at 7:57 p.m.

Working draft



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, October 15, 2018

SECTION: Business

DEPARTMENT: Community Development

CONTACT:

AGENDA ITEM: Public Hearing - Review and possible action regarding a Temporary Conditional Use Permit (CUP), requested by Don Goben, to allow a utility contractor to temporarily occupy 4313 Triangle Street, McFarland as a staging/storage area for materials and equipment. Property zoned M-IC Manufactured Intensive Commercial.

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Agenda Item 4(a) 4313 Triangle Street – temporary CUP for temporary staging/storage area for TDS.

TDS is a new cable provider entering the McFarland market. They are in need of space in which to stage equipment and materials as they install the necessary fiber network throughout the Village. Don Goben who owns commercial property at 4313 Triangle Street has been contacted by TDS for use of his property as a temporary outdoor staging area in which TDS would like to store equipment and material as they work throughout the Village over the next 3 – 6 months. I have let TDS place some equipment and material there now; as, we have had some complaints from residents about materials and equipment placed in our parks for long periods, posing safety issues for park users. (As a commentary, the Village as we enter into these types of contracts should be working with contractors on staging issues earlier rather than this haphazard after the fact approach).



As part of their staging process, TDS would like to have a site with fencing for security reasons. Mr. Goben is open to TDS utilizing his site with TDS responsible for installing a chain-link 10' high fence with barbwire and power gate.

I consider TDS a utility for the purposes of applying our zoning code. Utility uses are allowed with the approval of a conditional use permit.

The landscaping standards in our Municipal Code are applicable for screening. The fence will be installed in conjunction with the utility use of the property. Applicable as well, are the design guidelines for TID #3 included in the 2005 Village of McFarland Terminal and Triangle District Plan. Both documents (in your packets) discuss landscaping as a means to screen any outside storage of material from public right-of-ways.

Mr. Goben has submitted a plan identifying - property boundaries, landscaping using 6' tall trees planted every 10 feet along the front and side of the proposed fence, barbwire that is to be used only on the rear and side portions of the fencing. It appears the fence will protrude no closer to the public right-of way than the existing building. Our fence ordinance sec. 8-369 will control minimum fence placement from property lines and orientation of the barbwire. Slates of an undetermined color will be utilized to provide extra screening.

Questions:

- Will slates be used in all fenced areas.
- Determine the species of arbor trees. I believe Mr. Goben is open to suggestions on this. (perhaps our Commissioner expert – Tom Rogers would like to weigh in on this) In your packets are pictures provided by Mr. Goben of a similar installation.

As information, our zoning code distinguishes between outdoor storage, which is accessory to a primary use, and outdoor storage, which is the primary use. Our zoning code does not accommodate outdoor storage as a primary use. However, indoor storage as a primary use is allowed in most commercial and manufacturing districts as a permitted or conditional use. Outside accessory storage (example Stetson Builders whose primary use or business is as a supplier of building materials some of which are stored outdoors prior to sale) is generally allowed as a permitted or conditional use depending upon the zoning district.

As a commercial property owner, Mr. Goben could by code, install a fence for security reasons with only a fence permit obtained from the Building Inspector. What makes this a reviewable project is the temporary utility use of the property, which is only allowable by the issuance of a temporary conditional use permit.

The CDA weighed in on this project and with a 4-1 vote, recommended approval based on landscaping proposed as screening from Hwy. 51. Landscaping is a design guideline identified in the Meinders-Triangle sub-district for TID #3 in which Mr. Gobens property is located.

In your packets:

- A written narrative from Mr. Goben stating how he feels this project falls within the conditional use standards.
- Excerpts from the Terminal & Triangle District Plan relating to outdoor storage



- Excerpts from Appendix B: Village of McFarland landscaping standards.
- Plans and pictures from Mr. Goben of his property and examples of similarly fenced and landscaped outdoor areas.

ATTACHMENTS:

1. DMG Holdings letter 8.13.18
2. 4313 Triangle 10.10.18
3. 4313 Triangle - fence photos
4. Landscaping standards
5. Terminal Triangle dist (partial)

DMG HOLDINGS LLC

2501 E. Springs Drive, Madison, WI 53704

August 13, 2018

RECEIVED

AUG 14 2018

VILLAGE OF McFARLAND

CITY OF McFARLAND

5915 Milwaukee Street

McFarland, Wisconsin 53558-0110

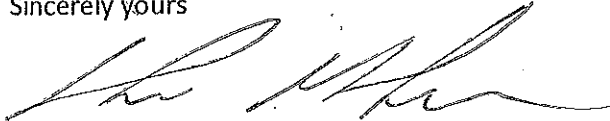
Subject: 4313 Triangle Street, McFarland, Wisconsin 53558

Ladies & Gentlemen:

The warehouse at the subject location is still being used for storage purposes only. The Parking lot is being fenced in for security reasons. TDS Corporation wants to use the outside Parking lot for 3 – 6 months for storing equipment and large cable lines for installation of Telephone service under contract with the City of McFarland. They are willing to install this Security fence to protect their equipment from vandals, misbehavior or the public parking At the facility.

