

PLAN COMMISSION

Monday, July 15, 2019

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 June 17, 2019 Plan Commission meeting.
4. PUBLIC HEARING.
 - a. On proposed Ordinance #2019-13 from Lakestone Properties for the property located on 4719 Farwell Street in order to rezone the property from C-G (General Commercial) to PD-I (Planned Development - Infill) for the development of a mixed-use (Phase 1) and commercial (Phase 2) building.
 - b. On proposed Ordinance 2019-14 and Certified Survey Map from Bouffiou Properties for the property located at 5431 Bremer Road in order to subdivide and rezone the property from R-1 (Single Family) to R-2 (Single and Two Family).
5. BUSINESS.
 - a. Discussion and action to make a recommendation to the Village Board regarding the application for a General Plan from Ezra Properties LLC for the property located at 4703 Terminal Drive in order to develop apartment (Phases 1 & 4) and office buildings (Phases 2 & 3).
 - b. Discussion and action regarding the application for a Detailed Plan from Ezra Properties LLC for the property located at 4703 Terminal Drive in order to develop an apartment building (Phase 1).
 - c. Discussion and action regarding consideration of a Conditional Use Permit from Transit Solutions, Inc. to permit the use of Transit and Ground Passenger Transportation for the property located at 5315 Paulson Road.
 - d. Discussion and action to make a recommendation to the Village Board regarding Ordinance #2019-13: an ordinance rezoning the property at 4719 Farwell Street from C-G (General Commercial) to PD-I (Planned Development - Infill) including the General Plan to develop a mixed-use (Phase 1) and commercial building (Phase 2) as requested by Lakestone Properties.
 - e. Discussion and action regarding consideration of a Detailed Plan from Lakestone Properties for the property located at 4719 Farwell Street in order to develop a mixed use building (Phase 1).
 - f. Discussion and action regarding the application for Site/Design Review from the McFarland House Cafe for the property located at 5923 Exchange Street in order to construct a secondary building and outdoor patio.

- g. Discussion and action to make a recommendation to the Village Board regarding Ordinance #2019-14: an ordinance rezoning the property located at 5431 Bremer Road from R-1 (Single Family Residential) to R-2 (Single and Two Family Residential) as requested by Bouffiou Properties.
- h. Discussion and action to make a recommendation to the Village Board regarding the application for a Certified Survey Map review from Bouffiou Properties for the property located at 5431 Bremer Road.
- i. Discussion regarding a possible zoning code amendment regarding the application of setback requirements within the R - 1B (Single Family Residence District).

6. STAFF REPORTS

- a. Property Maintenance Report
- b. Community Development Highlights

7. SCHEDULE NEXT MEETING DATE.

- a. Monday, August 19, 2019 at 7:00 pm.

8. 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.

Working Draft – Partial Minutes

Plan Commission

Meeting

June 17, 2019

Members Present: Jeff Sorenson, Tom Rogers, Peter Bloechl-Anderson, Brad Czebotar

Members Absent: Dan Kolk, Bruce Fischer

Staff Present: Pauline Boness, Karen Knoll

Others Present: Keith Turntenwald, Blake George, Jennifer Hardesty, Alisa Leamy, Jamie Priske, Mark Boehlke, Robert Anderson, Carolyn Simpson, Tim Solberg, Travis Lesser, Gary Lukens, Aaron Falkosky, Tom Wordell, Bryan Smith

1. CALL TO ORDER

Czebotar called the meeting to order at 7:02 p.m.

2. PUBLIC APPEARANCES - None

3. APPROVAL OF MINUTES

- a. Review and approval of draft Minutes from the May 20, 2019 Plan Commission meeting.

Czebotar called the minutes from the May 20, 2019 meeting approved by unanimous consent.

4. BUSINESS:

- a. Public Hearing - Review and possible action regarding a Conditional Use Permit (CUP), requested by Lincoln Contractors Supply, to allow outside storage of commercial rental equipment at 4414 Terminal Drive, McFarland property zoned MIC Manufactured Intensive Commercial.

Czebotar opened the Public Hearing at 7:07 p.m.

Mark Boehlke of Hoffman Planning & Design – Lincoln Contractors Supply is purchasing the site as shown; it is located in an industrial area. They partner their sites with Fabick Rental, and as the building is larger, they will have a tenant, KS Energy. Lincoln Contractors will be using the site as an office, sales, rental and maintenance office. The use is an allowed use in the existing zoning district. They

are asking for a CUP for the proposed outdoor storage. There will be some interior renovations, and exterior upgrades to the paved and parking areas. There will be an exterior truck dock on site along with three new exterior above ground fuel tanks. They are keeping the same light poles, but may be changing out the fixtures, as the current ones are older. Boehlke reviewed the submittal for CUP conditions. They have not designed a sign to date; the plan is to use the existing base, along with proper permits. They have met all requirements from the Fire Department.

Tim Soleburg – 4405 Terminal Drive, manager of Flint Hills – inquired about traffic, as there is a lot of truck traffic currently in the area. How will they handle it, will there be a turnabout. Boehlke responded there is no plan at this time, the main road and lot is designed for trucks along with a long throat to the site.

Czebotar closed the Public Hearing at 7:18 p.m.

Boness asked how many employees they expect to have at the site. Boehlke replied 84 Lumber had at least 80; Lincoln Contractors will have about one-half as many. Rogers did not feel a traffic study is necessary.

Czebotar moved to approve a Conditional Use Permit (CUP), requested by Lincoln Contractors Supply, to allow outside storage of commercial rental equipment at 4414 Terminal Drive, McFarland property zoned MIC Manufactured Intensive Commercial based on applicant providing substantial evidence of meeting the Municipal Code Standards. Sorenson seconded the motion. Motion carried 4-0.

- b. Public Hearing - Review and possible action regarding a Conditional Use Permit (CUP), requested by Transit Solutions Inc. to allow a transit service involving outside storage of vehicles, auto repair and maintenance of its vehicles at 5315 Paulson Road, McFarland property zoned MIC Manufactured Intensive Commercial.

Czebotar opened the Public Hearing at 7:22 p.m.

Blake George – advised he is here representing the owners of Transit Solutions. George has measured the parking lot and feels it is adequate for the parking Transit Solutions is seeking, 27 stalls plus the 4 currently on site. Transit Solutions is not seeking outdoor parking for their vehicles; those will be parked inside the building during non-business hours. During the day, the employees will be parking their vehicles outside in the surface parking lot. George feels this is the appropriate zoning, and, they have the appropriate parking, it is in need of correct striping. They had an architect draw up a plan for the parking lot. They do not need firebreaks inside due to the classification of the building. They have planned air units for the auto maintenance; they will be doing minor vehicle repairs inside the building. There will be no change to the existing lighting. Only minor changes inside, some windows, carpet and paint. No additional signage is being requested. George feels

this will be a good fit in the neighborhood, and should not be a concern to the residential neighbors.

Czebotar asked for clarification – the vans will be stored indoors, and then moved outdoors so the drivers can use them. George replied the vans would be kept inside; the employees will park outside, and then move the vans out of the building. The outside parking will be for employee's vehicles. Boness asked how many employees there would be on site. George replied there will be about 38 employees, with 31 one of them being drivers. Boness asked for clarification, George believes there are 38 parking stalls on site to accommodate the needed parking. The Plan Commission does not have a plan showing that layout. George replied yes, there are currently 38 onsite; he did a drawing showing the additional 27 parking stalls along with the five in front of the office, and a few more in front of the warehouse.

Jennifer Hardesty – GM Transit Solutions - advised this is a family run business; three sets of couples work there and drive together. There are some employees who leave their vehicles at home; she believes there are about 35 employees daily who would be parking on the property.

George submitted a new parking plan to Commissioners, advising this is different from what was in packets, showing an area for up to 27 new stalls for the site. The adjoining business on the property averages about six employees.

Sorensen asked for confirmation, is this the first time any Village staff has seen this parking layout? Boness confirmed that. Sorenson felt it was not a well laid out or feasible plan, architects do not design parking lots, civil engineers do. George stated Dimension IV who designed this, feels this would meet code for a parking lot. Boness inquired what would take place in the spring and fall when the adjoining business's box trucks arrive on site. George advised he has spoken to the business across the street, the box trucks would be accommodated at neighboring properties. Rogers asked if this was the current footprint the parking area. George replied yes, they would prefer to not have to add additional impervious area. Commissioners and George discussed the trees on site, the current impervious surface, the parking layout submitted at the meeting, where new parking could be established, and trees helping to buffer the neighboring views.

Rogers felt Transit Solutions needed a better-designed parking lot layout, there are odd angles, and, stalls where you would have to back all the way to the street to even get out of the stall. Rogers pointed out the parking stalls against the building appear to be compact stalls and another appears to be going out into the street. There are some with no clear way to access if there are other cars in the lot. Sorenson agreed and felt planning parking based on current employees is short sighted, what happens if one "couple" retires, or leaves the company, and you replace them with two separate individuals, you cannot base only on current staff. Boness advised based on an initial review tonight, the parking lot does not appear to work providing

proper access to the stalls as proposed, it would be better to see an actual parking plan showing the turning radius of the cars.

Hardesty replied to the questions about the number of employees, management is all in their mid-thirties and have a stake in the company. They plan to be around until they retire. Transit Solutions has the option to send vehicles home with employees if there is a parking issue. In the past decade they have had a 3 – 6% increase in business, they are comfortable where they are, they do not envision any big expansion. Most of the vehicles are on the road during the day. Czebotar inquired if employees could park inside the building during the day. Hardesty replied that is not something they have considered but could look into it as an option. Sorenson stated this also raises the question about traffic in the area.

Ryan Smith – 5308 Golden Grove Circle – Smith is concerned as he is so close to the property. His concerns are about the hours, which have not been disclosed, and noise levels.

Hardesty replied they are open from 6:00 a.m. – 6:00 p.m. Monday – Friday with 75% of the drivers there from 7:15 – 4:00 p.m.

Smith advised they had issues with the prior business who occupied the space, they opened at 8:00 a.m. and you could hear beeping of the vans and noise in the lots. Smith would prefer, if this were approved, to have a start time of 8:00 a.m. versus 6:00 a.m. He feels this is detrimental to his property. He also does not feel the parking lot layout as shown will work. He also had issues with the current owner by coming onto his property and trimming trees without advance notice.

Alisa Leamy – 5310 Cook Street – has questions about the for sale sign on the building, is it changing ownership. The parking lot layout appears to be on an area that is gravel. She is concerned about the wooded area being cleared and the noise in the morning from that many vehicles coming and going at the same time. Along with the significant erosion issues in the area.

George responded the building is listed as “available” and is not for sale. They will be getting a permit to do work in the area and redirect the water flow.

Hardesty addressed the concerns over vehicle noise; with all the vans parked inside, you will not hear any beeping or noise.

Czebotar closed the Public Hearing at 7:52 p.m.

Sorenson asked are we acting based on the plans submitted in packets, or, is the formal submittal what was handed out tonight. Bloechel-Anderson concurred he is looking for clarification for what is being proposed. There are differences in the proposal. Boness indicated the entire use requires a conditional use, not just the

outside use, but also the use of the building for the transit business. George stated, there would be times between shifts when there will be vehicles outside, but at night, all vans will be put inside. During the day, employees will be parking their vehicles outside. Czebotar asked, if they will be parking some of the vans outside during the day, doesn't that exacerbate the parking issue? Hardesty replied if necessary they would have people park inside, the vans would only be outside if they were being worked on, she does not feel vehicles parking outside would be detrimental. There are varying shifts when staff comes and vehicles go out.

Sorenson inquired about the maintenance and repair, what kind of work is intended to be done. There is a proposed vehicle lift, where will the oil and waste be stored. Hardesty advised they currently do light maintenance, oil changes, check breaks, general maintenance. They have handled the oil two different ways at the current site, a small oil storage container that is picked up and recycled, or they have had to dispose of it on their own. They are hoping to continue to use the service. Sorenson pointed out that was not addressed in the project proposal questions. He does not feel they are getting the whole picture of this proposal, there was a question in regards to waste generated and it was not addressed.

Czebotar stated it appears from Commissioners they need additional information to consider this request, there appears to be some information which is missing along with a great deal of concern over parking, and no parking plan showing dimension's. Rather than taking action on this, do Commissioners want to deny the application, or, wait to take action until a later date when information that is more complete can be provided.

George advised he understands the concerns of neighbors. They can go back to the parking, and resubmit a plan; he did not realize the oil would be an issue. Sorenson inquired about the ventilation and air handling system in the building due to having vehicles inside. George replied it is a state code and they intend to pull a permit and have one installed, if that is something that is a concern they can provide information on that also. Boness replied they likely do not need all the details, but the fact that an air handling system is needed should go into the narrative of the proposal. Sorenson pointed out he is looking at this from the point of view of neighboring properties, you have potential for 30 vehicles to be running inside a building and with a possible single exhaust pointing towards neighboring properties, specifics on something like that would be needed to make a decision. George explained it is a balanced system, with sensors in it.

Bloechl-Anderson would like to see a parking plan that would work, and have more details and measurements on it, along with something to show the neighbors that this design will shield the sounds of the vehicles inside of it, and, if trees have to come down to accommodate parking, will this affect the buffer. George stated the trees are not intended to come down. The parking lot designed was a "maximum"

design, if needed they will reduce to it 17 stalls, and provide more detail to accommodate the proposed use. They intend to use the existing paving.

Czebotar stated instead of denying the request they will ask the applicant to provide information that is more specific. They should contact the Community Development Department when they have more specific information, and be scheduled on a future meeting. George advised they could get architect stamped plans if the Commissioners would prefer that. Rogers asked if they could provide more description of how the cars move around on the site, what time do cars come in and leave. Are there set times? Hardesty replied there might be one or two that come in before 7:00 a.m., most come between 7 – 8:30, and then return by 4:30. Boness asked them to supply more specifics, are there specific shifts, what a typical day is, how many vehicle arrive at a specific time. Rogers added also give a range of times and what can be expected. For example “at 8:00 am we average 8 cars coming in and 10 vans going out”. Czebotar added this also goes to help answer potential traffic, how many are coming and going at a particular time.

Czebotar stated they would postpone action on his item until Transit Solutions can provide further information based on the feedback and questions from Commissioners and staff tonight.

- c. Public Hearing - Review and possible recommendation to the Village Board regarding a request by RCA Trust LLC for a revised 4 Lot Certified Survey Map (CSM), property located at 4703 Terminal Drive, McFarland, WI. The property is currently zoned Planned Development District (PDD).

Czebotar opened the Public Hearing at 8:11 p.m.

Aaron Falkosky representing Quam Engineering – reviewed the changes and updates on the CSM including the water easement. Everything else has remained the same. Boness added it now identifies the maintenance access easement, and one of the lot lines has changed slightly.

Czebotar closed the Public Hearing at 8:14 p.m.

Czebotar moved to recommend approval to the Village Board a request by RCA Trust LLC for a revised 4 Lot Certified Survey Map (CSM), property located at 4703 Terminal Drive, McFarland, WI. The property is currently zoned Planned Development District (PDD). This requires Village Board approval due to right of way dedication and needs surveyor and owners signature affixed to the CSM. Rogers seconded the motion. Motion carried 4-0.

- d. Public Hearing - Review and possible recommendation to the Village Board regarding a request by Ezra Properties LLC regarding Ordinance 2019-11 a revised Detailed Development Plan for Phase 1, and General Development Plan for Phases

2, 3, & 4. for the property located at 4703 Terminal Drive, McFarland, WI. Ezra Properties LLC plans to construct a 3-story 27-unit multifamily apartment building and storage building in Phase 1. Phase 2 will have a 3-story office building. Phase 3 will have a 4-story office building. Phase 4 will consist of a 27-unit 3-story multifamily apartment building. The site is approximately 11 acres.

Czebotar opened the Public Hearing at 8: 17 p.m.

Falkosky advised there is one small change from previous plans; there is a small house addition. They are flipping the location of the buildings in phases 2 & 3, putting the buildings closer to the highway based on advice they were given to make the buildings more visible. Other than those changes, the plan is the same.

Boness advised Commissioners there were some questions received from neighbors in the area. Czebotar asked about the concerns about a possible Indian mounds on the property. Falkosky stated as part of the DNR application they did screen for possible burial sites. There is one area; they are in contact with the DNR and Historical Society on how to handle this during construction. There will be an archeologist on site monitoring the work when removing topsoil. The procedure would follow the Historical Society regulations. Boness asked if there was the possibility, they might need to alter the site plan due to possible burial sites. Falkosky replied not necessarily, the artifacts could be removed from the site based on the conditions of their approval.

Sorenson wanted to know why the building is now proposed as taller and closer to the highway. Falkosky replied so it is more visible from the highway. Phase II would have a 10,900 sq.ft. footprint and Phase III would have a 7,000 sq.ft. footprint. Boness had concerns about potential additional traffic due to the additional office space, which at this point is an unknown.

Sorenson questioned, when previously discussed it was stated renting office space is going to be the harder part of the project, which was why Quam proposed to build the apartment first. Now it is coming back with increased office space, what would be the driving force behind that decision? Falkosky was not sure of the reason, possibly a selling point. Bloechl-Anderson advised at the CDA meeting Quam did state the taller building would have a better view of the lake and capital and it would maximize the amount of office space Quam can put there.

Czebotar inquired about the addition to the home currently on the site. Falkosky advised he has an updated plan from what was submitted for meeting packet.

Falkosky showed a plan indicating the addition would now be a two-story addition with garage space on the first level, and living space on the second floor. The total would be 1780 sq.ft. Travis from Cleary Buildings reviewed the plans and advised the total footprint will be 2360 sq.ft. totaling over 4000 sq.ft. of usable space.

Sorenson questioned they are putting on addition that large and it will be torn down in five years under Phase IV. Falkosky responded yes according to the General Plan it will be torn down. Boness informed Falkosky they will need to revise the General Plan as it describes the square footage of the addition of 1700 sq.ft. not the 4,000 sq.ft. described tonight.

Sorenson inquired what the maximum occupancy of the office buildings would be. Falkosky replied it has likely not been worked out. Commissioner's discussed the possible need for a traffic study, and how they are only looking at Phase I at this point, there will be more details as the project proceeds and you can ask for more information at that point. Sorenson pointed out, how much latitude do you have to say you do not like the four-story building; a lot of this project is based on what is envisioned in Phase I. Boness advised if Commissioners have concerns, any approval would need to indicate that, right now you are being given that detail whether you like it or not. Sorenson advised he is not sure he would like to see a large tall building at the main entrance to McFarland. They are likely not to be hidden much due to the loss of trees in the area.

Bloechl-Anderson stated one of the things the CDA was looking at was the proposed height of the buildings, they were told they be lower than the current trees on site. Rogers pointed out those trees could all be gone by that point. Sorenson was not in favor of buildings of that height as you drive into McFarland. He would like to see what that would actually look like, a drawing of a four story building on that actual site. Czebotar stated what we are looking at tonight is whether to recommend to the Village Board the revised Detailed Plan, and the General Development Plan for Phases 2, 3, & 4, which will still need a Detailed Plan approval. Boness replied if Quam shows you a four-story building in General Plan and you approve it, it is a good question as to whether you can say no, you want it to be three stories as previously shown at a prior meeting. Quam is showing four stories at this time and if you approve, you are saying "ok". Boness felt this is a good question, and, if this is their question, we should ask for an opinion from the Attorney.

Czebotar advised if we recommend this to the Village Board with some concerns, we could have an answer from the attorney by the next Village Board meeting. Boness asked for confirmation, if that is the question, Commissioners want to know how much you are married to the General Plan, if it says "four stories" and you come back in three years, and say as a board you only want it to be three stories, do you have the latitude to say it can be only three stories. Is that basically, what you are asking? Commissioners confirmed yes. Rogers agreed to Sorensen point, what the visual impact would be as you are coming into town is a fair question to ask. You do not need the details of the building, but you can show the mass, that is not a very difficult thing for Quam to work up. Bloechl-Anderson concurred. Sorensen confirmed that is what he would want to see before he approved the height, unless they had the latitude to change in the future, he is not comfortable going forward with the General Plan as submitted. Rogers agreed and felt having full understanding

of a proposal is helpful for everyone. Boness confirmed with Commissioners that is what they want to see. Czebotar summarized what he is hearing is Commissioners are looking to postpone action on this item, until they have that type of information. Commissioners discussed their potential ability to have the latitude to change something in the future; they felt it was too much of an unknown at this point. Sorenson stated he would be more comfortable postponing until they had more information. Czebotar asked of Sorenson if he wanted to make a motion to that extent. Sorenson inquired if they had to as on agenda item 4(b) they did not, but asked them to come back with more information. Boness stated she understands the developer is trying to close on the property; however, this is something they did not anticipate. The Village made all scheduled decisions, and made decisions based on a different plan, the developer came back with changes. Commissioner concurred.

Czebotar moved to recommend to the Village Board a request by Ezra Properties LLC regarding Ordinance 2019-11 a revised Detailed Development Plan for Phase 1, and General Development Plan for Phases 2, 3, & 4 for the property located at 4703 Terminal Drive, McFarland, WI. contingent upon the ability of the Village Board to further review and possibly change the of the height of the office buildings in Phases 2 & 3. Sorenson seconded the motion.

Boness asked if you do not have the ability to do that, what does that mean. Sorenson replied forwarding this to the Village Board is contingent on being able to make that change, if it cannot, this would come back to the Plan Commission. Czebotar, Rogers and Bloechl-Anderson concurred. Rogers stated we also need clarification on the proposed change on the square footage on the house, is there anything else needing clarification? Boness asked for clarification in the General Plan, on the narrative, it should read "54" units instead of "74" units. Boness inquired if Commissioners wanted to address the letters received. Czebotar replied they have been provided for consideration.

Czebotar called for the vote. Motion carried 4-0.

- e. Review and possible recommendation to the Village Board regarding an amended development agreement for Phase 8 of Juniper Ridge Subdivision.

Tom Wordell of D'Onfrio, Kottke & Associates – representing Veridian he is available answer any questions; the agreement was submitted for review by staff. Boness advised by approving this you are also approving the release of lots being able to be sold as shown in exhibit "C". The Police and Fire and Rescue Departments are in favor of this, as it will connect North Peninsula Way with the subdivision to the south.

Czebotar moved to recommend to the Village Board approval of an amended Development Agreement for Phase 8 of Juniper Ridge Subdivision. Sorenson seconded the motion. Motion carried 4-0.

- f. Discussion and possible action to instruct the Village Attorney to draft an ordinance to amend the Village of McFarland sign code.

Boness reviewed there is a memo from Atty. Evans, along with a copy of proposed changes, is the Commission at the point where we can draft the proposed ordinance for the July meeting.

Sorenson questioned the maximum of four small signs on each property, are those temporary signs, these are exemptions to the sign permit (section e) if we are going to update the code, shouldn't we look at the whole thing. For example, the old temporary sign on Farwell Street in front of the True Value, it is falling over, and blows in the wind, which is against the ordinance, a sign like this should be temporary; it does not enhance what is to be the main thoroughfare for the community.

Sorenson understands the intent of allowing four per property is to handle i.e. restroom locations, small parking sign, but it appears to be used in an unclear way by some; four is too many on some of those sights. Perhaps a number per acre, otherwise any property can have four signs squeezed in together. Boness suggested tying it to the frontage. Sorenson replied that could work, but you may have a large site with very little frontage, who may have a need for directional signs. Rogers inquired if direction signs fall under the traffic category, or are they considered under this part of the ordinance. Boness will clarify that question with the attorney.

Commissioners discussed types of materials for signs that are intended to be more permanent in nature, how a more quality material can look better than just a plywood board sign, along with how signs are regulated now by size, and number of signs. As the Plan Commission is concerned about the materials a building is made out of, shouldn't they be as concerned about the appearance of the sign on the property. Sorenson asked, do we want to allow the installation of cheaper looking signs? Rogers suggested you could say something about the appearance being faded; (8-491) Sorenson suggested it state something about durable, weather resistant, maintains its color over time, language indicating that type of material rather than a specific material as materials change over time. Rogers agreed. Boness replied that is something they can look at. Czebotar inquired about temporary signs 8-499, there are currently temporary signs that go up once a month for a period of time, and would this language prohibit that? For example the food truck events. Rogers suggested language for a special event, like "unless otherwise approved by the Plan Commission for a special event/request" or "approved events". Commissioners also discussed that is a "short period of time" per the wording in the current code. Along with adding the wording construction signs, under the definitions category, it does not specify what they are made of. Boness will forward this to the attorney, she advised sometimes the attorney will have a model ordinance, Schuenke or the attorney may be handling this at the next meeting.

5. STAFF REPORTS

- a. Highlights and updates – no comments
- b. Property Maintenance – regarding 5915 Exchange Street - Commissioners questioned no response from the owner. They would like to see this move along. Boness stated there might have been a difference of opinion as to the condition of the brick and what needs to be done with it. Czebotar would like to see more specifics on the status of the complaints.

6. SCHEDULE NEXT MEETING DATE – July 15, 2019

Czebotar recognized Boness for her years of service and indicates this is her last meeting as she is retiring.

7. ADJOURNMENT

Sorenson moved to adjourn, Rogers seconded the motion. Motion carried. Meeting adjourned at 9:10 p.m.

Please publish in the
McFarland Thistle on
June 27th and July 3rd . 2019

**VILLAGE OF MCFARLAND
NOTICE OF PUBLIC HEARING
BEFORE THE PLAN COMMISSION**

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Monday, July 15, 2019 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Review and possible recommendation to the Village Board on a request by Lakestone Properties LLC regarding Ordinance No. 2019-13. An ordinance rezoning lands in the Village of McFarland at 4719 Farwell Street Phase 1 from General Commercial (C-G) to Planned Development Infill District- Detailed Plan Approved (PDI-DPA) and Phase 2 General Commercial (C-G) to Planned Development Infill District – General Plan Approved (PDI-GPA) Legal description as follows:

Phase 1

All of Lot 3 of Certified Survey Map #3119 and approximately the easterly 61 feet of Lot 2, being located in the SE ¼ - NW ¼, Section 3, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin.

Phase 2

All of Lot 1 of Certified Survey Map #3119 and approximately the westerly 88 feet of Lot 2, being located in the SE ¼ - NW ¼, Section 3, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin.

Information and maps regarding these zoning requests are available for viewing at the Village of McFarland Community Development office, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:00 p.m.) and at the E.D. Locke Public Library, 5920 Milwaukee Street, McFarland, WI 53558 (Monday-Thursday 9:30 a.m. to 8:00 p.m.; Friday-Saturday 9:30 a.m. to 5:30 p.m.; and Sunday 12:30 p.m. to 3:00 p.m.).

If you cannot attend the meeting, please submit your written or email comments to the Plan Commission before July 15, 2019. The mailing address is:

Village of McFarland
Community Development Department
PO Box 110
McFarland, WI 53558-0110

community.development@mcfarland.wi.us

Respectfully submitted by,
Pauline Boness
Community Development Director

Please publish in the
McFarland Thistle on
June 27, 2019

**VILLAGE OF MCFARLAND
NOTICE OF PUBLIC HEARING
BEFORE THE PLAN COMMISSION**

NOTICE IS HEREBY GIVEN that there will be a Public Hearing before the Plan Commission on Monday, July 15, 2019 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Review and possible action on a request by Bouffiou Properties of McFarland, LLC for a 2-Lot Certified Survey Map (CSM), to split lot 5431 Bremer Road, McFarland, WI. The properties are currently zoned R-1, Single Family Residence.

If you cannot attend the meeting, please submit your written or emailed comments to the Plan Commission before July 15, 2019. The mailing address is:

Village of McFarland
Community Development Department
PO Box 110
McFarland, WI 53558-0110
community.development@mcfarland.wi.us

Respectfully submitted by,
Pauline Boness
Community Development Director

Please publish in the
McFarland Thistle on
June 27th and July 3rd 2019

**VILLAGE OF MCFARLAND
NOTICE OF PUBLIC HEARING
BEFORE THE PLAN COMMISSION**

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Monday, July 15, 2019 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Review and possible recommendation to the Village Board regarding Ordinance No. 2019-14. An Ordinance REZONING LANDS IN THE VILLAGE OF MCFARLAND AT 5431 Bremer Road from R-1 Single Family Residence to R-2 Single and Two Family Residence. Legally described as: A part of Lot 16 of the plat of the Assessor's Plat of Larson's Survey, recorded as Document No. 622648 of Dane County Records in Volume 9 of Plats on Page 45, being located in Government Lot 1 of Section 34, Township 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin. The property address is 5431 Bremer Road, McFarland, WI.

Information and maps regarding these zoning requests are available for viewing at the Village of McFarland Community Development office, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:00 p.m.) and at the E.D. Locke Public Library, 5920 Milwaukee Street, McFarland, WI 53558 (Monday-Thursday 9:30 a.m. to 8:00 p.m.; Friday-Saturday 9:30 a.m. to 5:30 p.m.; and Sunday 12:30 p.m. to 3:00 p.m.).

If you cannot attend the meeting, please submit your written or email comments to the Plan Commission before July 15, 2019. The mailing address is:

Village of McFarland
Community Development Department
PO Box 110
McFarland, WI 53558-0110
community.development@mcfarland.wi.us

Respectfully submitted by,
Pauline Boness
Community Development Director



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, July 15, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding the application for a General Plan from Ezra Properties LLC for the property located at 4703 Terminal Drive in order to develop apartment (Phases 1 & 4) and office buildings (Phases 2 & 3).

PREVIOUS ACTION:

The Plan Commission last considered this revision to the General Plan at its meeting on June 17, 2019. The narrative and plan are the same as what was presented at that time but for more detailed is available on the home addition which is now included. The Plan Commission requested further information from the Village Attorney on their authority in future Detailed Plan reviews regarding the building heights depending on what's authorized in the General Plan. That inquiry plus the response is provided in the packet as background.

The Village Attorney will be present in the meeting to help provide further assistance as might be necessary on Monday.

ISSUE SUMMARY:

This property has previously been reviewed and approved for rezoning to Planned Development District. It has also received approval for the General Plan for the entire site as well as for the first phase of the project. The Developer wishes to revise the General Plan that has already been approved prior to commencement of the work. There are generally four main changes from when the Plan Commission last approved the General Plan:

- Storage Shed - The storage shed had previously been included in the former plans but the size and orientation has been adjusted within this latest version. This has been updated and included within the plan and narrative as is presently desired for construction within Phase 1 of the project.
- Home Addition - An addition to the home is proposed to increase the storage capacity of the existing dwelling. This was not included within the original approval and now presented within the General Plan in order for it to move forward as part of Phase 1 of the project. It is shown with the plan generally where the future fourth phase will be located, and included within the narrative.
- Phase 2 and 3 Orientation - The Developer wishes to include move the office buildings closer to the highway to enhance their visibility from USH 51. Previously they were set back from the highway and parking was located as a buffer. The building and parking will flip for both phases as is proposed in this updated plan.
- Phase 2 and 3 Building Size - The Developer is proposing that Phase 2 be constructed as a 3 story office



building and Phase 3 be constructed as a Phase 4 office building. This naturally increases the square footage of the office use, building footprints, and parking demand as are included in the narrative.

Everything else remains as was previously approved. Included within your packet is the updated narrative and association General Plan for the property as proposed. Staff also provided a copy of the procedure requirements for General Plan review within the Planned Development code for reference. No new information has been provided to date.

FINANCIAL/BUDGET IMPACT:

This has already been evaluated separated by the CDA and Village Board through a Tax Increment Financing application for Phase 1 of the project due to its presence within TID #3.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

Section 62-67 - Planned Development District - The property has already been rezoned to this purpose by ordinance. There is no need to fully evaluate these standards as that work was previously completed and not being requested to evaluate further.

Section 62-67(h) - General Plan Review Procedure - This section of the code is the focus of this item. It requires the submittal materials in the packet, and based on what is presented appear compliant. The Plan Commission will make a recommendation to the Village Board upon conclusion of their review. The Village Board will take final action on this item.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

The Plan Commission should conduct its review as a recommendation to the Village Board.

ATTACHMENTS:

1. 062019-01 - Ezra Properties (4703 Terminal Drive) General Plan Submittal 07092019
2. Section 62-67(h) - General Plan Procedure
3. Village Attorney Response to June PC Question

Planned Development District

Statement of Owners Intent,
Updated General Plan for Staged
Development, and Updated Detailed
Plan for Phase 1 Development

Updated 5-22-19

Project:
4703 Terminal Drive Development

Owner:
Ezra Properties, LLC
Attn: Ryan Quam

Statement of Owners Intent

It is the intent of the Owner to develop the lands controlled by the Owner as a Mixed Use development in general conformance with the TIF plan. The purpose of this submittal is to seek the following Village approvals:

- 1) General Plan for Staged Development for all controlled lands;
- 2) Detailed Plan for Phase 1 Development;

Legal Description

The lands controlled by the Owner address is 4703 Terminal Drive and the legal description is as follows:

All that part of Outlot One (1), Assessor's Plat No. 4, Town of Blooming Grove, in the Village of McFarland, Dane County, Wisconsin lying west of the west right-of-way line of relocated U.S. Highway No. 51, except that part thereof conveyed by warranty deed recorded as document no. 4408230

And all that part of the north $\frac{1}{2}$ of the northwest $\frac{1}{4}$ of section 34. Township 7 North, Range 10 East, in the Village of McFarland, Dane County Wisconsin, lying between the centerline of Terminal Drive and the west right-of-way line of relocated U.S. Highway No. 51, except that part thereof conveyed by warranty deed recorded in volume 694 of deeds, page 473, as document no. 981101.

Existing Site

The Existing Site Plan is included as sheet C-1 and site features are as follows:

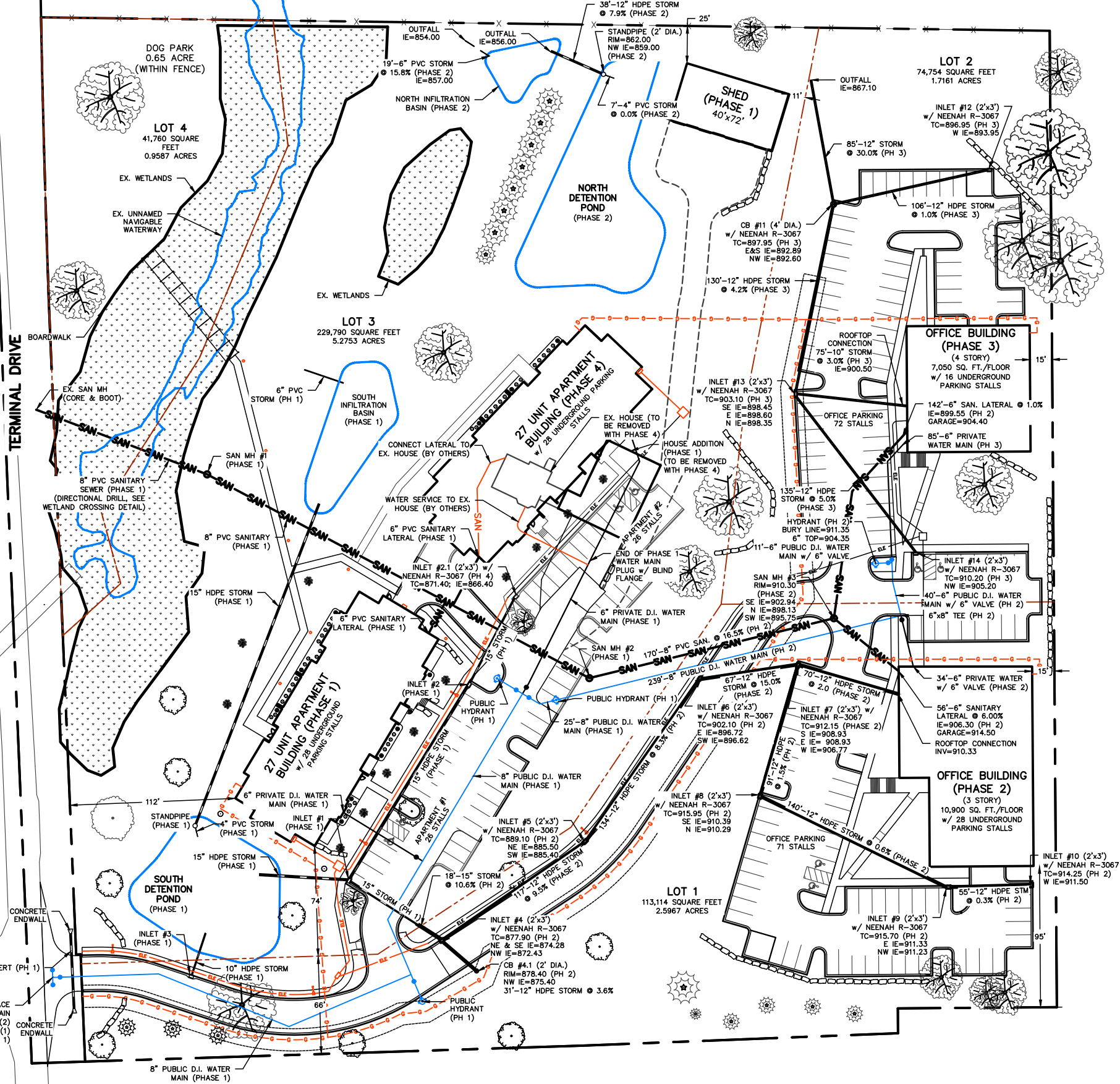
- 1) 10.54 total acres;
- 2) Currently zoned Industrial without an existing house and six storage buildings.
- 3) Sloping with 82 feet of fall from the southeast property corner to the creek crossing the northwest portion of the property.
- 4) U.S. Highway 51 is adjacent to the east;
- 5) Existing storage, contractor storage/office, and commercial building is adjacent to the south;
- 6) Existing Oil Terminal is adjacent to the north;
- 7) Terminal Drive and mini-warehouse and refrigerated storage are adjacent to the west;
- 8) Public sanitary sewer and water main is available beneath Terminal Drive;

Description of General Plan for Staged Development

The General Plan proposes the development of the land with four buildings and associated drive aisles, parking lot, and regional ponds as shown on the General Development Plan included as sheet C-2. The buildings and site layout are described as follows:

- 1) Phase 1 Buildings
 - 27 unit, three story apartment building which will be described in the Detailed Plan for Phase 1 Development portion of this submittal;
 - 2,880 square foot shed which will be described in the Detailed Plan for Phase 1 Development portion of this submittal;
 - 1,780 square foot house addition which will be described in the Detailed Plan for Phase 1 Development portion of this submittal;
- 2) Phase 2 Office Building
 - Future three story office building
 - Approximately 29,700 square feet of leased office space;
 - Approximately 10,900 square foot footprint;

- Approximately 28 underground parking stalls;
- 3) Phase 3 Office Building
 - Future four story office building
 - Approximately 26,400 square feet of leased office space;
 - Approximately 7,050 square foot footprint;
 - Approximately 16 underground parking stalls;
- 4) Phase 4 Apartment Building
 - Future three story apartment building;
 - 27 units;
 - Approximately 30,000 square feet of leased apartment space;
 - Approximately 11,300 square foot footprint;
 - 28 underground parking stalls;
 - Approximately 175 feet long;
 - Approximately 70 feet deep;
 - Mix of 1, 2, and 3 bedroom units with individual washers and dryers and private balconies;
- 5) Certified Survey Map is included with the submittal
 - Lot 1 contains 2.5967 acres for the proposed phase 2 office building;
 - Lot 2 contains 1.7161 acres for the proposed phase 3 office building;
 - Lot 3 contains 5.2753 acres for the proposed phase 1 and phase 4 apartment buildings and proposed shed and existing house;
 - Lot 4 contains 0.9587 acres for the proposed dog park. Lot 4 is required because State of Wisconsin standards requires a lot division along navigable streams;
- 6) Site Layout
 - Approximately 195 above ground parking stalls are proposed to supplement the underground parking and to meet overall parking requirements;
 - Two regional detention ponds will meet rate runoff control, sediment control requirements and two infiltration ponds will meet infiltration requirements for all proposed impervious areas;
 - Approximately 0.65 acre dog park within the proposed perimeter fence with boardwalk access.
 - 60,900 approximate gross square feet of office space;
 - 67,800 gross square feet of apartment space;
 - 54 approximate total number of apartment units;
 - 5.14 Dwelling Units / Acre (overall development site which is 10.54 acres)
 - 10.25 Dwelling Units / Acre (over Lot 3 which is 5.27 acres)
- 7) Schedule
 - Phase 1 27 Unit apartment building open on June 2020
 - Phase 2 Three-story office building open on October 2020
 - Phase 3 Four-story office building open on May 2022
 - Phase 4 27 Unit apartment building open on May 2025



US HIGHWAY 51

BUILDING INFORMATION			
BUILDING	# OF STORIES	BUILDING FOOTPRINT (SF)	GROSS FLOOR AREA (SF)
PHASE 1 APARTMENTS	3 + UNDERGROUND PARKING	11310	45240
PHASE 2 OFFICE	2+UNDERGROUND PARKING	11200	33600
PHASE 3 OFFICE	2+UNDERGROUND PARKING	11200	33600
PHASE 4 APARTMENTS	3+ UNDERGROUND PARKING	11310	45240

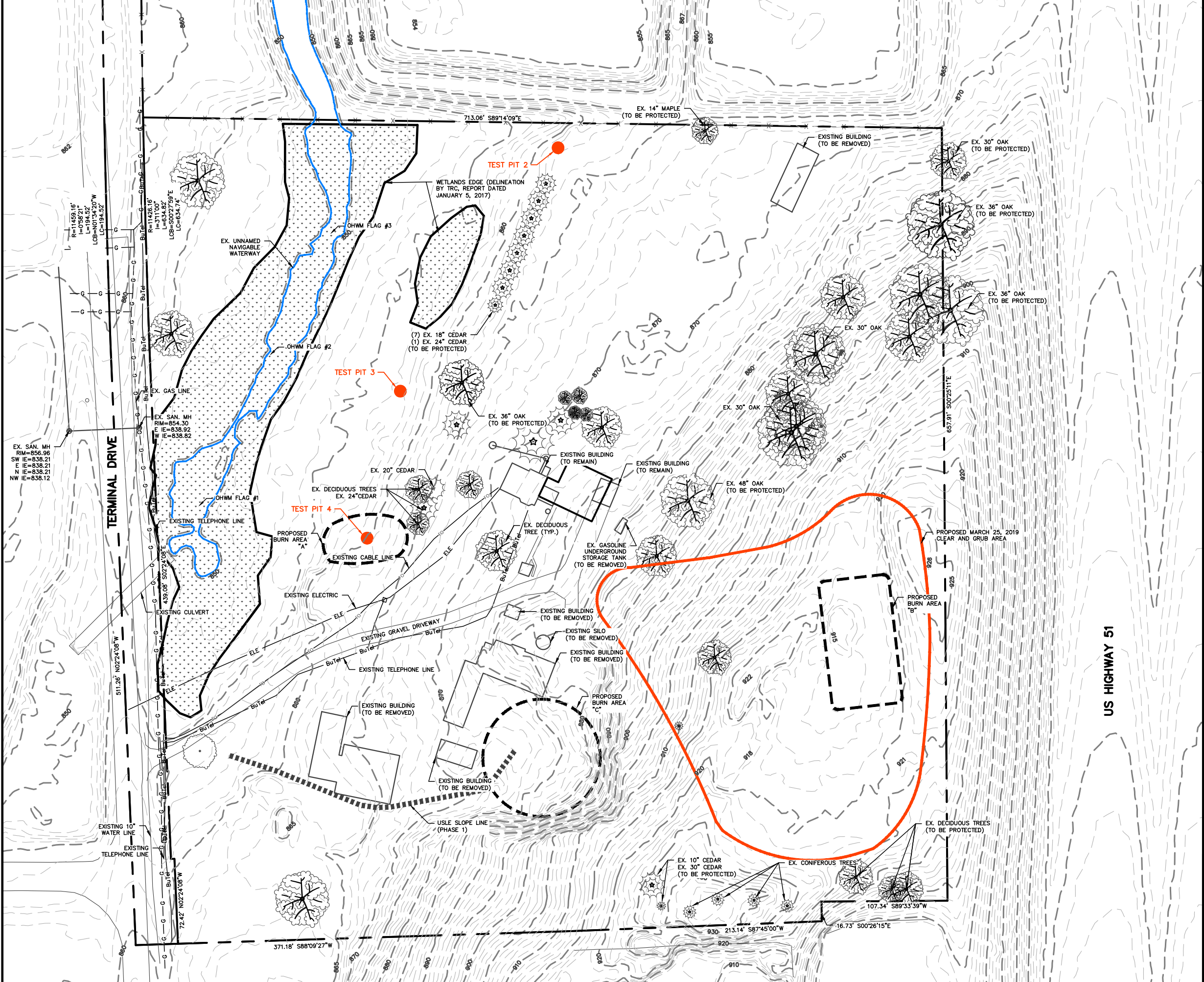
LOT INFORMATION	
LOT #	AREA (ACRES)
1	2.5967
2	1.7161
3	5.2753
4	0.9587

- TIME SCHEDULE:**
- PHASE 1**
JULY 15 - 30, 2019
AUGUST 1 - 3, 2019
AUGUST 4 - 15, 2019
AUGUST 16 - SEPTEMBER 15, 2019
SEPTEMBER 1, 2019 - MAY 14, 2020
APRIL 1 - MAY 14, 2020
MAY 1 - 14, 2020
- PHASE 2**
APRIL 15 - SEPTEMBER 15, 2020
- PHASE 3**
SEPTEMBER 1, 2023 - APRIL 30, 2024
- PHASE 4**
SEPTEMBER 1, 2024 - APRIL 30, 2025
- REMOVE EXISTING BUILDINGS, CLEAR UNDERBRUSH, REMOVE TREES AS DIRECTED BY THE ENGINEER, AND BURN MATERIALS IN VILLAGE APPROVED BURN AREAS.
GRADE SOUTH DETENTION POND AND RESTORE DISTURBED AREAS.
GRADE REMAINDER OF PHASE 1 CONSTRUCTION SITE AND RESTORE DISTURBED AREAS.
INSTALL SANITARY SEWER, WATER MAIN, AND STORM SEWER.
CONSTRUCT APARTMENT BUILDING.
CONSTRUCT PARKING LOT, DRIVE AISLES, AND SIDEWALKS AND RESTORE REMAINING DISTURBED AREAS.
INSTALL LANDSCAPING.
CONSTRUCT OFFICE BUILDING AND ASSOCIATED PARKING LOT AND SIDEWALKS AND RESTORE DISTURBED AREAS.
CONSTRUCT OFFICE BUILDING AND ASSOCIATED PARKING LOT AND RESTORE DISTURBED AREAS.
CONSTRUCT APARTMENT BUILDING AND ASSOCIATED PARKING LOT AND SIDEWALKS AND RESTORE DISTURBED AREAS.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542-2289
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

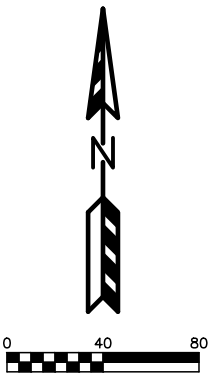
4703 TERMINAL DRIVE
GENERAL DEVELOPMENT PLAN
C-2
DATED: JUNE 24, 2019

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



LEGAL DESCRIPTION:
ALL THAT PART OF OUTLOT ONE (1), ASSESSOR'S PLAT NO. 4, TOWN OF BLOOMING GROVE, IN THE VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN LYING WEST OF THE WEST RIGHT OF WAY LINE OF RELOCATED U.S. HIGHWAY NO. 51, EXCEPT THAT PART THEREOF CONVEYED BY WARRANTY DEED RECORDED AS DOCUMENT NO. 4408230.
AND ALL THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN, LYING BETWEEN THE CENTERLINE OF TERMINAL DRIVE AND THE WEST RIGHT OF WAY LINE OF RELOCATED U.S. HIGHWAY NO. 51, EXCEPT THAT PART THEREOF CONVEYED BY WARRANTY DEED RECORDED IN VOLUME 694 OF DEEDS, PAGE 473, AS DOCUMENT NO. 981101.