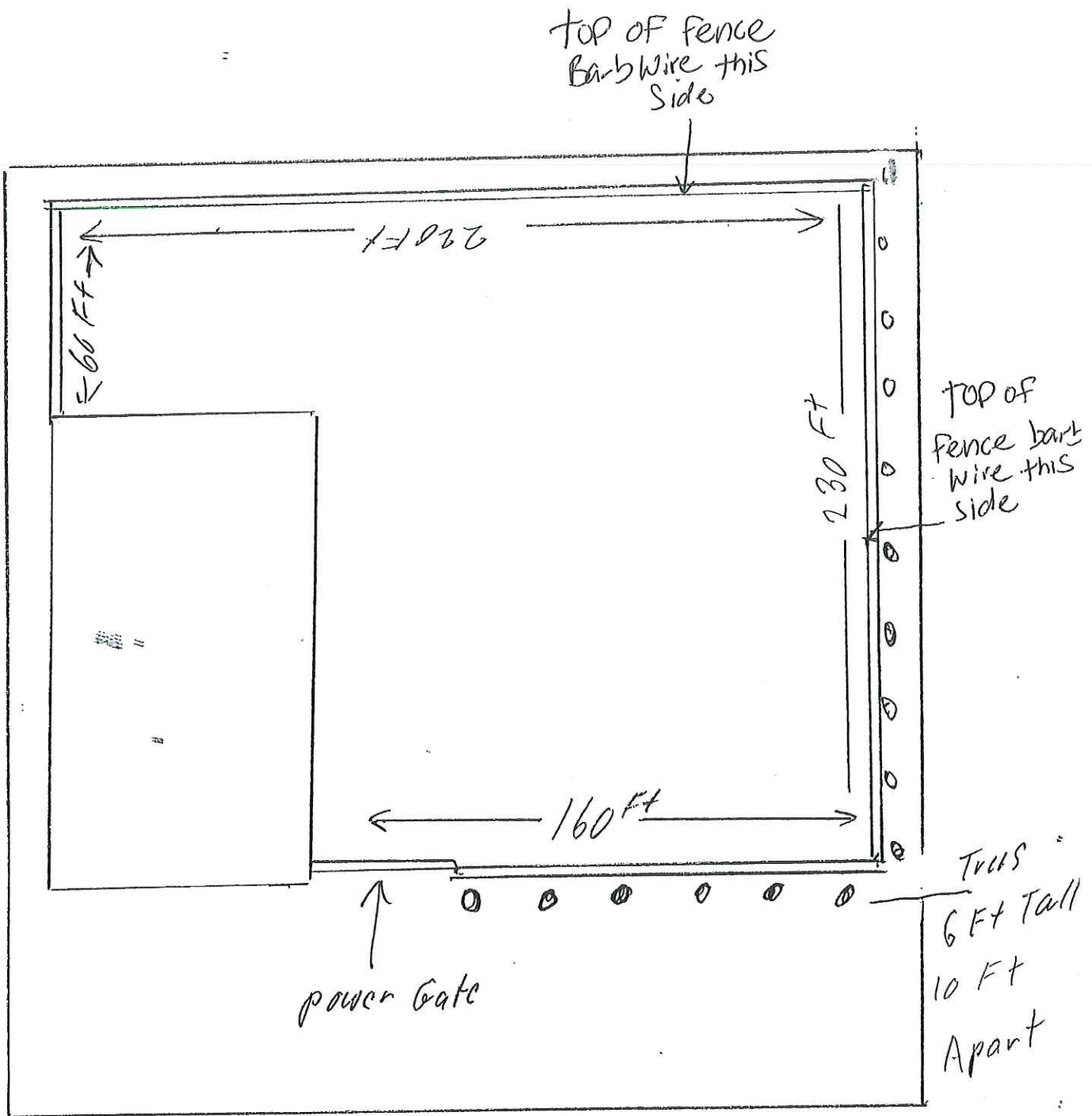
Please do not hesitate to call me if you have any questions.

Sincerely yours



Don Goblen

Blg/DG



Chain Link Fence

RECEIVED

OCT 10 2018

VILLAGE OF McFARLAND

Fence Height 10 ft $\updownarrow$ ground

Species of Tree

Alnos or ???

White Green Blue Tan Fence Slates

APPENDIX B—VILLAGE OF MCFARLAND LANDSCAPING STANDARDS

7. **Non-Residential Landscaping Requirements.** All non-residential sites shall comply with this subsection. The requirements of this subsection are in addition to the minimum landscape points required by the district regulations.

(a) Foundation plantings shall be provided on those sides of a building that face a public right-of-way in a planting bed with a minimum width of five (5) feet adjacent to the entire building length. The planting area shall be free of all paving except where sidewalks and driveways leading directly into the building are necessary for access. In no case shall the foundation planting area be reduced to extend across less than fifty (50) percent of the building face due to said sidewalks or driveways.

(b) Service yards, loading docks and exterior work areas on lots adjacent to non-industrial uses shall be screened from view from adjacent properties and the public right-of-way. The screening shall consist of any one or any combination of:

(1) Solid fencing constructed of commercial-grade wood or plastic composite (refer to Secs. 8-366 to 8-370 of the McFarland Municipal Code);

(2) A masonry wall, of a design approved by the Plan Commission with a height not exceeding eight (8) feet;

(3) Plantings, at the time of installation, of not less than six (6) feet in height.



(c) Open storage yards if allowed, shall be screened from public streets at a height at least equal to the height of material to be stored or eight (8) feet, whichever is greater. Where stored materials exceed eight (8) feet in height, plantings shall be provided along the outside perimeter of all portions of the fence or wall visible from an adjacent property or public right-of-way. The effective growth of the plantings after three (3) years shall be not less than the height of the materials being screened. The Plan Commission may; however, require more mature plantings at the time of initial installation, due to the nature of the material to be screened.

8. **Off-Street Parking Lot Landscaping Requirements.** All required off-street parking areas designed to accommodate five (5) or more vehicles in any zone, shall be landscaped according to the standards in this subsection. The requirements of this subsection are in addition to the minimum landscape points required by district regulations.

(a) Landscaping Objectives. The specific requirements of this subsection are intended to recognize both the functional importance of parking areas and the public benefits associated with well-designed landscaped areas which enhance the visual environment, promote public safety, moderate the microclimate, facilitate stormwater control and other environmental impacts and reduce nuisances, such as noise and glare. The standards are designed to soften the visual and other sensory impacts of parking areas through the use of large canopy

RECEIVED

OCT 10 2018

Village of McFarland

4313 TRIANGLE STREET

Terminal and Triangle District Plan

Meinders/Triangle Subdistrict

Guidelines	Yes	No
Site Design		
1. Does the project connect building entries with walkways to planned sidewalks in Terminal Drive, distinguishing them from driving surfaces?		X
2. Does the project locate service areas, loading docks, mechanical equipment, and refuse containers to non-street sides of buildings and screen them?		X
3. Does the project include adequate, accessible, and convenient areas for collecting and loading trash and recyclables?		X
4. Does the project screen ground-, roof-, and wall-mounted mechanical equipment from public rights-of-way and adjacent properties?		X
5. Does the project include landscaped front yards, parking areas, and foundations?		X
6. Does the project convey stormwater to on-site or in-district infiltration areas?	X	
7. Does the project provide bicycle parking?		X
8. Are all fully screened outdoor storage or display areas inside of all required side and rear building setbacks, with dense landscaping on the outside of these areas?	X	
9. Does the project permanently define and screen all outdoor storage areas with dense landscaping, opaque walls and/or opaque fences?		X
10. Does the project limit outdoor operations and store equipment and raw materials inside buildings to ensure minimal visual impact on neighboring uses and the public?	X	
11. Does the project locate limited outdoor merchandise display areas near building entrances, without affecting traffic flow?	X	
12. Does the project preserve existing on-site vegetation, especially large trees, wood lots, and remnant wetlands and prairies?	X	
13. Does the project locate service and storage areas to minimize Highway 51 visibility?	X	
14. Does the project heavily screen parking areas adjacent to highway 51?	X	
15. Does the project screen rooftop mechanicals and utilities?	X	
16. Are mechanicals and utilities shown on the project's site plan?		X
17. Does the project use wall-mounted signs?		X
18. Does the project include buildings which are at least two-stories in height?		X
19. Does the project include buildings which are compatible with the desired gateway character of the Village?	X	
20. Does the project include buildings which continue the architectural theme, design elements, and detailing on all sides?	X	
21. Does the project include loading docks or overhead doors on street-facing facades?	X	
22. Does the project screen loading docks or overhead doors on other facades?	X	
23. Does the project provide overhangs for pedestrian shelter?		X
24. Does the project have a FAR between 0.15 and 1.0 if it is an Industrial use and between 0.35 and 1.5 if it is a Commercial use?	X	
25. Is a minimum of 50% of the front building wall 20' to 35' from Terminal Drive or McFarland Street right-of-way?	X	
Building Design & Materials		
1. Does the project use building materials with lasting architectural character (strength, durability and quality)?	X	
2. Does the project encourage use of the following exterior wall materials: brick, decorative masonry block, architectural grade metal panels, cedar siding, stone,	X	