BURNING SCHEDULE:
MARCH 25-27, 2019: BURN AREAS "A" & "B"
JULY 22-25, 2019: BURN AREAS "B" & "C"



4703 TERMINAL DRIVE
 EXISTING SITE & DEMOLITION PLAN WITH BURN AREAS
 C-1
 DATED: MAY 22, 2019

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
www.quamengineering.com
 4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

granted by the Village Board. If initial construction has not begun within one year of the date of recording or within the prescribed time period granted as an extension by the Village Board, the approval of the detailed plan and the related zoning ordinance amendment shall become null and void, and the zoning shall revert to the classification that applied prior to the approval of the PDD zoning. No occupancy of dwelling units shall occur until all public works that have been scheduled to be completed before occupancy are completed to the satisfaction of the Village.

(h) ***Procedure for establishment of the Planned Development District—General plan for staged development.***

(1) ***Submittal of general plan.*** The general plan shall contain any information and representations deemed necessary by the Plan Commission and shall consist of a statement entitled "Planned Development District—General Plan, Statement of Owner's Intent and Description of Development," which shall include, without limitation, the following:

- ✓ i. A legal description describing all of the tract of land included in the proposed development.
- ✓ ii. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
- ✓ iii. A statement describing the proposed development, including the character, method and operation of the development and a development schedule or timetable for construction.
- ✓ iv. A statement as to the following data or graphic information referenced to a map or plan of the proposed development:
 - 1. The location and size of the site including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets, including all public utilities and public easements.
 - 2. The use and approximate location and bulk of buildings and structures, including number of stories and dimensions of buildings.
 - 3. The approximate location of vehicular and pedestrian facilities, such as streets, sidewalks and off-street parking areas, including approximate number of parking spaces.
 - 4. The approximate location of areas for public or common open spaces and for other public or semipublic uses.
 - 5. A tabulation of land areas for the different types of uses in relation to the total area.
 - 6. A tabulation of the gross floor areas of buildings by types of uses.
 - 7. A tabulation of the number of types of dwelling units.

(2) ***Review of general plan.*** The Plan Commission shall review the general plan and determine whether it complies with the standards set forth in Subsection (h)(1) of this Section. Following the review of the general plan, the Plan Commission shall forward the petition to the Village Board, together with a recommendation that the general plan be either approved as submitted, or approved with modifications or disapproved.

(3) ***Approval of general plan.***

- a. In the event that the Village Board approves the general plan and adopts the related zoning ordinance amendment, the zoning district maps shall be amended to include all of the lands within the general plan as within the Planned Development District (general plan approved). However, no building construction shall be permitted in any portion of the approved general plan until a detailed plan prepared in accordance with the requirements hereunder has been approved by the Village as provided below.
- b. In the event the Village Board fails to approve the general plan and ordinance, the Village Board shall communicate its objections back to the Plan Commission for reconsideration and further discussions.

(i) ***Procedure for establishment of the Planned Development District—Detailed plan for staged development.***

(1) ***Submittal of plan.*** Within one year after the recording of the general plan and the copy of the related zoning ordinance amendment, a detailed plan for at least one stage of the general plan shall be filed with the Village Clerk-Treasurer, unless an extension is granted by such Village Board. The detailed plan shall contain any information and

Matt Schuenke

From: Allen D. Reuter <areuter@rwelaw.net>
Sent: Tuesday, June 18, 2019 10:48 AM
To: Pauline Boness; Brad Czebotar; Matt Schuenke
Cc: Daniel J. Evans
Subject: RE: Ryam Quams Terminal Dr. project

Pauline: the general answer is “probably not.” Once the Board has approved a General Plan, that establishes the zoning regulations for the property. If the detailed plan is consistent with the approved general plan, a rejection of that plan based on a change of heart would likely be considered arbitrary.

The Code [Sec. 62-66(d)] does permit the Board to place conditions or limitations on the plan: “In the approval of any general (or detailed) plan, the Village Board may stipulate any conditions or restrictions in the establishment, maintenance and operation of any uses proposed in such plan and may also require any guarantees, including the filing of a contract together with a surety, satisfactory in form to the Village Attorney and satisfactory in amount to the Village Engineer, with the Village to ensure that improvements will be installed and completed as proposed in the plan.” In my opinion, the Board does have the authority to approve the proposed General Plan with a condition such as “no commercial building shall be larger than ___ square feet or taller than ___ stories unless the Village Board (or PC) determines as part of its approval of a Detailed Plan for the district that such a building will not cause any significant negative aesthetic effects and that the increased size is warranted by then-existing market conditions.” That would effectively approve the GP with the exception of the larger buildings which would require further approval. Obviously, you can tweak that to be more or less specific to reflect the PC concerns. The PC can recommend approval with that condition.

From: Pauline Boness <Pauline.Boness@mcfarland.wi.us>
Sent: Tuesday, June 18, 2019 10:08 AM
To: Allen D. Reuter <areuter@rwelaw.net>; Brad Czebotar <Brad.Czebotar@mcfarland.wi.us>; Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>
Cc: Daniel J. Evans <devans@rwelaw.net>
Subject: Ryam Quams Terminal Dr. project

Allen, At last night’s Plan Commission meeting, Commissioners considered Ryans revised General Plan and Detailed Plan for Phase 1. The group expressed some hesitation in approving the revised plan as it relates to the General Plan for future phases 2-4. I was asked to get a legal opinion regarding the following- By approving the General Plan which depicts office buildings with additional stories and overall square footage, will future Plan Commissions and Village Boards be able to re-evaluate the detailed plans for these future phases and possibly not allow the additional stories and square footage identified in the approved 2019 General Plan? Some P.C. members were not comfortable with Ryan’s future plan to add additional height and square footage to the office buildings when he was expressing doubt as to whether he could fill them; in addition ,they were questioning the view of seeing taller buildings from HWY 51 as you come into the Village.

Thanks

Pauline Boness

Comm. Dev. Dir.
Village of McFarland
608-838-3154
pauline.boness@mcfarland.wi.us

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PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, July 15, 2019

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action regarding the application for a Detailed Plan from Ezra Properties LLC for the property located at 4703 Terminal Drive in order to develop an apartment building (Phase 1).

PREVIOUS ACTION:

The Plan Commission last considered this revision to the Phase 1 Detailed Plan at its meeting on June 17, 2019. The narrative and plan are the same as what was presented at that time, but with more detail on the home addition that is now included within the plan documents as was requested.

ISSUE SUMMARY:

As we have already reviewed with the previous agenda item, the Developer wishes to make changes to the Detailed Plan for the first phase of the project. The first phase intends to construct a 27 unit apartment building, storage shed, and home addition for the single family dwelling to remain. The General Plan presented is revised to adjust the proposed storage shed and add the home addition. The remainder of the changes discussed in the General Plan will affect future phases of the project to be reviewed in future years through those detailed plans as they come forward. More detail is provided on the construction activities of the first phase through the additional plan sets provided. Additionally, elevations and detail are provided on the three facility improvements planned for this site. Everything else remains as proposed on this property as when it was formerly approved earlier this year. The main changes for the Detailed Plan on Phase 1 was to adjust the shed and add the home addition.

FINANCIAL/BUDGET IMPACT:

This has already been evaluated separately by the CDA and Village Board through a Tax Increment Financing application for Phase 1 of the project due to its presence within TID #3.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

Section 62-67 - Planned Development District - Step 1...The property has already been rezoned to this purpose by ordinance. There is no need to fully evaluate these standards as that work was previously completed and not being requested to evaluate further.

Section 62-67(h) - General Plan Review Procedure - Step 2...This is the previous agenda item. Assuming, the



Plan Commission make a recommendation to the Village Board then the Detailed Plan can be considered based upon final approval of the Village Board.

Section 62-67(i) - Detailed Plan Review Procedure - Step 3...This section of the code is the focus of this item. It requires the submittal materials in the packet, and based on what is presented appears compliant. The Plan Commission will take final action on this item as prescribed by the code. If for some reason, the decision is not agreeable they may appeal to the Village Board as it relates solely to the Detailed Plan.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

It should be noted that the following were conditions of approval the first time and are recommended for inclusion this second time around:

1. Village Staff approval of the final landscaping plan.
2. Developer shall comply fully with the conditions outlined by the Village Engineer within a June 4, 2019 letter.
3. Village Engineer approval of the final street, utility, stormwater, and erosion control plans as is necessary and appropriate.
4. Detailed Plan approval is contingent upon General Plan approval by the Village Board.

The Plan Commission is free to impose the conditions it feels are necessary based upon their review and these are suggested based upon code requirements and past approvals.

ATTACHMENTS:

1. 062019-01 - Ezra Properties (4703 Terminal Drive) Detailed Plan Submittal 07092019
2. Section 62-67(i) - Detailed Plan Procedure

Planned Development District

Statement of Owners Intent,
Updated General Plan for Staged
Development, and Updated Detailed
Plan for Phase 1 Development

Updated 5-22-19

Project:
4703 Terminal Drive Development

Owner:
Ezra Properties, LLC
Attn: Ryan Quam

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It is the intent of the Owner to develop the lands controlled by the Owner as a Mixed Use development in general conformance with the TIF plan. The purpose of this submittal is to seek the following Village approvals:

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The Existing Site Plan is included as sheet C-1 and site features are as follows:

- 1) 10.54 total acres;
- 2) Currently zoned Industrial without an existing house and six storage buildings.
- 3) Sloping with 82 feet of fall from the southeast property corner to the creek crossing the northwest portion of the property.
- 4) U.S. Highway 51 is adjacent to the east;
- 5) Existing storage, contractor storage/office, and commercial building is adjacent to the south;
- 6) Existing Oil Terminal is adjacent to the north;
- 7) Terminal Drive and mini-warehouse and refrigerated storage are adjacent to the west;
- 8) Public sanitary sewer and water main is available beneath Terminal Drive;

Description of General Plan for Staged Development

The General Plan proposes the development of the land with four buildings and associated drive aisles, parking lot, and regional ponds as shown on the General Development Plan included as sheet C-2. The buildings and site layout are described as follows:

- 1) Phase 1 Buildings
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 - 10.25 Dwelling Units / Acre (over Lot 3 which is 5.27 acres)
- 7) Schedule
 - Phase 1 27 Unit apartment building open on June 2020
 - Phase 2 Three-story office building open on October 2020
 - Phase 3 Four-story office building open on May 2022
 - Phase 4 27 Unit apartment building open on May 2025

Description of Detailed Plan for Phase 1 Development

A three story 27-unit apartment building, shed, and house addition are proposed as the first phase of development and the details are as follows:

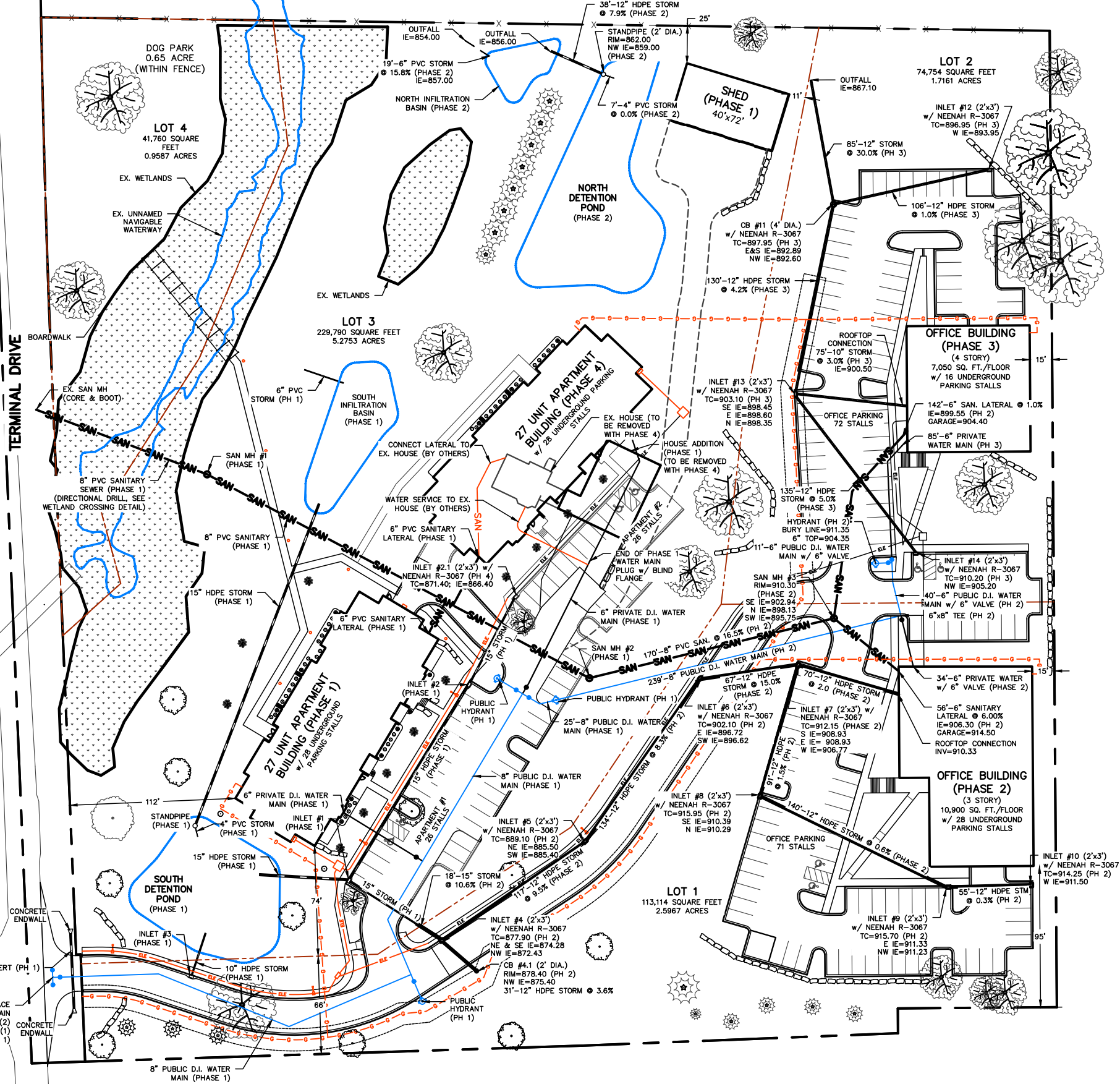
- 1) The Site Plan is included as sheet C-3 with features as follows:
 - 11,300 square foot apartment building footprint;
 - 26 above ground parking stalls;
 - 28 below ground parking stalls;
 - East room of the existing house to be removed;

- Existing detached garage to be removed;
 - 1,780 square foot house addition;
- 2) The Grading Plans are included as sheets C-4.1 and C-4.2 with features as follows:
- Apartment building underground garage entrance on the north side of the building;
 - Apartment building first floor doors on the east side of the building;
 - Apartment building garage doors on the north and west sides of the building;
 - Apartment retaining walls to accommodate the natural grade changes;
 - 40'x72' shed shown on sheet C-4.1;
 - 1,780 square foot house addition shown on sheet C-4.1 and C-4.2;
 - Vegetated lawn access to shed as shown on sheet C-4.1;
- 3) The 27 Unit Apartment Building Exterior Elevations drawings are included
- Intended to meet the TIF goal to “emphasize high quality natural building wall materials such as brick, block, and glass”;
 - Materials include single hung vinyl windows, aluminum railing systems, thin stone veneer, fiber-cement lap siding, and fiber-cement siding panels with reveal joints;
 - Roof materials include three dimensional asphalt shingles and standing seam metal accent roofs;
- 4) The Shed Exterior Elevation drawings are included
- Building colors will be earth tones;
- 5) The Landscape and Lighting Plan is included as sheet C-6
- 6) The Utility Plan is included as sheet C-5
- The 8” sanitary sewer will connect to the existing sanitary manhole under Terminal Drive to provide 6” sanitary sewer laterals to serve the phase 1 through phase 4 buildings as well as the existing house.
 - The 8” water main will connect to the water main to the existing 10” water main under Terminal Drive to provide 6” water services to serve the phase 1 through phase 4 buildings as well as the existing house.
 - Inlets and catch basins will collect runoff from all impervious areas and storm sewer will carry runoff to the detention pond and infiltration pond;
- 7) The Apartments First Floor Plan is included
- 8,912 approximate apartments area;
 - Six two bedrooms;
 - Three one bedrooms;
 - Each unit will have individual washers and dryers and private balconies;
- 8) The Apartments Second Floor Plan is included
- 8,912 approximate apartments area;
 - Six two bedrooms;
 - Three one bedrooms;
 - Each unit will have individual washers and dryers and private balconies;
- 9) The Apartments Third Floor Plan is included
- 9,712 square feet apartments area (including lofts);
 - Four two bedrooms with loft;
 - Two two bedrooms;
 - Three one bedrooms;
 - Each unit will have individual washers and dryers and private balconies;
- 10) The Apartments Garage Floor Plan is included
- Tenant storage and mechanical rooms in the garage;
 - 28 parking stalls;
 - Dog washing station;
- 11) The Shed Floor Plan is included

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BUILDING INFORMATION			
BUILDING	# OF STORIES	BUILDING FOOTPRINT (SF)	GROSS FLOOR AREA (SF)
PHASE 1 APARTMENTS	3 + UNDERGROUND PARKING	11310	45240
PHASE 2 OFFICE	2+UNDERGROUND PARKING	11200	33600
PHASE 3 OFFICE	2+UNDERGROUND PARKING	11200	33600
PHASE 4 APARTMENTS	3+ UNDERGROUND PARKING	11310	45240

LOT INFORMATION	
LOT #	AREA (ACRES)
1	2.5967
2	1.7161
3	5.2753
4	0.9587

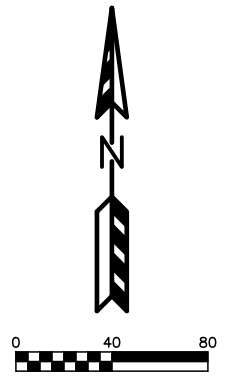
- TIME SCHEDULE:**
- PHASE 1**
JULY 15 - 30, 2019
REMOVE EXISTING BUILDINGS, CLEAR UNDERBRUSH, REMOVE TREES AS DIRECTED BY THE ENGINEER, AND BURN MATERIALS IN VILLAGE APPROVED BURN AREAS.
- AUGUST 1 - 3, 2019
GRADE SOUTH DETENTION POND AND RESTORE DISTURBED AREAS.
- AUGUST 4 - 15, 2019
GRADE REMAINDER OF PHASE 1 CONSTRUCTION SITE AND RESTORE DISTURBED AREAS.
- AUGUST 16 - SEPTEMBER 15, 2019
INSTALL SANITARY SEWER, WATER MAIN, AND STORM SEWER.
- SEPTEMBER 1, 2019 - MAY 14, 2020
CONSTRUCT APARTMENT BUILDING.
- APRIL 1 - MAY 14, 2020
CONSTRUCT PARKING LOT, DRIVE AISLES, AND SIDEWALKS AND RESTORE REMAINING DISTURBED AREAS.
- MAY 1 - 14, 2020
INSTALL LANDSCAPING.
- PHASE 2**
APRIL 15 - SEPTEMBER 15, 2020
CONSTRUCT OFFICE BUILDING AND ASSOCIATED PARKING LOT AND SIDEWALKS AND RESTORE DISTURBED AREAS.
- PHASE 3**
SEPTEMBER 1, 2023 - APRIL 30, 2024
CONSTRUCT OFFICE BUILDING AND ASSOCIATED PARKING LOT AND RESTORE DISTURBED AREAS.
- PHASE 4**
SEPTEMBER 1, 2024 - APRIL 30, 2025
CONSTRUCT APARTMENT BUILDING AND ASSOCIATED PARKING LOT AND SIDEWALKS AND RESTORE DISTURBED AREAS.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE

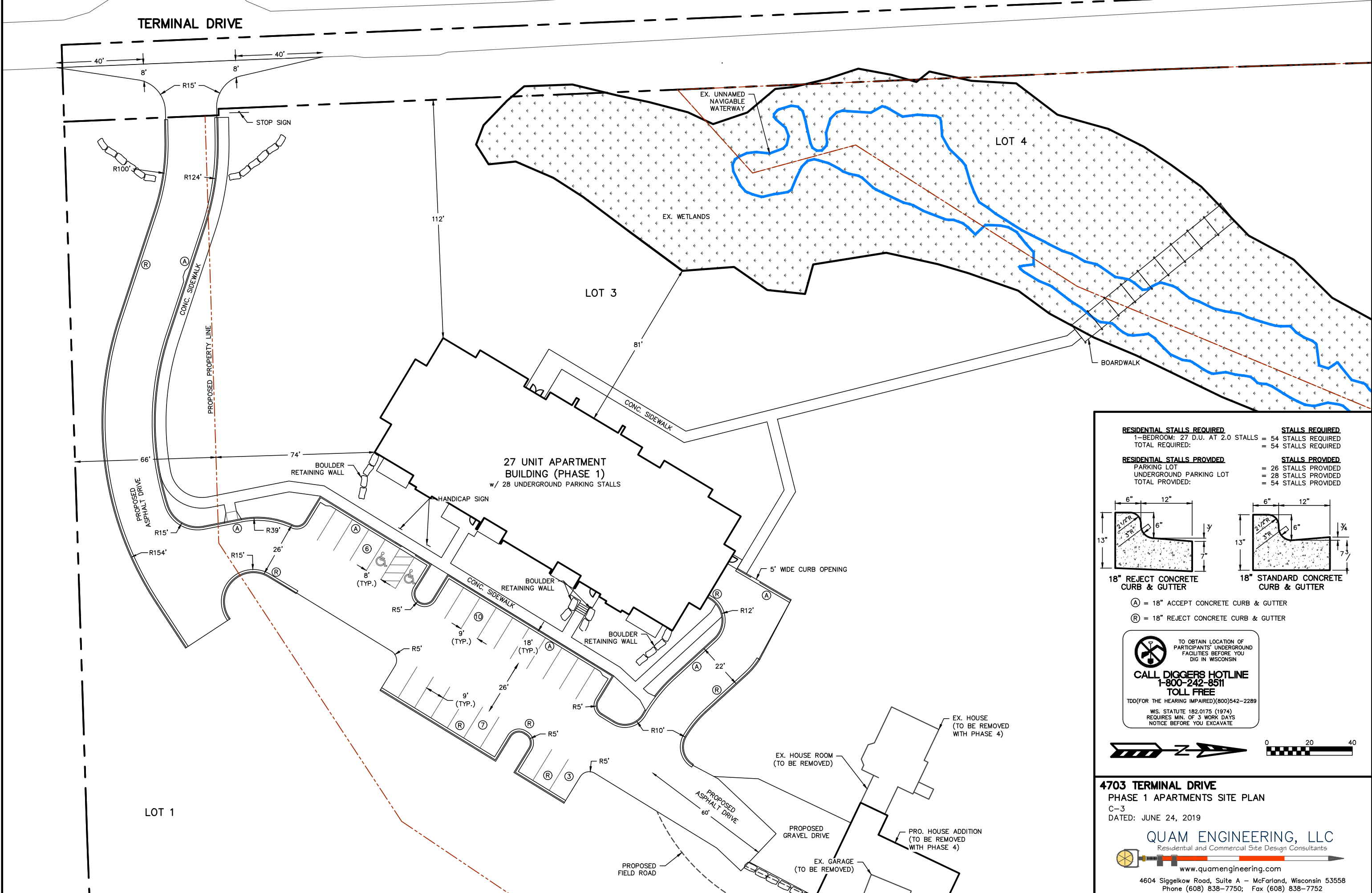
TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

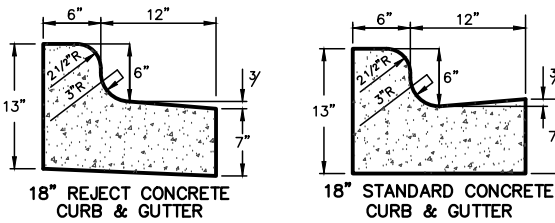


4703 TERMINAL DRIVE
GENERAL DEVELOPMENT PLAN
C-2
DATED: JUNE 24, 2019

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RESIDENTIAL STALLS REQUIRED	STALLS REQUIRED
1-BEDROOM: 27 D.U. AT 2.0 STALLS =	54 STALLS REQUIRED
TOTAL REQUIRED:	= 54 STALLS REQUIRED
RESIDENTIAL STALLS PROVIDED	STALLS PROVIDED
PARKING LOT =	26 STALLS PROVIDED
UNDERGROUND PARKING LOT =	28 STALLS PROVIDED
TOTAL PROVIDED:	= 54 STALLS PROVIDED



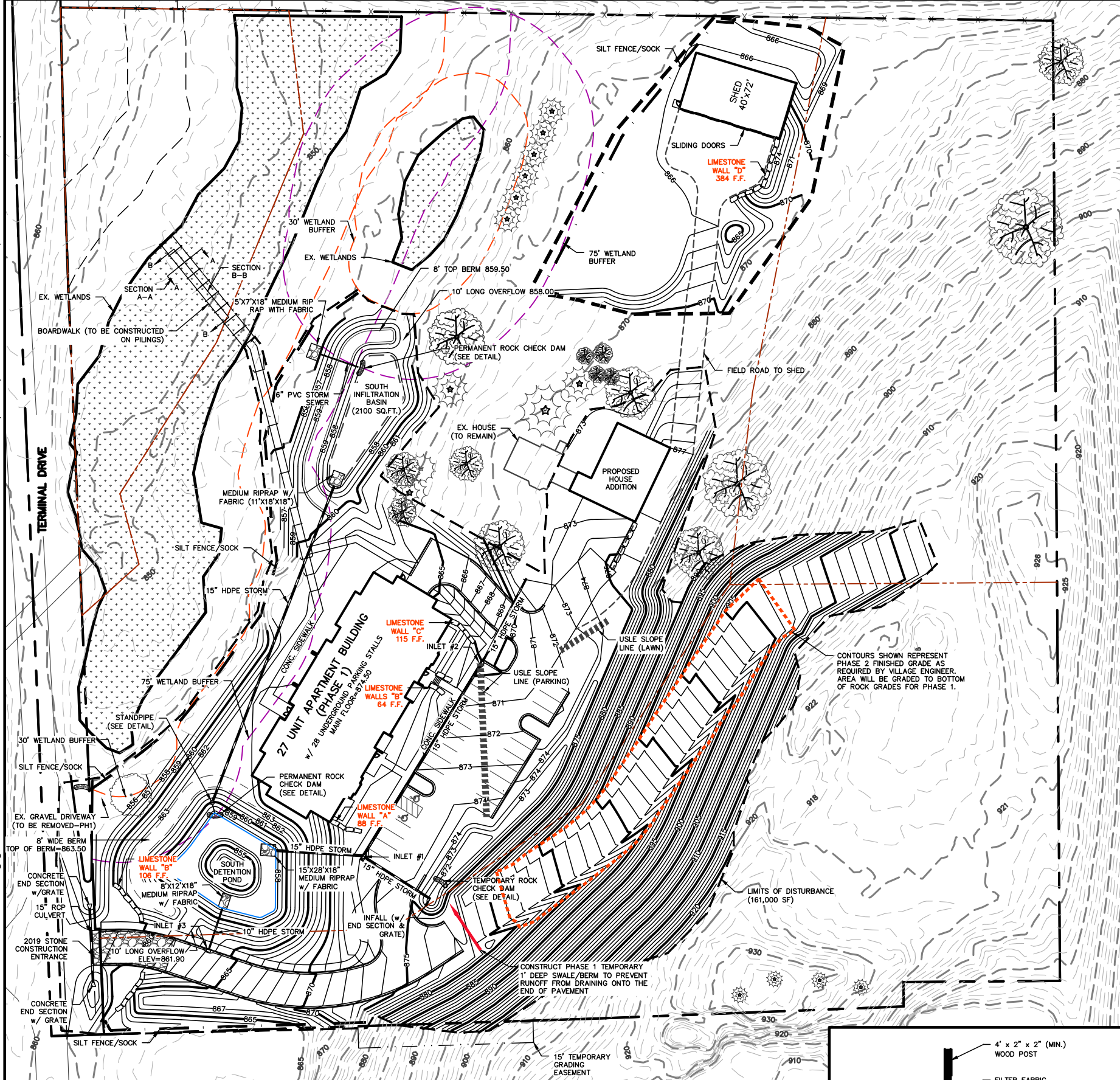
(A) = 18" ACCEPT CONCRETE CURB & GUTTER
(R) = 18" REJECT CONCRETE CURB & GUTTER

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TOLL FREE
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WS. STATUTE 182.0175 (1974)
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NOTICE BEFORE YOU EXCAVATE

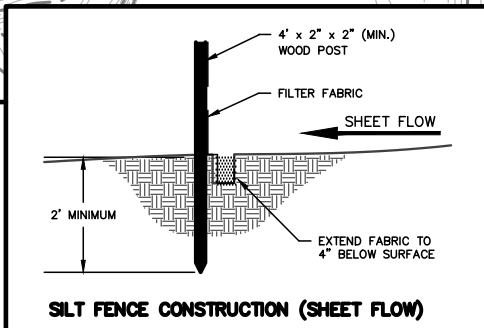


4703 TERMINAL DRIVE
PHASE 1 APARTMENTS SITE PLAN
C-3
DATED: JUNE 24, 2019

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- THE RUSTY PATCHED BUMBLEBEE COULD BE PRESENT ON-SITE. THEREFORE, THE FISH AND WILDLIFE SERVICE RECOMMENDS THE FOLLOWING BE IMPLEMENTED:
- VOLUNTARY CONSERVATION MEASURES**
- FOR PRESCRIBED FIRE, MOWING/HAYING, GRAZING, PESTICIDE USE AND TREE CLEARING/THINNING, FOLLOW THE VOLUNTARY CONSERVATION MEASURES LISTED IN THE CONSERVATION MANAGEMENT GUIDELINES FOR THE RUSTY PATCHED BUMBLE BEE (BOMBUS AFFINIS).
 - FOR ALL OTHER ACTIVITIES, FOLLOW THE GENERAL VOLUNTARY MEASURES LISTED BELOW:
 - USE NATIVE TREES, SHRUBS AND FLOWERING PLANTS IN LANDSCAPING
 - PROVIDE PLANTS THAT BLOOM FROM SPRING THROUGH FALL
 - REMOVE AND CONTROL INVASIVE PLANTS IN ANY HABITAT USED FOR FORAGING, NESTING, OR OVERWINTERING.



SILT FENCE CONSTRUCTION (SHEET FLOW)

CLASS 1 - TYPE B EROSION MATTING
(SLOPES GREATER THAN 5:1 AND UP TO 3:1)

CLASS 2 - TYPE B EROSION MATTING
(SLOPES GREATER THAN 3:1)

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REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 2:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

PHASE 1
JULY 15 - 30, 2019
AUGUST 1 - 3, 2019
AUGUST 4 - 15, 2019
AUGUST 16 - SEPTEMBER 15, 2019
SEPTEMBER 1, 2019 - MAY 14, 2020
APRIL 1 - MAY 14, 2020
MAY 1 - 14, 2020

REMOVE EXISTING BUILDINGS, CLEAR UNDERBRUSH, REMOVE TREES AS DIRECTED BY THE ENGINEER, AND BURN MATERIALS IN VILLAGE APPROVED BURN AREAS.

CONSTRUCT SOUTH DETENTION POND AND ROUGH GRADE SOUTH INFILTRATION BASIN, RESTORE DISTURBED AREAS AND SIDE SLOPES OF PONDS.

GRADE REMAINDER OF PHASE 1 CONSTRUCTION SITE AND RESTORE DISTURBED AREAS.

INSTALL SANITARY SEWER, WATER MAIN, AND STORM SEWER.

CONSTRUCT APARTMENT BUILDING.

CONSTRUCT PARKING LOT, DRIVE AISLES, AND SIDEWALKS AND RESTORE REMAINING DISTURBED AREAS.

INSTALL LANDSCAPING.

IN INFILTRATION AREA, REMOVE ACCUMULATED SEDIMENT, ADD 4" COMPOST AND SAND MIXTURE TO BOTTOM SURFACE, AND SEED THE BOTTOM OF THE BASIN.

RESTORATION NOTES:

ALL PVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEED AND MULCH. ALL PVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. WET DETENTION NATIVE SEED MIXTURES SHALL BE USED FOR THE BOTTOM OF THE INFILTRATION BASINS. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS EXCEPT SLOPES GREATER THAN 3:1. SLOPES GREATER THAN 3:1 SHALL BE RESTORED WITH A CAREFREE FINE FESCUE SEED MIXTURE. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
ROBERT ANDERSON AND CAROLYN SIMPSON
4703 TERMINAL DRIVE
MCFARLAND, WI 53558

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

DNR PRESCRIPTIVE COMPLIANCE:

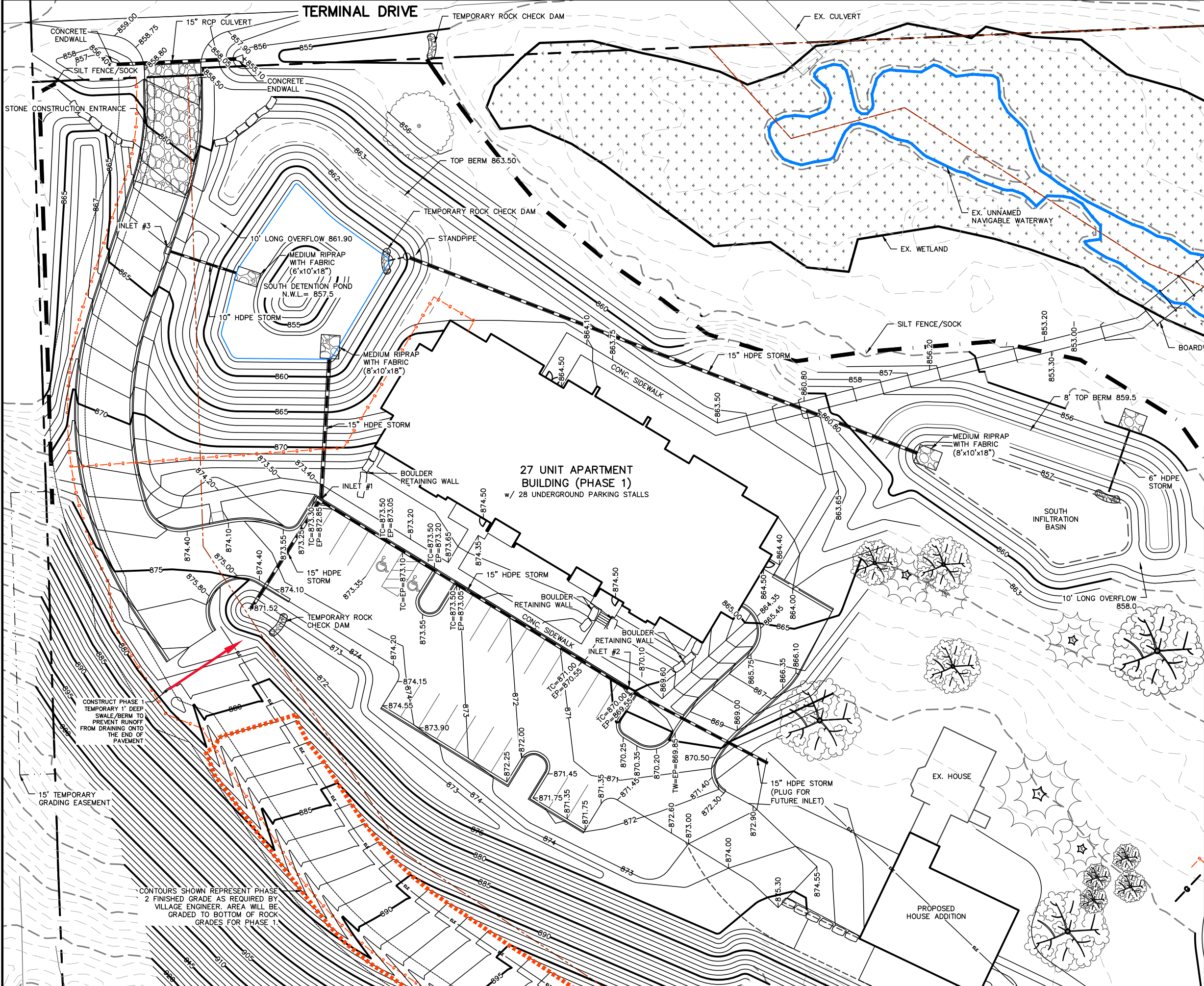
RESTORATION SHALL OCCUR WITHIN 90 DAYS OF INITIAL DISTURBANCE FOR SLOPES 20% OR GREATER.

INLET FILTER NOTE:

INSTALL FLEXSTORM PC INLET FILTERS IN ALL INLETS LOCATED IN PARKING AREAS.