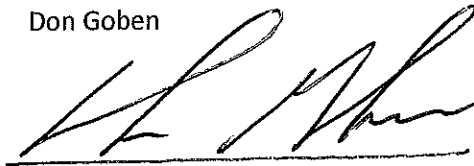
CONDITIONAL USE APPLICATION FOR 4313 TRIANGLE STREET, McFARLAND, WI 53558

The conditional use standards are presented as follows:

- a) That the establishment, maintenance or operation of the conditional use will not be determined to or endanger the public health, safety, morals, comfort or general welfare.
This fence is being installed for security reasons only. This fence has nothing to do with public health, safety, morals, comfort & general welfare of the property.
- b) That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
This fence will have no effect on adjoining properties. There are several properties that have fences just like what I am proposing on this sight.
- c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
Correct.
- d) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
We are changing nothing.
- e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
The public streets are not affected by this fence
- f) That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.
The fence will conform to all regulations.
- g) That the proposed use does not violate floodplain regulations governing the site.
The fence does not affect the floodplain on this sight.
- h) That, when applying the standards to any new construction of a building or an addition to an existing building, the Plan Commission and Board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district.
No changes are being made to the building or zoning district.
- i) That, in addition to passing upon a conditional use permit, the Plan Commission and Village Board shall also evaluate the effect of the proposed use upon:

1. The maintenance of safe and healthful conditions.
The fence is safe.
2. The prevention and control of water pollution including sedimentation.
The fence has no bearing on water pollution including sedimentation.
3. Existing topographic and drainage features and vegetative cover on the site.
No changes to drainage or vegetation on the site.
4. The location of the site with respect to floodplains and floodways of rivers and streams.
The fence has no effect on floodplains and floodways.
5. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
The fence will not change the slope or soil or vegetation cover.
6. The location of the site with respect to existing or future access roads.
We are already on a frontage road with no changes to any existing or future access road.
7. The need of the proposed use for a shoreland location.
No need for a shoreland location is required.
8. It's compatibility with uses on adjacent land.
Our property is completely compatible with the use on adjacent land. This is a commercial use are to begin with and our fence will fit right in.
9. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.
No liquid wastes will be generated from this fence and no proposed disposal systems are in sight.

Don Goben

A handwritten signature in black ink, appearing to read 'Don Goben', written over a horizontal line.







Appendix B

VILLAGE OF MCFARLAND LANDSCAPING STANDARDS

APPENDIX B—VILLAGE OF MCFARLAND LANDSCAPING STANDARDS

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(a) Foundation plantings shall be provided on those sides of a building that face a public right-of-way in a planting bed with a minimum width of five (5) feet adjacent to the entire building length. The planting area shall be free of all paving except where sidewalks and driveways leading directly into the building are necessary for access. In no case shall the foundation planting area be reduced to extend across less than fifty (50) percent of the building face due to said sidewalks or driveways.

(b) Service yards, loading docks and exterior work areas on lots adjacent to non-industrial uses shall be screened from view from adjacent properties and the public right-of-way. The screening shall consist of any one or any combination of:

- (1) Solid fencing constructed of commercial-grade wood or plastic composite (refer to Secs. 8-366 to 8-370 of the McFarland Municipal Code);
- (2) A masonry wall, of a design approved by the Plan Commission with a height not exceeding eight (8) feet;

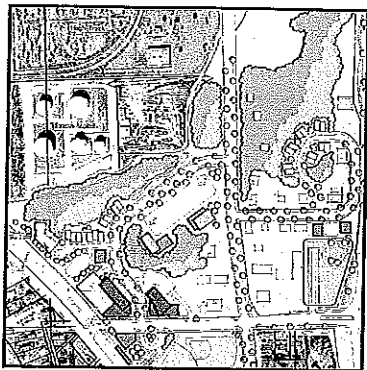
(3) Plantings, at the time of installation, of not less than six (6) feet in height.



(c) Open storage yards if allowed, shall be screened from public streets at a height at least equal to the height of material to be stored or eight (8) feet, whichever is greater. Where stored materials exceed eight (8) feet in height, plantings shall be provided along the outside perimeter of all portions of the fence or wall visible from an adjacent property or public right-of-way. The effective growth of the plantings after three (3) years shall be not less than the height of the materials being screened. The Plan Commission may, however, require more mature plantings at the time of initial installation, due to the nature of the material to be screened.