4703 TERMINAL DRIVE
PHASE 1 GRADING AND EROSION CONTROL PLAN
C-4.1
DATED: JUNE 24, 2019

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THE RUSTY PATCHED BUMBLEBEE COULD BE PRESENT ON-SITE. THEREFORE, THE FISH AND WILDLIFE SERVICE RECOMMENDS THE FOLLOWING BE IMPLEMENTED:

VOLUNTARY CONSERVATION MEASURES

- FOR PRESCRIBED FIRE, MOWING/HAYING, GRAZING, PESTICIDE USE AND TREE CLEARING/THINNING, FOLLOW THE VOLUNTARY CONSERVATION MEASURES LISTED IN THE CONSERVATION MANAGEMENT GUIDELINES FOR THE RUSTY PATCHED BUMBLE BEE (BOMBUS AFFINIS).
- FOR ALL OTHER ACTIVITIES, FOLLOW THE GENERAL VOLUNTARY MEASURES LISTED BELOW:
 - USE NATIVE TREES, SHRUBS AND FLOWERING PLANTS IN LANDSCAPING
 - PROVIDE PLANTS THAT BLOOM FROM SPRING THROUGH FALL
 - REMOVE AND CONTROL INVASIVE PLANTS IN ANY HABITAT USED FOR FORAGING, NESTING, OR OVERWINTERING.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



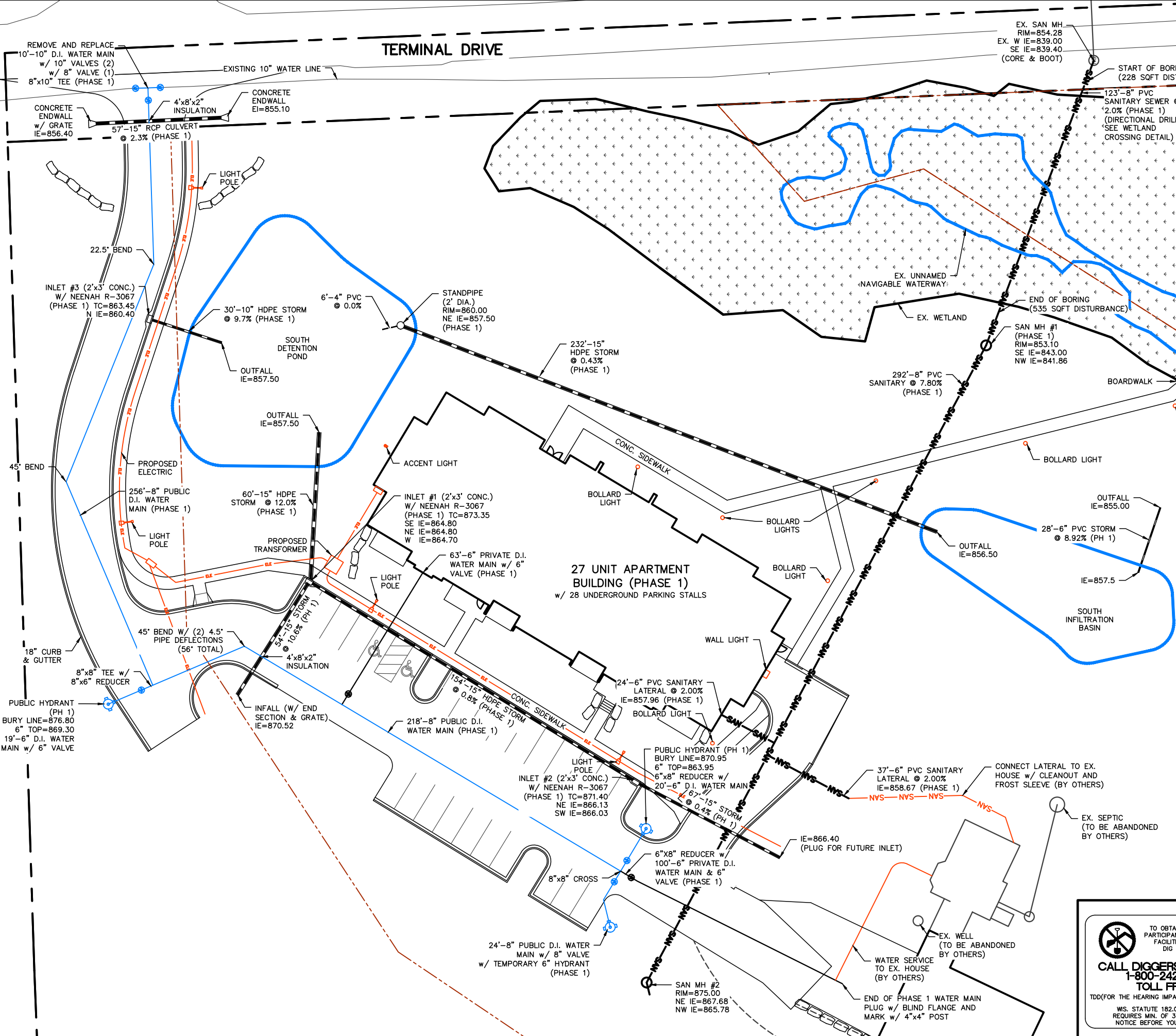
4703 TERMINAL DRIVE
APARTMENTS GRADING AND EROSION CONTROL PLAN
C-4.2
DATED: JUNE 24, 2019



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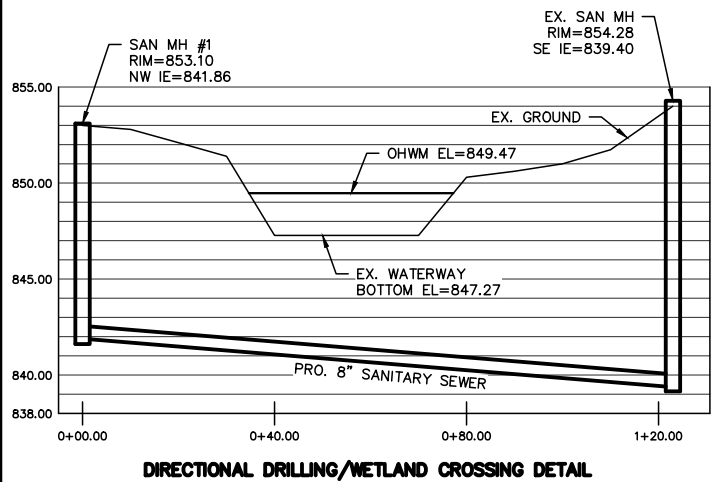
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NOTES:

- BURIED UNDERGROUND EXTERIOR NON-METALLIC SANITARY AND STORM SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF THE WISCONSIN STATUTES.
- GRATES SHALL BE REQUIRED ON HORIZONTAL INLETS GREATER THAN 6 INCHES IN DIAMETER. THE GRATES SHALL BE PLACED SO THAT THE RODS OR BARS ARE NOT MORE THAN 3 INCHES DOWNSTREAM OF THE INLET. RODS OR BARS SHALL BE SPACED SO THAT THE OPENINGS DO NOT PERMIT THE PASSAGE OF A 6-INCH SPHERE.



TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

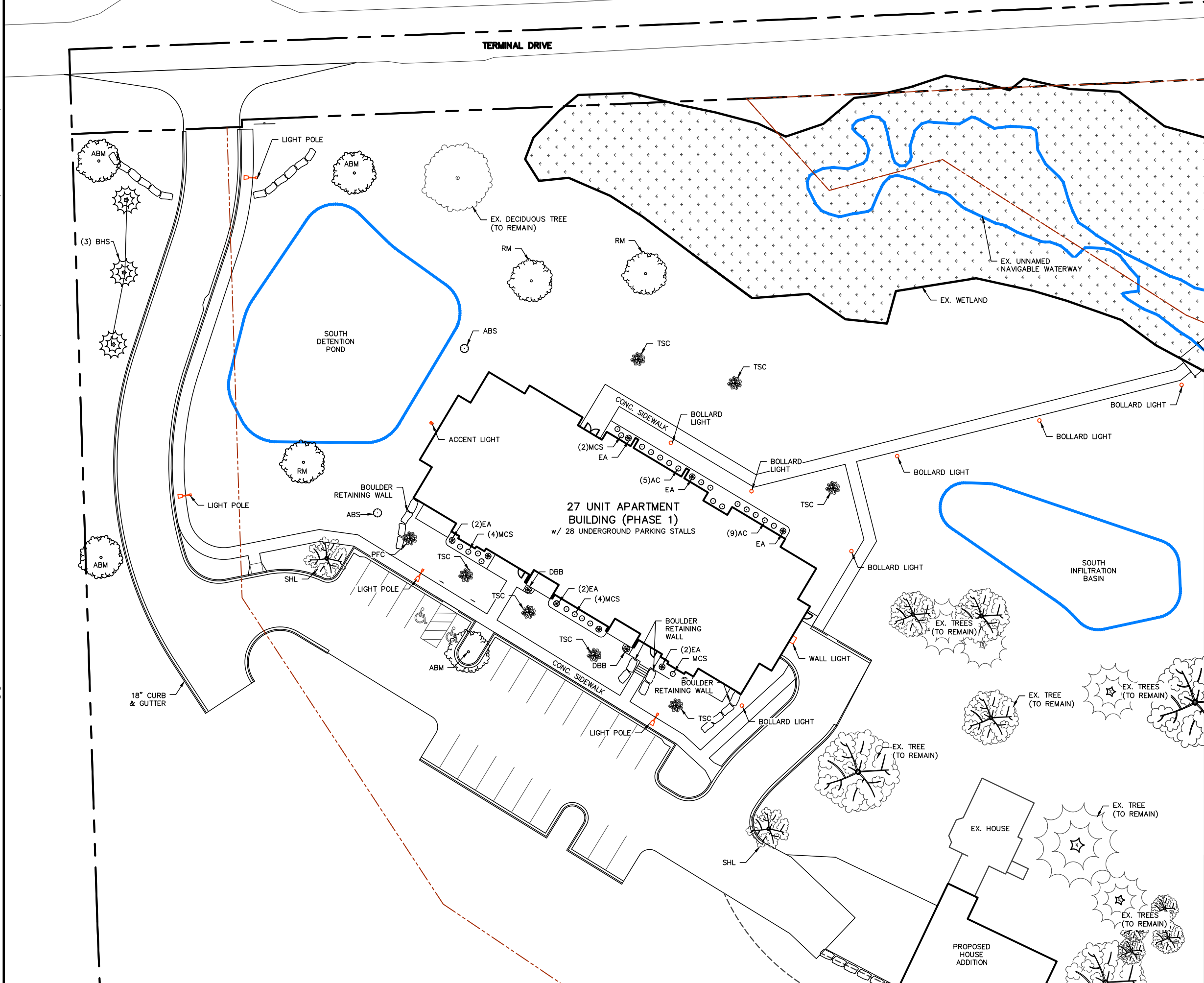
WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

4703 TERMINAL DRIVE
PHASE 1 APARTMENTS UTILITY PLAN
C-5.1
DATED: JUNE 24, 2019

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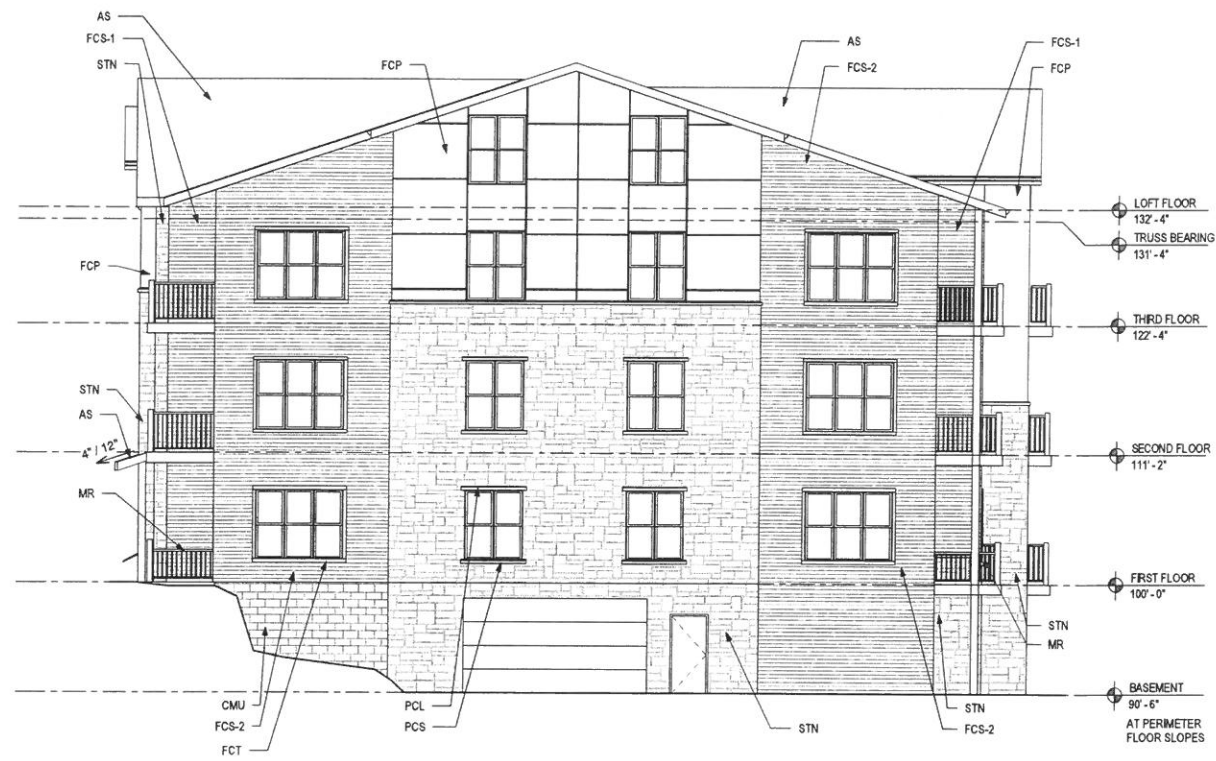
APARTMENT BUILDING PHASE 1 LANDSCAPE PLANT LIST						
KEY	QUANTITY	SIZE	COMMON NAME	ROOT	UNIT POINTS	TOTAL POINTS
	7		Large Deciduous Trees		40	280
ABM	4	2"	Autumn Blaze Maple	BB		
RM	3	2"	Red Maple	BB		
	2		Medium Deciduous Trees		25	50
SHL	2	1 1/2"	Skyline Honey Locust	BB		
	14		Small Deciduous Trees		15	210
PFC	1	1 1/2"	Prairie Fire Crab	BB		
TSC	7	1 1/2"	Tina Sergeant Crab	BB		
	3		Medium Evergreen Trees		20	60
BHS	3	4'	Black Hill Spruce	BB		
	2		Tall Deciduous Shrubs		5	10
ABS	2	5'	Autumn Brilliance Serviceberry	BB		
	2		Medium Deciduous Shrubs		3	6
DBB	2	24"	Dwarf Burning Bush	Pot		
	29		Low Deciduous Shrubs		1	29
MCS	15	18"	Magic Carpet Spirea			
AC	14	18"	Alpine Currant			
	9		Medium Evergreen Shrub		5	45
EA	9	4'	Emerald Arborvitae	BB		
Total Landscape Points Provided						690
Phase 1 Apartments Points Required						
				Quantities	Points Required	
Lineal Feet of building foundation				566	226	
Square Feet of gross floor area of building footprints				22617	226	
Square Feet of Paved area				16909	135	
				Total Points Required	588	

(Ord. No. 2011-06, S1, 5-23-2011)
1. 40 points per 100 lineal feet of building foundation
2. 10 points per 1000 square feet of gross floor area of building footprints
3. 80 points per 10,000 square feet of paved area

0 20 40

4703 TERMINAL DRIVE
PHASE 1 APARTMENTS LANDSCAPE AND LIGHTING PLAN
C-6
DATED: JUNE 24, 2019

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1 NORTH ELEVATION
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



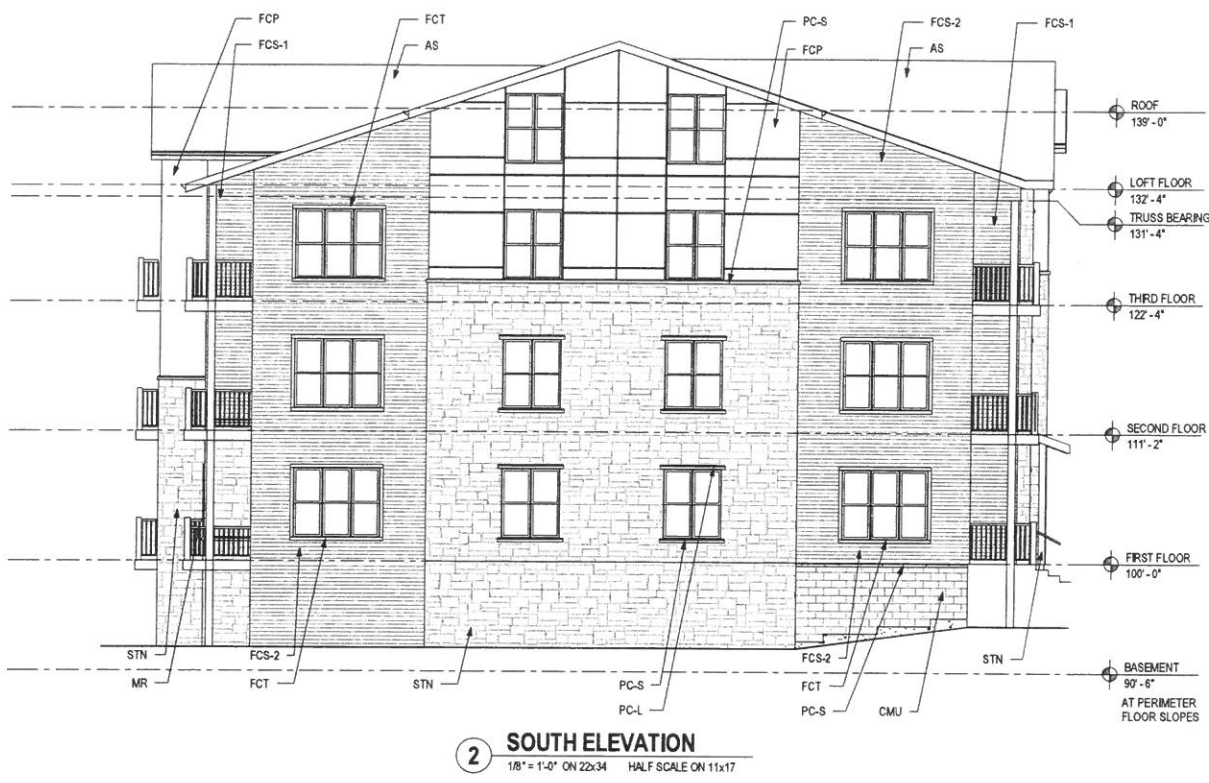
2 WEST ELEVATION
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND		
LEGEND		
FCS-1	FIBER CEMENT SIDING	SW 6102 - PORTABELLO
FCS-2	FIBER CEMENT SIDING	SW 2803 - TERRA COTTA
FCP	FIBER CEMENT PANELS	JH - IRON GRAY
TRIM	VERTICAL REVEAL TRIM	TAMLYN - PAINTED TO MATCH SIDING
FCT	FIBER CEMENT TRIM	COLOR TO MATCH SOFFIT AND FASCIA
		1X4 @ WINDOWS, TYP.
		1X10 @ BAND BOARD
		1X12 @ FRIEZE BOARD
STN	STONE VENEER	CYPRESS DRY STACK DUTCH QUALITY STONE
		WATER TABLE SILL - COLOR "BROWN"
		DUTCH QUALITY STONE
CMU	SPLIT-FACE CMU	PROVIDE SILL @ WINDOW BASE, HEAD AND TOP OF STONE
		COUNTY MATERIALS 01-034A CLIFF GRAY
PCS	PRE CAST SILL	
PCL	PRE CAST LINTEL	
PMF	PREFINISHED METAL FASCIA - MUSKIET (ROLLEX)	
MR	METAL RAILING SYSTEM	
GENERAL NOTES		
A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.		
B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.		
C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.		

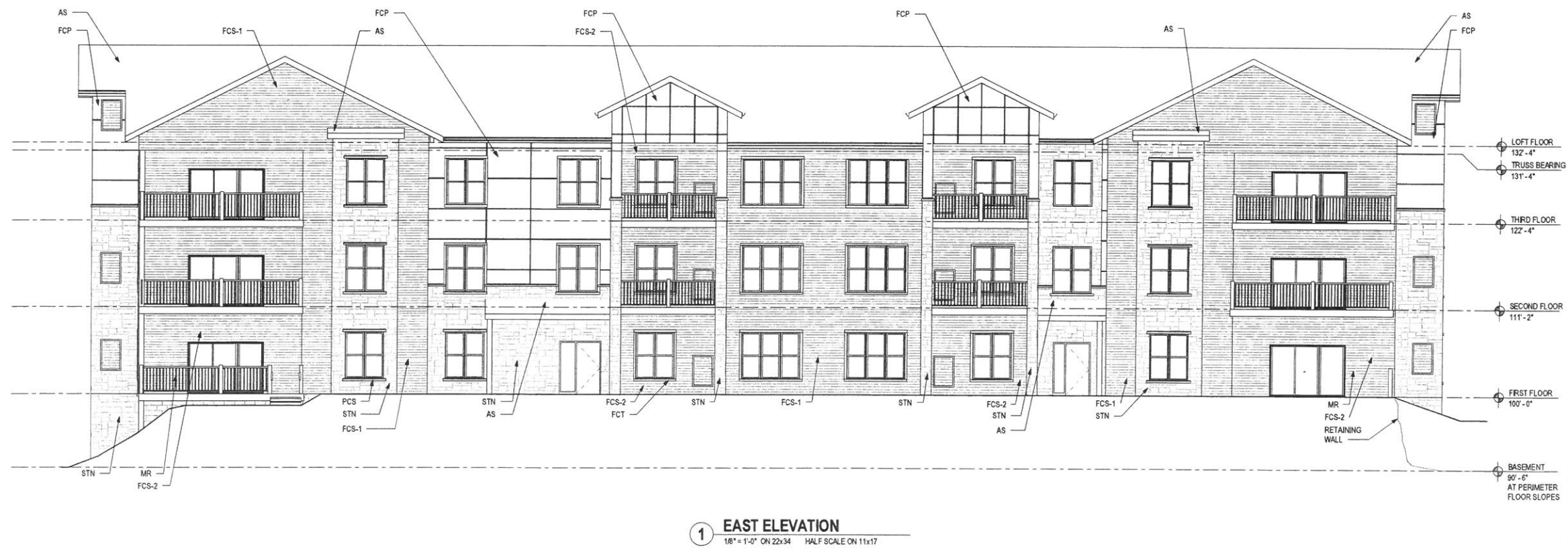
4703 TERMINAL DRIVE MULTIFAMILY - 1
EXTERIOR ELEVATIONS
PAGE: A2.1
DATE: FEB. 11, 2019

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EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND		
LEGEND		
FCS-1	FIBER CEMENT SIDING	SW 6102 - PORTABELLO
FCS-2	FIBER CEMENT SIDING	SW 2603 - TERRA COTTA
FCP	FIBER CEMENT PANELS	JH - IRON GRAY
TRIM	VERTICAL REVEAL TRIM	TAMLYN - PAINTED TO MATCH SIDING
FCT	FIBER CEMENT TRIM	COLOR TO MATCH SOFFIT AND FASCIA
		1X4 @ WINDOWS, TYP.
		1X10 @ BAND BOARD
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STN	STONE VENEER	CYPRESS DRY STACK DUTCH QUALITY STONE
		WATER TABLE SILL - COLOR "BROWN"
		DUTCH QUALITY STONE
		PROVIDE SILL @ WINDOW BASE, HEAD AND TOP OF STONE
		COUNTY MATERIALS 01-03MA CLIFF GRAY
CMU	SPLIT-FACE CMU	
PCS	PRE CAST SILL	
PCL	PRE CAST LINTEL	
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)	
MR	METAL RAILING SYSTEM	
GENERAL NOTES		
A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.		
B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.		
C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.		



4703 TERMINAL DRIVE MULTIFAMILY - 1
EXTERIOR ELEVATIONS
DATE: 12.0
DATE: FEB. 11, 2019
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Phone: (608) 838-7750 Fax: (608) 838-7752

FLOOR PLAN GENERAL NOTES

- SEE SHEET A5.0-5.3 FOR LARGE SCALE PLANS.
- SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
- PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE, LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
- VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
- GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
- GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).
- GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
- PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).
- REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
- VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
- ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

3 FOURTH FLOOR SOUTH
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

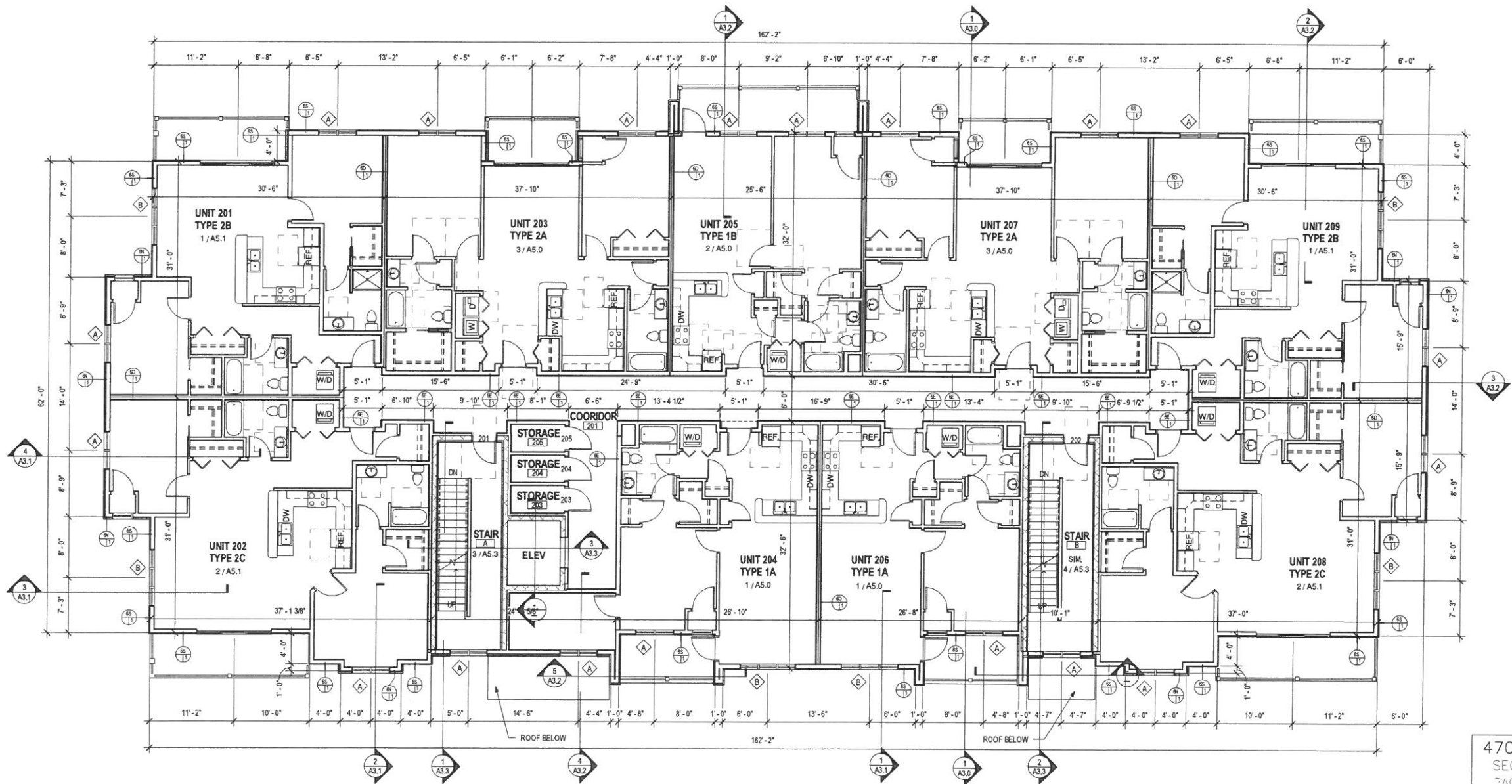
2 FOURTH FLOOR NORTH
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

1 THIRD FLOOR PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

4703 TERMINAL DRIVE MULTIFAMILY - 1
THIRD FLOOR PLAN
PAGE: A1.3
DATE: FEB. 11, 2019

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www.quamengineering.com

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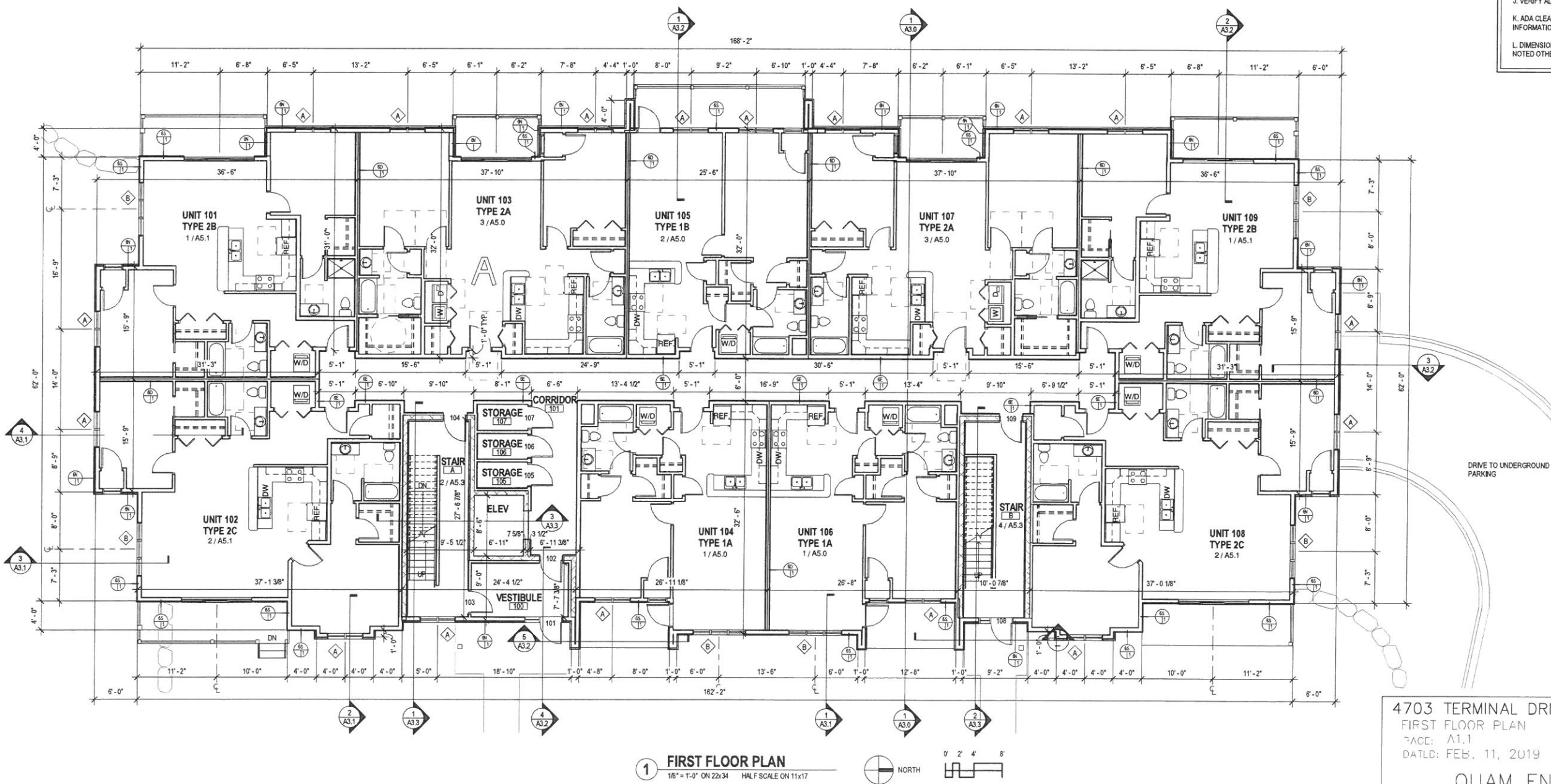
1 SECOND FLOOR PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

FLOOR PLAN GENERAL NOTES

- A. SEE SHEET A5.0-5.3 FOR LARGE SCALE PLANS.
- B. SEE SHEET A5.2 FOR INTERIOR ELEVATIONS.
- C. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE, LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
- D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS, GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
- E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT, VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/ELECTRICAL/ELECTRICAL.
- F. GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).
- G. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
- H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).
- I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
- J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
- K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
- L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

4703 TERMINAL DRIVE MULTIFAMILY — 1
SECOND FLOOR PLAN
DATE: FEB. 11, 2019

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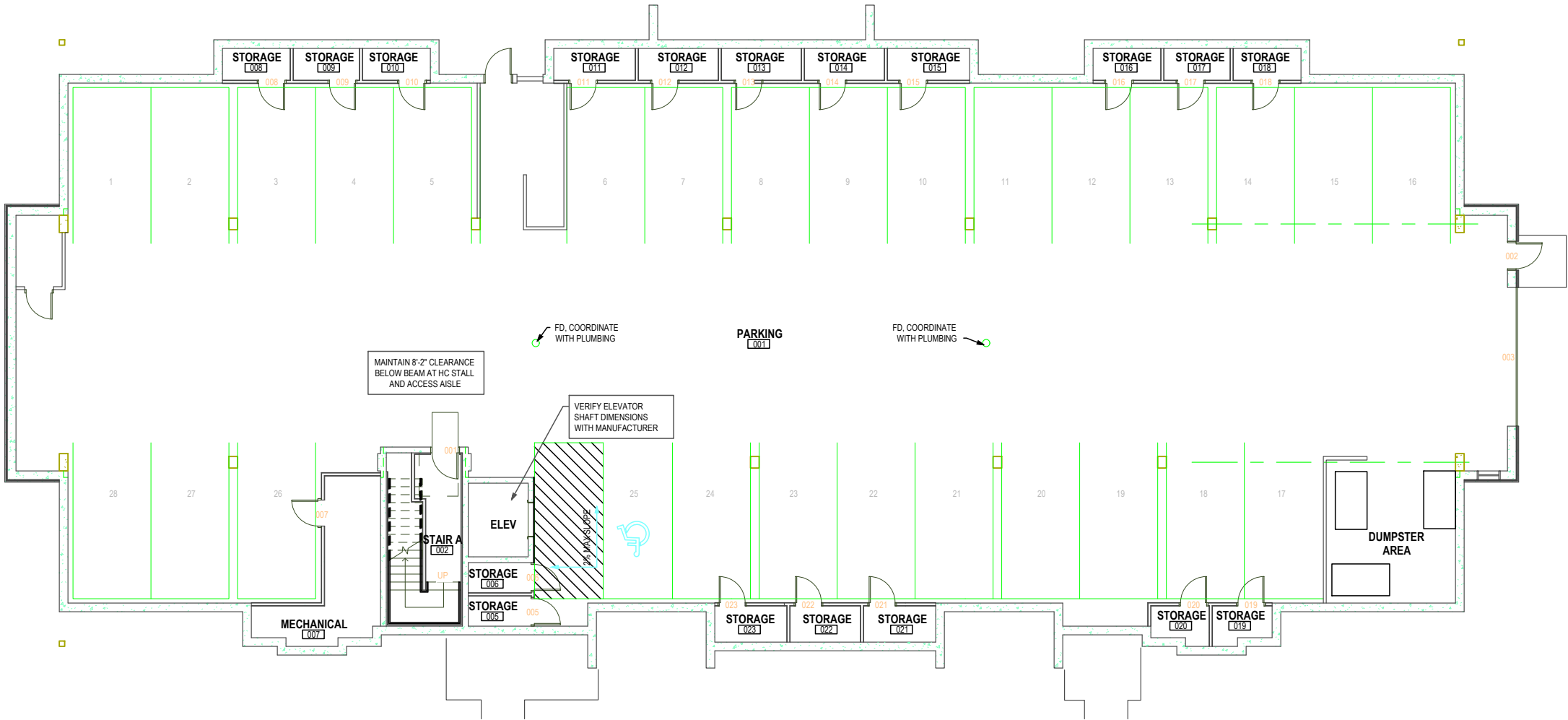
- FLOOR PLAN GENERAL NOTES**
- A. SEE SHEET A5.0-5.3 FOR LARGE SCALE PLANS.
 - B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
 - C. PROVIDE VERTICAL CONTROL JOINTS (C/J'S) WHERE STRUCTURAL SYSTEMS CHANGE, LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
 - D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS, GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
 - E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT, VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
 - F. GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).
 - G. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
 - H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).
 - I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
 - J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
 - K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
 - L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

1 FIRST FLOOR PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

4703 TERMINAL DRIVE MULTIFAMILY — 1
FIRST FLOOR PLAN
DATE: A1.1
DATE: FEB. 11, 2019

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SCALES:
1/8" = 1'-0" (22" x 34" PLOT)
1/16" = 1'-0" (11" x 17" PLOT)

PHASE 1 APARTMENTS BUILDING
PRELIMINARY GARAGE FLOOR PLAN
EXHIBIT #4
DATED: APRIL 9, 2019

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Phone: (608) 845-9700
Fax: (608) 845-7070

5/24/2019
ANDERSON, ROBERT
Doc ID: 5129820190524104033

Cleary/Owner Project Contract - Erected

Customer Information

Building Specification For:

ANDERSON, ROBERT
4703 TERMINAL DRIVE
MC FARLAND, WISCONSIN 53558
Cell Phone: (608) 379-0123
Email: tleeser@clearybuilding.com

Building Site Location:

Location: N/A
Tenant: N/A
4703 TERMINAL DRIVE
MC FARLAND, WISCONSIN 53558
County: DANE

Cleary Contact Information

TRAVIS LEESER
CLEARY BUILDING CORP.
190 PAOLI STREET
VERONA, WISCONSIN 53593
Phone Number: (608) 845-9700
Phone Number: (800) 373-5550
Cell Number: (608) 379-0132
Email: verona@clearybuilding.com

Building Design Criteria

THIS BUILDING IS DESIGNED FOR AGRICULTURAL USE ONLY

Building Snow Load Design: 30 psf Ground Snow Load

Intended Use: Garage

100' Mark Verification form # C-030 becomes part of this contract.

Is a building permit or other approval (HOA, Etc.) required for this project? No

Will a pull off charge be required for this building? No - No action required

This contract has not been reviewed for energy code compliance. Conformance to the International Energy Conservation Code (IECC) may necessitate additional costs not included in this contract.

Building Structure

Building Name: Building 1

Protector Laminate – WxLxH: 40' 0" x 72' 0" x 16' 4"

Width: 40' 0"

Length: 7 Bays at 10' o.c. (Note: See drawing for any custom bay sizes)

Eave Height: 16' 4"

15' 0" Interior (Truss) Clearance from the 100'+0" mark

Roof System: Truss (Standard Lower Chord)

Default Ceiling Design: Not Designed to Support a Ceiling

Roof Pitch: 4/12

Purlins: 2"x4" Continuous 2' 0" inch on center

Additional Accessories

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Purlin Blocking: Both Endwalls are purlin blocked

Roofline Wind Bracing

Custom Bays for: Building 1

Bay 01: 10' 0" Ceiling: Not Designed to Support a Ceiling Roof System: Truss (Standard Lower Chord)

Bay 02: 10' 0" Ceiling: Not Designed to Support a Ceiling Roof System: Truss (Standard Lower Chord)

Bay 03: 10' 0" Ceiling: Not Designed to Support a Ceiling Roof System: Truss (Standard Lower Chord)

Bay 04: 10' 0" Ceiling: Not Designed to Support a Ceiling Roof System: Truss (Standard Lower Chord)

Bay 05: 11' 0" Ceiling: Not Designed to Support a Ceiling Roof System: Truss (Standard Lower Chord)

Bay 06: 11' 0" Ceiling: Not Designed to Support a Ceiling Roof System: Truss (Standard Lower Chord)

Bay 07: 10' 0" Ceiling: Not Designed to Support a Ceiling Roof System: Truss (Standard Lower Chord)

Foundation

Type: In Ground

Concrete Floor: No

Column Anchoring

Side Wall: Anchor Block (standard)

End Wall: Anchor Block (standard)

Corner Columns: Anchor Block (standard)

Column Footing

Side Wall: 9" x 18" (Precast Footing with 2 bags of Sakrete)

End Wall: 4" x 14" Precast Footing (Standard)

Corner Columns: 4" x 14" Precast Footing (Standard)

Roof Finish and Accessories for Building 1

Exterior Finishes

Roof: Grand Rib 3 Plus

Ventilation

Roof

Ridge Cap

Standard Ridge Cap.

Marco LP2 Weather-Tite Ridge Vent "Low Profile" (Add ventilation to ridge).

Accessories

Roof

Snow Bar(s):

Cleary Snow Bar Trim SB-1 - New Construction - 72' 0" LF

Condensation Control for Building 1: 2" condensation blanket white vinyl faced

Elevations for Building 1



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North Side Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

Exterior Finishes

Side Wall 1 on Building 1
Siding: Grand Rib 3 Plus
Tyvek: None
Wainscot: None
Eave Filler Strips: None
Treated Plank Filler Strips: None

Ventilation

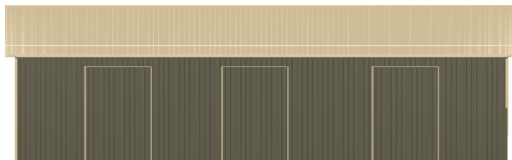
Side Wall 1 on Building 1
Overhang: 18" Aluminum soffit (Sidewall) with vented soffit
Bird Screening for the interior to prevent birds from nesting in overhang.

Accessories

Side Wall 1 on Building 1
Eavelite(s):
2' SOLAR continuous eavelites (CLEAR)
Distance from left edge of wall to left edge: 0' 0"
Distance from left edge of wall to right edge: 72' 0"
Filler Strips: None
Concrete Wall Section(s):
Concrete Wall Section @ 0' 0": Dryset Brackets, Bottom trim added to top of wall
Wall Height is 4' 0" between 0' 0" - 2' 0" from left edge of wall

Interior Finishes / Insulation

Side Wall 1 on Building 1
Condensation Control: None
Insulation: None



South Side Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

Exterior Finishes

Side Wall 2 on Building 1

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Siding: Grand Rib 3 Plus
Tyvek: None
Wainscot: None
Eave Filler Strips: None
Treated Plank Filler Strips: None

Ventilation

Side Wall 2 on Building 1
Overhang: 18" Aluminum soffit (Sidewall) with vented soffit
Bird Screening for the interior to prevent birds from nesting in overhang.

Accessories

Side Wall 2 on Building 1
Sliding Door(s):
Cleary Slide Door, Solid Panel.
Inside Slide Door: Door will slide inside the building.
Slide: Left
Opening Height: 14' 0"
Width: 10' 0"
Standard (see drawing)
Distance from left edge of wall to left edge: 10' 0"
Distance from 100'+0" mark to bottom of door plus: 2"
Note: Finished floor elevation will reduce slide door height opening.
Cleary Slide Door, Solid Panel.
Inside Slide Door: Door will slide inside the building.
Slide: Left
Opening Height: 14' 0"
Width: 10' 0"
Standard (see drawing)
Distance from left edge of wall to left edge: 30' 0"
Distance from 100'+0" mark to bottom of door plus: 2"
Note: Finished floor elevation will reduce slide door height opening.
Cleary Slide Door, Solid Panel.
Inside Slide Door: Door will slide inside the building.
Slide: Left
Opening Height: 14' 0"
Width: 10' 0"
Standard (see drawing)
Distance from left edge of wall to left edge: 52' 0"
Distance from 100'+0" mark to bottom of door plus: 2"
Note: Finished floor elevation will reduce slide door height opening.