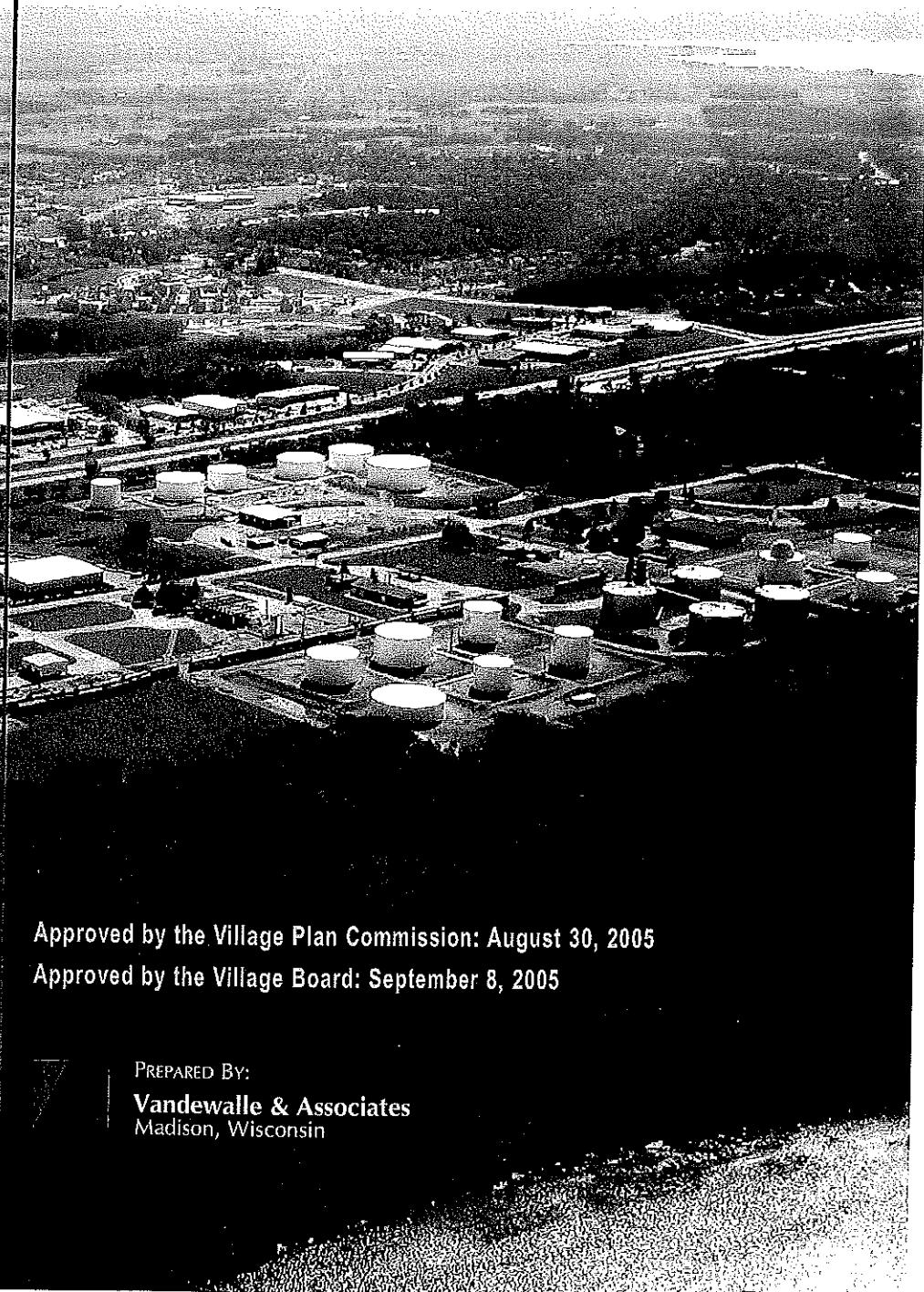
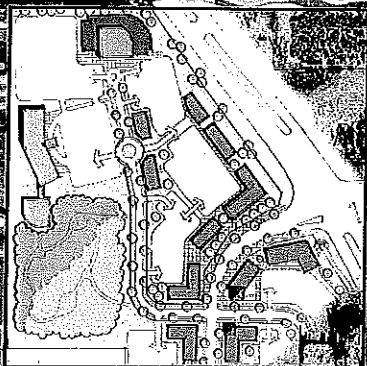
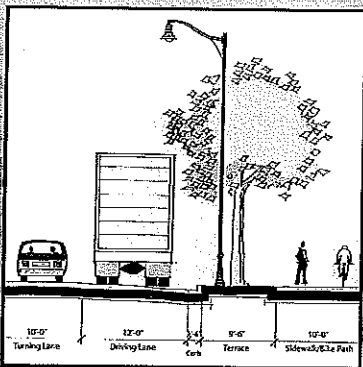
8. **Off-Street Parking Lot Landscaping Requirements.** All required off-street parking areas designed to accommodate five (5) or more vehicles in any zone, shall be landscaped according to the standards in this subsection. The requirements of this subsection are in addition to the minimum landscape points required by district regulations.