Interior Finishes / Insulation

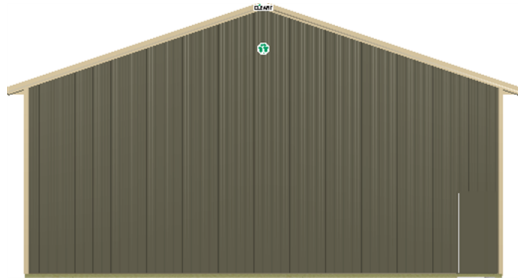
Side Wall 2 on Building 1
Condensation Control: None
Insulation: None



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West End Wall 1 on Building 1

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Exterior Finishes

End Wall 1 on Building 1
Siding: Grand Rib 3 Plus
Tyvek: None
Wainscot: None
Gable Filler Strips: Gable filler strips not included.
Treated Plank Filler Strips: None

Ventilation

End Wall 1 on Building 1
Overhang: 18" Aluminum soffit (Endwall) with vented soffit

Accessories

End Wall 1 on Building 1
Walk Door(s):
Plyco Series 20 Blocked 3'-0"x6'-8"
Distance from left edge of wall to left edge: 36' 3"
Distance from 100'+0" mark to bottom of door plus: 4"
Anchor: ANCHOR KIT (WOOD)
Closer: No Closer
Dead Bolt: DEADBOLT EZ-KEY/LATCH STAINLESS STEEL GRADE 2
Door Chain: No Chain
Embossment: No Embossment
Frame: 2x6
Hinge: 4" 304 STAINLESS STEEL FIXED PIN
Jamb: 3 1/2" Jamb
Kick Plate: No Kick Plate
Latch Guard: No Latch Guard
Latch: None
Lockset: EZ-KNOB/KNOB ORBIT ENTRY GRADE 2 (STAINLESS STEEL)
Panic Hardware: No Panic Hardware
Skin: Blank
Swing: Left Hand Swing Out Single Door
Window: None
Keyed Alike. Group 1



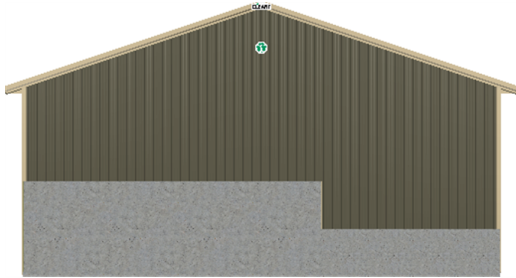
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Interior Finishes / Insulation

End Wall 1 on Building 1
Condensation Control: None
Insulation: None



East End Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

Exterior Finishes

End Wall 2 on Building 1
Siding: Grand Rib 3 Plus
Tyvek: None
Wainscot: None
Gable Filler Strips: Gable filler strips not included.
Treated Plank Filler Strips: None

Ventilation

End Wall 2 on Building 1
Overhang: 18" Aluminum soffit (Endwall) with vented soffit

Accessories

End Wall 2 on Building 1
Concrete Wall Section(s):
Concrete Wall Section @ 0' 0": Dryset Brackets, Bottom trim added to top of wall
Wall Height is 8' 0" between 0' 0" - 25' 0" from left edge of wall
Wall Height is 4' 0" between 25' 0" - 40' 0" from left edge of wall

Interior Finishes / Insulation

End Wall 2 on Building 1
Condensation Control: None
Insulation: None

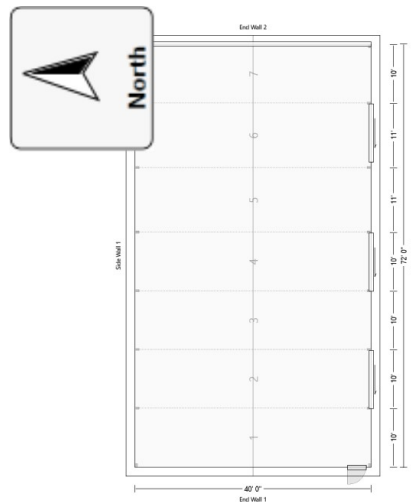


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Floor Plan



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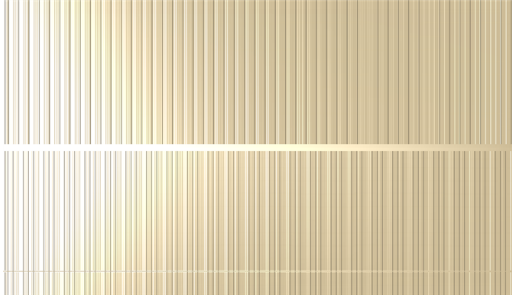


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Aerial View



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Project Colors

Building

Siding

Grand Rib 3 Plus: Sierra
Corner Trim: Hickory Moss
Bottom Trim: Hickory Moss

Roof

Grand Rib 3 Plus: Hickory Moss

Trim

Gable: Hickory Moss
Eave/Fascia: Hickory Moss
Ridge Cap: Hickory Moss
Trim Color Unless Otherwise Specified: Hickory Moss

Overhangs

Overhangs

Soffit: Hickory Moss
WallToSoffitTrim: Sierra
CeilingEnclosureTrim: Hickory Moss

Sliding Doors

Standard Sliding Doors

GrandRib3Plus: Sierra
JambTrim: Hickory Moss
DoorTrim: Hickory Moss
DoorsTrackCover: Hickory Moss
SolidDoorHandle: Sierra

Walk Doors

Walk Doors

Series 20 Blocked 3068: Sierra

Trim

J-Trim: Sierra

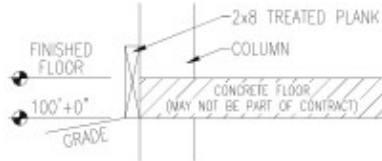
Eavelite

Trim

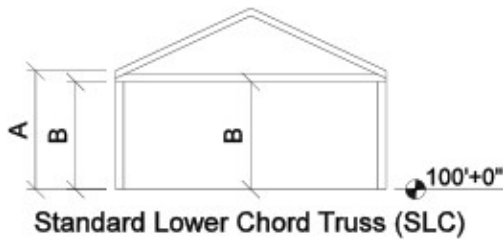
Endlite or Eavelite AZ-2 Trim: Hickory Moss

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Truss Type



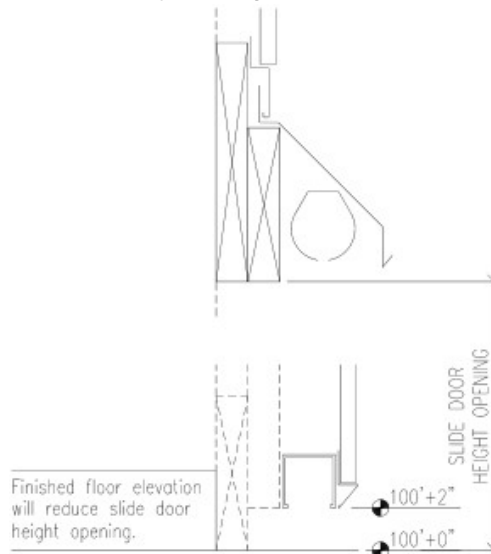
Note: Clearance may be reduced by finished floor height.

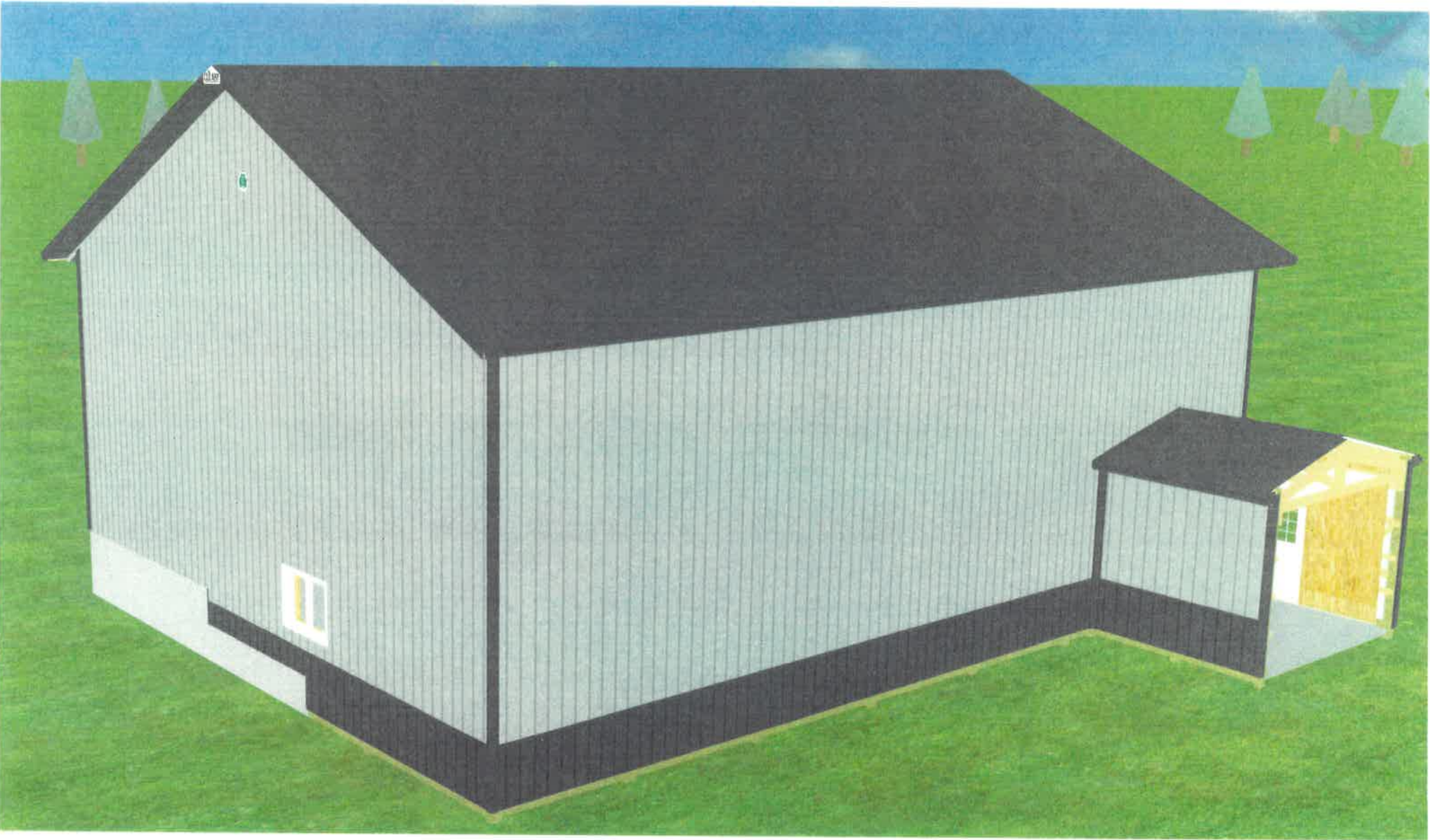


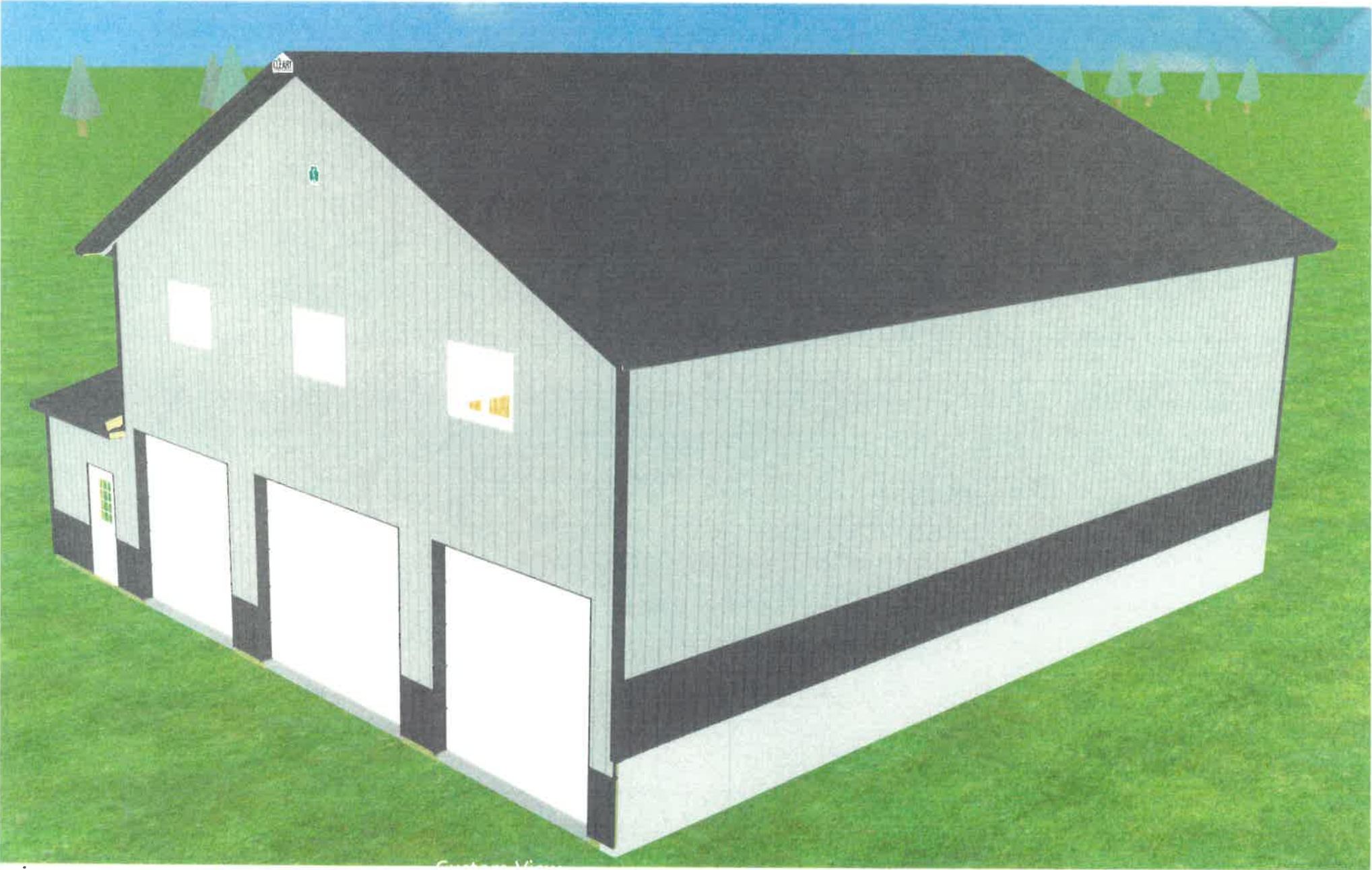
Roof Pitch: **4/12**
Roof Peak Height: **23' 0"**
"A" = Actual Eave Height: **16' 4"**
"B" = Truss clearance at heel and center: **15' 0"**
(Truss clearance = 1'-0" less than nominal eave height, in most cases.
If nested purlins are used, truss clearance will be increased by 4".)

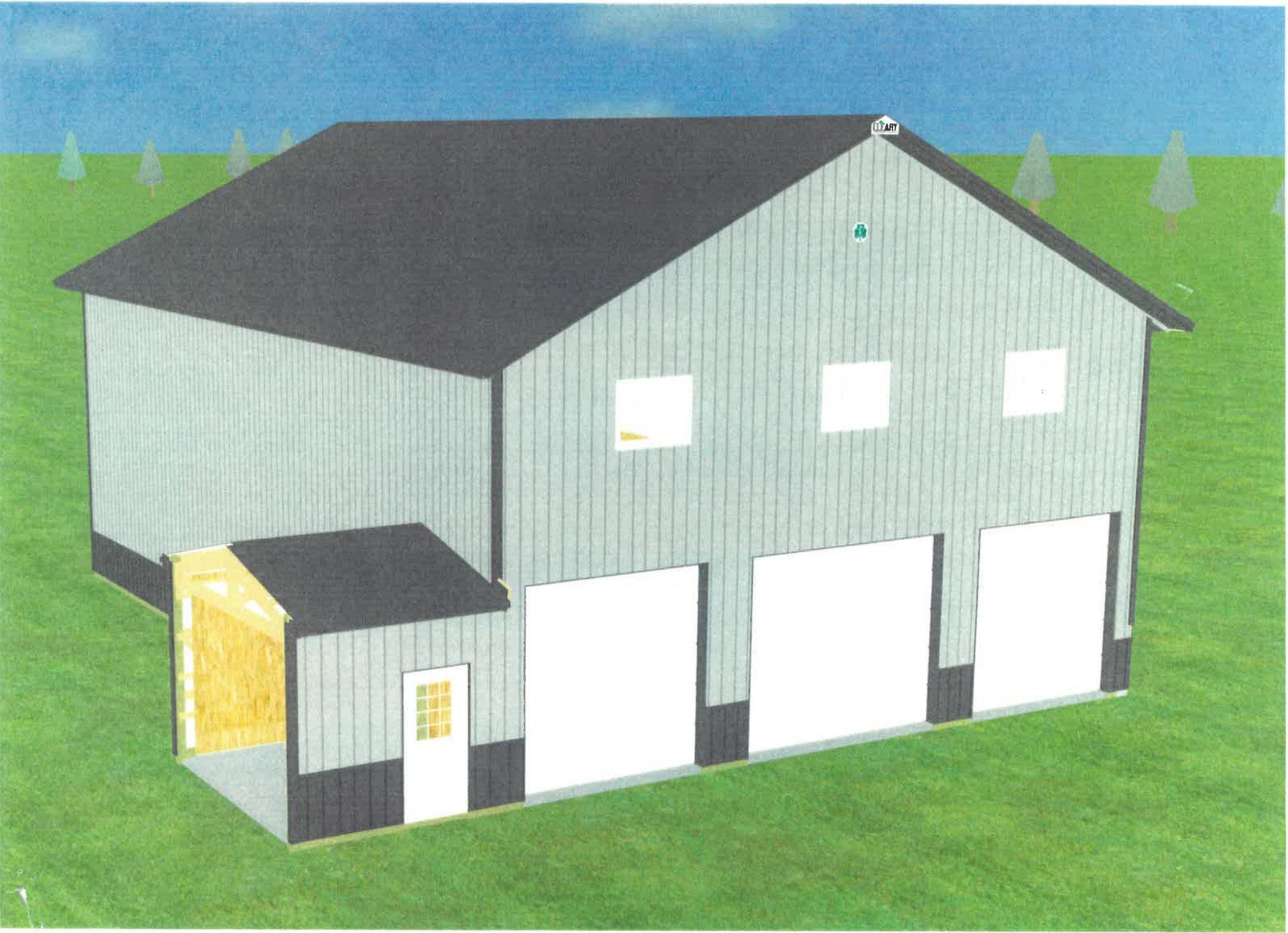
Sliding Door

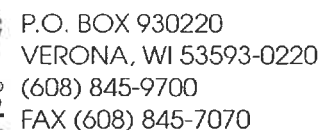
Example Sliding Door Section



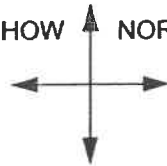








SHOW  NORTH

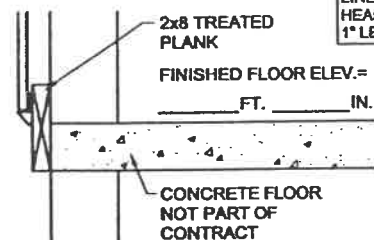


SLC Truss



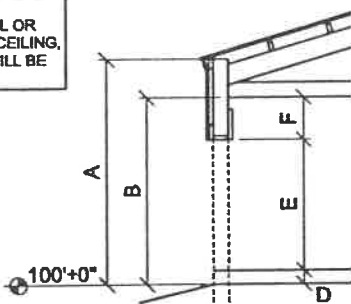
RLC Truss

NOTE:
WITH DRYWALL OR
LINER PANEL CEILING,
HEADROOM WILL BE
1" LESS



LEV.=
IN.

CONCRETE FLOOR
NOT PART OF
CONTRACT



100'+0"

A = EAVE HEIGHT _____

B = TRUSS CLEARANCE AT HEEL _____

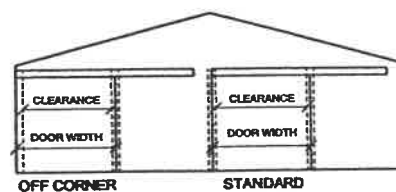
C = TRUSS CLEARANCE AT CENTER OF BUILDING _____
CLEARANCE MAY BE REDUCED BY FINISHED FLOOR HEIGHT

D = OVERHEAD FRAMEOUT BOTTOM ELEVATION _____

E = OVERHEAD FRAMEOUT HEIGHT _____

F = ACTUAL HEADROOM AVAILABLE _____

HEADROOM REQUIRED TO TURN THE DOOR MUST BE LESS THAN
THE ACTUAL HEADROOM AVAILABLE



NOTE:
ACTUAL WIDTH OF SLIDE DOOR CLEARANCE
WILL BE 6" LESS THAN NOMINAL DOOR SIZE
AND 12" LESS IF DOOR IS OFF THE CORNER.
EXAMPLE: IF NOMINAL SLIDE DOOR IS 12'-0"
WIDE, THE ACTUAL CLEARANCE IS 11'-6" ON
STANDARD DOOR OR 11'-0" IF DOOR IS OFF
THE CORNER

ENDWALL

SIDEWALL

DOOR WIDTH _____
OPENING CLEARANCE _____
HEIGHT _____

DOOR WIDTH _____
OPENING CLEARANCE _____
HEIGHT _____

DOOR WIDTH _____
OPENING CLEARANCE _____
HEIGHT _____

DOOR WIDTH _____
OPENING CLEARANCE _____
HEIGHT _____

NOTE: ALL DOOR OPENINGS NEED TO BE CLEARLY DIMENSIONED FROM THE NEAREST CORNER. SHOW ALL CONDITIONS OF ALL ATTACHMENT (LEANS, PORCHES, ETC.) ON THE LAYOUT BELOW. INDICATE EAVE HEIGHTS AND ROOF PITCHES OF ALL ATTACHMENTS.

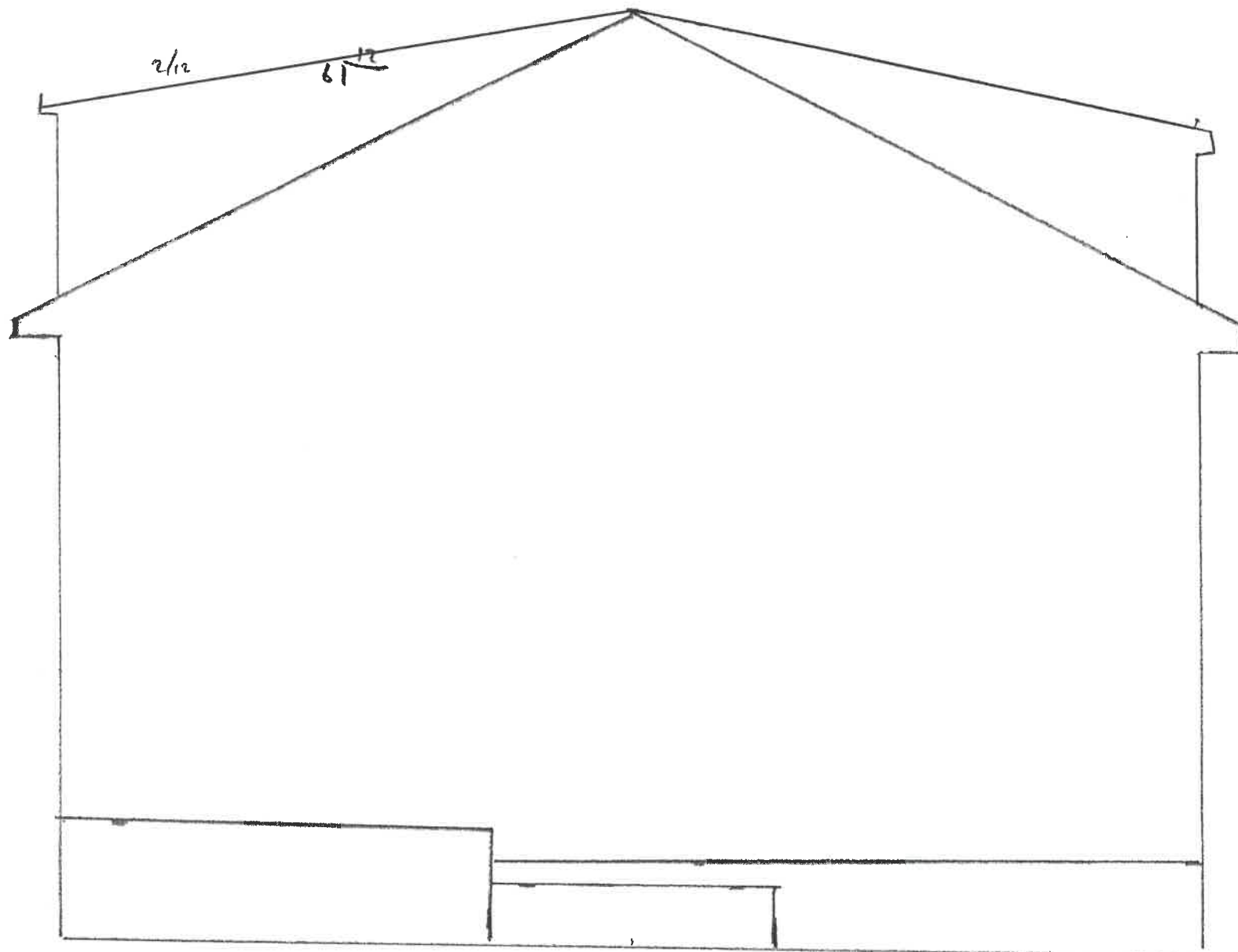
INDICATE ANY POWER LINES WITHIN 10' OF BUILDING SITE. ARE THERE ANY BUILDINGS WITHIN 10' OF SITE? IF SO, THEN SEND A PICTURE OR LIST THE CONDITIONS OF THE BUILDING ON THE C-100. ALSO, INDICATE ANY UNDERGROUND UTILITIES ON THE C-100 (i.e. SEWER, WATER, ELECTRIC, ETC.)

DATE _____

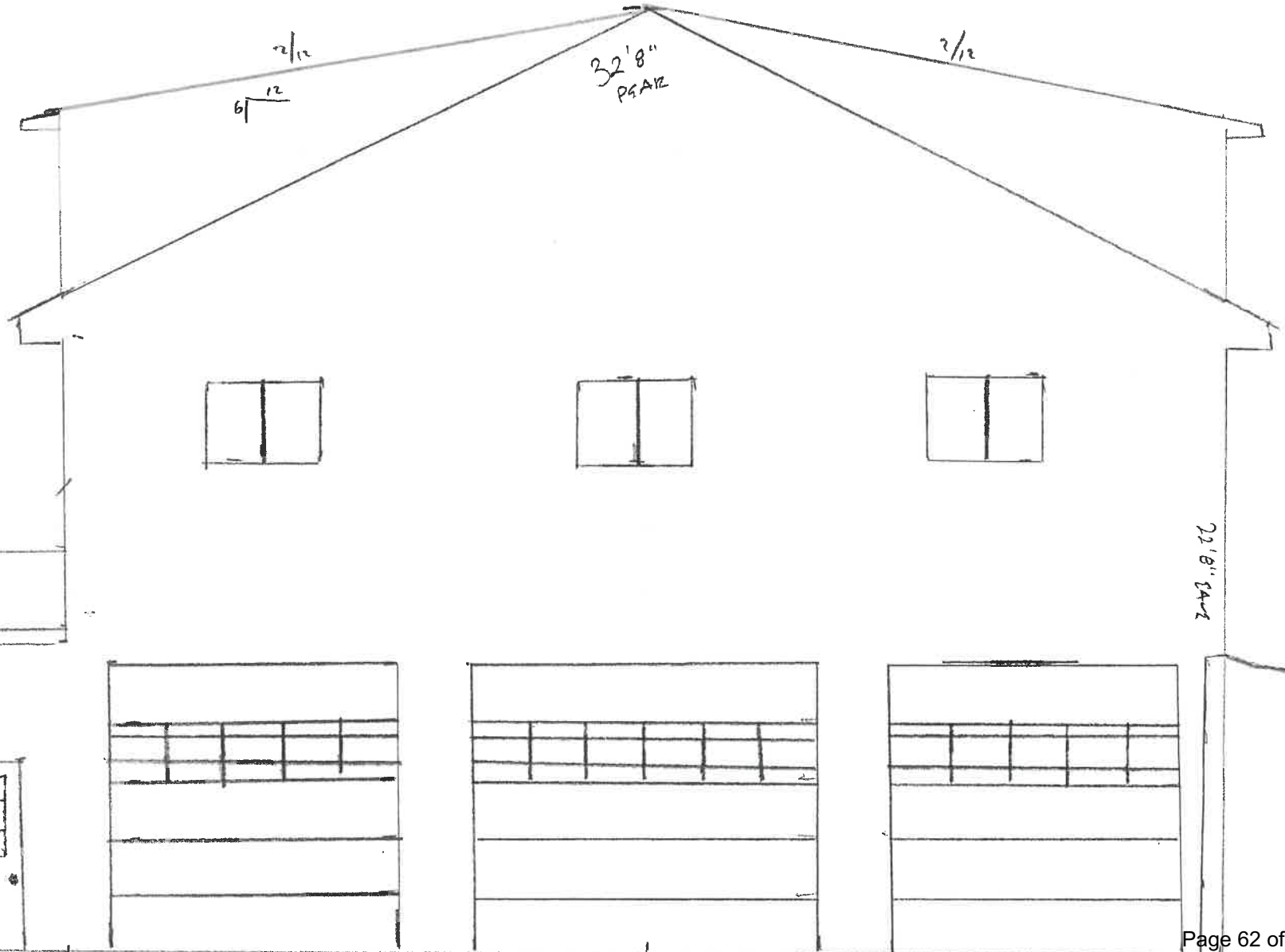
PURCHASER SIGNATURE

SELLER SIGNATURE

Form # C-200 Rev 3/07



7/16" = 1'



granted by the Village Board. If initial construction has not begun within one year of the date of recording or within the prescribed time period granted as an extension by the Village Board, the approval of the detailed plan and the related zoning ordinance amendment shall become null and void, and the zoning shall revert to the classification that applied prior to the approval of the PDD zoning. No occupancy of dwelling units shall occur until all public works that have been scheduled to be completed before occupancy are completed to the satisfaction of the Village.

(h) *Procedure for establishment of the Planned Development District—General plan for staged development.*

- (1) *Submittal of general plan.* The general plan shall contain any information and representations deemed necessary by the Plan Commission and shall consist of a statement entitled "Planned Development District—General Plan, Statement of Owner's Intent and Description of Development," which shall include, without limitation, the following:
 - a. A legal description describing all of the tract of land included in the proposed development.
 - b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
 - c. A statement describing the proposed development, including the character, method and operation of the development and a development schedule or timetable for construction.
 - d. A statement as to the following data or graphic information referenced to a map or plan of the proposed development:
 1. The location and size of the site including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets, including all public utilities and public easements.
 2. The use and approximate location and bulk of buildings and structures, including number of stories and dimensions of buildings.
 3. The approximate location of vehicular and pedestrian facilities, such as streets, sidewalks and off-street parking areas, including approximate number of parking spaces.
 4. The approximate location of areas for public or common open spaces and for other public or semipublic uses.
 5. A tabulation of land areas for the different types of uses in relation to the total area.
 6. A tabulation of the gross floor areas of buildings by types of uses.
 7. A tabulation of the number of types of dwelling units.
- (2) *Review of general plan.* The Plan Commission shall review the general plan and determine whether it complies with the standards set forth in Subsection (h)(1) of this Section. Following the review of the general plan, the Plan Commission shall forward the petition to the Village Board, together with a recommendation that the general plan be either approved as submitted, or approved with modifications or disapproved.
- (3) *Approval of general plan.*
 - a. In the event that the Village Board approves the general plan and adopts the related zoning ordinance amendment, the zoning district maps shall be amended to include all of the lands within the general plan as within the Planned Development District (general plan approved). However, no building construction shall be permitted in any portion of the approved general plan until a detailed plan prepared in accordance with the requirements hereunder has been approved by the Village as provided below.
 - b. In the event the Village Board fails to approve the general plan and ordinance, the Village Board shall communicate its objections back to the Plan Commission for reconsideration and further discussions.

(i) *Procedure for establishment of the Planned Development District—Detailed plan for staged development.*

- (1) *Submittal of plan.* Within one year after the recording of the general plan and the copy of the related zoning ordinance amendment, a detailed plan for at least one stage of the general plan shall be filed with the Village Clerk-Treasurer, unless an extension is granted by such Village Board. The detailed plan shall contain any information and

representation deemed necessary by the Plan Commission and shall consist of a statement entitled, "Planned Development District—Detailed Plan, Statement of Owner's Intent and Description of Development," which shall include without limitations, the following:

- ✓ 1. A legal description describing all of the tract of land included in the proposed development, referenced to a locational map indicating the relationship of the tract to the total general plan.
- ✓ 2. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
- ✓ 3. A statement describing the proposed development, including the character, method and operation of the development, and a development schedule or timetable for construction. Where the formation of organizations such as a homeowners' association is proposed, such statement shall include any agreements, bylaws or covenants which govern the organizational structure, use, maintenance and protection of the development and any of its common services, common open spaces or other common facilities.
- ✓ 4. A statement as to the following data or graphic information referenced to a map of the proposed development:
 - 1. The location and size of the site, including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets.
 - 2. The use and location of all buildings or structures, including the architectural character and design of each building, the number of stories and dimensions of each building, and the dimensioned yards between buildings or structures and lot lines.
 - 3. The location of vehicular and pedestrian facilities, including dimensioned streets, walkways, access driveways, off-street parking spaces and loading berths, and refuse receptacle areas.
 - 4. The location and size of areas for public or common open spaces and for other public and semi-public uses.
 - 5. A grading plan, including any storm sewer system, a landscaping plan, and an erosion control plan.
 - 6. A sanitary sewer and water distribution system plan.
 - 7. A tabulation of land areas for the different uses in relation to the total tract area.
 - 8. A tabulation indicating the number of buildings and the use and the total gross floor area for each building.
 - 9. A tabulation indicating the number and types of dwelling units in each building.

(2) *Review of the detailed plan.*

- a. The Plan Commission shall review the detailed plan as a conditional use review and shall determine whether the plan complies with the standards set forth in Subsection (h)(1) of this Section and is in general conformance with the approved general plan. Following Plan Commission approval of a detailed plan, the Village Attorney shall record in the Office of the Register of Deeds of Dane County a facsimile copy of the approved detailed plan and a certified copy of the Plan Commission action approving the same. The costs for copies and recording shall be paid by the owners of land within the plan areas.
- b. The action of the Plan Commission on the proposed detailed plan shall be appealable to the Village Board. The Village Board shall consult with the Plan Commission before making its appeal decision, but in no case shall a detailed plan be approved that is out of conformity with a general plan approved.

(3) *Approval of detailed plan.* Once the detailed plan is approved, the zoning district maps shall be amended to include all of the lands within the detailed plan as Planned Development District—detailed plan approved.

- (j) *Planned Development District—Single-stage procedure.* Upon request by applicants and subject to Village Board concurrence, the general and detailed stages of plan review and approval can be combined. Under this option, the plan is submitted in detailed form and is processed as is a general plan.



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, July 15, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action regarding consideration of a Conditional Use Permit from Transit Solutions, Inc. to permit the use of Transit and Ground Passenger Transportation for the property located at 5315 Paulson Road.

PREVIOUS ACTION:

The Plan Commission first reviewed this request at its meeting on June 17, 2019 before tabling it until July in order to receive more information about the intended use.

ISSUE SUMMARY:

Transit Solutions, a provider (via a contract with Dane County) of transit services for disabled persons, wishes to lease a portion of an existing building owned and occupied by Lazy Bones at 5315 Paulson Road. According to our zoning code, transit services are a conditional use under MI-C zoning.

In your packet is a narrative about the company including an updated parking plan for their occupation of this property. They have also provided follow up information at the request of Plan Commission regarding the questions posed at our last meeting. One of the main factors that was being evaluated was the interaction of moving trucks and transportation vehicles on a property that has limited onsite parking. A new parking layout is shown on this site to help address this but to what extent does conflict result between the current occupant of the property and this intended use. Separate from this issue, if parking issues off site persist then it could be possible for parking restrictions be placed on Paulson Road to control these actions. The Commission was also evaluating other nuisances as it might affect adjacent residential to the east of the site.

Enclosed within your packet is the current code regarding the evaluation of Conditional Use Permits. These standards have to be addressed when evaluating these requests.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

Chapter 62, Subdivision II - Conditional Uses (Enclosed)



BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Presented for review and consideration by the Plan Commission.

ATTACHMENTS:

1. Transit Solutions Revised Submittal 07012019
2. Subdivision II - Conditional Uses

Conditional Use Application for Transit Solutions Inc. to occupy space at 5315 Paulson Road

RECEIVED
JUL 01 2019
VILLAGE OF MCFARLAND

Business Description:

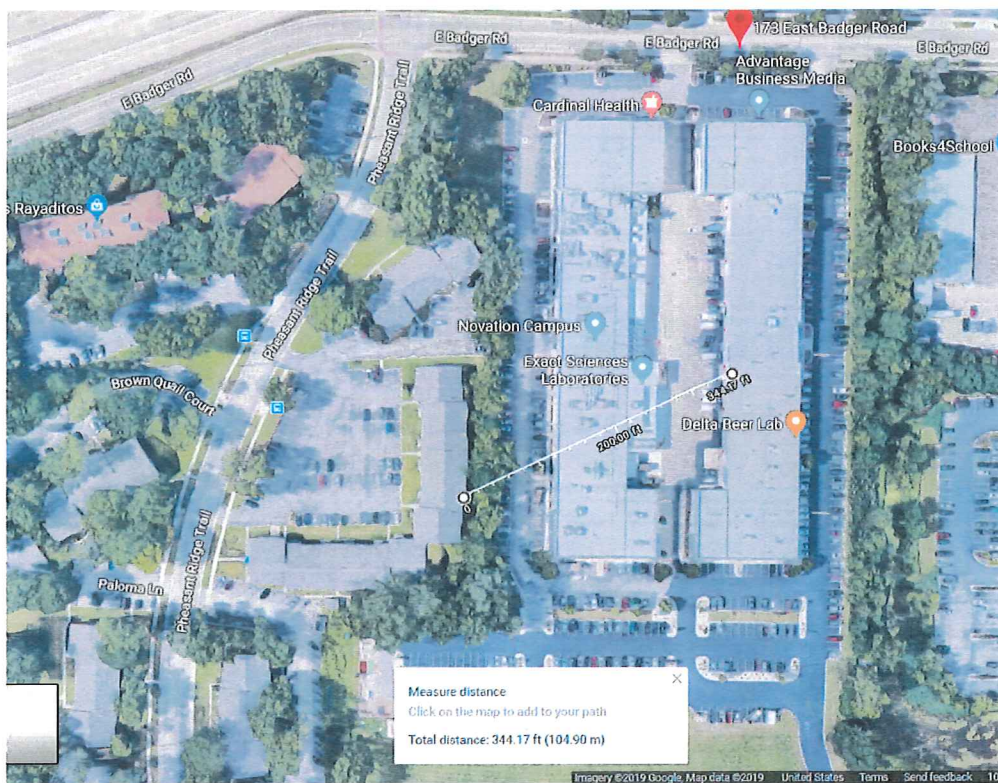
1. **Transport Services:** Transit Solutions Inc (TSI) has been providing specialized transportation services to passengers in Dane County since 1998. TSI hold contracts with both the City of Madison and Dane County. Under these contracts TSI provides rides to seniors and people with disabilities to meal sites, medical appointments, job sites, rehabilitation centers, recreational activities, and grocery stores. TSI provides rides to meal sites and grocery stores in Cambridge, DeForest, Deerfield, Fitchburg, Madison, Marshall, McFarland, Middleton, Monona, Oregon, Stoughton, Waunakee, and Verona. We provide rides for hundreds of people a day who do not have access to their own transportation.
2. **Vehicle Repairs:** TSI performs light preventative maintenance on our fleet of vehicles. The maintenance performed keeps our vehicles at peak operating performance. Tire rotations, oil changes, brake checks, headlight replacements, wiper blade replacements, and air filter replacements will be performed inside our garage. Vehicles needing major repairs are sent to an automotive repair shop capable of handling the vehicle repair. We do not offer any services to the public.
3. **Hours of Operation:** TSI operates from 6:00am-6:30pm Monday through Friday. We do not operate on Saturday or Sunday.
4. **Number of Vehicles on Premises or Inside the Building:** TSI plans to park all its fleet vehicles inside the garage. Our employees will park outside during their shift. Currently when the maximum number of employee vehicles are at our office we have 30 vehicles parking outside.

Conditional Use Standards:

1. The establishment or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare:

TSI has operated in the Dane County area for over 20 years. Our drivers and vehicles are fully licensed and insured. Every driver at TSI receives a taxi license (yearly driver record, criminal background check), sensitivity training, First Aid/CPR training, defensive driving training, classroom and on road training, and passenger securement training. Drivers are subject to pre-employment and random drug/alcohol testing under strict

FTA regulations. We provide our own maintenance to ensure that our vehicles are in good repair as to not harm our passenger, drivers, or the general public. Our facility located at 173 E. Badger is in a multitenant facility and we have not generated any light, dust, particulate emissions, noise, frequency, vibration, or nuisance odors which have been detrimental to or endanger the public health, safety, morals, comfort or general welfare. We have never received any complaints from the residential neighborhood directly behind our building (see illustration below). The new proposed facility will allow us to perform the maintenance and cleaning of our vehicles indoors away from the general public as not to create any emissions, noises, vibrations, or odors that may affect the public or our neighbors and will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.



2. 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 propose due is compatible with the use of adjacent land.

The neighborhood is currently zoned Manufacturing Intensive. The neighboring uses include a commercial laundry facility, an automotive repair company and a contractor's office. None of the existing uses are a detriment to the applicant nor should the conditional use permitting a transportation company be a detriment for these uses. The current zoning is ideally suited for this use when compared to all other zoning classifications.

3. 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.

The building currently exists, and the building will not be modified as to impede any of the surrounding property.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

The building as it exists is adequate for the conditional use and there will not need to be any modification to the current utilities, access roads, drainage and any other current site improvements.

5. Adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets.

The current industrial zoning of the neighborhood and its current street width are more than adequate for the passenger vans and mini-buses operated by TSI. We do not operate school buses, semi-trailers, or tractors and the size of our vehicles and their associated weight will not be a burden on the current public streets. No changes will be needed to the current streets for ingress or egress.

6. The conditional use shall, except for yard requirements, conform to all applicable regulation of the district in which it is located.

TSI will conform to all regulations of the Manufacturing Intensive District.

7. The proposed use does not violate floodplain regulations governing the site.

TSI will not violate floodplain regulations. The site is not located in a known floodplain.

8. The proposed use does not defeat the purposes and objectives of the zoning district.

TSI is an appropriate fit to the Manufacturing Intensive District and our purpose of providing transportation services is in line with the existing zoning objective.

9. The maintenance of safe and healthful conditions.

TSI provides light preventative maintenance of its own vehicles to ensure that the condition of the vehicles is safe for its drivers, passengers and the public. Our drivers are licensed, insured, and trained to ensure they are safe and courteous when

transporting the public. There will be no activities performed outside of the building apart from parking. Safe and healthful conditions will be maintained at all times.

10. The prevention and control of water pollution including sedimentation.

The existing building is not to be modified nor will any of the vehicles be maintained outside so there will be no pollution or sedimentation created.

11. Existing topographic and drainage features and vegetative cover on site.

The existing topographic and drainage feature and existing vegetative cover will not be modified in any way by this use.

12. The location of the site with respect to flood plains and floodways of rivers and streams.

There are no rivers or streams in the existing neighborhood.

13. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.

The existing slope, soil type and vegetative cover will not be disturbed by this use eliminating any potential for erosion of any type.

14. The location of the site with respect to existing or future access road.

The existing roads are adequate for the proposed use and no future access roads are requested or needed at this time.

15. The need of the proposed use for a shoreland location.

Not applicable. The proposed use is not in need of a shoreland location.

16. Its compatibility with uses or adjacent land.

The neighborhood is currently zoned Manufacturing Intensive, and the neighboring uses include a commercial laundry facility, an automotive repair company and a contractor's office. None of the existing uses are detrimental to the applicant nor will the conditional use permitting a transportation company be a detriment for these uses. The current zoning is ideally suited for this use when compared to all other zoning classifications.

17. The amount of liquid waste to be generated and the adequacy of the proposed disposal systems.

Most of the liquid waste to be generated will be that of our employees need for restroom facilities. The existing restroom facilities are more than adequate for the proposed use. The light preventative maintenance will generate a small amount of used oil. This used oil is stored in a 250-gallon ULC certified double walled tank provided by Green for Life Environmental. They collect the oil and then process it for reuse or re-refinement at a licensed facility.

Questions raised by the Commission at June 17, 2019 meeting:

1.) What does a typical day of driver activity look like?

6:00am: Opening managers and first driver may arrive. There is one driver who is there early to pick-up our first ride, which is usually a passenger heading to a dialysis clinic. If possible, we will have this ride provided by a driver with an at home vehicle.

6:30am: 2-3 additional drivers arrive to begin shift

6:45am: 2-3 additional drivers arrive to begin shift

7:00am: 3-4 additional drivers arrive to begin shift

7:15am: 3-4 additional drivers arrive to begin shift

7:30am: 3-4 additional drivers arrive to begin shift

8:00am: 2-3 additional drivers arrive to begin shift

8:30am: 2-3 additional drivers arrive to begin shift

10:00am: 1-2 additional managers arrive to begin shift

2:30pm: 1-2 drivers may arrive to begin shift

3:00pm: 3-4 drivers end shift

3:30pm: 3-4 drivers end shift

4:00pm: 3-4 drivers end shift

4:15pm: 3-4 drivers end shift

4:30pm: 3-4 drivers end shift

5:00pm: 2-3 drivers end shift

5:30pm: 2-3 drivers end shift

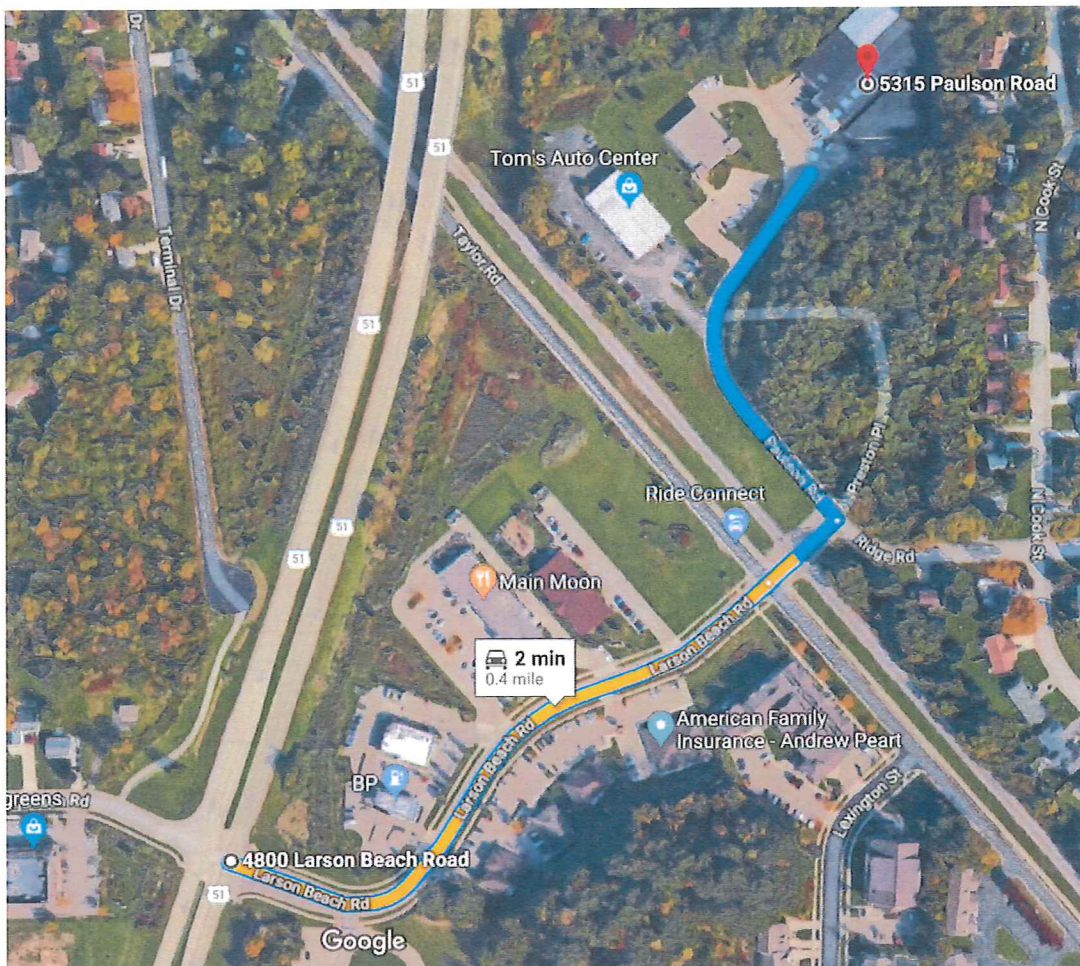
6:00pm-6:30pm: Last drivers ending shifts, managers closing and locking up building

2.) When will back-up alarms be going off?

Only a third of our vehicles have back-up alarms. All our vehicles with back-up alarms will be parked inside the garage and therefore will not be heard outside. As an added precaution against disturbing any neighbors we will have our vehicles back into their stalls when they have completed their shift. This will prevent the need for backing up at the start of a shift, therefore eliminating any back-up alarm noise in the morning.

3.) How will our tenancy affect traffic on Paulson Road and the neighboring residential streets?

Our drivers will only be accessing our office via the route illustrated below. They will be on Hwy 151, turn on to Larson Beach Rd, and then take Paulson Rd to our office. They will not be driving on any of the neighboring residential streets. The only time one of our vehicles will be on any route other than the one shown below is to provide rides for McFarland residents to and from the McFarland Senior Center and grocery stores. This is a service we provide through a program funded by Dane County.



4.) What kind of maintenance will be performed?

We have an on-site mechanic that will be performing light preventative maintenance including oil changes, tire rotations, wiper blade changes, air filter changes, headlight bulb replacement, and other basic preventative maintenance. Vehicles needing major repairs are sent to a local shop.

5.) What do we do with our used oil?

We contract with Green for Life Environmental (GLE) to store and recycle our used oil. We store the oil in a 250-gallon ULC certified double walled tank provided by GLE. They collect the oil and then process it for reuse or re-refinement at a licensed facility. GFL has secured and maintains all authorizations from local, provincial, state and federal authorities that are required to provide their broad range of environmental and industrial services.

6.) Will neighbors be impacted by air make up unit?

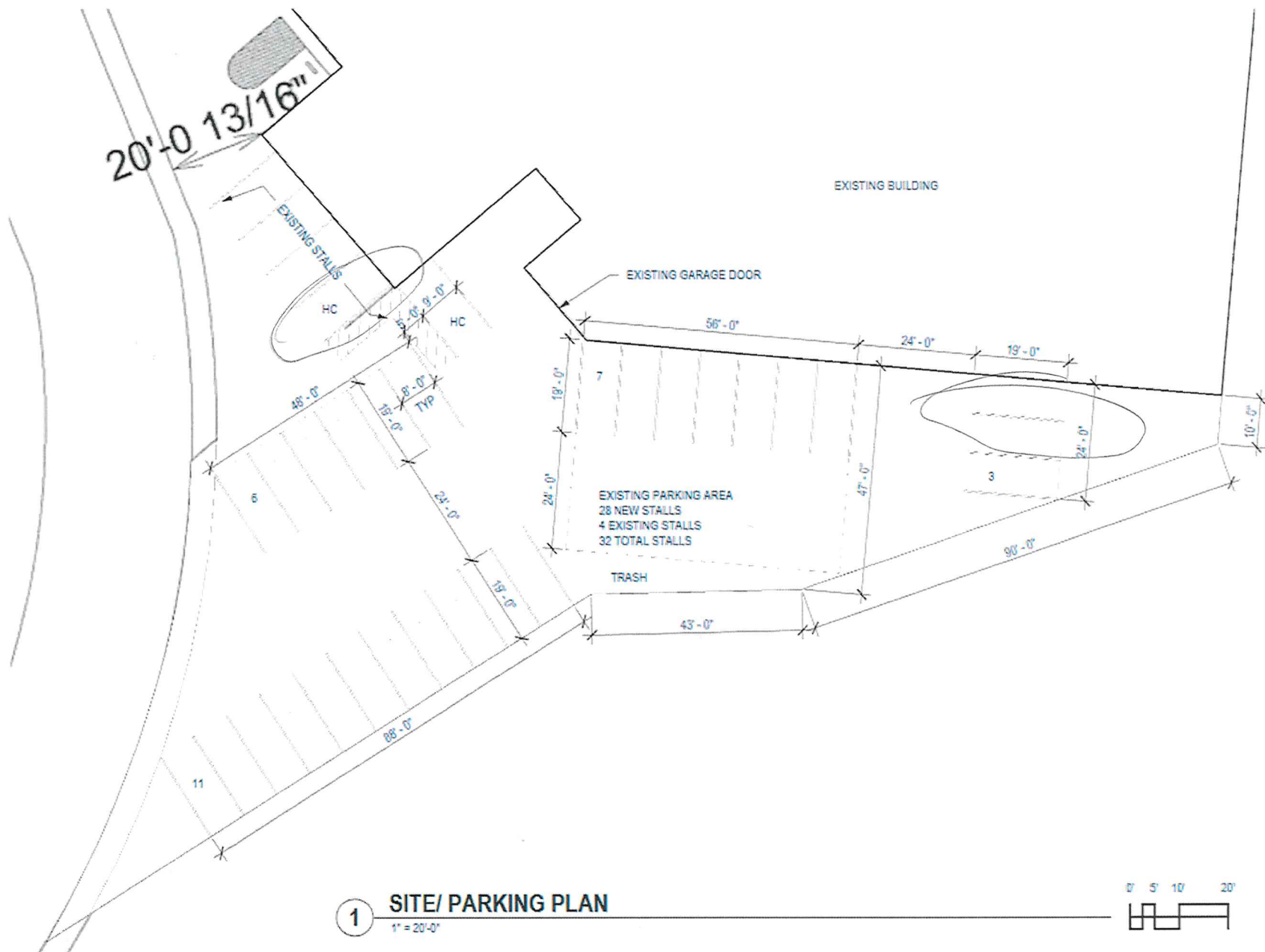
The air make up unit will not impact the neighbors. These units are designed to keep both the occupants of the building and anyone outside safe from CO. The general purpose of the unit is to make sure that the air inside the garage is always safe to breathe. It does this by constantly monitoring and keeping levels of CO at a safe level inside the building. If the CO levels start to rise, the unit circulates air so that the levels remain safe. Therefore the air leaving the building is safe to breathe, as it has not been allowed to reach an unsafe concentration of CO. These types of units are used for anything from restaurants to underground parking garages. This unit will be installed under the proper permitted conditions and will meet state code requirements.

7.) Is the current parking plan adequate and properly designed?

We have commissioned Dimension IV to design a new parking plan. The plan includes measurements and locations for 32 parking stalls. These stalls will provide adequate parking for our current needs with a few additional stalls. If our business grows and we require additional parking, we have a few options to exercise. We can require additional employees to keep vehicles at home, we can have managers park inside the garage, and as a last option we could rent an additional location. We do not expect nor are we intending to grow significantly in the near future. The parking stalls shown in the new plan are for employees parking their personal vehicles while on their shift, we will not be storing vehicles outside.

8.) How will our tenancy affect the two times a year that Lazy Bones need to use parking spaces?

We have been made aware of this issue and we will be coordinating with Lazy Bones in order to avoid parking issues. With parking available in our garage there will not be an issue.



DIMENSION
Madison Design Group
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5315 Paulson Rd, McFarland WI 53555

PARKING PL
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Subdivision II. - Conditional Uses

Sec. 62-105. - Statement of purpose; conditional uses.

The development and execution of this Article is based upon the division of the Village into districts, within which districts the use of land and buildings, and bulk and location of buildings and structures in relation to the land, are mutually compatible and substantially uniform. However, there are certain uses which, because of their unique characteristics, cannot be properly classified as unrestricted permitted uses in any particular district, without consideration, in each case, of the impact of those uses upon neighboring land or public facilities, and of the public need for the particular use of a particular location. Such uses, nevertheless, may be necessary or desirable to be allowed in a particular district, provided that due consideration is given to location, development and operation of such uses. Such uses are classified as conditional uses.

(Code 1998, § 13-1-60; Ord. No. 2003-03, § 1(13-1-60), 3-24-2003)

Sec. 62-106. - Authority of the Plan Commission; requirements.

- (a) The Plan Commission may authorize the Zoning Administrator to issue a conditional use permit for either regular or limited conditional use after review and public hearing, provided that such conditional use and involved structures are found to be in accordance with the purpose and intent of this Zoning Code and are further found to be not hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or the community. In the instance of the granting of a limited conditional use, the Plan Commission in its findings shall further specify the delimiting reasons or factors which resulted in issuing limited rather than regular conditional use. Such Plan Commission resolution, and the resulting conditional use permit, when, for limited conditional use, shall specify the period of time for which effective, if specified, the name of the permittee, the location and legal description of the affected premises. Prior to the granting of a conditional use, the Plan Commission shall make findings based upon the evidence presented that the standards herein prescribed are being complied with.
- (b) Any development within 500 feet of the existing or proposed rights-of-way of freeways, expressways and within one-half mile of their existing or proposed interchange or turning lane rights-of-way shall be specifically reviewed by the highway agency that has jurisdiction over the traffic way. The Plan Commission shall request such review and await the highway agency's recommendation for a period not to exceed 20 days before taking final action.
- (c) Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operation control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this Chapter.

- (d) Compliance with all other provisions of this Chapter, such as lot width and area, yards, height, parking, loading, traffic, highway access and performance standards shall be required of all conditional use (Code 1998, § 13-1-61; Ord. No. 2003-03, § 1(13-1-61), 3-24-2003)

Sec. 62-107. - Initiation of conditional use.

Any person, firm, corporation or organization having a freehold interest or a possessory interest entitled to exclusive possession, or a contractual interest that may become a freehold interest, or an exclusive possessory interest, and which is specifically enforceable in the land for which a conditional use is sought may file an application to use such land for one or more of the conditional uses in the zoning district in which such land is located.

(Code 1998, § 13-1-62; Ord. No. 2003-03, § 1(13-1-62), 3-24-2003)

Sec. 62-108. - Application for conditional use.

- (a) *Required application materials.* An application for a conditional use shall be filed in duplicate on a form prescribed by the Village. Such applications shall be forwarded to the Plan Commission on receipt by the Zoning Administrator. Such applications shall include where applicable:
- (1) Names and addresses of the applicant, owner of the site, architect, professional engineer, contractor and all property owners of record within 100 feet.
 - (2) Description of the subject site by lot, block and recorded Subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees and the zoning district within which the subject site lies.
 - (3) Plat of survey prepared by a registered land surveyor showing all of the information required for a building permit and existing and proposed landscaping.
 - (4) Additional information as may be required by the Plan Commission or other authorities, boards, commissions or officers of the Village. The Plan Commission may require such other information as may be necessary to determine and provide for an enforcement of this Chapter, including a plan showing contours and soil types; high-water mark and groundwater conditions; bedrock, vegetative cover, specifications for areas of proposed filling, grading, and lagooning; location of buildings, parking areas, traffic access, driveways, walkways, open spaces and landscaping; plans of buildings, sewage disposal facilities, water supply systems and arrangements of operations.
 - (5) The fee established by the Village Board from time to time and provided in Appendix A to this Code for application for a conditional use. The applicant shall also pay all costs incurred by the Village in notifying the public and property owners pursuant to Section 62-110.
- (b) *Plans.* In order to secure information upon which to base its determination, the Plan

Commission may require the applicant to furnish, in addition to the information required for a building permit, the following information:

- (1) A plan of the area showing contours, soil types, high-water mark, groundwater conditions, bedrock, slope and vegetation cover;
- (2) Location of buildings, parking areas, traffic access, driveways, walkways, open spaces, landscaping, lighting;
- (3) Plans for buildings, sewage disposal facilities, water supply systems and arrangements of operations;
- (4) Specifications for areas of proposed filling, grading, lagooning or dredging;
- (5) Other pertinent information necessary to determine if the proposed use meets the requirements of this Chapter.

(Code 1998, § 13-1-63; Ord. No. 2003-03, § 1(13-1-63), 3-24-2003; Ord. No. 2006-04, § 1, 2-13-2006)

Sec. 62-109. - Hearing on application.

All requests for conditional uses shall be to the Plan Commission or the Plan Commission can, on its own motion, apply conditional uses when applications for rezoning come before it. Upon receipt of the application and statement referred to in Section 62-108, the Plan Commission shall hold a public hearing on each application for a conditional use at such time and place as shall be established by the Plan Commission. The hearing shall be conducted and a record of the proceedings shall be preserved in such a manner and according to such procedures as the Plan Commission shall, by rule, prescribe from time to time.

(Code 1998, § 13-1-64; Ord. No. 2003-03, § 1(13-1-64), 3-24-2003)

Sec. 62-110. - Notice of hearing on application.

Notice of the time, place and purpose of such hearing shall be given by publication of a class 2 notice under the Wisconsin Statutes in the official Village newspaper. Notice of the time, place and purpose of such public hearing shall also be sent to the applicant, the Zoning Administrator, members of the Village Board and Plan Commission, and the owners of record as listed in the office of the Village Assessor who are owners of property in whole or in part situated within 100 feet of the boundaries of the properties affected, said notice to be sent at least five days prior to the date of such public hearing. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application.

(Code 1998, § 13-1-65; Ord. No. 2003-03, § 1(13-1-65), 3-24-2003)

Sec. 62-111. - Standards; conditional uses.

No application for a conditional use shall be approved by the Plan Commission or appeal granted by the Village Board unless the Plan Commission and Village Board shall find that the following conditions are present:

- (a) That the establishment, maintenance or operation of the conditional use will not be detrimental to the public health, safety, morals, comfort or general welfare.
- (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.
- (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.
- (d) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- (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.
- (f) That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.
- (g) That the proposed use does not violate floodplain regulations governing the site.
- (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.
- (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.
 - (2) The prevention and control of water pollution including sedimentation.
 - (3) Existing topographic and drainage features and vegetative cover on the site.
 - (4) The location of the site with respect to floodplains and floodways of rivers and streams.
 - (5) The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
 - (6) The location of the site with respect to existing or future access roads.
 - (7) The need of the proposed use for a shoreland location.
 - (8) Its compatibility with uses on adjacent land.
 - (9) The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.

(Code 1998, § 13-1-66; Ord. No. 2003-03, § 1(13-1-66), 3-24-2003)

Sec. 62-112. - Denial of application for conditional use permit.

When a decision of denial of a conditional use application is made, the Plan Commission shall furnish the applicant, in writing when so requested, those standards that are not met and enumerate reasons the Plan Commission has used in determining that each standard was not met.

(Code 1998, § 13-1-67; Ord. No. 2003-03, § 1(13-1-67), 3-24-2003)

Sec. 62-113. - Appeals.

Any action of the Plan Commission in granting or denying a conditional use permit may be appealed to the Village Board, if a written request for an appeal is filed within ten days after the date of the Plan Commission's action in granting or denying the permit. Such request for appeal shall be signed by the applicant or by the owners of at least 20 percent of the land area immediately adjacent extending 100 feet therefrom or by the owners of 20 percent or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land. The request shall be filed with the Zoning Administrator who shall submit it to the Village Board at its next meeting, together with any documents and other data used by the Plan Commission in reaching its decision. The Village Board may consider the matter forthwith, refer the matter to a subsequent meeting or set a date for a public hearing thereon. In the event the Village Board elects to hold a public hearing, notice thereof shall be given by mail to the known owners of the lands immediately adjacent thereto and directly opposite any street frontage of the lot or parcel in question and by publication of a class 1 notice in the official newspaper at least ten days before the date of the hearing. The Village Board may either affirm or reverse in whole or in part the action of the Plan Commission and may finally grant or deny the application for a conditional use permit.

(Code 1998, § 13-1-68; Ord. No. 2003-03, § 1(13-1-68), 3-24-2003)

Sec. 62-114. - Conditions and guarantees.

The following provisions shall apply to all conditional uses:

- (a) *Conditions.* Prior to the granting of any conditional use, the Plan Commission, or the Village Board on appeal, may stipulate such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the conditional use as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards and requirements specified in Section 62-111. In all cases in which conditional uses are granted, the Village Board shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with. Such conditions may include specifications for, without limitation because of specific enumeration:
 - (1) Landscaping;

- (2) Type of construction;
 - (3) Construction commencement and completion dates;
 - (4) Sureties;
 - (5) Lighting;
 - (6) Fencing;
 - (7) Operational control;
 - (8) Hours of operation;
 - (9) Traffic circulation;
 - (10) Deed restrictions;
 - (11) Access restrictions;
 - (12) Setbacks and yards;
 - (13) Type of shore cover;
 - (14) Specified sewage disposal and water supply systems;
 - (15) Planting screens;
 - (16) Piers and docks;
 - (17) Increased parking; or
 - (18) Any other requirements necessary to fulfill the purpose and intent of this Chapter.
- (b) *Site review.* In making its decision, the Plan Commission shall evaluate each application and may request assistance from any source which can provide technical assistance. The Plan Commission may review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems and the proposed operation/use.
- (c) *Alteration of conditional use.* No alteration of a conditional use shall be permitted unless approved by the Plan Commission.
- (d) *Architectural treatment.* Proposed architectural treatment will be in general harmony with surrounding uses and the landscape. To this end, the Plan Commission may require the use of certain general types of exterior construction materials and/or architectural treatment.
- (e) *Sloped sites; unsuitable soils.* Where slopes exceed six percent and/or where a use is proposed to be located on areas indicated as having soils that are unsuitable or marginal for development, on-site soil tests and/or construction plans shall be provided which clearly indicate that the soil conditions are adequate to accommodate the development contemplated and/or that any inherent soil condition or slope problems will be overcome by special construction techniques. Such special construction might include, among other techniques, terracing, retaining walls, oversized foundations and footings, drain tile, etc.

- (f) *Conditional uses to comply with other requirements.* Conditional uses shall comply with all of this Chapter such as lot width and area, yards, height, parking and loading. No conditional use shall be granted where the proposed use is deemed to be inconsistent or conflicting with neighboring reasons of smoke, dust, odors, noise, vibration, lighting, health hazards or possibly of accident.

(Code 1998, § 13-1-69; Ord. No. 2003-03, § 1(13-1-69), 3-24-2003)

Sec. 62-115. - Validity of conditional use permit.

Where the Plan Commission has approved or conditionally approved an application for a conditional use, such approval shall become null and void within 12 months of the date of the Plan Commission's action unless the use is commenced, construction is underway or the current owner possesses a valid building permit under which construction is commenced within six months of the date of issuance and which shall not be renewed unless construction has commenced and is being diligently prosecuted. Approximately 45 days prior to the automatic revocation of such permit, the Zoning Administrator shall notify the holder by certified mail of such revocation. Extensions of up to one year each may be granted by the Plan Commission for just cause, if application is made to the Village at least 30 days before the expiration of said permit. Conditional use permits shall also expire if the use is abandoned or terminated for a period of 12 months.

(Code 1998, § 13-1-70; Ord. No. 2003-03, § 1(13-1-70), 3-24-2003)

Sec. 62-116. - Complaints regarding conditional uses.

The Plan Commission shall retain continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses. Such authority shall be in addition to the enforcement authority of the Zoning Administrator to order the removal or discontinuance of any unauthorized alterations of an approved conditional use, and the elimination, removal or discontinuance of any violation of a condition imposed prior to or after approval or violation of any other provision of this Code. Upon written complaint by any citizen or official, the Plan Commission shall initially determine whether said complaint indicates a reasonable probability that the subject conditional use is in violation of either one or more of the standards set forth in Section 62-111, a condition of approval or other requirement imposed hereunder. Upon reaching a positive initial determination, a hearing shall be held upon notice as provided in Section 62-110. Any person may appear at such hearing and testify in person or represented by an agent or attorney. The Plan Commission may, in order to bring the subject conditional use into compliance with the standards set forth in Section 62-111 or conditions previously imposed by the Plan Commission, modifying existing conditions upon such use and impose additional reasonable conditions upon the subject conditional use. Additionally, the offending party may be subjected to a forfeiture as set forth in this Chapter and Section 1-16. In the event that no reasonable modification of such conditional use can be made in order to assure that Section 62-111(a) and (b) will be met, the Plan Commission may revoke the subject conditional approval and direct the Zoning Administrator and the Village Attorney to seek elimination of the subject use. Following any

such hearing, the decision of the Plan Commission shall be furnished to the current owner of the conditional use in writing stating the reasons therefor. An appeal from a decision of the Plan Commission under this Section may be taken to the Village Board.

(Code 1998, § 13-1-71; Ord. No. 2003-03, § 1(13-1-71), 3-24-2003)

Sec. 62-117. - Bed and breakfast establishments.

- (a) *Definitions.* The following words, terms and phrases, when used in this Section, shall have the meanings ascribed to them in this Subsection, except where the context clearly indicates a different meaning:
 - (1) *Agent.* The person designated by the owner as the person in charge of such establishment and whose identity shall be filed in writing with the Zoning Administrator upon issuance of the permit and updated five days prior to a designated agent taking charge.
 - (2) *Bed and breakfast establishment.* Has the meaning set forth in Wis. Stats. § 254.61(1).
- (b) *As conditional use.* Bed and breakfast establishments shall be considered conditional uses and may be permitted pursuant to the requirements of this Article.
- (c) *Regulations.*
 - (1) *Compliance with state standards.* All bed and breakfast establishments and licensees shall be subject to and comply with Wis. Admin. Code Ch. HFS 197, relating to bed and breakfast establishments or Wis. Admin. Code HFS Ch. 195 relating to hotels, motels and tourist roominghouses.
 - (2) *Registry.* Each bed and breakfast establishment shall provide a register and require all guests to register their true names and addresses before assigned quarters. The register shall be kept intact and available for inspection by a Village representative for a period of not less than one year.
- (d) *Permit required.*
 - (1) *Village permit required.* In addition to the permit required by Wis. Admin. Code Chs. HFS 195 or HFS 197, before opening for business every bed and breakfast establishment shall obtain a permit from the Building Inspector by application made upon a form furnished by said officer and shall obtain a conditional use permit.
 - (2) *Application requirements.* The following is required to be furnished at the time an application is filed for a conditional use permit in addition to the other application requirements of this Article:
 - a. Site plan showing location and size of buildings, parking areas and signs.
 - b. Number, surfacing and size of parking stalls.
 - c. Number, size and lighting of signs.
 - d. The application fee established by the Village Board from time to time and provided in Appendix A to this Code.

- (3) *Display of permit.* The permit issued by the Building Inspector shall be conspicuously displayed in the bed and breakfast establishment.
- (e) *Off-street parking required.* See Section 62-172(j) for number of improved required off-street parking spaces. Establishments otherwise qualifying under this Section regulating bed and breakfast establishments shall not be subject to the other requirements of the Zoning Code with respect to traffic and access.
- (f) *On-site signs.* Total signage shall be limited to a total of 12 square feet and may be lighted in such manner and nature as to not alter or deteriorate the nature of the surrounding neighborhood. Establishments otherwise qualifying under this Section regulating bed and breakfast establishments shall not be subject to the requirements of this Zoning Code with respect to signs.
- (g) *Termination of permit.* A bed and breakfast use permit shall be void upon the sale or transfer of the property ownership. The Plan Commission shall review and conditionally approve or disapprove an application submitted by a person anticipating the purchase of premises for such use. A permit issued in accordance with Subsection (c) of this Section shall be valid until terminated by action of the Building Inspector for violation of the provisions of this Section, or of state regulations as set forth in Wis. Admin. Code Chs. HFS 195 or 197, or as provided in this Section.

(Code 1998, § 13-1-72; Ord. No. 2003-03, § 1(13-1-72), 3-24-2003)

Secs. 62-118—62-147. - Reserved.



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, July 15, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding Ordinance #2019-13: an ordinance rezoning the property at 4719 Farwell Street from C-G (General Commercial) to PD-I (Planned Development - Infill) including the General Plan to develop a mixed-use (Phase 1) and commercial building (Phase 2) as requested by Lakestone Properties.

PREVIOUS ACTION:

The CDA met on July 10, 2019 and recommended approval of the project.

ISSUE SUMMARY:

Lakestone Properties is proposing to rezone the property located at 4719 Farwell Street to allow for a new mixed use and commercial redevelopment. The Village owns the land but Lakestone was selected earlier this year to proceed with this project. A rezoning of this nature requires a review of the code requirements for both Planned Development and Planned Development - Infill as part of the consideration to rezone. As part of the rezoning process the Plan Commission will review the General Plan as proposed. All of this is detailed within a memo enclosed for review. The project as proposed appears compliant with our codes at least for what is required to be rezoned for this purpose and considered for a General Plan. The Plan Commission will hold a Public Hearing on the project at the outset of the meeting and then conducts its review in order to make a recommendation to the Village Board.

FINANCIAL/BUDGET IMPACT:

This has already been evaluated by the CDA and Village Board through the Tax Increment Financing application. That analysis showed that project will add a significant amount of value to the site and further enhance the financial performance of TID #5.

VILLAGE PLAN REFERENCE:

Village of McFarland Comprehensive Plan adopted August 28, 2017

ORDINANCE REFERENCE:

Section 62-66 - Planned Development District-Infill - Properties less than 3 acres in size fall into this category and have to adhere to additional standards. The enclosed ordinance if approved will enact the change in zoning. Following its review the Plan Commission will make a recommendation to the Village Board for that purpose.



Section 62-67 - Planned Development District - Infill will be the specific designation but by code the project is required to follow these same guidelines as outlined in the review.

Section 62-67(h) - General Plan Review Procedure - The second step then after rezoning is consideration for the General Plan. This also requires Village Board approval upon recommendation of the Plan Commission. The information is enclosed and the code review contained within the Staff Review memorandum.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

The Plan Commission should conduct its review as a recommendation to the Village Board.

ATTACHMENTS:

1. 072019-02 - Farwell Development (4719 Farwell St) Staff Review 07122019 REZONE GENERAL
2. Appendix A - Ordinance
3. Appendix B - Plan Submittal
4. Appendix C - Section 62-67
5. Appendix D - Comp Plan
6. Appendix E - Zoning Map
7. Appendix F - Section 62-66
8. Appendix G - Section 62-67(h)

Memorandum

To: Plan Commission

From: Matthew G. Schuenke, Village Administrator *mgs*

Date: July 12, 2019

Re: **Farwell Mixed Use Development Project** – *Staff Review (Rezone & General Plan)*

Executive Summary

The Village presently owns the property located at 4719-4723 Farwell Street and is partnering with Lakestone Properties on its redevelopment within Tax Increment District (TID) #5. The desire is to improve this long vacant property with two structures to help add more residential density to the area as well as new opportunity for commercial growth. The first phase is for a three story 47 unit apartment building with commercial space fronting Farwell Street. The second phase will introduce a commercial only facility also fronting on Farwell Street. To allow for this Development the property requires a rezoning to Planned Development Infill that includes an ordinance authorizing the rezoning, approval of the general plan, and approval of the first phase of the detailed plan. This memorandum will summarize the review of the request to rezone the property as well as the General Plan proposed for the property.

Background

Lakestone Properties has completed similar projects in McFarland and elsewhere. They are the Developer of record for the Farwell Place Apartments and Paulson Place Duplexes while also completing projects in Oregon, Mt. Horeb, Stoughton, and Madison. The Village purchased the property in 2018 and completed an RFP process to select a development partner whom we felt had a vision that most closely matched our own for the future use of this space. They were chosen earlier this year through that process in order to develop the property in this fashion as its currently presented. Other than a few design features as the details of the site have come together, the project is very similar to how it was reviewed and accepted previously. Their plan is to construct Phase 1 of the project beginning in 2019 for occupancy in 2020 with Phase 2 to follow shortly thereafter. The value from the new construction will boost the increment for the district while also help the Village payback on its investment to acquire the property.

Planned Development

A rezoning to Planned Development is utilized when a project cannot meet certain criteria established through its underlying zoning district. This is accomplished in a three step process when considering such projects. The first step is considering the rezoning itself through an ordinance (Appendix A) to rezone the property following by the second step to authorize the General Plan (Appendix B) for the property and the final step a Detailed Plan in whole or as a part of the General Plan. The present zoning for the property is General Commercial which is good for commercial but less flexible for the residential. The utilization of Planned Development, especially in mixed use projects, is a good tool as it helps to address creative and phased projects that mix multiple land uses. Rezoning to Planned Development requires evaluation of the following standards as outlined in Section 62-67 of the Zoning Code (Appendix C):

- Comprehensive Plan – The property in question is located within the Mixed Use/Flex Commercial district within the Future Land Use Map (Appendix D) of the Comprehensive Plan. The project as proposed helps to advance those objectives by using the property for both residential and commercial purposes.
- Compatibility of Proposed Uses –The proposed development will offer new residential housing through market rate apartments and commercial spaces through retail, office, and service type uses. All of which exists adjacent to this property or within the Farwell West corridor. The land use proposed is consistent and compatible with adjoining existing uses via the zoning map (Appendix E).
- Traffic Circulation – The project as proposed no doubt adds more traffic to the area. There is an existing office building on about a third of this site while the remainder of the property has been vacant. Traffic is meant to be controlled through one point of ingress and egress which is not uncommon for properties within this corridor. It is also using a street that has been reconstructed recently and capable of accommodating higher volumes as a sort of arterial/collector.
- Environmental Design Considerations – The property in question is flat green space that contains mainly only grass. The construction of the project will then naturally add hardscape to the terrain but also new landscaping opportunities and modern stormwater management techniques.

- Building and Structure Groupings – The buildings look to maximize the frontage on Farwell Street. A lot buildings on this street are setback with a desire going forward to bring them closer to the street. Their layout onsite is compatible as they each take up about half the site with shared parking amenities.
- Planned Open Space – The first phase includes open space and common areas for tenants of the residential development. It is not large enough to be considered as a park but good for small gatherings, grilling, or other small social activities.
- Fees in Lieu for Parkland Dedication – The property is too small to dedicate parkland nor would it be a good use of that property. The project as proposed will pay its proportionate share of fees in lieu of dedication as is required in the code.
- Public Agencies Affect – When its complete its likely to grow our population by 50-100 people depending on vacancies. The remainder of the commercial uses also are not expected to high users of public services either (i.e. – police, fire, etc.). The School District is not likely to be affected by enrollment of this project.
- Public Infrastructure Location – All of the utility infrastructure on site will be privately owned and maintained. It will tie into the public utility infrastructure along Farwell Street as is appropriate.
- Economic Feasibility – The project has proven to be economically viable through both the RFP process and TIF Application. Their proposal was selected in through the RFP process in March following an extensive financial review and then again also approved by the CDA and Village Board for further TIF Assistance in June.
- Timeline – They wish to begin construction on Phase 1 in the Fall of 2019 and finish by about that time in 2020. The second phase would be constructed in 2021 to be completed that same year.

The property is further considered as Planned Development – Infill (Appendix F) since it is less than three acres in size. Infill follows the same Planned Development standards detailed above plus a few other provisions as follows:

- Maximum Impervious Surface Ratio – The limitation is seven-tenths (or 70%) for non-residential and mixed use projects. They are proposing 0.68 (or 68%).
- Maximum Floor Area Ratio – The limitation is 70% and they are proposing 64%.

- Minimum Required Usable Open Space per Dwelling Unit – The minimum amount to be provided is 100 square feet per dwelling unit. This would require 4,700 open space that is included on the plans.
- Screening for Buffer Yards – This requirement encourages screening where applicable to limit nuisances from the proposed development or internal traffic crated on the site. The structures themselves act as a buffer to some extent while natural topography to the south (i.e. adjoining properties are significantly higher) create these separations.
- Pedestrian Circulation – The guidance here is to provide appropriate means of conveyance for pedestrians on site so they do not have to share the same pathways as vehicles, bikes, etc. Sidewalks and other internal paths are included throughout the site especially adjoining all parking lots.
- Usable Open Space – Especially for mixed use projects that adds residential, this code provision encourages general open space be maximized and equitable for all users within the project. A centrally themed area is provided for the mixed use building in Phase 1 for both internal and external usage. In Phase 2, the commercial businesses will have access to patio areas to use as supplemental space for their operations.
- Trash Collection Points – These types of development require larger trash collection systems that should be screened but still accessible for users. This will be properly screened and compatible with the building design. It is proposed to be located on the south end of the parking lot.
- Land Use Compatibility – Again, the code attempts to ensure that what is proposed through planned development, especially infill, is consistent with the area around it as well as the Comprehensive Plan. That test has already been met in Staff's opinion based on the review conducted above and compliant with this standard as proposed.
- Snow Removal – Given these are smaller and denser sites, an understanding of how the property owner intends to address snow removal operations is needed. They will maintain snow removal onsite to the extent possible and if necessary contract to have it removed if conditions warrant.

- Lighting – The code requires limitations on lighting so as not to create a light spill nuisance on neighboring properties. They are proposing full cut off LED fixtures to help provide clear direct lighting. The lighting plan around the perimeter also shows very limited measurements from the new lighting to be added in line with design expectations.
- Physical Attributes – Finally, it is sought where possible to maintain certain natural attributes of the site to the extent possible. The physical attributes of this site are really non-existent. There is an existing office building that will be razed and the remainder of the property is grass/turf with no trees or other natural features.

General Plan

Once the rezoning aspect has been addressed and the Plan Commission feels the project is suitable for a Planned Development distinction, then the next step to evaluate the General Plan can begin. The rezoning question and General Plan review run together since they both require the same level of scrutiny from the Plan Commission as a recommendation to the Village Board. While the rezoning to Planned Development is a key first step, the General Plan lays out generally what the zoning restrictions will be on the site going forward. The Detailed Plan then brought forth either in whole or as a part has to be consistent with the General Plan in order to even be considered. Requirements for the General Plan are contained within the Planned Development code and specifically listed under Section 62-67(h) (Appendix G) as follows:

- Legal Description – This is provided to specifically define the property in question. The current legal description is provided in the application but subject to change due to a pending request for a new Certified Survey Map. The new CSM will be presented to the Plan Commission in August.
- Applicants Interest – The Developer has been interested in the project since the Fall of 2018 when the Village issued an RFP to prospective parties regarding the redevelopment of this site. Through that process they were selected to proceed with their proposal and subsequently reaffirmed their interest by following through with the TIF Application and design review as is customary.
- Development Description – By now this is well documented within their narrative and this report. They intend to construct a 47 unit mixed use residential/commercial facility within Phase 1 followed by a nearly 13,000 square foot commercial facility in Phase 2.

- Proposed Development Map – The mapping documents enclosed show all the necessary boundaries, structures, parking amenities, access points, sidewalks, open spaces and required land use tabulations.

Recommendation

The CDA reviewed this project at its meeting on July 10, 2019 and evaluated the project against the Design Guidelines for Tax Increment District #5 as well as the rezoning request to Planned Development. Following review and discussion, the CDA recommended approval to the Plan Commission as presented.

The Staff Review confirms that the project is compliant with what is required for a rezoning request to Planned Development – Infill and approval of a General Plan as a recommendation to the Village Board. A Public Hearing will be held at the outset of the meeting to gather input on the project before the Plan Commission conducts its review. This is subject to confirmation and action by the Plan Commission following its review.

Exhibits

Appendix A – Ordinance 2019-13 to Rezone the Property to Planned Development

Appendix B – Exhibit A of Ordinance 2019-13 (Project Submittal)

Appendix C – Section 62-67 (Planned Development District)

Appendix D – Future Land Use Map

Appendix E – Zoning Map

Appendix F – Section 62-66 (Planned Development – Infill District)

Appendix G – Section 62-67(h) (General Plan Procedures)

ORDINANCE 2019-13

AN ORDINANCE TO REZONE LANDS ON FARWELL STREET FROM THE C-G ZONE, GENERAL COMMERCIAL DISTRICT, TO THE PLANNED DEVELOPMENT INFILL DISTRICT - GENERAL PLAN APPROVED AND DETAILED PLAN APPROVED.

Purpose: To rezone the lands on Farwell Street as part of the proposed project at 4719 Farwell Street.

Sponsor: Community Development Director Boness

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

WHEREAS, the developer of the proposed 4719 Farwell Street Development submitted a development plan to the Village on June 12, 2019, a copy of which is attached hereto as Exhibit A, and requested that the General Plan for staged development and the Detailed Plan for Phase 1 of the development be processed and approved as a Planned Development Infill District; and

WHEREAS, the developer has submitted documents fulfilling the requirements for approval of the General Plan of the planned development for the lands specified below, as well as the Detailed Plan for Phase 1 of the development; and

WHEREAS, the Village Board is willing to conditionally approve the General Plan and the Detailed Plan, and the Village Board finds approval thereof is in the public interest;

NOW, THEREFORE, the Village Board of the Village of McFarland, does ordain as follows:

1. Section 62-62(a) of the McFarland Municipal Code and the Official Zoning Map are hereby amended so that the following described real estate is hereby rezoned from the C-G Zone, General Commercial District, to Planned Development Infill District - Detailed Plan Approved (PDI-DPA):

PARCEL A (Phase 1):

All of Lot 3 of Certified Survey Map #3119 and approximately the easterly 61 feet of Lot 2, being located in the SE ¼ - NW ¼, Section 3, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin.

2. Section 62-62(a) of the McFarland Municipal Code and the Official Zoning Map are hereby amended so that the following described real estate is hereby rezoned from the C-G Zone, General Commercial District, to Planned Development Infill District - General Plan Approved (PDI-GPA):

PARCEL B (Phase 2):

All of Lot 1 of Certified Survey Map #3119 and approximately the westerly 88 feet of Lot 2, being located in the SE ¼ - NW ¼, Section 3, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin.

3. The Zoning Administrator is hereby directed to label these changes on the Official Zoning Map, once the rezoning is effective.

4. This ordinance does not constitute approval of any earthwork or building construction within any of the property described in the ordinance. No construction of any kind, including earthwork or building construction, is permitted on Parcel A or B until a development agreement is reached between the Village and developer. If the developer fails to reach a development agreement with the Village within one (1) year after the recording of this ordinance, then this ordinance shall become null and void, and the zoning of Parcel A and B shall continue to be the existing C-G zoning.

The above and foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the ____ day of _____, 2019.