(a) Landscaping Objectives. The specific requirements of this subsection are intended to recognize both the functional importance of parking areas and the public benefits associated with well-designed landscaped areas which enhance the visual environment, promote public safety, moderate the microclimate, facilitate stormwater control and other environmental impacts and reduce nuisances, such as noise and glare. The standards are designed to soften the visual and other sensory impacts of parking areas through the use of large canopy



Village of McFarland

Terminal and Triangle District Plan



Approved by the Village Plan Commission: August 30, 2005
 Approved by the Village Board: September 8, 2005

PREPARED BY:
Vandewalle & Associates
 Madison, Wisconsin

SECTION 7: MEINDERS/TRIANGLE SUBDISTRICT

Overview

The Meinders/Triangle Subdistrict is located on the east side of Highway 51, with high visibility and good access from the highway. The area is developed with medium-quality gasoline distribution facilities and small lots used for a variety of industrial and commercial purposes. Development quality is fairly low, and small parcel sizes may be inhibiting redevelopment. Meinders Road itself is in poor shape. The City of Madison is planning for single family residential development immediately east of this district, and plans to connect to Meinders Road. This raises a number of potential issues related to future use compatibility.

The overall focus will be on manufacturing, distribution, offices, and support uses, with a greater emphasis on high-quality buildings and site design. Lands with visibility from Highway 51 may also be available for commercial uses that are compatible with an industrial location, such as building and home supply stores. Land assembly and consolidation of lands along and near Meinders Road should be encouraged to create market-viable redevelopment sites.

Detailed Development Design Guidelines

The design guidelines presented in Section 6 above, along with those in the Summary of Site and Building Design Standards by Subdistrict table, should be followed for new development proposals and substantial expansions.

While many existing area businesses are characterized by outdoor storage, the desire is over time to encourage future uses and redevelopments that rely less heavily on outdoor uses or that adequately screen them from public view and adjoining properties.

Future development in this area needs to be especially considerate of storm water management because the stream in the area occasionally backs up. Also, sensitive transitions to the future residential development to the west will be important to achieve the redevelopment vision in this area. The Badger Business Park on the other side of Highway 51 could be used as a model for the redevelopment of this area.

Transportation Recommendations

Meinders Road should be upgraded to meet Village street standards. This should be done in collaboration with development on adjacent lands in the City and ideally with redevelopment of lands to the north and south of Meinders Road. Triangle Street also warrants upgrades to match the current street design to the south in the corporate park. This project, also, may be linked to redevelopment proposals on adjacent lands. The Village is undertaking stormwater management improvements in this area.

Meinders/Triangle Subdistrict

Guidelines	Yes	No
Site Design		
1. Does the project connect building entries with walkways to planned sidewalks in Terminal Drive, distinguishing them from driving surfaces?		
2. Does the project locate service areas, loading docks, mechanical equipment, and refuse containers to non-street sides of buildings and screen them?		
3. Does the project include adequate, accessible, and convenient areas for collecting and loading trash and recyclables?		
4. Does the project screen ground-, roof-, and wall-mounted mechanical equipment from public rights-of-way and adjacent properties?		
5. Does the project include landscaped front yards, parking areas, and foundations?		
6. Does the project convey stormwater to on-site or in-district infiltration areas?		
7. Does the project provide bicycle parking?		
8. Are all fully screened outdoor storage or display areas inside of all required side and rear building setbacks, with dense landscaping on the outside of these areas?		
9. Does the project permanently define and screen all outdoor storage areas with dense landscaping, opaque walls and/or opaque fences?		
10. Does the project limit outdoor operations and store equipment and raw materials inside buildings to ensure minimal visual impact on neighboring uses and the public?		
11. Does the project locate limited outdoor merchandise display areas near building entrances, without affecting traffic flow?		
12. Does the project preserve existing on-site vegetation, especially large trees, wood lots, and remnant wetlands and prairies?		
13. Does the project locate service and storage areas to minimize Highway 51 visibility?		
14. Does the project heavily screen parking areas adjacent to highway 51?		
15. Does the project screen rooftop mechanicals and utilities?		
16. Are mechanicals and utilities shown on the project's site plan?		
17. Does the project use wall-mounted signs?		
18. Does the project include buildings which are at least two-stories in height?		
19. Does the project include buildings which are compatible with the desired gateway character of the Village?		
20. Does the project include buildings which continue the architectural theme, design elements, and detailing on all sides?		
21. Does the project include loading docks or overhead doors on street-facing facades?		
22. Does the project screen loading docks or overhead doors on other facades?		
23. Does the project provide overhangs for pedestrian shelter?		
24. Does the project have a FAR between 0.15 and 1.0 if it is an Industrial use and between 0.35 and 1.5 if it is a Commercial use?		
25. Is a minimum of 50% of the front building wall 20' to 35' from Terminal Drive or McFarland Street right-of-way?		
Building Design & Materials		
1. Does the project use building materials with lasting architectural character (strength, durability and quality)?		
2. Does the project encourage use of the following exterior wall materials: brick, decorative masonry block, architectural grade metal panels, cedar siding, stone,		