APPROVED:

Brad Czebotar, Village President

ATTEST:

Cassandra Suettinger, Village Clerk-Treasurer

ORDINANCE 2019 -13	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING	
RECORD	
Adrian	Kryzenske
Brassington	Lytle
Czebotar	Utter
Kolk	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

Planned Development District – Infill

Statement of Owners Intent

General Plan for Staged Development

Detailed Plan for Phase 1 Development

6-11-2019

RECEIVED
JUN 26 2019
VILLAGE OF McFARLAND

Project:

4719 Farwell Street Development

Developer:

Lakestone Properties, LLC

Attn: Brian Spanos & Brett Riemen

EXHIBIT
A

Statement of Owners Intent

It is the intent of the developer to develop the property currently addressed as 4719 – 4723 Farwell Street as a mixed use development in general conformance with the issued RFP and the District #5 TIF. The purpose of this submittal is to seek the following approvals:

1. General Plan for Staged Development for entire property
2. Detailed Plan for Phase 1 Development

Legal Description

Legal description is as follow:

Lots One (1), Two (2) and Three (3), Certified Survey Map No. 3119, recorded in the office of the Register of Deeds for Dane County, Wisconsin, in Volume 12 of Certified Survey Maps, page 153 as Document No. 1612253, in the Village of McFarland, Dane County, Wisconsin.

Existing Site

The Existing Site Plan is included as sheet C-1. Site features are as follows:

1. 2.283 total acres
2. Currently zoned C-G General Commercial.
3. There is an existing office building on the west end of the site which will be removed
4. The site is relatively flat with a downward sloping grade of approximately 4 feet from the southeast corner of the site to the northwest corner.
5. Commercial development abuts the eastern and western edges of the site, with commercial development across Farwell Street. There are existing multifamily buildings along the southern edge. (see attached Aerial Site Plan.)

Description of General Plan for Staged Development

The General Plan proposes two buildings, a pavilion structure, associated drive aisles, parking, and stormwater management ponds as shown on sheet C-2. The building and site layout are described as follows:

1. Phase 1 Buildings/Structures
 - a. 47 unit, three story, mixed use building which will be described in the Detailed Plan for Phase 1.

- b. Gathering space and grill area, which will be described in the Detailed Plan
- 2. Phase 2 commercial Building
 - a. Future one story commercial building with approximately 12,800 S.F. of leasable space.
 - b. Approximately 70 parking stalls
- 3. Site layout
 - a. Buildings have been placed up near Farwell Street to make a strong connection to the street to promote visibility and to activate the street with the commercial spaces.
 - b. A patio space has been placed between the buildings. This pace will contain seating and a grilling area and promote gathering.
 - c. Approximately 87 surface stalls with future cross parking potential between Phase 1 and Phase 2. These supplements the 41 underground stalls in Phase 1.
 - d. Multiple ponds are located to meet the runoff control, sediment control, and infiltration requirements for all proposed impervious surfaces.
 - e. Total of approximately 15,000 S.F. of commercial space in both Phases
 - f. 48,544 S.F. of apartment space
 - g. 47 apartment units
 - h. 20.58 dwelling units per acre
 - i. 64% floor area ratio
 - j. Impervious surface ratio: .68 mixed use
 - k. Open space: > 100 S.F. per dwelling unit
- 4. Schedule
 - a. Phase 1 47 unit mixed use apartment building construction to start Fall of 2019 with occupancy late summer 2020
 - b. Phase 2 construction to start Spring of 2021 with occupancy Fall of 2021 (subject to market conditions)

Description of Detailed Plan for Phase 1 Development

A three story 47 unit mixed use apartment building and a patio gathering space are proposed as the first phase of the development and the details are as follow:

- 1. The Site Plan is included as sheet C-1.1 and C-2 with features as follows:

- a. 16,924 S.F. building footprint
 - b. 2,200 S.F. commercial space
 - c. 47 apartments
 - d. 41 underground parking stalls
 - e. 29 surface stalls
2. The grading plans are included on sheet C-3 with features as follows:
- a. Apartment building underground parking garage access is from the south side of the building
 - b. The primary apartment building accessible entrance is located on the west side of the building, in the center.
 - c. The commercial space(s) have an accessible entrance from a lobby located at the west end of the commercial. Entrances are also available from the north side of the building, along Farwell Street.
 - d. The buildings first floor is approximately three feet above existing grade due to potential high ground water concerns. The parking area has been pulled up also, to facilitate building accessibility.
3. The Phase 1 building elevation drawings are shown on sheets A-2.1 (colored rendering with materials referenced) and A-2.2. Sheet A-2.3, colored rendering of the Phase 2 building, has been included as a general reference only, to show how the Phase 1 and Phase 2 architecture will complement each other. The architecture is a blending of contemporary and historic styles with historic detailing along Farwell Street to invoke some of the downtown McFarland detailing. Exterior materials are high quality, low maintenance materials and comply with the design guidelines in TIF #5.
- a. Phase 1 exterior materials consist of vinyl windows/patio doors, aluminum storefronts at the commercial spaces, aluminum railings, brick veneer, composite lap siding and trim.
4. The Landscape Plan is included on sheet C-5 and meets the Village of McFarland requirements.
5. The Site Lighting Plan is included on sheet C-1.2 and fixture cut sheets have been included. Site lighting is cut-off downlight to minimize night sky light pollution. The cut-off fixture allows for the control of light to or site and prevents light spill over to adjacent properties.
6. The Utility Plan is included as sheet C-4.
- a. The 6" sanitary sewer lateral will connect the Phase 1 building to the existing sanitary sewer under Farwell Street.

- b. The 6" water service lateral will connect to the existing water main in the Farwell Street right-of-way.
 - c. The Inlets, catch basins, and bioretention ponds will collect from all impervious surfaces with overflows being connected to the storm sewer under Farwell Street.
- 7. The apartment First Floor Plan is provided on sheet A-1.1
 - a. 2,200 S.F. of commercial space
 - b. 14,724 S.F. of residential space, community room and exercise room
 - c. 5 efficiency units, 4, one bedroom units, 4 two bedroom units
 - d. Each unit will have washers and dryers and a private balcony or deck
- 8. The apartment Second and Third Floor Plans (both floors are the same) are on sheet A-1.2
 - a. Each floor is 16, 910 S.F.
 - b. Each floor has 5 efficiency units, 6 one bedroom units, and 6 two bedroom units
 - c. Each unit will have a washer/dryer and a private deck.

Planned Development Infill District Standards and Responses

Section 62-66(d) lists the standards that shall apply in the review of all general and details plans proposed for the Planned Development Infill District (PD-I). The standards and this submittal responses are as follows:

- 1. *Maximum impervious surface ratio: seven-tenths nonresidential and mixed use. **The impervious surface ratio is below seven-tenths at .68.***
- 2. *Maximum floor area ratio: 0.70. **The floor area ratio is below .70 at 0.62***
- 3. Additional standards
 - a. *Screening and requirements for buffer yards shall be included as part of plan reviews. Such screening shall shield neighboring properties from any adverse external effects of the proposed development. Screening and buffer yards shall also be used to shield the proposed development from the negative impacts of adjacent uses, such as streets, industrial uses, etc. Special emphasis shall be placed on screening the intrusion of automobile headlights on neighboring properties from parking areas and driveways. **Buffer yards and***

landscape screening have been provided along the southern property line to provide separation from the multifamily unit to the south including landscape screening along the parking edge. It should also be noted the multifamily unit sit higher in elevation the parking area providing additional protection from headlights. Parking lot screening has also been provided along Farwell, along the edge of the parking stalls to provide separation from the sidewalk.

- b. *Pedestrian circulation should be carefully planned so as to prevent pedestrian use of vehicular ways and parking spaces. In all cases, pedestrian access shall be provided by public walkways. **Appropriate pedestrian circulation has been provided by providing direct pedestrian routes from the public sidewalk to the buildings. Having one driveway also limits the vehicular interaction between pedestrians and vehicles.***
- c. *The useable open space required for residential development projects and mixed use residential project shall be designed for use of each individual dwelling unit or shall be located and designed to be of utility to every dwelling unit proposed. This required usable open space shall be designed to maximize privacy and usability to the residence. **Each dwelling unit has a private patio or deck. There is also a common patio and grilling area for joint use as a gathering space.***
- d. *Special emphasis shall be placed on trash collection points. Trash containers shall be screened and so designed so as to be conveniently accessible to their users and collectors. **There is a trash room in the parking garage providing easy access and it's out of sight.***
- e. *Within the PD-I District, mixed land uses may be proposed. However, they must be found to be compatible based on the site and building designed proposed. Compatibility will also be judged on the basis of how the proposed project fits within the context of the neighborhood and abutting properties. The basic intent of this Chapter and Village Comprehensive Plan must be adhered to. **The Comprehensive Plan has designated this site as Mixed Use-Flex Commercial. This proposal complies with that designation. This site is surrounded by***

commercial and residential development. This mixed use proposal is ideally compatible.

- f. Snow removal areas and procedures must be described in the plans. **Snow can be placed on the perimeter of the site and if weather conditions dictate it can be trucked off site.***
 - g. All site lighting shall be controlled so as not to extend a direct light source onto abutting properties. Cutoff type luminaries shall be used and all lighting sheds shall be indicated on the plans. **Cutoff fixtures are being used. Lighting Plan is on sheet C-1.2, which shows the light sheds being controlled on site.***
 - h. The physical attributes of the site shall be respected with particular concern for preservation of natural features, tree growth and open space. **The site has been designed to work with the natural topography of the site, for site drainage, ground water, and the building relationship to the street.***
4. *Exceptions to standards. Exceptions to these standards may be recommended by the Village Plan Commission subject to final approval given by the Village Board.*

Planned Development District Standards and responses

1. *Standards. The following standards shall apply in the review of all general or detailed plans proposed for the Planned Development District (PD).*
 - a. The uses proposed in the PD shall be in general conformance with the Village Comprehensive Plan. **See 3(e) above***
 - b. The establishment, maintenance or operation of the uses proposed in the PD shall not substantially impair or diminish the use, value and enjoyment of other properties within the neighborhood. **The proposed development will not impair or diminish the use, value and enjoyment of other properties. On***

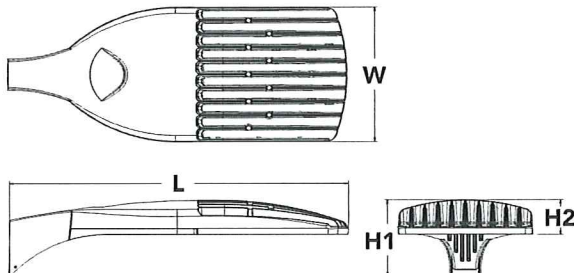
the contrary, this project will enhance the character of the neighborhood and bring additional opportunities for housing, employment and enjoyment.

- c. *Traffic circulation into and within the PD shall be design to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also for the safe and convenient movements of both vehicles and pedestrians. **See 3 (b) above***
- d. *The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and natural bodies of waters, and other significant natural features and control erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances. **See 3 (h) above. Erosion Control and Stormwater Management will comply with Village standards.***
- e. *The PD shall provide for convenient and harmonious groups of buildings, structures and uses; and building shall be spaced and sited to ensure adequate safety, light, ventilation and privacy. **The site and buildings have been carefully designed to provide a cohesive, enjoyable, and safe development.***
- f. *The following provisions shall apply:*
 - i. *In a PD for residential use, adequate open space and recreation areas shall be provided in appropriate locations, and all public and common open spaces shall be designed and located to provide safe and convenient access to residents. **See 3 (c) above***
 - ii. *PDD housing impacts on community resources in the same manner as other new developments, which are characterized by division of land into lots. In particular, the additional population density places demand on Village parks, and recreation areas. Accordingly, each dwelling unit newly established shall be required to dedicate land or provide fees in lieu of land, in accordance with the procedures set forth in Section 62-64. **Understood***
- g. *The PD will not adversely affect the ability of public agencies to provide school or other municipal services. **This proposal will not adversely affect municipal services and schools.***

- h. The width of street right-of-way, width paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based on a determination of the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village. **The construction will meet Village standards.***
- i. The proponents of a PDD application provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties. **The developer has gone through the TIF application process and has shown economic feasibility.***
- j. The proponents of a PD shall submit a reasonable schedule for the implementation of the development to the satisfaction of the Village Board, including suitable provisions for assurance that each Phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point. **The Phase 1 project is schedule to start construction in the fall of 2019 with occupancy in late summer/early fall 2020. Phase 2 is anticipated to start construction in the spring of 2021 with occupancy in the fall of 2021. (subject to market conditions)***



EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)

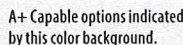


Type

Hit the Tab key or mouse over the page to see all interactive elements

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

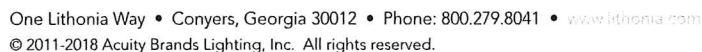
The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED													
Series	LEDs			Color temperature		Distribution			Voltage	Mounting			
DSX1 LED	Forward optics			30K	3000 K	T1S	Type I short	T5VS	Type V very short	MVOLT ³	Shipped included		
	P1	P4	P7	40K	4000 K	T2S	Type II short	T5S	Type V short	120 ⁴	SPA	Square pole mounting	
	P2	P5	P8	50K	5000 K	T2M	Type II medium	T5M	Type V medium	208 ⁴	RPA	Round pole mounting	
	P3	P6	P9			T3S	Type III short	T5W	Type V wide	240 ⁴	WBA	Wall bracket	
	Rotated optics					T3M	Type III medium	BLC	Backlight control ²	277 ⁴	SPUMBA	Square pole universal mounting adaptor ⁶	
	P10 ¹	P12 ¹				T4M	Type IV medium	LCCO	Left corner cutoff ²	347 ^{4,5}	RPUMBA	Round pole universal mounting adaptor ⁶	
	P11 ¹	P13 ¹				TFTM	Forward throw medium	RCCO	Right corner cutoff ²	480 ^{4,5}	Shipped separately		
											KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷	

Control options					
Shipped installed					
NLTAIR2	nLight AIR generation 2 enabled ⁸	PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{15,16}	Shipped installed	DDBXD Dark bronze
PIRHn	Network, high/low motion/ambient sensor ⁹	PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{15,16}	HS House-side shield ¹⁷	DLBX Black
PER	NEMA twist-lock receptacle only (controls ordered separate) ¹⁰	PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{15,16}	SF Single fuse (120, 277, 347V) ⁴	DNAXD Natural aluminum
PERS	Five-pin receptacle only (controls ordered separate) ^{10,11}	PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{15,16}	DF Double fuse (208, 240, 480V) ⁴	DWHXD White
PER7	Seven-pin receptacle only (controls ordered separate) ^{10,11}	FAO	Field adjustable output ¹⁴	L90 Left rotated optics ¹	DDBTXD Textured dark bronze
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹²			R90 Right rotated optics ¹	DLBXXD Textured black
DS	Dual switching ^{12,13,14}			Shipped separately	DNATXD Textured natural aluminum
				BS Bird spikes ¹⁸	DWGXGD Textured white
				EGS External glare shield ¹⁸	



DSX1-LED
Rev. 12/18/18
Page 1 of 8

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁾
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁾
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁾
DSHORT SBK U	Shorting cap ¹⁾
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 ¹⁾
DSX1HS 40C U	House-side shield for P6 and P7 ¹⁾
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 ¹⁾
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁾
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁶⁾

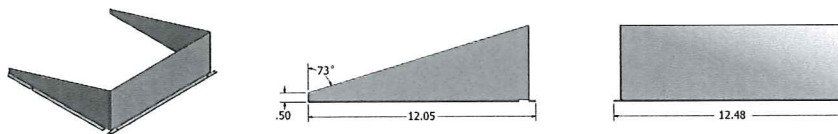
For more control options, visit [L1](#) and [L1CAN](#) online.

NOTES

- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available in P1 or P10.
- Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [nLight.com](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- If ROAM* node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
- Requires (2) separately switched circuits with isolated neutral. See Outdoor Control Technical Guide for details.
- Reference Motion Sensor table on page 4.
- Reference controls options table on page 4 to see functionality.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

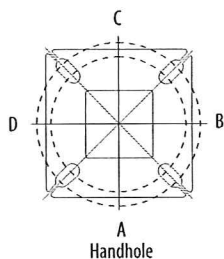
Options

EGS - External Glare Shield



Drilling

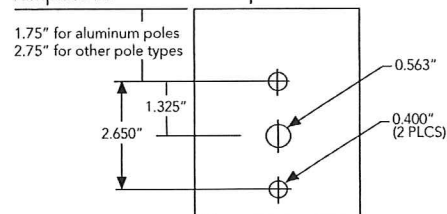
HANDHOLE ORIENTATION



Tenon Mounting Slipfitter**

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
2-3/8"	SPA/RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
	SPUMBA	AS3-5 190	AS3-5 280	AS4-5 290	AS3-5 320	AS4-5 390	AS4-5 490
	RUPUMBA	AS3-5 190	AS3-5 280		AS3-5 320		
2-7/8"	SPA/RPA	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
	SPUMBA	AST25-190	AST25-280		AST25-320		
	RUPUMBA	AST25-190	AST25-280		AST25-320		
4"	SPA/RPA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	SPUMBA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	RUPUMBA	AST35-190	AST35-280		AST35-320		

Template #8



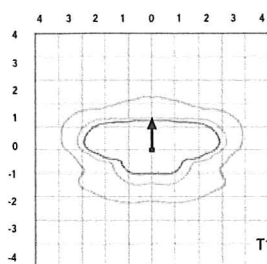
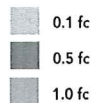
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RUPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

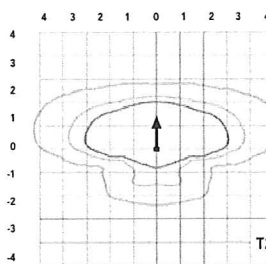


Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

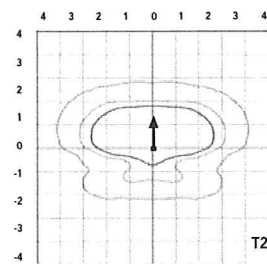
LEGEND



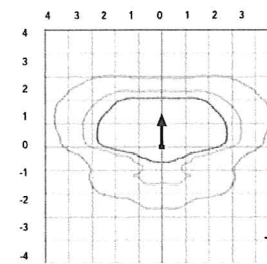
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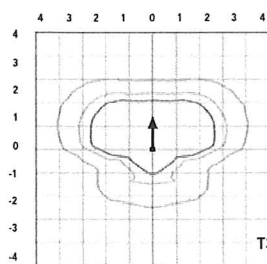
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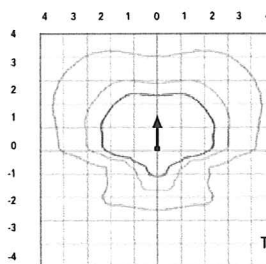
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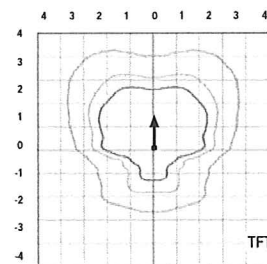
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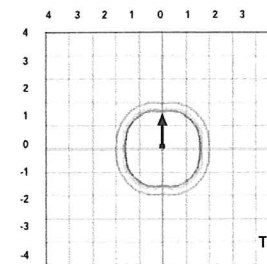
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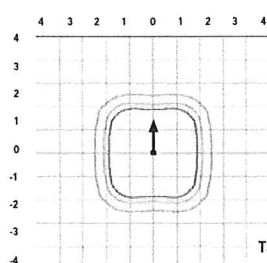
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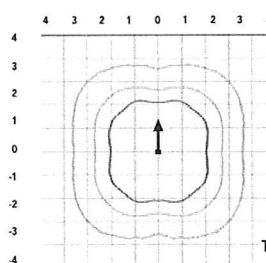
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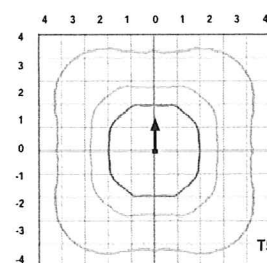
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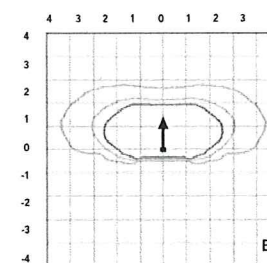
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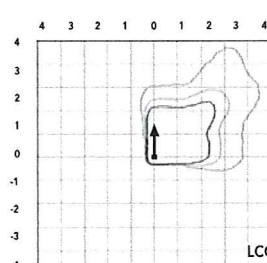
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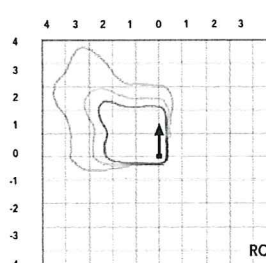
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Test No. LT23271 tested in accordance with IESNA LM-79-08.



Test No. LT23211 tested in accordance with IESNA LM-79-08.



Test No. LT23164B tested in accordance with IESNA LM-79-08.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use when motion sensor is used as dusk to dawn control.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBOR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.



Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				TSVS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				TSW	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				TSVS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				TSW	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				TSW	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				TSVS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				TSW	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				TSW	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				TSVS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				TSS	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				TSM	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				TSW	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				TSVS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				TSS	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				TSM	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				TSW	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	P8	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				TSS	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				TSM	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				TSVS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				TSS	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				TSM	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				TSW	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71



Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	P10	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				TSVS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				TSS	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				TSM	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				TSW	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	P11	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				TSVS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				TSS	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				TSM	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				TSW	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	P12	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				TSVS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				TSS	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				TSM	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	P13	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				TSVS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				TSS	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				TSM	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				TSW	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately:
[Link to Roam](#); [Link to DTL DLL](#)

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product.

Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/OPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

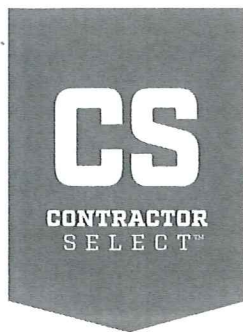
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.





Catalog Number
Notes
Type

Contractor Select™

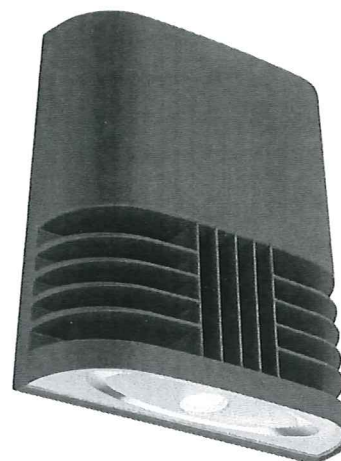
OLWX LED

Wall Pack

The OLWX LED wall packs are energy-saving, long-life replacements for traditional metal halide wallpacks. The OLWX family is compact and powerful, delivering up to 18,200 lumens. The OLWX1 and OLWX2 offer several mounting options that provide versatility to meet your applications' needs.

FEATURES:

- Replaces 70W - 400W HID lamps, saves 85% energy
- IP65 rated - perfect for outdoor environments even when shining upward or downward. Back box accessory available for conduit wiring
- Yoke and slip fitter accessories - can be used as a wall pack or flood light



Catalog Number	UPC	Description	Replaces Up To	Lumens	Wattage	CCT	Voltage	Finish	Pallet qty.
OLWX1 LED 13W 40K M4	888791000115	WALL PACKS	70W METAL HALIDE	1,289	14W	4000K	120-277V	DARK BRONZE	60
OLWX1 LED 20W 40K M4	888791000184	WALL PACKS	175W METAL HALIDE	2,663	20W	4000K	120-277V	DARK BRONZE	60
OLWX1 LED 40W 40K M4	888791000696	WALL PACKS	250W METAL HALIDE	4,079	37W	4000K	120-277V	DARK BRONZE	60
OLWX2 LED 90W 40K DDB M2	888791000818	WALL PACKS	400W METAL HALIDE	10,000	78W	4000K	120-277V	DARK BRONZE	60

More configurations are available. [Click here](#) or visit www.acuitybrands.com and search for OLWX LED.

Accessories: Order as separate catalog number.

OLWX1TS	Slipfitter – size 1
OLWX1YK	Yoke – size 1
OLWX1THK	Knuckle – size 1
OLWX2TS	Slipfitter – size 2
OLWX2YK	Yoke – size 2



Specifications

INTENDED USE:

The versatility of the OLWX1 LED combines a sleek, low-profile wall pack design with energy efficient, low maintenance LEDs for replacing up to 400W metal halide fixtures. Mounting accessories are available to convert the OLWX1 LED into an energy efficient flood light.

The versatile design of the OLWX2 LED combines a sleek, low-profile wall pack and high-output LEDs to provide an energy efficient, low maintenance LED wall pack suitable for replacing up to 400W metal halide luminaires. Available floodlight mounting accessories convert the OLWX2 LED into a highly efficient floodlight.

CONSTRUCTION:

Cast-aluminum housing with textured dark bronze polyester powder paint for durability. Integral heat sinks optimize thermal management through conductive and convective cooling. LEDs are protected behind a glass lens. Housing is sealed against moisture and environmental contaminants (IP65 rated). See Lighting Facts label and photometry reports for details.

ELECTRICAL:

Light engine consists of high-efficiency Chip On Board (COB) LED with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life (L73/100,000 hours at 25°C). Electronic drivers have a power factor >90% and THD <20% and a minimum 2.5kV surge rating. Flood light mounting accessories include an additional 6kV surge protection device. LEDs are available in 4000K and 5000K CCTs.

INSTALLATION

Easily mounts to recessed junction boxes with the included wall mount bracket, or for surface mounting and conduit entry - with the included junction box with five 1/2" threaded conduit entry hubs. Flood light mounting accessories (sold separately) include knuckle, integral slipfitter and yoke mounting options. Each flood mount accessory comes with a top visor and vandal guard. Luminaire may be wall or ground mounted in downward or upward orientation.

LISTINGS:

UL Listed to U.S. and Canadian safety standards for wet locations. Rated for -40° C minimum ambient. Tested in accordance with IESNA LM-79 and LM-80 standards. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

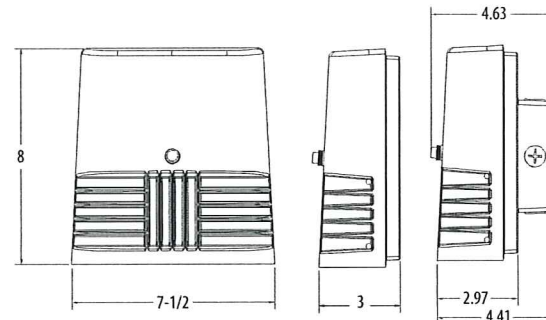
WARRANTY:

5-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Dimensions



OLWX1

Width: 7-1/2"(19cm)

Height: 8"(20.3cm)

Depth: 3"(7.62cm)

Weight: 5lbs(2.27kg)

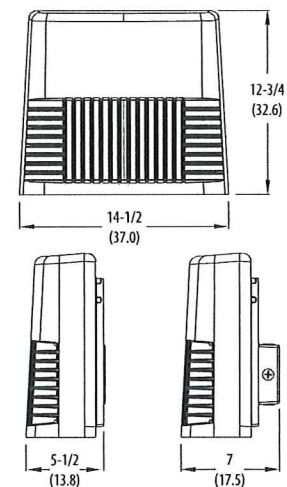
OLWX2

Width: 14-1/2"(37.0cm)

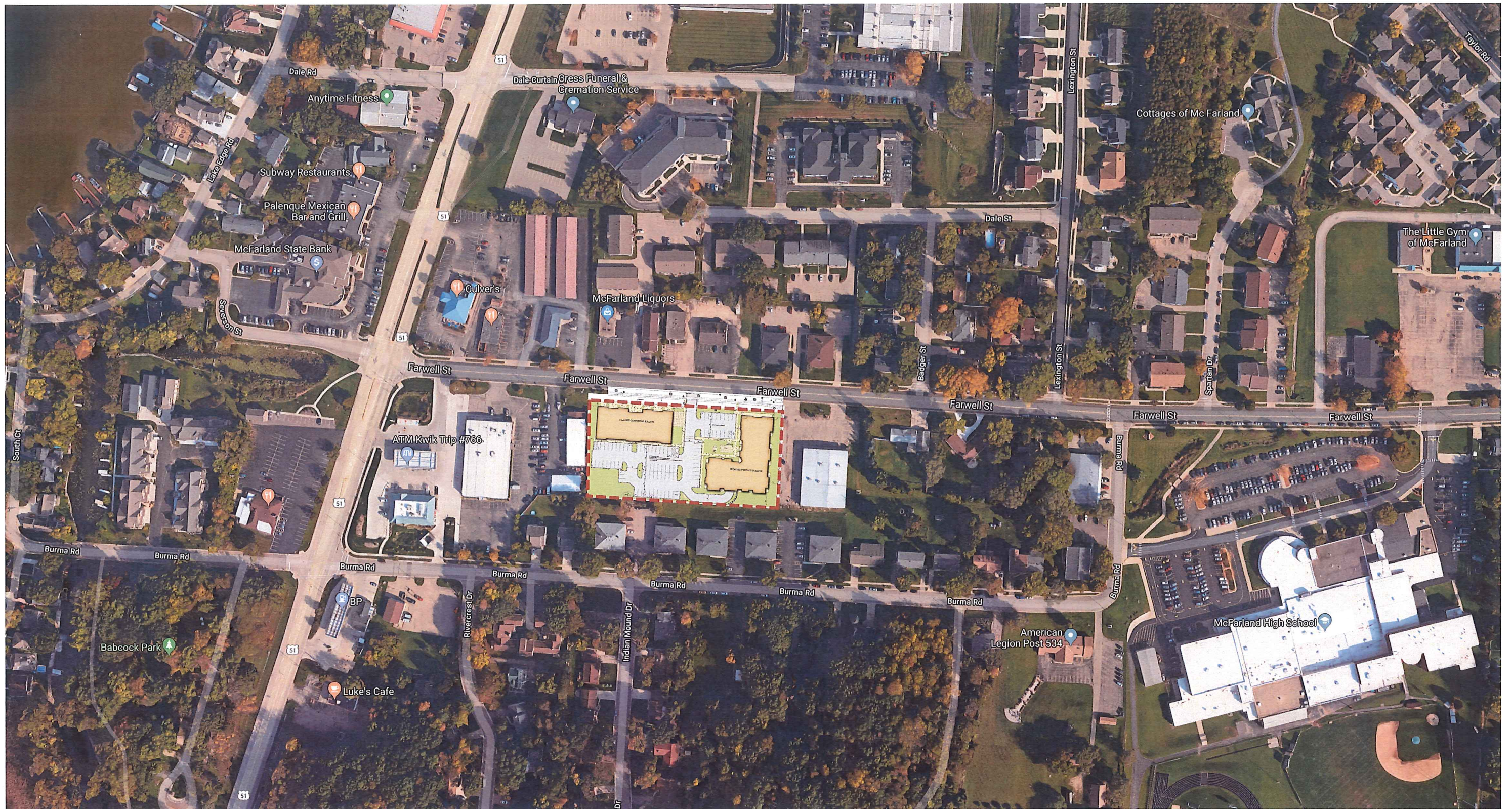
Height: 12-3/4"(32.0cm)

Depth: 5-1/2"(13.8cm)

Weight: 15.4lbs(6.9kg)



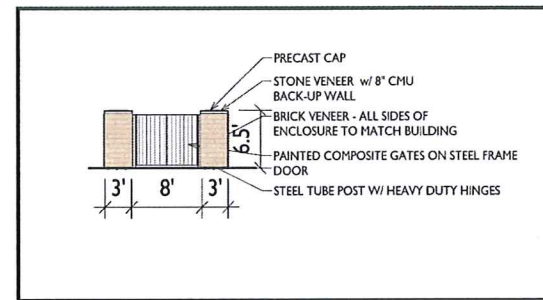
All dimensions are inches (centimeters) unless otherwise indicated.



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JUN 26 2019
VILLAGE OF MCFARLAND

4719 Farwell Street
 Aerial Site Plan
 McFarland
 June 26, 2019





TRASH ENCLOSURE DETAIL
1" = 10'-0"

SHEET INDEX	
SITE	SITE PLAN
C-1.1	SITE LIGHTING PLAN
C-1.2	EXISTING CONDITIONS
C1	SITE PLAN
C2	GRADING & EROSION CONTROL PLAN
C3	UTILITY PLAN
C4	LANDSCAPE PLAN
C5	
ARCHITECTURAL	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND & THIRD FLOOR PLAN
A-2.1	ELEVATIONS - MIXED USE
A-2.2	FINISHES - MIXED USE
A-2.3	RENDERING - COMMERCIAL

SITE DEVELOPMENT DATA:	
DEVELOPER: LAKESTONE PROPERTIES & MANAGEMENT, LLC ATTN: BRIAN SPANOS 5910 MAIN STREET, SUITE 1 MCFARLAND, WI 53558	
EXISTING ZONING PROPOSED ZONING	C-G PD-1 (PLANNED DEVELOPMENT INFILL)
DENSITIES: LOT AREA DWELLING UNITS LOT AREA / D.U. DENSITY	99,447 SF / 2.283 ACRES 47 DU 2,116 SF / UNIT 20.58 UNITS/ACRE
USABLE OPEN SPACE FLOOR AREA RATIO	>100 SF/DU 62%
BUILDING HEIGHT COMMERCIAL MIXED-USE	ONE STORY THREE STORY
IMPERVIOUS AREA BUILDING PAVEMENT & CONCRETE WALKS TOTAL	19,124 SF 48,656 SF 67,780 SF
IMPERVIOUS SURFACE RATIO	.68
COMMERCIAL AREA PHASE 1 PHASE 2 TOTAL	~ 2,200 SF ~ 12,800 SF ~ 14,800 SF
RESIDENTIAL AREA FIRST FLOOR SECOND FLOOR THIRD FLOOR TOTAL	14,724 SF 16,910 SF 16,910 SF 48,544 SF
BUILDING HEIGHT	3 STORIES
DWELLING UNIT MIX: EFFICIENCY ONE BEDROOM TWO BEDROOM TOTAL DWELLING UNITS	15 16 16 47
VEHICLE PARKING: UNDERGROUND SURFACE TOTAL	41 STALLS 87 STALLS 128 STALLS
BICYCLE PARKING:	14 SURFACE STALLS

knothe • bruce
ARCHITECTS
Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for Planned Dev. Infill: 6-11-2019
Issued for PD-1 supplement: 6-26-2019

PROJECT TITLE
**FARWELL
MIXED-USE**

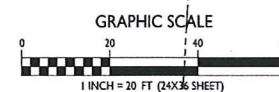
4719 Farwell St.
McFarland, WI
SHEET TITLE
Site Plan

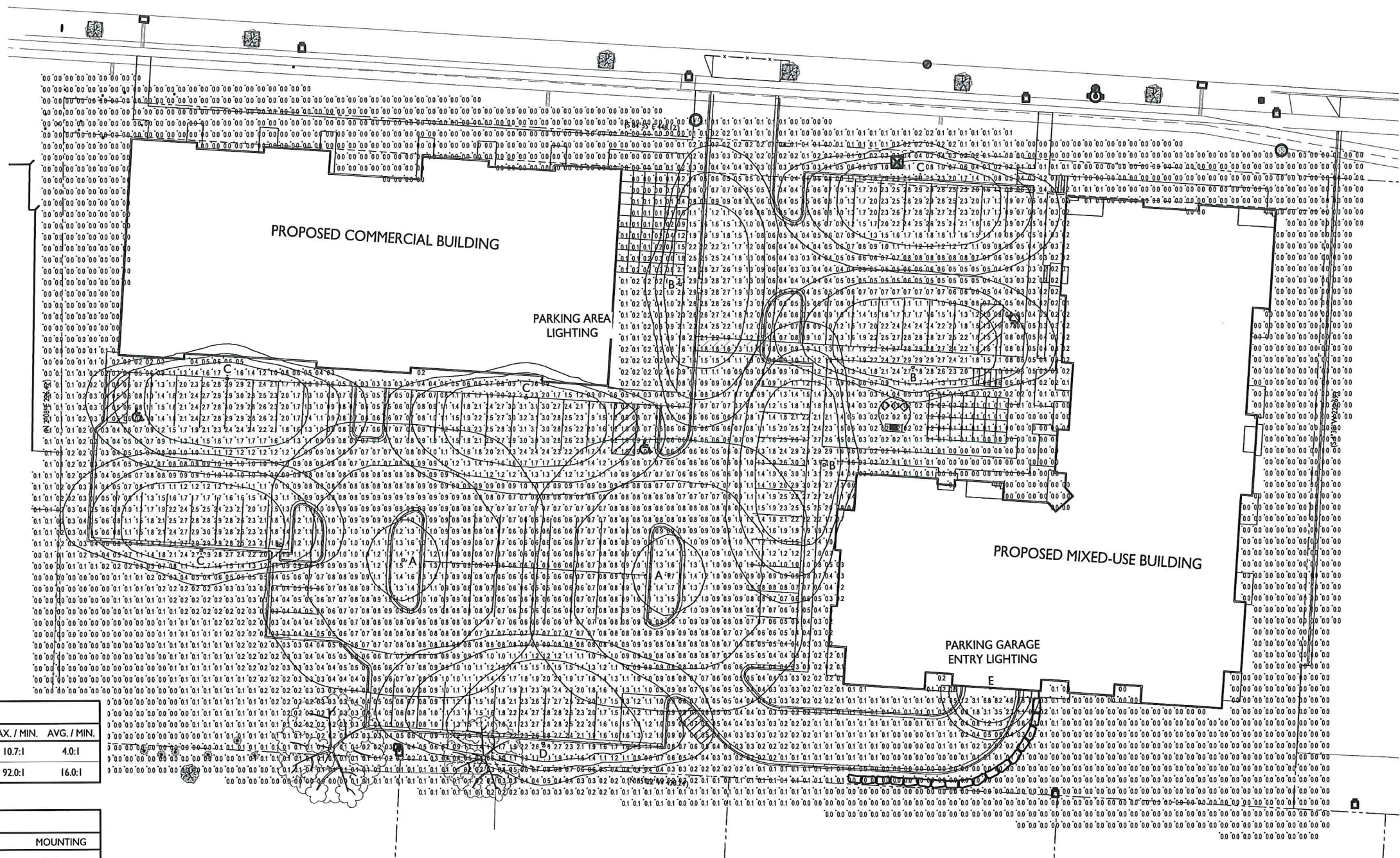
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C-1.1

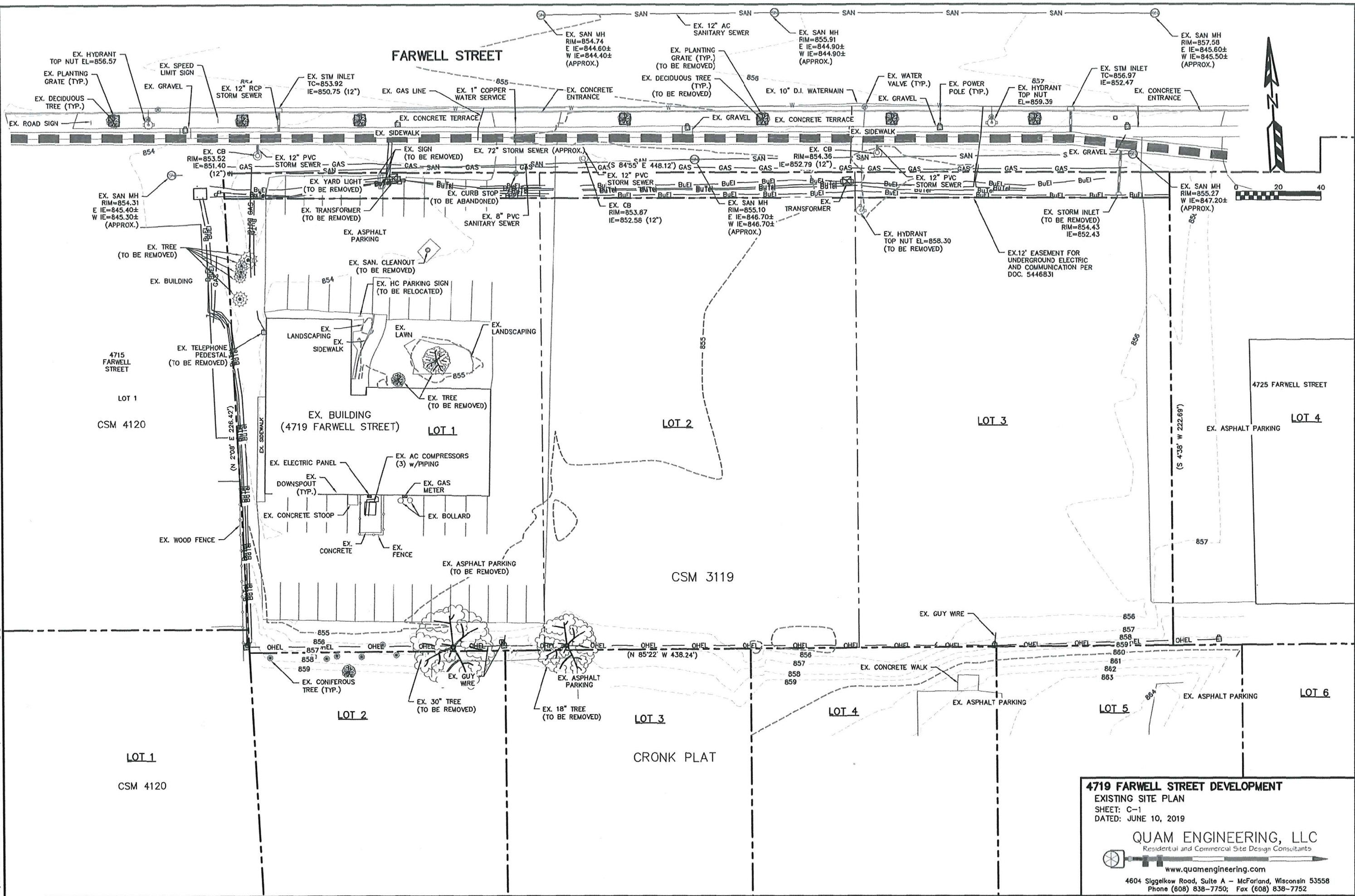


I SITE PLAN
C-1.1 1" = 20'-0"