Community Development Highlights

September 2018

- For the month of September 42, permits were issued. Four permits were for single-family homes, two for commercial. Revenues for the month totaled \$75,788.68.
- Met with Allan Coville and Jim Hessling to discuss potential additions to existing parks in McFarland. This information will be used as part of the update to the Outdoor Recreational and Open Space Plan.
- Attorney Dan Evans, Marty Pilger, Lori Anderson, Wendy Motl and I met to discuss a potential razing a of residence on Glenn Road. It was felt the property is in such poor condition that it should be torn down. Atty. Evans outlined the process for our Building Inspector to follow. Outreach Services has been working with the homeowner to provide services including alternatives for shelter.
- Along with Board of Zoning Appeals chairman, Gordon Kinder attended a morning workshop regarding how a Board of Zoning Appeals should operate as well as the latest case law on variances.
- Allan, Matt and I met with a representative of the Madison curling club to discuss possible expansion ideas.
- Coordinate affordable housing presentation to the Committee of the Whole on September 24th with George Petak of WHEDA.
- Plan Commission approved a revised design and location for a concession and storage building at the new CTH MN School district ball fields.
- Assisted in finalizing a subordination agreement between the Village and McFarland State Bank as it relates to a Voges Road building project by Tim Neitzel.
- Along with our clerk, Karen participated in talks and tours regarding function of our department to 3rd graders for Waubesa School.
- Work on the Branding project continues. Zebradog will be making a final presentation to the Village Board on October 22nd.
- Worked with Jewell Engineering on final landscape drawing for the Culvers addition and remodeling project.
- Attended the following monthly meetings

- Plan Commission
- CDA
- Parks & Recreation
- Committee of the Whole
- Village Board
- Chamber of Commerce Board of Directors

Submitted by:

Pauline Boness

Community Development Director



Memorandum

TO: Plan Commission Members

FROM: John Griffith, Code Enforcement Officer

DATE: October 8, 2018

RE: August Property Maintenance Report

<u>ADDRESS-OWNER OR TENANT OCCUPIED (AUGUST AND PRIOR LETTERS/CONTACT)</u>	<u>VIOLATION:</u>	<u>STATUS</u>
6208 Johnson Street (Torbleau)	In ground pool w/out fence	Court date 2/13/18 (Pretrial- failed to show to initial court date)2 citation in June Fence installed prior to court date
5706 Wisconsin (Frisch)	Accumulated junk, debris & unlicensed inoperable vehicles stored on property. Weeds & grass height	Citation sent on the 10 th , 17 th , 24 th and the 31 st . pictures taken each visit.7 citation in total. In compliance 6-28. Prop. Watch still in progress. Property still in compliance 9-3-2018
5900 Oak Hollow (Meyer)	No fence permit	Permit pulled 9-14
4704-06 Siggelkow Rd. Mangat	No siding permit	Permit pulled 9-17
5805 Main St.	Trash at curb	
4900 Larson Beach Rd (Neitzel)	Grass/weeds over 8" – Noxious weeds	Called owner Resolved

5305 Timber La.	Lawn over 8"	Letter taped to door Mowed
5873 Holscher Rd (Kalscher)	Concerns about ball diamond & weeds	Several phone calls and visits Resolved
Walgreens	Brush around retention pond	Phone call to manager resolved 8-19
6607 Sleepy Hollow (Carl)	Lawn not mowed	Posted letter & phoned owner Resolved 8-19
4604 Severson (Johnson)	Trailers on lawn	Mailed letter resolved 8-19
McFarland School district new ball fields	Noxious weeds	Letter delivered to maintenance
5116 Erling (Richel)	Garage repairs needed	Letter mailed Removing garage
5519 Milwaukee St (Gruenberg)	Junk in driveway	Letter mailed resolved 9-10
5108 Erling Ave (Racek)	Lawn over 8"	Letter taped to door
5520 N. Cook St. (Neesam)	Junk at curb	Spoke to owner resolved 8-30

<u>LETTERS /CONTACT IN SEPTEMBER:</u>	<u>VIOLATION:</u>
Long St – vacant lot (O’Hearn)	Grass/weeds over 8" – Noxious weeds Garbage, debris etc. on property Resolved in Sept.
Walgreens – Hwy. 51	Grass/weeds over 8" – Noxious weeds Resolved 8-19
5408 Wild Cherry (Dekeyrel)	Grass/weeds over 8" – Noxious weeds home owner corrected
4900 Larson Beach Road (Neitzel)	Grass/weeds over 8" – Noxious weeds owner correcteed
5305 Rustling Oaks (Wood)	Grass/weeds over 8" – Noxious weeds
5873 Holscher Rd.(Kalscher)	Weeds in right of way School Dist. Ball diamond project is working on fencing in that area School Dist. resolved
5602 Red Oak (Duda)	Grass/weeds over 8" – Noxious weeds owner corrected
5605 Leanne Lane (Crabb) Rental	Grass/weeds over 8" – Noxious weeds owner corrected

5010 Rustic Way (Shubat)	Unsightly premises 7-19-2018 letter Permit for siding repairs pulled
5519 Milwaukee St (Gruenberg)	Garbage, debris etc. on property resolved 9-10
4509 Field Ave (Pulvermacher)	Unlicensed vehicles, vehicles on lawn correction in progress
5511 Scott Ave (Bacon)	Two vehicles parked on lawn vehicles moved
5019 Card Ave (Zaemisch)	Non running unlicensed vehicle on property Vehicle is under repair by owner
5707 Main St (Fitzgerald)	Lawn /weeds over 8" mowed
4814 Dale St (Dale Street Apts LLC)	Exposed plywood on apartment building Siding repairs under way with new contractor
5311 Forest lawn Ct. (Lambert)	Desk at curb -letter sent

Pauline Boness

From: Parry, Olivia <Parry@countyofdane.com>
Sent: Tuesday, September 11, 2018 1:19 PM
Subject: Register Now - 2018 Dane County Housing Summit, Thursday, Oct. 25, 2018 Alliant Energy Center



Register Now!

2018 Dane County Housing Summit

Dane County Housing Initiative (DCHI) is pleased to present...

Closing the Housing Gap: Dane County Community Initiatives Lead the Way

Thursday, October 25, 2018 Alliant Energy Center

9:00 - 12:30 pm, networking lunch to follow

[REGISTER HERE ON EVENTBRITE](#)

The 2018 Dane County Housing Summit is excited to feature Dane County Communities including Oregon, Sun Prairie, Mt. Horeb, DeForest, Fitchburg and Madison. Communities will discuss their initiatives, specific projects, what's working and what they have learned in their effort to expand workforce and affordable housing for their residents, employers and workers.

The program will also feature experts presenting short flash talks, 5-15 minutes, on a broad variety of topics including:

Dane County Senior Housing Crisis - Demographics and Housing Demand - Communication Strategies for Discussing the Housing Gap - Dane County Affordable Housing Development Fund – 2018 Awards - Employers on Workforce Housing and the Labor Shortage - The Big Idea: Dane County and UW Madison Discuss a New Model for Affordable Housing and Community Development - Dane County Workforce Housing Survey Results - Sustainability and Housing - Mapping the Gap of DC Communities - WI Policy Updates and New Reporting Requirements - Transportation and Housing - Financing Local Projects and How to Attract the Right Housing Developer to Your Community - Tools and Strategies for Small Communities Interested in Affordable Housing

Don't miss this great opportunity to learn about the housing gap, current and future efforts to address it. Thanks so to our generous sponsors for helping make 2018 a great summit! Please feel free to pass this invitation along!

Sincerely, Olivia Parry and the DCHI Steering Committee

[REGISTER HERE ON EVENTBRITE](#)



your community energy company



United Way
of Dane County

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Dane County Housing Initiative

The Dane County Housing Initiative (DCHI), is a public-private partnership of residents, elected officials, financial institutions, housing developers, non-profit housing agencies and interested stakeholders. DCHI works to develop a network of information and resources, facilitate communication and learning, and help build strategies that expand housing options in Dane County.