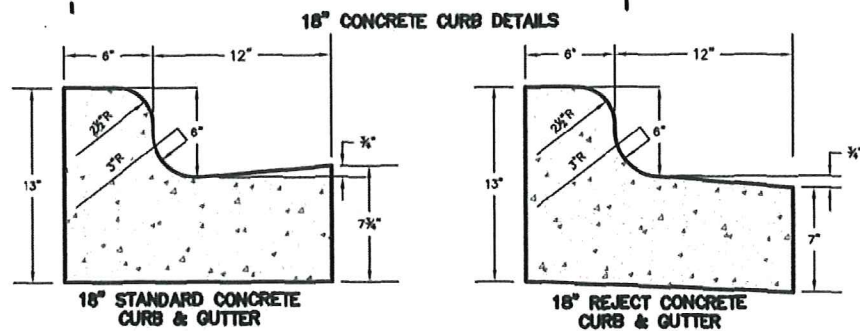
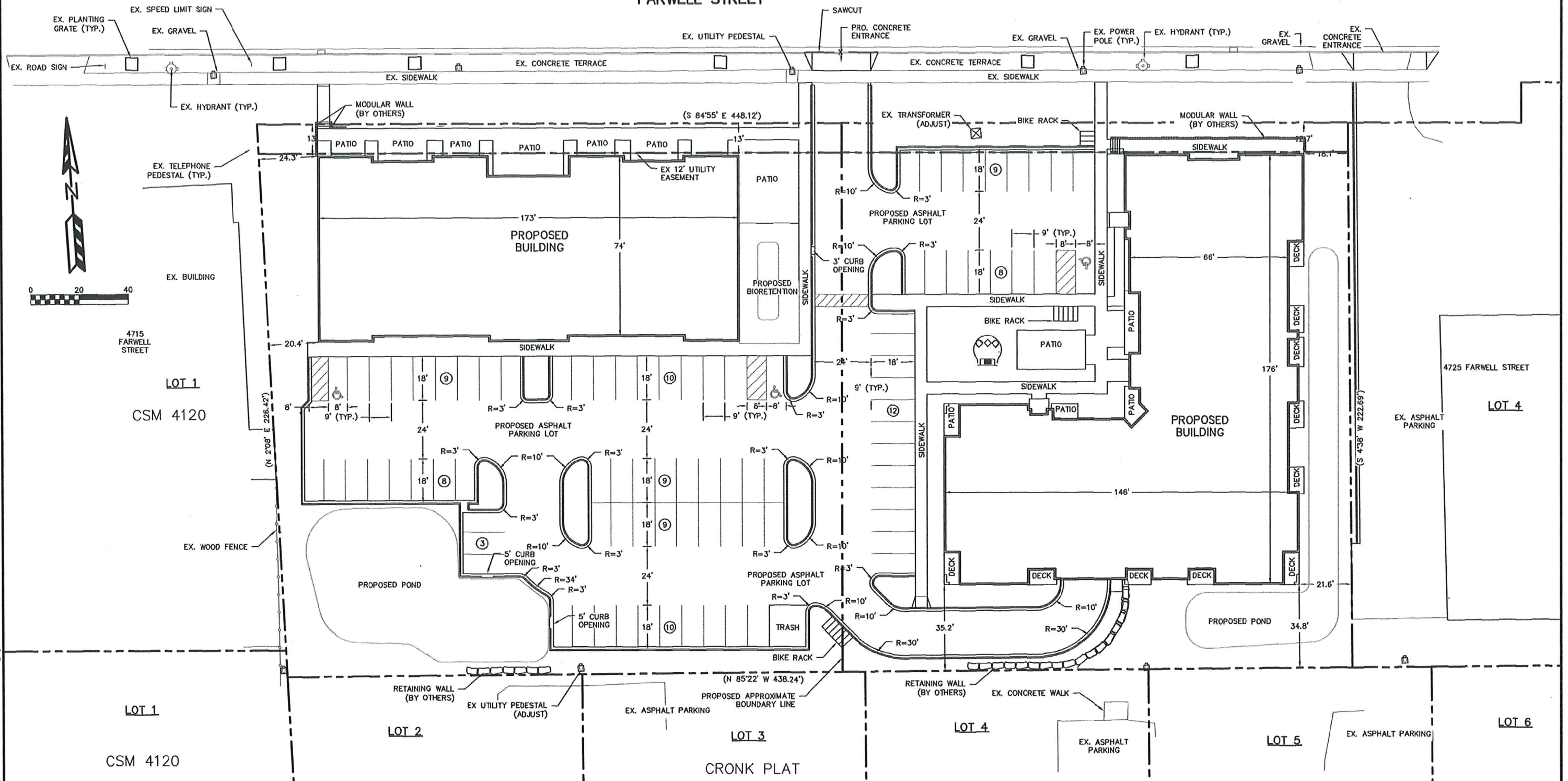
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4719 FARWELL STREET DEVELOPMENT
EXISTING SITE PLAN
SHEET: C-1
DATED: JUNE 10, 2019

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Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

FARWELL STREET



4719 FARWELL STREET DEVELOPMENT

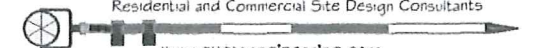
PROPOSED SITE PLAN

SHEET: C-2

DATED: JUNE 25, 2019

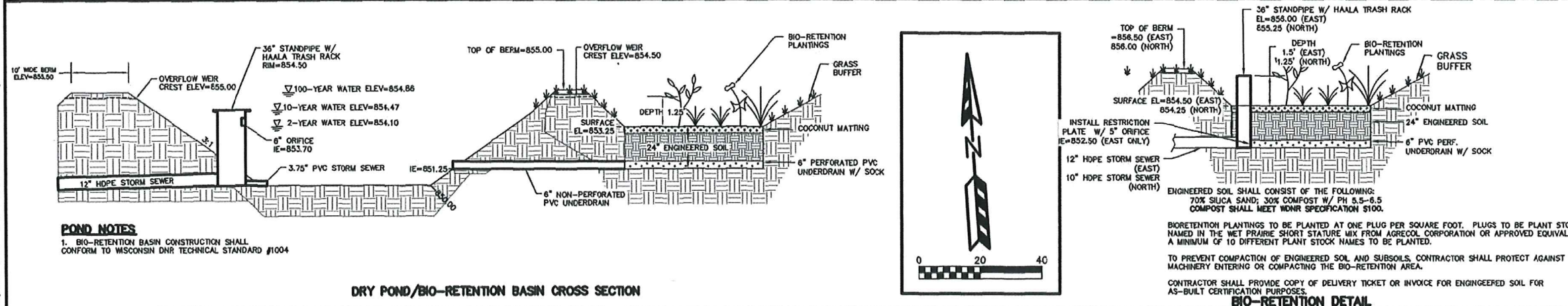
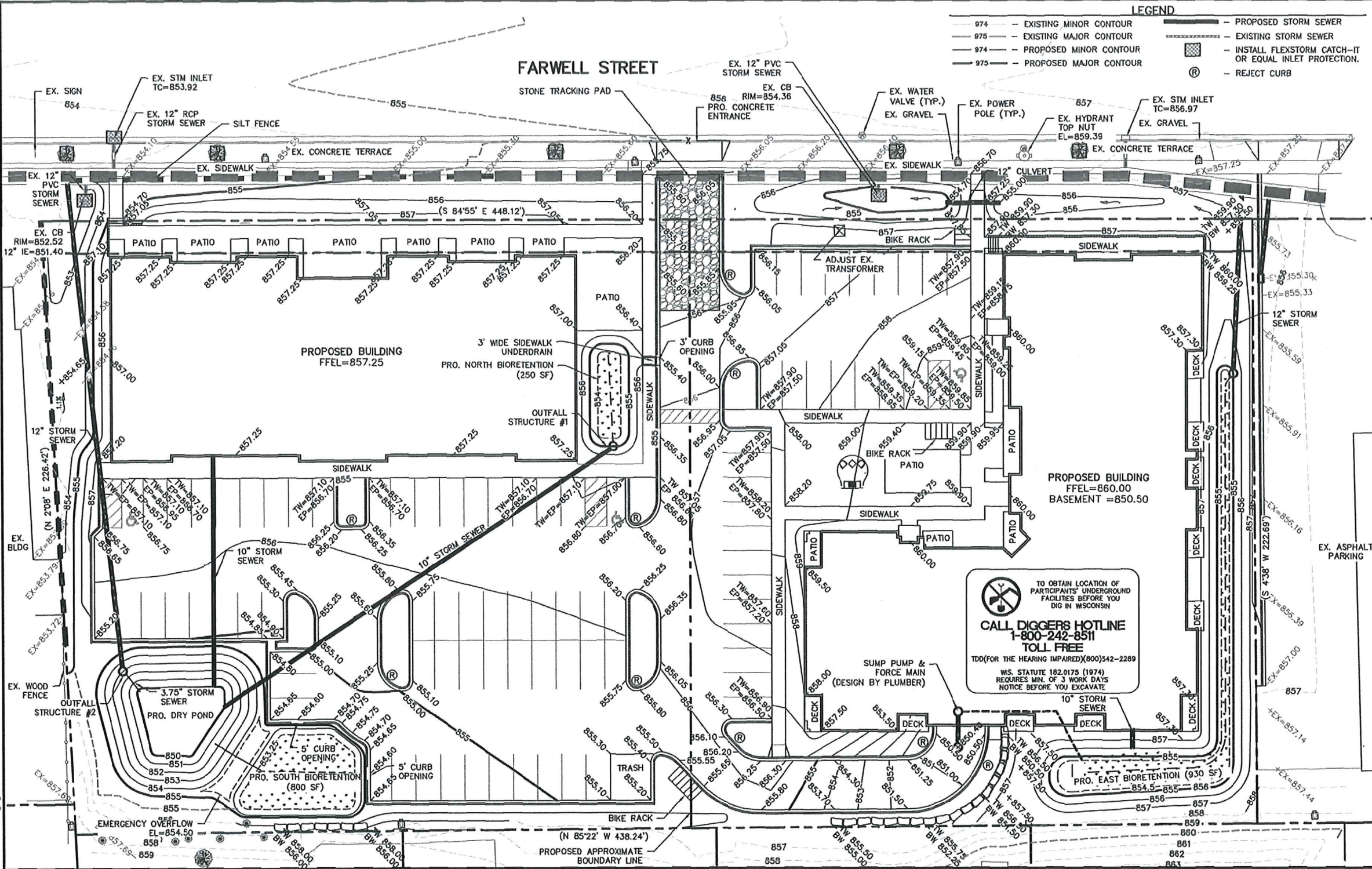
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www.quamengineering.com

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Phone (608) 838-7750; Fax (608) 838-7752



EROSION NOTES:
THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:
JULY 15, 2019 - AUGUST 1, 2019
AUGUST 1, 2019 - JUNE 1, 2020

RESTORATION NOTES:
ALL PREVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PREVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. WET DETENTION NATIVE SEED MIXTURES SHALL BE USED FOR THE BOTTOM OF THE DETENTION POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
LAKESTONE PROPERTIES & MANAGEMENT, LLC
ATTN: BRIAN SPAHOS
5910 MAIN STREET, SUITE 1
MCFARLAND, WI 53558

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

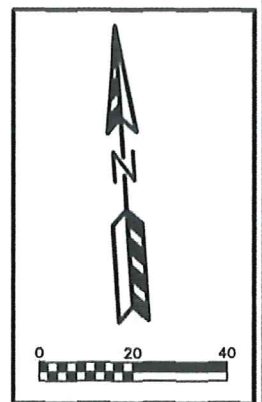
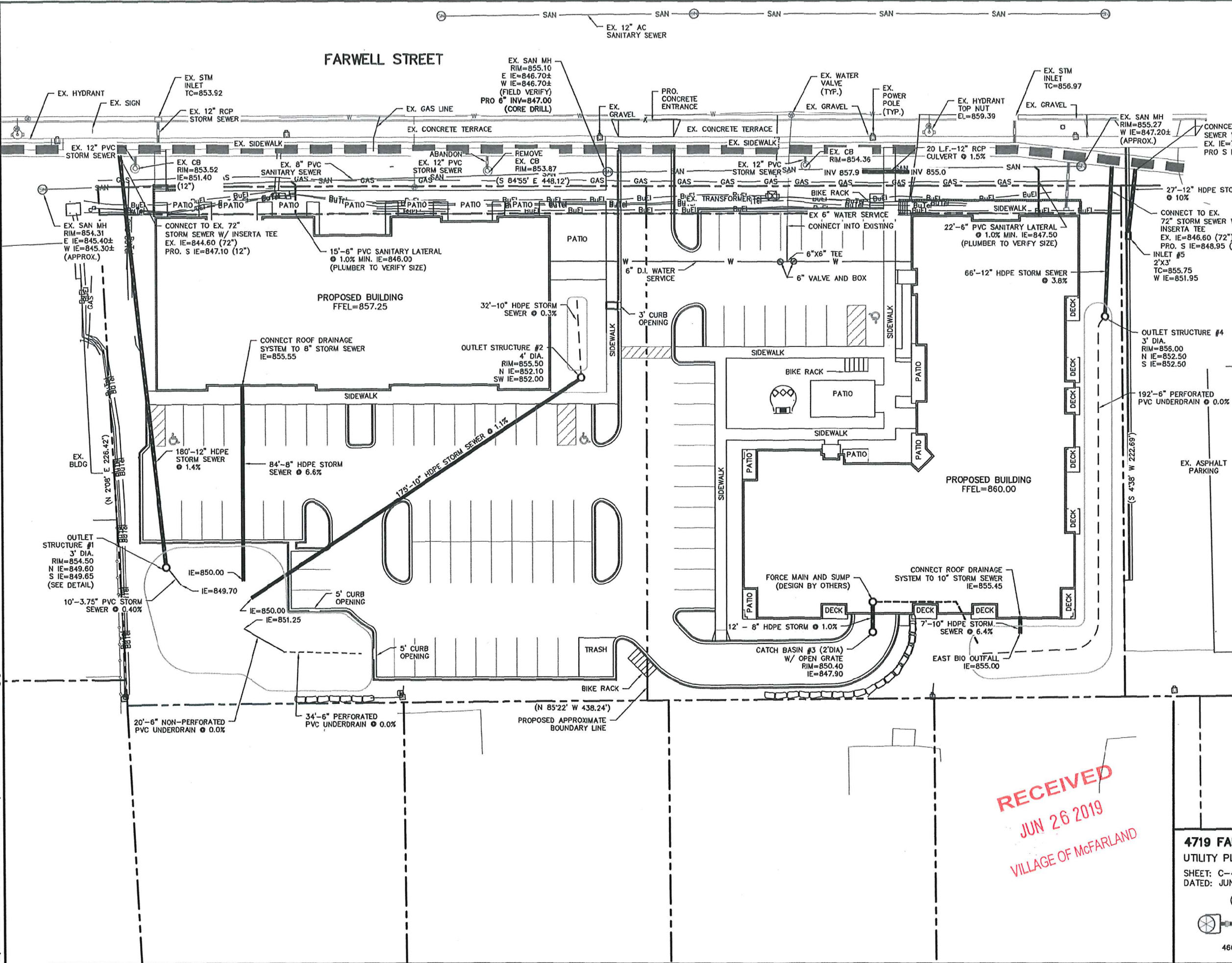
STONE CONSTRUCTION ENTRANCE
1' MIN. 3'-4" CLEAR STONE

SILT SOCK DETAIL
CROSSING ROD STAKES (10' SPACING)
NOMINAL 2" X 2" X 30" MIN
FILTEREXX SILT SOCKS (OR EQUAL)
(12" DIA)
SHEET FLOW

SILT FENCE CONSTRUCTION (SHEET FLOW)
4' X 2" X 2" (MIN.) WOOD POST
2' MINIMUM
FILTER FABRIC
SHEET FLOW
EXTEND FABRIC TO 4" BELOW SURFACE

4719 FARWELL STREET DEVELOPMENT
GRADING AND EROSION CONTROL PLAN
SHEET: C-3
DATED: JUNE 25, 2019

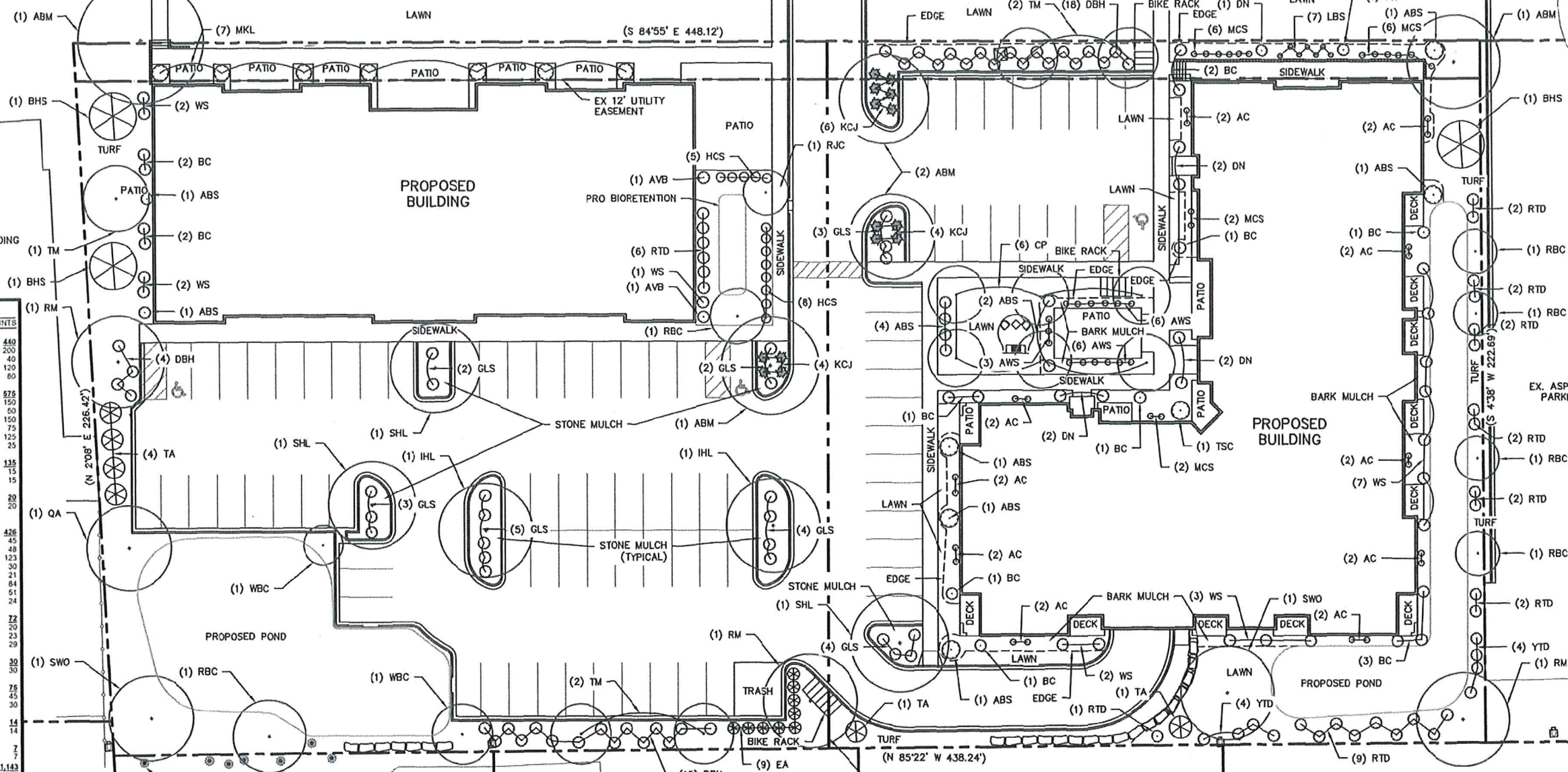
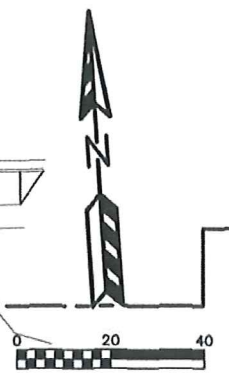
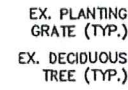
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TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD (FOR THE HEARING IMPAIRED) (800) 542-2289
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

4719 FARWELL STREET DEVELOPMENT
UTILITY PLAN
SHEET: C-4
DATED: JUNE 25, 2019
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Residential and Commercial Site Design Consultants
www.quamengineering.com
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Phone (608) 838-7750; Fax (608) 838-7752



PLANT LIST					
KEY	QUAN	SIZE	COMMON NAME	ROOT	POINTS
11					
			Large Deciduous Trees (40 Points)		440
ABM	5	2'	Autumn Blaze Maple	B8	200
QA	1	2'	Quaking Aspen	B8	200
RM	3	2'	Red Maple	B8	120
SWO	2	2'	Swamp White Oak	B8	200
23					
			Medium Deciduous Trees (25 Points)		575
CP	6	1 1/2'	Gallery Pear	B8	150
HL	2	2'	Imperial Honey Locust	B8	150
RBC	6	2'	River Birch Choke	B8	150
SHL	3	2'	Shiny Honey Locust	B8	75
TM	5	2'	Tatarian Maple	B8	125
WBC	1	10'	White Birch Clump	B8	25
2					
			Small Deciduous Trees (15 Points)		135
RJC	1	1 1/2'	Red Jade Crab	B8	15
TSC	1	1 1/2'	Tina Sergeant Crab	B8	15
4					
			Tall deciduous shrubs (5 Points)		20
ABS	4	5'	Autumn Brilliance Serviceberry	B8	20
AVB	5	3'	Arrowood Viburnum	Pot	20
142					
			Medium deciduous shrubs (3 Points)		426
AWS	15	18"	AW Spiraea	Pot	45
BC	16	24"	Black Chokeberry	Pot	48
DBH	41	24"	Dwarf Bush Honeysuckle	Pot	123
DN	10	24"	Oslo Norway Spruce	Pot	30
MKL	7	36"	Miss Kim Lilac	Pot	21
RTD	28	24"	Red Twig Dogwood	Pot	84
WS	17	24"	White Snowberry	Pot	51
YTD	8	24"	Yellow Twig Dogwood	Pot	24
72					
			Low deciduous shrubs (1 Points)		72
AC	20	18"	Alpine Currant	Pot	20
GLS	23	18"	Grey Low Sumac	Pot	23
MCS	29	18"	Magic Carpet Spiraea	Pot	29
3					
			Large Evergreen Trees (30 Points)		30
BHS	1	5'	Black Hills Spruce	B8	30
15					
			Medium evergreen shrub (5 Points)		75
EA	9	4'	Emerald Arborvitae	B8	45
TA	6	5'	Techny Arborvitae	B8	30
14					
			Low evergreen shrub (1 Points)		14
KCJ	14	4'	Kalay Compact Juniper	Con	14
7					
			Perennials (1 Points)		7
LBS	7	1 G	Little Bluestem Grass	Con	7
Total Landscape Points:					1,144

NOTES

- 1) Designated lawn areas to be seeded (Madison Parks seed mix), fertilized, and mulched with straw mat.
- 2) Designated turf areas to be seeded (Ho-nuc seed mix), fertilized, and mulched with straw mat.
- 3) Driveway and parking lot with slopes steeper than 3:1 shall be mulched with erosion control fabric (installed per manufacturer's specifications).
- 4) Foundation planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".
- 5) Desired parking lot islands to be mulched with #2 washed stone mulch spread to a depth of 3" over weed barrier fabric.
- 6) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
- 7) Desired foundation planting beds to be separated from lawn areas with 5" black vinyl edging.
- 8) Owner will be responsible for landscape maintenance after completion.
- 9) Rain garden to receive 1" shredded hardwood bark mulch.
- 10) Rain garden plants (RGP) to be installed on a certified contractor.
- 11) Rain garden to be constructed per WDNOR specifications.

S ♦ P ♦ S

Paul Skidmore, Landscape Architect LLC

Paul Skidmore, ASLA
Landscape Architect

13Red Maple Trail (608) 826-0032
Madison, WI 53717 (608) 335-1529 (c)
paulskidmore@tds.net

4719 FARWELL STREET DEVELOPMENT

LANDSCAPE PLAN

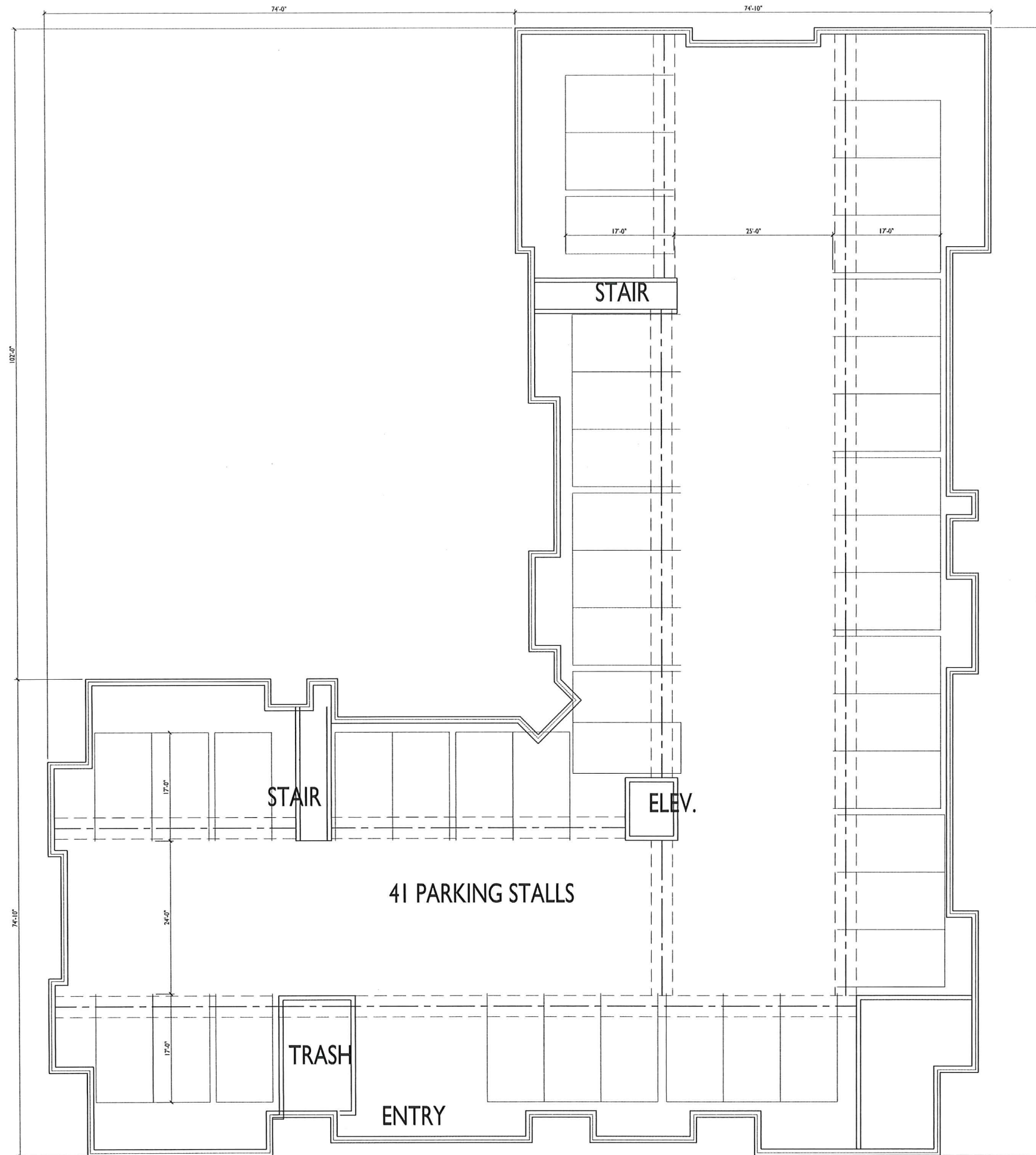
SHEET: C-5
DATED: JUNE 25, 2019

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558



ISSUED
Issued for Planned Dev. Infill: 6-11-2019

PROJECT TITLE
**FARWELL
MIXED-USE**

Farwell St.
McFarland, WI
SHEET TITLE
Basement Plan

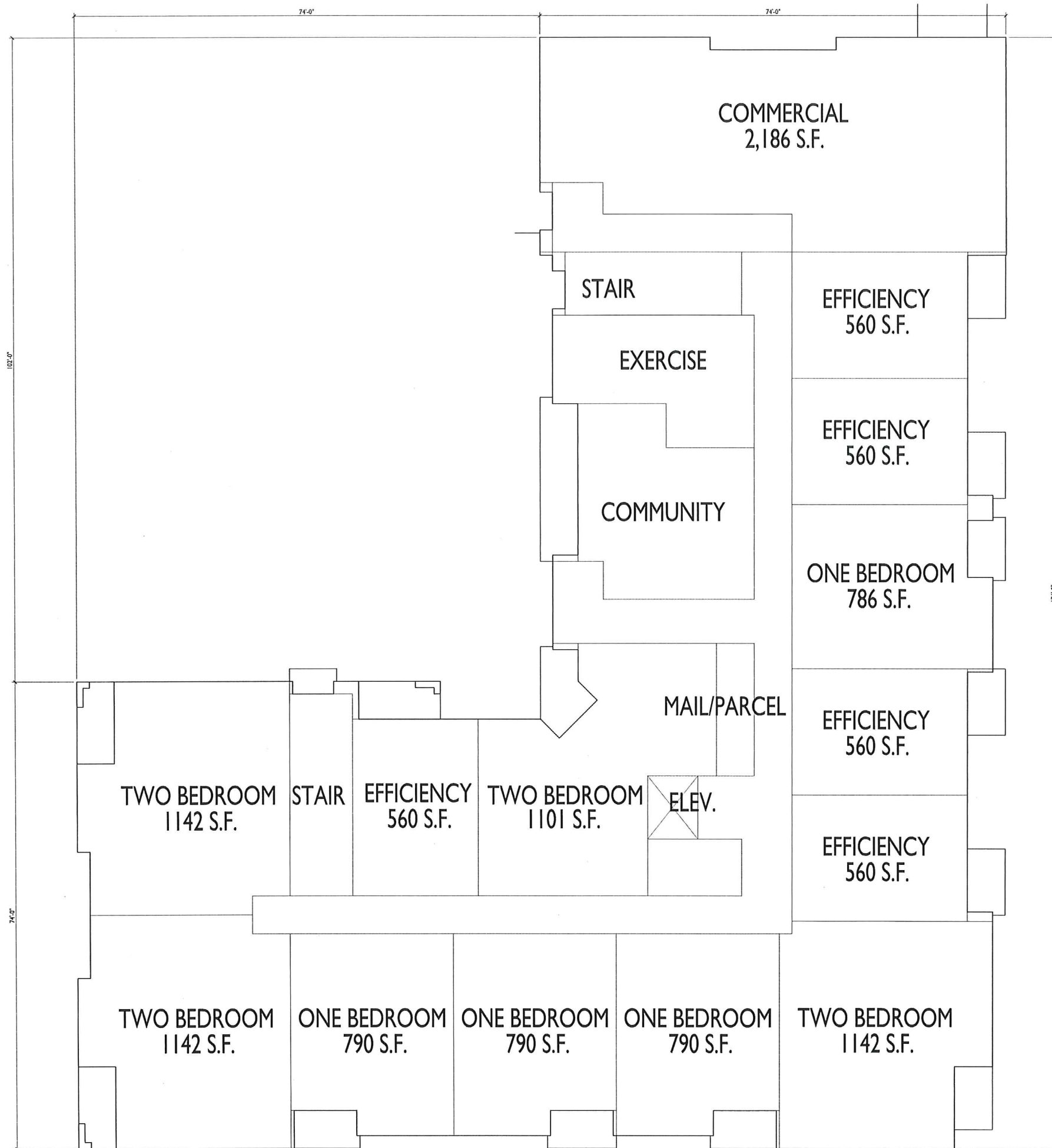
SHEET NUMBER



BASEMENT PLAN
A-1.0 1/8"=1'-0"

A-1.0

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PROJECT TITLE
FARWELL
MIXED-USE

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Farwell St.
McFarland, WI
SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1

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ISSUED
Issued for Planned Dev. Infill: 6-11-2019

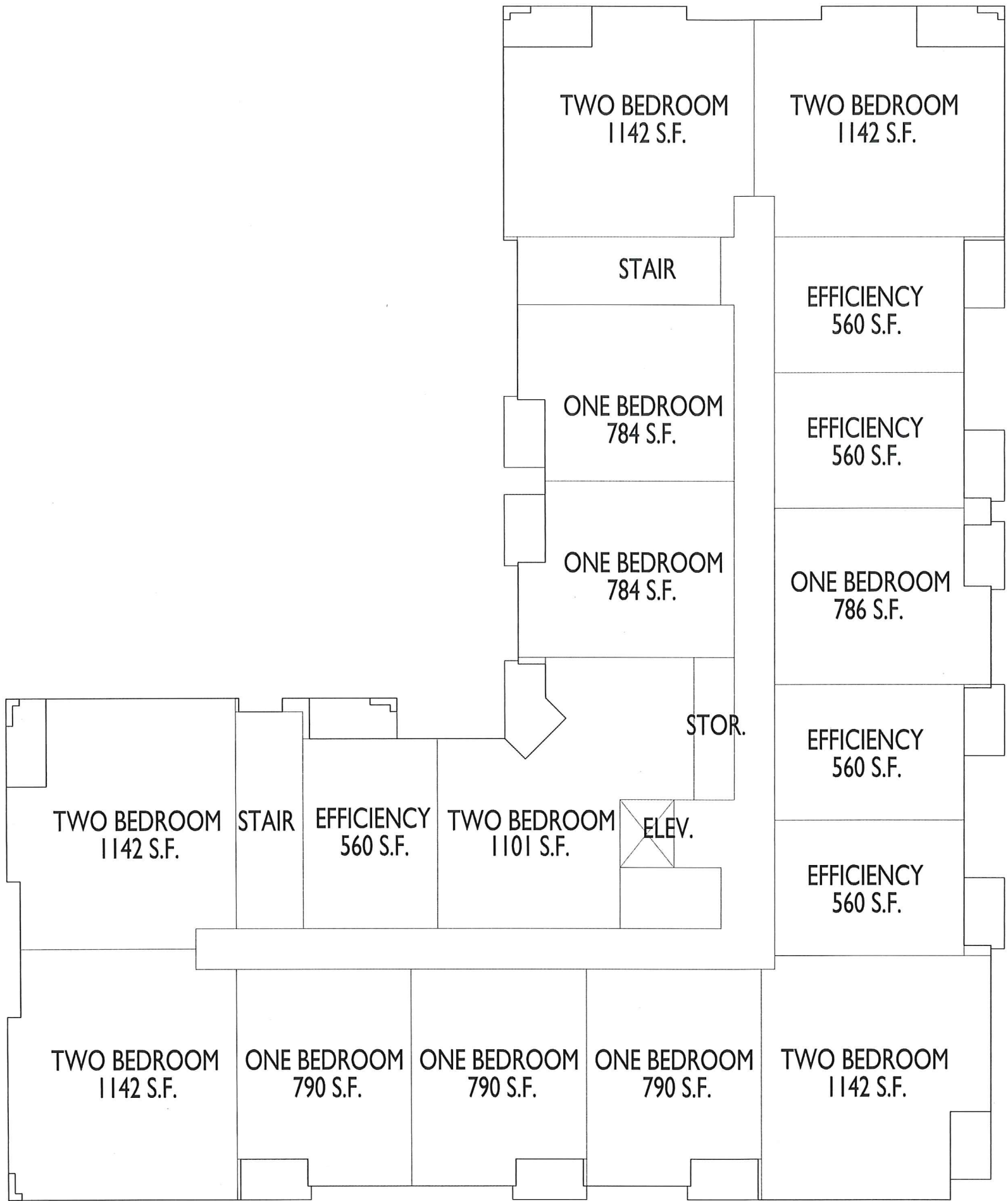
PROJECT TITLE
FARWELL
MIXED-USE

Farwell St.
McFarland, WI
SHEET TITLE
Second & Third
Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO. 1813
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SECOND & THIRD FLOOR PLAN
A-1.2 1/8"=1'-0"



NORTH ELEVATION ALONG FARWELL STREET



WEST ELEVATION

ISSUED
 Issued for Planned Dev. Infill: 6-11-2019
 Issued for PD-1 supplement: 6-26-2019

PROJECT TITLE
**FARWELL
 MIXED-USE**

Farwell St.
 McFarland, WI
 SHEET TITLE
**Elevations
 Mixed-use**

SHEET NUMBER

A-2.1



1 EAST ELEVATION
A-2.2 1/8"=1'-0"



2 SOUTH ELEVATION
A-2.2 1/8"=1'-0"

ISSUED
Issued for Planned Dev. Infill: 6-11-2019
Issued for PD-1 supplement: 6-26-2019

PROJECT TITLE
FARWELL
MIXED-USE

Farwell St.
McFarland, WI
SHEET TITLE
Elevations
Mixed-use

SHEET NUMBER

A-2.2

PROJECT NO. 1813

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RECEIVED
JUN 26 2019
VILLAGE OF MCFARLAND

Farwell Street, McFarland, WI
Commercial View

A-2.3



(a) *General requirements.*

- (1) *Use regulations.* The uses allowable in this district are the uses approved as part of the general or detailed plan for particular sites that are placed in the Planned Development District.
- (2) *Density and dimensional regulations.* This Section sets no prescribed density or dimensional regulations in the Planned Development District.
- (3) *Off-street parking and loading.* There shall be no prescribed requirements for off-street parking and loading in the Planned Development District. However, in the review and approval of any general or detailed plan in a Planned Development District, due consideration shall be given to Subdivision IV of this Division of regulations and requirements for off-street parking and loading facilities for uses similar to those proposed in such plan.

(4) *Standards.* The following standards shall apply in the review of all general or detailed plans proposed for the Planned Development District:

- a. The uses proposed in the planned development shall be in general conformance with the Village Comprehensive Plan.
- b. The establishment, maintenance or operation of the uses proposed in the planned development shall not substantially impair or diminish the use, value and enjoyment of other properties within the neighborhood.
- c. Traffic circulation into and within the development shall be designed to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also provide for the safe and convenient movement of both vehicles and pedestrians.
- d. The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and natural bodies of waters, and other significant natural features and control of erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances.
- e. The planned development shall provide for convenient and harmonious groups of buildings, structures and uses; and buildings shall be spaced and sited to ensure adequate safety, light, ventilation and privacy.
- f. The following provisions shall apply:
 1. In a planned development for residential use, adequate open space and recreational areas shall be provided in appropriate locations, and all public and common open spaces shall be designed and located to provide safe and convenient access to residents.
 2. Planned Development District housing impacts on community resources in the same manner as other new developments, which are characterized by division of land into lots. In particular, the additional population density places demands upon Village parks and recreation areas. Accordingly, each dwelling unit newly established shall be required to dedicate land or provide fees in lieu of land, in accordance with the procedures set forth in Section 62-64.
- g. The planned development will not adversely affect the ability of public agencies to provide school or other municipal services.
- h. The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based on a determination of the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village.
- i. The proponents of a Planned Development District application shall provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties.
- j. The proponents of a Planned Development District shall submit a reasonable schedule for the implementation

of the development to the satisfaction of the Village Board, including suitable provisions for assurance that each phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point.

- (5) *Minimum area.* A Planned Development District shall not be less than three acres of contiguous land under the same ownership. This Subsection shall not be interpreted to prohibit the post-development sale of all or part of an approved PD subject to the provision of this Section and all applicable statutes and Subdivision regulations.
- (6) *Subdivision review.* The applicable Subdivision review under Chapter 56 shall be carried out as an integral part of the review of a Planned Development District. The plan required must be submitted in a form that substantially satisfies requirements of the Subdivision regulations for the Preliminary and Final Plat approvals. Subdivision application may be submitted for the whole, a part, or parts of the overall planned development as indicated by phases in the detailed plan for staged development.
- (b) *Procedure for establishment of Planned Development Districts.* The provisions set forth in Division 4 of this Article shall apply for the establishment of any Planned Development District, provided the amendatory ordinance shall be considered only in conjunction with a general or detailed plan.
- (c) *Preapplication procedures.* Applicants are encouraged to seek preapplication, conceptual review of proposed plans by the Plan Commission. The Plan Commission is under no obligation to give a response to such submittals at the same meeting as they are presented. The Plan Commission is entitled to seek outside assistance and sources of critique. No responses by the Plan Commission or by individual Plan Commissioners shall bind the Plan Commission or the Village unless the response is on behalf of the Plan Commission, is in writing and is expressed as a binding response.
- (d) *Approval of general or detailed plan and adoption of zoning ordinance amendment.* In the event that the Village Board approves a general (or detailed) plan and adopts a zoning amendment creating a Planned Development District in connection with such general (or detailed) plan, the requirements of the plan shall constitute the zoning regulations for the district and the zoning district maps shall be amended to show all lands included in such general (or detailed) plan as within the Planned Development District. In the approval of any general (or detailed) plan, the Village Board may stipulate any conditions or restrictions in the establishment, maintenance and operation of any uses proposed in such plan and may also require any guarantees, including the filing of a contract together with a surety, satisfactory in form to the Village Attorney and satisfactory in amount to the Village Engineer, with the Village to ensure that improvements will be installed and completed as proposed in the plan.
- (e) *Recording of approved general or detailed plans and zoning ordinance amendments.* Whenever the Village Board designates land as being within a Planned Development District, the Village Attorney shall record in the Office of the Register of Deeds of Dane County a facsimile copy of the approved general (or detailed) plan, together with a certified copy of the related zoning ordinance amendment and any other action taken thereon by the Village Board. The cost for preparing a facsimile copy of the general (or detailed) plan in recordable form and the recording fee shall be paid by the owners of the lands included in the general (or detailed) plan.
- (f) *Changes or modifications to general or detailed plans and zoning ordinance amendments.* Any approved general or detailed plan, together with the related zoning ordinance amendment, may be amended in whole or in part pursuant to the same procedure and subject to the same limitations by which general or detailed plans were approved and the zoning ordinance amended. However, minor modifications may be made by any general or detailed plan upon approval of the Village Plan Commission provided that such modifications shall be in general conformity with the approved general or detailed plan and shall not substantially change the concept of such approved plan. All approved minor modifications shall become a part of the approved general or detailed plan and shall be recorded as provided in Subsection (e) of this Section. The Plan Commission shall decide whether a proposed amendment is minor or major, with appeals made to the Village Board.
- (g) *Construction of building and establishment of uses.* No zoning or building permit shall be issued until the detailed plan and the related zoning ordinance amendment have been recorded as required above. Within one year of the date of recording of any detailed plan and the zoning ordinance, construction thereon must begin; and construction must be substantially completed throughout the project within three years of such date of recording, unless extensions are

granted by the Village Board. If initial construction has not begun within one year of the date of recording or within the prescribed time period granted as an extension by the Village Board, the approval of the detailed plan and the related zoning ordinance amendment shall become null and void, and the zoning shall revert to the classification that applied prior to the approval of the PDD zoning. No occupancy of dwelling units shall occur until all public works that have been scheduled to be completed before occupancy are completed to the satisfaction of the Village.

(h) *Procedure for establishment of the Planned Development District—General plan for staged development.*

- (1) *Submittal of general plan.* The general plan shall contain any information and representations deemed necessary by the Plan Commission and shall consist of a statement entitled "Planned Development District—General Plan, Statement of Owner's Intent and Description of Development," which shall include, without limitation, the following:
 - a. A legal description describing all of the tract of land included in the proposed development.
 - b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
 - c. A statement describing the proposed development, including the character, method and operation of the development and a development schedule or timetable for construction.
 - d. A statement as to the following data or graphic information referenced to a map or plan of the proposed development:
 1. The location and size of the site including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets, including all public utilities and public easements.
 2. The use and approximate location and bulk of buildings and structures, including number of stories and dimensions of buildings.
 3. The approximate location of vehicular and pedestrian facilities, such as streets, sidewalks and off-street parking areas, including approximate number of parking spaces.
 4. The approximate location of areas for public or common open spaces and for other public or semipublic uses.
 5. A tabulation of land areas for the different types of uses in relation to the total area.
 6. A tabulation of the gross floor areas of buildings by types of uses.
 7. A tabulation of the number of types of dwelling units.
- (2) *Review of general plan.* The Plan Commission shall review the general plan and determine whether it complies with the standards set forth in Subsection (h)(1) of this Section. Following the review of the general plan, the Plan Commission shall forward the petition to the Village Board, together with a recommendation that the general plan be either approved as submitted, or approved with modifications or disapproved.
- (3) *Approval of general plan.*
 - a. In the event that the Village Board approves the general plan and adopts the related zoning ordinance amendment, the zoning district maps shall be amended to include all of the lands within the general plan as within the Planned Development District (general plan approved). However, no building construction shall be permitted in any portion of the approved general plan until a detailed plan prepared in accordance with the requirements hereunder has been approved by the Village as provided below.
 - b. In the event the Village Board fails to approve the general plan and ordinance, the Village Board shall communicate its objections back to the Plan Commission for reconsideration and further discussions.

(i) *Procedure for establishment of the Planned Development District—Detailed plan for staged development.*

- (1) *Submittal of plan.* Within one year after the recording of the general plan and the copy of the related zoning ordinance amendment, a detailed plan for at least one stage of the general plan shall be filed with the Village Clerk-Treasurer, unless an extension is granted by such Village Board. The detailed plan shall contain any information and

representation deemed necessary by the Plan Commission and shall consist of a statement entitled, "Planned Development District—Detailed Plan, Statement of Owner's Intent and Description of Development," which shall include without limitations, the following:

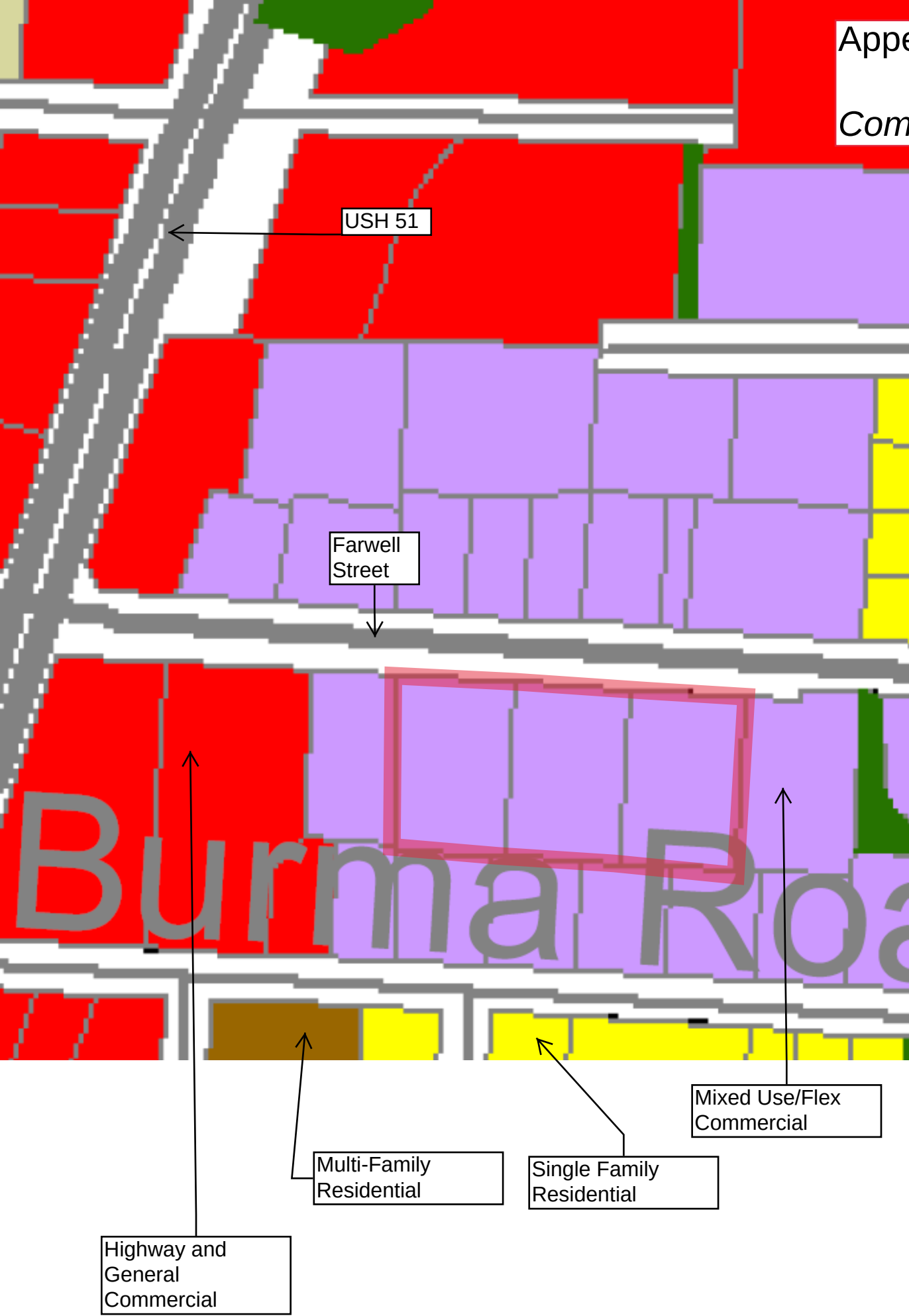
- a. A legal description describing all of the tract of land included in the proposed development, referenced to a locational map indicating the relationship of the tract to the total general plan.
- b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
- c. A statement describing the proposed development, including the character, method and operation of the development, and a development schedule or timetable for construction. Where the formation of organizations such as a homeowners' association is proposed, such statement shall include any agreements, bylaws or covenants which govern the organizational structure, use, maintenance and protection of the development and any of its common services, common open spaces or other common facilities.
- d. A statement as to the following data or graphic information referenced to a map of the proposed development:
 1. The location and size of the site, including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets.
 2. The use and location of all buildings or structures, including the architectural character and design of each building, the number of stories and dimensions of each building, and the dimensioned yards between buildings or structures and lot lines.
 3. The location of vehicular and pedestrian facilities, including dimensioned streets, walkways, access driveways, off-street parking spaces and loading berths, and refuse receptacle areas.
 4. The location and size of areas for public or common open spaces and for other public and semi-public uses.
 5. A grading plan, including any storm sewer system, a landscaping plan, and an erosion control plan.
 6. A sanitary sewer and water distribution system plan.
 7. A tabulation of land areas for the different uses in relation to the total tract area.
 8. A tabulation indicating the number of buildings and the use and the total gross floor area for each building.
 9. A tabulation indicating the number and types of dwelling units in each building.

(2) *Review of the detailed plan.*

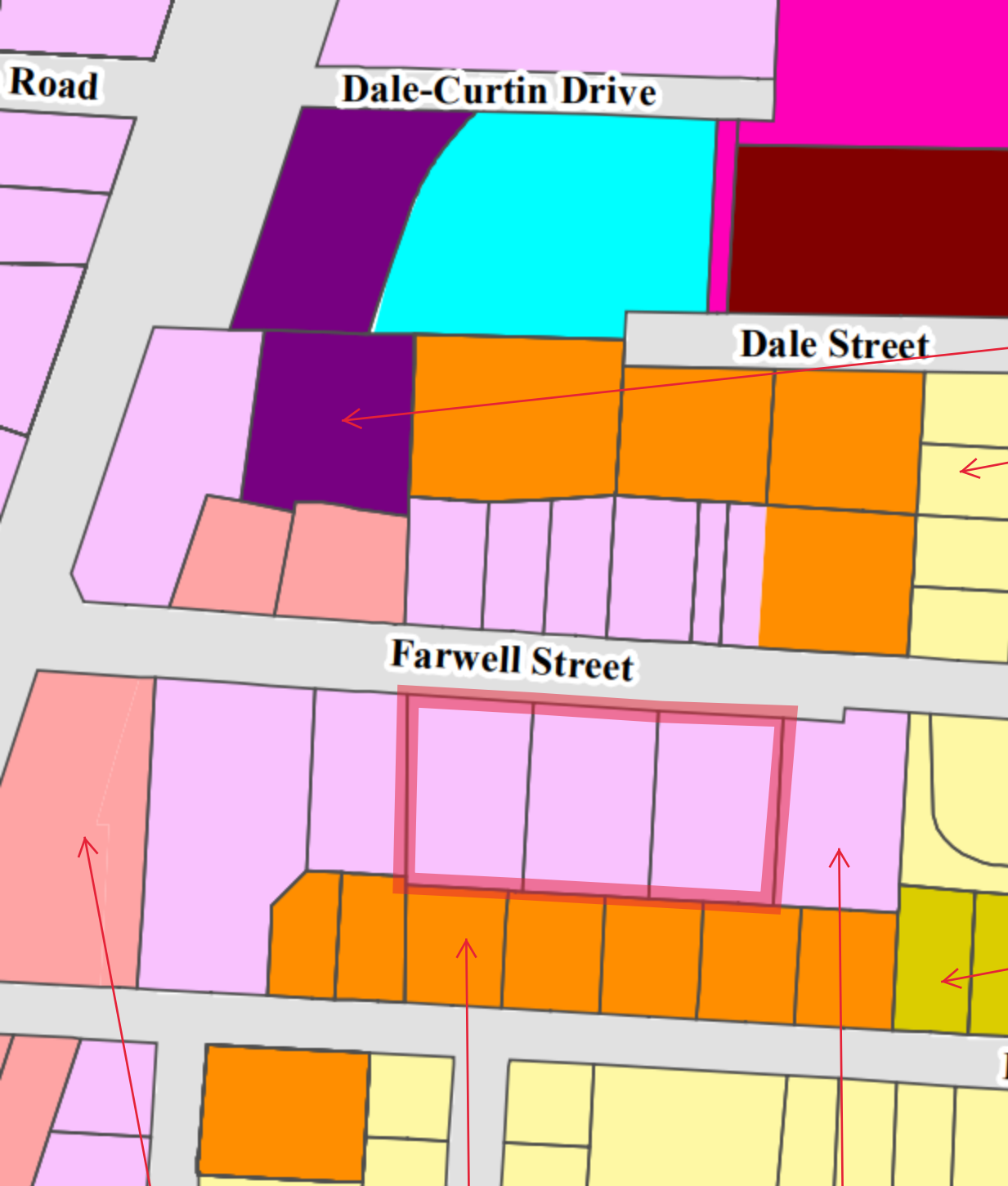
- a. The Plan Commission shall review the detailed plan as a conditional use review and shall determine whether the plan complies with the standards set forth in Subsection (h)(1) of this Section and is in general conformance with the approved general plan. Following Plan Commission approval of a detailed plan, the Village Attorney shall record in the Office of the Register of Deeds of Dane County a facsimile copy of the approved detailed plan and a certified copy of the Plan Commission action approving the same. The costs for copies and recording shall be paid by the owners of land within the plan areas.
- b. The action of the Plan Commission on the proposed detailed plan shall be appealable to the Village Board. The Village Board shall consult with the Plan Commission before making its appeal decision, but in no case shall a detailed plan be approved that is out of conformity with a general plan approved.

(3) *Approval of detailed plan.* Once the detailed plan is approved, the zoning district maps shall be amended to include all of the lands within the detailed plan as Planned Development District—detailed plan approved.

- (j) *Planned Development District—Single-stage procedure.* Upon request by applicants and subject to Village Board concurrence, the general and detailed stages of plan review and approval can be combined. Under this option, the plan is submitted in detailed form and is processed as is a general plan.



Appendix E
Zoning Map



C-L
Limited Commercial

R-1
Single Family Res.

R-2
Two Family Res.

C-H
Highway Commercial

R-3
General Residence

C-G
General Commercial

- (a) *Intent.* The PD-I District is referred to as an "infill" zoning regulation because it is intended to be used in situations where new development or redevelopment is proposed within an already developed area or neighborhood. Mixed use may be allowed to the extent that no land use conflicts will result. It is a basic public expectation that landowners requesting the use of the PD-I District will develop design, building architecture, landscape design and construction materials. The extent of variation or exception that will be recommended by the Village Plan Commission with final approval by the Village Board in accordance with the standards specified in Subsection (d)(1) of this Section will be dependent on how well the above stated expectations are expressed in the proposed development plan.
- (b) *Application procedures.* The procedures and requirements for applying for a PD-I zoning change are the same as those for the basic PD rezoning request. The procedures call for a two-step submittal with approval of a General Implementation Plan (GIP) and the subsequent submittal of a Detailed Implementation Plan (DIP). The application procedure is stated in Section 62-67.
- (c) *PD-I zoning lot.* The minimum zoning lot, for purpose of a PD-I submittal, shall include all abutting or adjacent parcels owned or otherwise controlled by the applicant for the PD-I zoning. The zoning lot may include more than one parcel and more than one owner. For purposes of applying the criteria and standards for PD-I zoning, the total area of the zoning lot shall be considered as one parcel regardless of the number of parcel Subdivisions that may exist.
- (d) *Standards and criteria for approval of a PD-I.* In addition to the general requirements for approval listed in Section 62-67, the following standards and criteria shall be used by the Village Plan Commission and Village Board when acting on a rezoning application in PD-I:
 - (1) Maximum impervious surface ratio:
 - a. Five-tenths residential.
 - b. Seven-tenths nonresidential and mixed use.
 - (2) Maximum floor area ratio: 0.70.
 - (3) Minimum required usable open space per dwelling unit: 100 SF/DU.
- (e) *Additional standards.*
 - (1) Screening and requirements for buffer yards shall be included as part of plan reviews. Such screening shall shield neighboring properties from any adverse external effects of the proposed developments. Screening and buffer yards shall also be used to shield the proposed development from the negative impacts of adjacent uses, such as streets, industrial uses, etc. Special emphasis shall be placed on screening the intrusion of automobile headlights on neighboring properties from parking areas and driveways.
 - (2) Pedestrian circulation should be carefully planned so as to prevent pedestrian use of vehicular ways and parking spaces. In all cases, pedestrian access shall be provided to public walkways.
 - (3) The usable open space required for residential development projects and mixed use residential projects shall be designed for use of each individual dwelling unit or shall be located and designed to be of utility to every dwelling unit proposed. This required usable open space shall be designed to maximum privacy and usability to the residence.
 - (4) Special emphasis shall be placed on trash collection points. Trash containers shall be screened and so designed so as to be conveniently accessible to their users and collectors.
 - (5) Within the PD-I District, mixed land uses may be proposed. However, they must be found to be

compatible based on the site and building design proposed. Compatibility will also be judged on the basis of how well the proposed project fits within the context of the neighborhood and abutting properties. The basic intent of this Chapter and Village Comprehensive Plan must be adhered to.

(6) Snow removal areas and procedures must be described in the plans.

(7) All site lighting shall be controlled so as not to extend a direct light source onto abutting properties. Cutoff type luminaries shall be used and all lighting sheds shall be indicated in the plans.

(8) The physical attributes of the site shall be respected with particular concern for preservation of natural features, tree growth and open space.

(f) *Exceptions to standards.* Exceptions to these standards may be recommended by the Village Plan Commission, subject to final approval given by the Village Board.

(Code 1998, § 13-1-45; Ord. No. 2003-03, § 1(13-1-45), 3-24-2003)

granted by the Village Board. If initial construction has not begun within one year of the date of recording or within the prescribed time period granted as an extension by the Village Board, the approval of the detailed plan and the related zoning ordinance amendment shall become null and void, and the zoning shall revert to the classification that applied prior to the approval of the PDD zoning. No occupancy of dwelling units shall occur until all public works that have been scheduled to be completed before occupancy are completed to the satisfaction of the Village.

(h) ***Procedure for establishment of the Planned Development District—General plan for staged development.***

- (1) ***Submittal of general plan.*** The general plan shall contain any information and representations deemed necessary by the Plan Commission and shall consist of a statement entitled "Planned Development District—General Plan, Statement of Owner's Intent and Description of Development," which shall include, without limitation, the following:
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 - b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
 - c. A statement describing the proposed development, including the character, method and operation of the development and a development schedule or timetable for construction.
 - d. A statement as to the following data or graphic information referenced to a map or plan of the proposed development:
 1. The location and size of the site including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets, including all public utilities and public easements.
 2. The use and approximate location and bulk of buildings and structures, including number of stories and dimensions of buildings.
 3. The approximate location of vehicular and pedestrian facilities, such as streets, sidewalks and off-street parking areas, including approximate number of parking spaces.
 4. The approximate location of areas for public or common open spaces and for other public or semipublic uses.
 5. A tabulation of land areas for the different types of uses in relation to the total area.
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 - (3) ***Approval of general plan.***
 - a. In the event that the Village Board approves the general plan and adopts the related zoning ordinance amendment, the zoning district maps shall be amended to include all of the lands within the general plan as within the Planned Development District (general plan approved). However, no building construction shall be permitted in any portion of the approved general plan until a detailed plan prepared in accordance with the requirements hereunder has been approved by the Village as provided below.
 - b. In the event the Village Board fails to approve the general plan and ordinance, the Village Board shall communicate its objections back to the Plan Commission for reconsideration and further discussions.
- (i) ***Procedure for establishment of the Planned Development District—Detailed plan for staged development.***
- (1) ***Submittal of plan.*** Within one year after the recording of the general plan and the copy of the related zoning ordinance amendment, a detailed plan for at least one stage of the general plan shall be filed with the Village Clerk-Treasurer, unless an extension is granted by such Village Board. The detailed plan shall contain any information and



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, July 15, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action regarding consideration of a Detailed Plan from Lakestone Properties for the property located at 4719 Farwell Street in order to develop a mixed use building (Phase 1).

PREVIOUS ACTION:

The CDA met on July 10, 2019 and recommended approval of the project.

ISSUE SUMMARY:

Lakestone Properties is seeking approval of a Detailed Plan for the redevelopment of 4719 Farwell Street to allow for a new mixed use and commercial redevelopment. The Village owns the land but Lakestone was selected earlier this year to proceed with this project. The rezoning and General Plan for the property were considered as part of the previous agenda item. The project as proposed appears compliant with our codes at least for what is required for a Detailed Plan submittal. The Plan Commission takes final action on Detailed Plans (similar to Conditional Use Permits) and further action is not needed by the Village Board.

FINANCIAL/BUDGET IMPACT:

This has already been evaluated by the CDA and Village Board through the Tax Increment Financing application. That analysis showed that project will add a significant amount of value to the site and further enhance the financial performance of TID #5.

VILLAGE PLAN REFERENCE:

Village of McFarland Comprehensive Plan adopted August 28, 2017

ORDINANCE REFERENCE:

Section 62-66 - Planned Development District-Infill - This was considered as part of the previous agenda item.

Section 62-67 - Planned Development District - This was considered as part of the previous agenda item.

Section 62-67(h) - General Plan Review Procedure - This was considered as part of the previous agenda item.

Section 62-67(i) - Detailed Plan Review Procedure - The final step then after rezoning and General Plan consideration is the Detailed Plan. The information is enclosed and the code review contained within the Staff Review memorandum. Remember, this is only for Phase 1 and a new Detailed Plan will be needed in the future for Phase 2.



BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

The Plan Commission should conduct its review of the project against the requirements of the code. This item should if considered for approval should be contingent upon Village Board approval of the Rezoning and General Plan.

ATTACHMENTS:

1. 072019-02 - Farwell Development (4719 Farwell St) Staff Review 07122019 DETAILED
2. Appendix A - Plan Submittal
3. Appendix B - Section 62-67(i)
4. Appendix C - TID 5 Guidelines

Memorandum

To: Plan Commission

From: Matthew G. Schuenke, Village Administrator *mgs*

Date: July 12, 2019

Re: **Farwell Mixed Use Development Project** – *Staff Review (Detailed Plan)*

Executive Summary

The Village presently owns the property located at 4719-4723 Farwell Street and is partnering with Lakestone Properties on its redevelopment within Tax Increment District (TID) #5. The desire is to improve this long vacant property with two structures to help add more residential density to the area as well as new opportunity for commercial growth. The first phase is for a three story 47 unit apartment building with commercial space fronting Farwell Street. The second phase will introduce a commercial only facility also fronting on Farwell Street. To allow for this Development the property requires a rezoning to Planned Development Infill that includes an ordinance authorizing the rezoning, approval of the general plan, and approval of the first phase of the detailed plan. This memorandum will summarize the review Detailed Plan for Phase 1 of the project.

Background

Lakestone Properties has completed similar projects in McFarland and elsewhere. They are the Developer of record for the Farwell Place Apartments and Paulson Place Duplexes while also completing projects in Oregon, Mt. Horeb, Stoughton, and Madison. The Village purchased the property in 2018 and completed an RFP process to select a development partner whom we felt had a vision that most closely matched our own for the future use of this space. They were chosen earlier this year through that process in order to develop the property in this fashion as its currently presented. Other than a few design features as the details of the site have come together, the project is very similar to how it was reviewed and accepted previously. Their plan is to construct Phase 1 of the project beginning in 2019 for occupancy in 2020 with Phase 2 to follow shortly thereafter. The value from the new construction will boost the increment for the district while also help the Village payback on its investment to acquire the property.

Detailed Plan

This is the third and final step within the review process for Planned Development – Infill District prior to building permits being issued. Within the previous agenda item we evaluated the rezoning of the property and also the General Plan for the entire site. Now through the Detailed Plan we hone in on what is proposed for implementation at the outset of the project. The first phase of this development is for a 47 unit mixed use apartment building with just over 2,000 square feet of commercial space fronting Farwell Street (Appendix A). Requirements for the Detailed Plan are contained within the Planned Development code and specifically listed under Section 62-67(i) (Appendix B) as follows:

- Legal Description – This is provided to specifically define the property in question. The current legal description is provided in the application but subject to change due to a pending request for a new Certified Survey Map. The new CSM will be presented to the Plan Commission in August.
- Applicants Interest – The Developer has been interested in the project since the Fall of 2018 when the Village issued an RFP to prospective parties regarding the redevelopment of this site. Through that process they were selected to proceed with their proposal and subsequently reaffirmed their interest by following through with the TIF Application and design review as is customary.
- Development Description – By now this is well documented within their narrative and the previous agenda item on the rezoning and General Plan review. They intend to construct a 47 unit mixed use residential/commercial facility within Phase 1 followed by a nearly 13,000 square foot commercial facility in Phase 2.
- Proposed Development Map – The mapping documents enclosed show all the necessary boundaries, structures, parking amenities, access points, sidewalks, open spaces and required land use tabulations. The code requirements here go further to evaluate the grading plan, landscaping, utilities, and architecture for the project. The enclosed plan documents presented are compliant with what the code requires in order to conduct our review.

TID #5 Design Guidelines

This District also employs certain design criteria (Appendix C) as follows:

- Building Orientation – The building orientations are compliant with these standards. They provide ample pedestrian access, parking is located in the rear, sidewalks are nearby, and the buildings are close to the front of the property.

- Building Design and Materials – The buildings are custom for this project and plan to utilize high quality materials as well as shown throughout multiple stories and facades of the project.
- Lighting – The lighting fixtures and photometrics are included within the packet. On building lighting is included in the project as well as within the parking lot to support the land uses. The lighting spread is agreeable and meets our standards at the lot line.
- Parking – The development plans to create about 128 stalls both above and below ground. The code would recommend approximately 133 for this type of project. The project as designed encourages shared parking between the two facilities and should be adequate.
- Signage – No signage has thus far been proposed and will need to be consistent with the Village's sign code and these standards.
- Gas Stations and Convenience Stores – Not presently applicable with this project.

Recommendation

The CDA reviewed this project at its meeting on July 10, 2019 and evaluated the project against the Design Guidelines for Tax Increment District #5 as well as the rezoning request to Planned Development. Following review and discussion, the CDA recommended approval to the Plan Commission as presented.

The Staff Review confirms that the project is compliant with what is required for approval of a Detailed Plan. By code, the Plan Commission holds this authority and Village Board approval is not required; however, approval for this item will be contingent upon the Village Board adopting the ordinance to rezone and General Plan for the property. This is subject to confirmation and action by the Plan Commission following its review.

Exhibits

Appendix A – Exhibit A of Ordinance 2019-13 (Project Submittal)

Appendix B – Section 62-67(i) (Detailed Plan Procedures)

Appendix C – Tax Increment District #5 Design Guidelines

Planned Development District – Infill

Statement of Owners Intent

General Plan for Staged Development

Detailed Plan for Phase 1 Development

6-11-2019

RECEIVED
JUN 26 2019
VILLAGE OF McFARLAND

Project:

4719 Farwell Street Development

Developer:

Lakestone Properties, LLC

Attn: Brian Spanos & Brett Riemen

EXHIBIT
A

Statement of Owners Intent

It is the intent of the developer to develop the property currently addressed as 4719 – 4723 Farwell Street as a mixed use development in general conformance with the issued RFP and the District #5 TIF. The purpose of this submittal is to seek the following approvals:

1. General Plan for Staged Development for entire property
2. Detailed Plan for Phase 1 Development

Legal Description

Legal description is as follow:

Lots One (1), Two (2) and Three (3), Certified Survey Map No. 3119, recorded in the office of the Register of Deeds for Dane County, Wisconsin, in Volume 12 of Certified Survey Maps, page 153 as Document No. 1612253, in the Village of McFarland, Dane County, Wisconsin.

Existing Site

The Existing Site Plan is included as sheet C-1. Site features are as follows:

1. 2.283 total acres
2. Currently zoned C-G General Commercial.
3. There is an existing office building on the west end of the site which will be removed
4. The site is relatively flat with a downward sloping grade of approximately 4 feet from the southeast corner of the site to the northwest corner.
5. Commercial development abuts the eastern and western edges of the site, with commercial development across Farwell Street. There are existing multifamily buildings along the southern edge. (see attached Aerial Site Plan.)

Description of General Plan for Staged Development

The General Plan proposes two buildings, a pavilion structure, associated drive aisles, parking, and stormwater management ponds as shown on sheet C-2. The building and site layout are described as follows:

1. Phase 1 Buildings/Structures
 - a. 47 unit, three story, mixed use building which will be described in the Detailed Plan for Phase 1.

- b. Gathering space and grill area, which will be described in the Detailed Plan
- 2. Phase 2 commercial Building
 - a. Future one story commercial building with approximately 12,800 S.F. of leasable space.
 - b. Approximately 70 parking stalls
- 3. Site layout
 - a. Buildings have been placed up near Farwell Street to make a strong connection to the street to promote visibility and to activate the street with the commercial spaces.
 - b. A patio space has been placed between the buildings. This pace will contain seating and a grilling area and promote gathering.
 - c. Approximately 87 surface stalls with future cross parking potential between Phase 1 and Phase 2. These supplements the 41 underground stalls in Phase 1.
 - d. Multiple ponds are located to meet the runoff control, sediment control, and infiltration requirements for all proposed impervious surfaces.
 - e. Total of approximately 15,000 S.F. of commercial space in both Phases
 - f. 48,544 S.F. of apartment space
 - g. 47 apartment units
 - h. 20.58 dwelling units per acre
 - i. 64% floor area ratio
 - j. Impervious surface ratio: .68 mixed use
 - k. Open space: > 100 S.F. per dwelling unit
- 4. Schedule
 - a. Phase 1 47 unit mixed use apartment building construction to start Fall of 2019 with occupancy late summer 2020
 - b. Phase 2 construction to start Spring of 2021 with occupancy Fall of 2021 (subject to market conditions)

Description of Detailed Plan for Phase 1 Development

A three story 47 unit mixed use apartment building and a patio gathering space are proposed as the first phase of the development and the details are as follow:

1. The Site Plan is included as sheet C-1.1 and C-2 with features as follows:

- a. 16,924 S.F. building footprint
 - b. 2,200 S.F. commercial space
 - c. 47 apartments
 - d. 41 underground parking stalls
 - e. 29 surface stalls
2. The grading plans are included on sheet C-3 with features as follows:
 - a. Apartment building underground parking garage access is from the south side of the building
 - b. The primary apartment building accessible entrance is located on the west side of the building, in the center.
 - c. The commercial space(s) have an accessible entrance from a lobby located at the west end of the commercial. Entrances are also available from the north side of the building, along Farwell Street.
 - d. The buildings first floor is approximately three feet above existing grade due to potential high ground water concerns. The parking area has been pulled up also, to facilitate building accessibility.
3. The Phase 1 building elevation drawings are shown on sheets A-2.1 (colored rendering with materials referenced) and A-2.2. Sheet A-2.3, colored rendering of the Phase 2 building, has been included as a general reference only, to show how the Phase 1 and Phase 2 architecture will complement each other. The architecture is a blending of contemporary and historic styles with historic detailing along Farwell Street to invoke some of the downtown McFarland detailing. Exterior materials are high quality, low maintenance materials and comply with the design guidelines in TIF #5.
 - a. Phase 1 exterior materials consist of vinyl windows/patio doors, aluminum storefronts at the commercial spaces, aluminum railings, brick veneer, composite lap siding and trim.
4. The Landscape Plan is included on sheet C-5 and meets the Village of McFarland requirements.
5. The Site Lighting Plan is included on sheet C-1.2 and fixture cut sheets have been included. Site lighting is cut-off downlight to minimize night sky light pollution. The cut-off fixture allows for the control of light to or site and prevents light spill over to adjacent properties.
6. The Utility Plan is included as sheet C-4.
 - a. The 6" sanitary sewer lateral will connect the Phase 1 building to the existing sanitary sewer under Farwell Street.

- b. The 6" water service lateral will connect to the existing water main in the Farwell Street right-of-way.
 - c. The Inlets, catch basins, and bioretention ponds will collect from all impervious surfaces with overflows being connected to the storm sewer under Farwell Street.
- 7. The apartment First Floor Plan is provided on sheet A-1.1
 - a. 2,200 S.F. of commercial space
 - b. 14,724 S.F. of residential space, community room and exercise room
 - c. 5 efficiency units, 4, one bedroom units, 4 two bedroom units
 - d. Each unit will have washers and dryers and a private balcony or deck
- 8. The apartment Second and Third Floor Plans (both floors are the same) are on sheet A-1.2
 - a. Each floor is 16, 910 S.F.
 - b. Each floor has 5 efficiency units, 6 one bedroom units, and 6 two bedroom units
 - c. Each unit will have a washer/dryer and a private deck.

Planned Development Infill District Standards and Responses

Section 62-66(d) lists the standards that shall apply in the review of all general and details plans proposed for the Planned Development Infill District (PD-I). The standards and this submittal responses are as follows:

- 1. *Maximum impervious surface ratio: seven-tenths nonresidential and mixed use. **The impervious surface ratio is below seven-tenths at .68.***
- 2. *Maximum floor area ratio: 0.70. **The floor area ratio is below .70 at 0.62***
- 3. Additional standards
 - a. *Screening and requirements for buffer yards shall be included as part of plan reviews. Such screening shall shield neighboring properties from any adverse external effects of the proposed development. Screening and buffer yards shall also be used to shield the proposed development from the negative impacts of adjacent uses, such as streets, industrial uses, etc. Special emphasis shall be placed on screening the intrusion of automobile headlights on neighboring properties from parking areas and driveways. **Buffer yards and***

landscape screening have been provided along the southern property line to provide separation from the multifamily unit to the south including landscape screening along the parking edge. It should also be noted the multifamily unit sit higher in elevation the parking area providing additional protection from headlights. Parking lot screening has also been provided along Farwell, along the edge of the parking stalls to provide separation from the sidewalk.

- b. *Pedestrian circulation should be carefully planned so as to prevent pedestrian use of vehicular ways and parking spaces. In all cases, pedestrian access shall be provided by public walkways. **Appropriate pedestrian circulation has been provided by providing direct pedestrian routes from the public sidewalk to the buildings. Having one driveway also limits the vehicular interaction between pedestrians and vehicles.***
- c. *The useable open space required for residential development projects and mixed use residential project shall be designed for use of each individual dwelling unit or shall be located and designed to be of utility to every dwelling unit proposed. This required usable open space shall be designed to maximize privacy and usability to the residence. **Each dwelling unit has a private patio or deck. There is also a common patio and grilling area for joint use as a gathering space.***
- d. *Special emphasis shall be placed on trash collection points. Trash containers shall be screened and so designed so as to be conveniently accessible to their users and collectors. **There is a trash room in the parking garage providing easy access and it's out of sight.***
- e. *Within the PD-I District, mixed land uses may be proposed. However, they must be found to be compatible based on the site and building designed proposed. Compatibility will also be judged on the basis of how the proposed project fits within the context of the neighborhood and abutting properties. The basic intent of this Chapter and Village Comprehensive Plan must be adhered to. **The Comprehensive Plan has designated this site as Mixed Use-Flex Commercial. This proposal complies with that designation. This site is surrounded by***

commercial and residential development. This mixed use proposal is ideally compatible.

- f. Snow removal areas and procedures must be described in the plans. **Snow can be placed on the perimeter of the site and if weather conditions dictate it can be trucked off site.***
 - g. All site lighting shall be controlled so as not to extend a direct light source onto abutting properties. Cutoff type luminaries shall be used and all lighting sheds shall be indicated on the plans. **Cutoff fixtures are being used. Lighting Plan is on sheet C-1.2, which shows the light sheds being controlled on site.***
 - h. The physical attributes of the site shall be respected with particular concern for preservation of natural features, tree growth and open space. **The site has been designed to work with the natural topography of the site, for site drainage, ground water, and the building relationship to the street.***
4. *Exceptions to standards. Exceptions to these standards may be recommended by the Village Plan Commission subject to final approval given by the Village Board.*

Planned Development District Standards and responses

1. *Standards. The following standards shall apply in the review of all general or detailed plans proposed for the Planned Development District (PD).*
 - a. The uses proposed in the PD shall be in general conformance with the Village Comprehensive Plan. **See 3(e) above***
 - b. The establishment, maintenance or operation of the uses proposed in the PD shall not substantially impair or diminish the use, value and enjoyment of other properties within the neighborhood. **The proposed development will not impair or diminish the use, value and enjoyment of other properties. On***

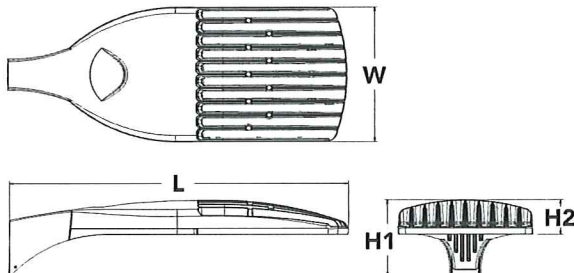
the contrary, this project will enhance the character of the neighborhood and bring additional opportunities for housing, employment and enjoyment.

- c. *Traffic circulation into and within the PD shall be design to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also for the safe and convenient movements of both vehicles and pedestrians. **See 3 (b) above***
- d. *The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and natural bodies of waters, and other significant natural features and control erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances. **See 3 (h) above. Erosion Control and Stormwater Management will comply with Village standards.***
- e. *The PD shall provide for convenient and harmonious groups of buildings, structures and uses; and building shall be spaced and sited to ensure adequate safety, light, ventilation and privacy. **The site and buildings have been carefully designed to provide a cohesive, enjoyable, and safe development.***
- f. *The following provisions shall apply:*
 - i. *In a PD for residential use, adequate open space and recreation areas shall be provided in appropriate locations, and all public and common open spaces shall be designed and located to provide safe and convenient access to residents. **See 3 (c) above***
 - ii. *PDD housing impacts on community resources in the same manner as other new developments, which are characterized by division of land into lots. In particular, the additional population density places demand on Village parks, and recreation areas. Accordingly, each dwelling unit newly established shall be required to dedicate land or provide fees in lieu of land, in accordance with the procedures set forth in Section 62-64. **Understood***
- g. *The PD will not adversely affect the ability of public agencies to provide school or other municipal services. **This proposal will not adversely affect municipal services and schools.***

- h. The width of street right-of-way, width paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based on a determination of the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village. **The construction will meet Village standards.***
- i. The proponents of a PDD application provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties. **The developer has gone through the TIF application process and has shown economic feasibility.***
- j. The proponents of a PD shall submit a reasonable schedule for the implementation of the development to the satisfaction of the Village Board, including suitable provisions for assurance that each Phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point. **The Phase 1 project is schedule to start construction in the fall of 2019 with occupancy in late summer/early fall 2020. Phase 2 is anticipated to start construction in the spring of 2021 with occupancy in the fall of 2021. (subject to market conditions)***



EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)

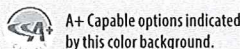


Type

Hit the Tab key or mouse over the page to see all interactive elements

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

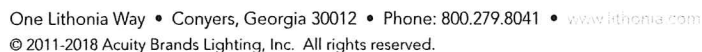
The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED												
Series	LEDs			Color temperature		Distribution		Voltage	Mounting			
DSX1 LED	Forward optics			30K	3000 K	T1S	Type I short	T5VS	Type V very short	MVOLT ³	Shipped included	
	P1	P4	P7	40K	4000 K	T2S	Type II short	T5S	Type V short	120 ⁴	SPA	Square pole mounting
	P2	P5	P8	50K	5000 K	T2M	Type II medium	T5M	Type V medium	208 ⁴	RPA	Round pole mounting
	P3	P6	P9			T3S	Type III short	T5W	Type V wide	240 ⁴	WBA	Wall bracket
	Rotated optics					T3M	Type III medium	BLC	Backlight control ²	277 ⁴	SPUMBA	Square pole universal mounting adaptor ⁶
	P10 ¹	P12 ¹				T4M	Type IV medium	LCCO	Left corner cutoff ²	347 ^{4,5}	RPUMBA	Round pole universal mounting adaptor ⁶
	P11 ¹	P13 ¹				TFTM	Forward throw medium	RCCO	Right corner cutoff ²	480 ^{4,5}	Shipped separately	
											KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷

Control options	Other options	Finish <i>(required)</i>
Shipped installed	Shipped installed	
NLTAIR2 nLight AIR generation 2 enabled ⁸	HS House-side shield ¹⁷	DDBXD Dark bronze
PIRHN Network, high/low motion/ambient sensor ⁹	SF Single fuse (120, 277, 347V) ⁴	DBLXD Black
PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁰	DF Double fuse (208, 240, 480V) ⁴	DNAXD Natural aluminum
PER5 Five-pin receptacle only (controls ordered separate) ^{10,11}	L90 Left rotated optics ¹	DWHXD White
PER7 Seven-pin receptacle only (controls ordered separate) ^{10,11}	R90 Right rotated optics ¹	DBL BXD Textured black
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹²	Shipped separately	DNATXD Textured natural aluminum
DS Dual switching ^{12,13,14}	BS Bird spikes ¹⁸	DWHGXD Textured white
	EGS External glare shield ¹⁸	
PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{15,16}		
PIRHN High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{15,16}		
PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{15,16}		
PIRHN1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{15,16}		
FAO Field adjustable output ¹⁴		



DSX1-LED
Rev. 12/18/18
Page 1 of 8

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹¹
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹¹
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹¹
DSHORT SBK U	Shorting cap ¹¹
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 ¹⁷
DSX1HS 40C U	House-side shield for P6 and P7 ¹⁷
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 ¹⁷
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ¹³
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁶

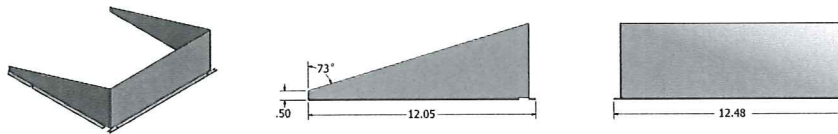
For more control options, visit [L1](#) and [L1CAN](#) online.

NOTES

- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available in P1 or P10.
- Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [nLight.com](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
- Requires (2) separately switched circuits with isolated neutral. See Outdoor Control Technical Guide for details.
- Reference Motion Sensor table on page 4.
- Reference controls options table on page 4 to see functionality.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

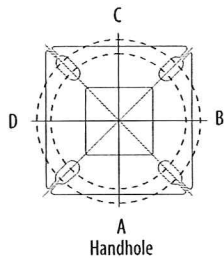
Options

EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION

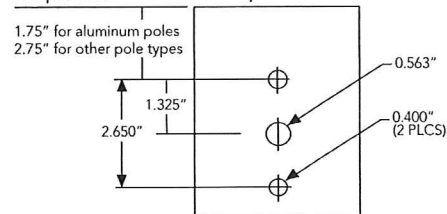


Tenon Mounting Slipfitter**

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
2-3/8"	SPA/RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
	SPUMBA	AS3-5 190	AS3-5 280	AS4-5 290	AS3-5 320	AS4-5 390	AS4-5 490
	RUPUMBA	AS3-5 190	AS3-5 280		AS3-5 320		
2-7/8"	SPA/RPA	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
	SPUMBA	AST25-190	AST25-280		AST25-320		
	RUPUMBA	AST25-190	AST25-280		AST25-320		
4"	SPA/RPA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	SPUMBA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	RUPUMBA	AST35-190	AST35-280		AST35-320		

Template #8

Top of Pole



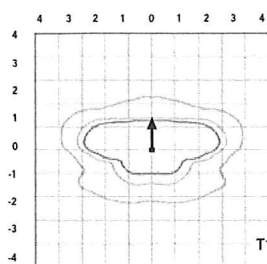
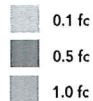
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RUPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

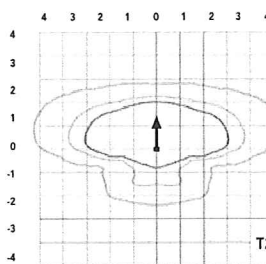


Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

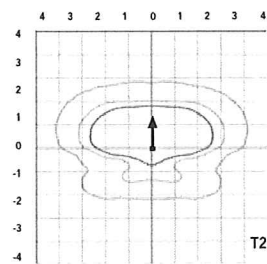
LEGEND



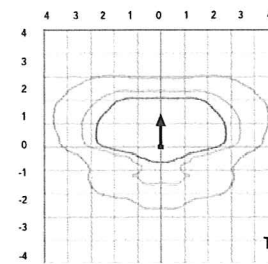
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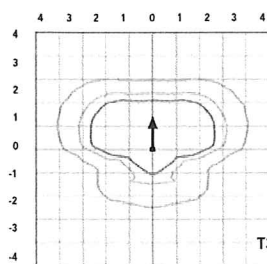
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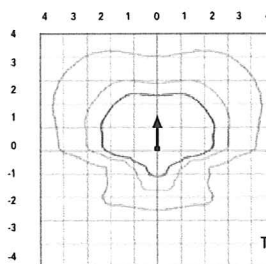
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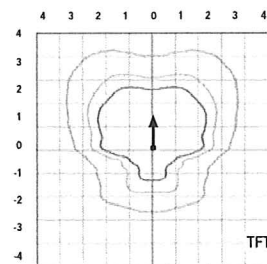
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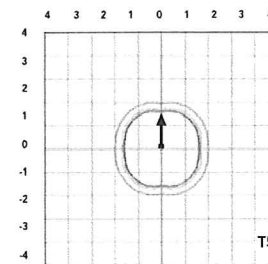
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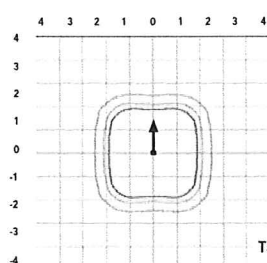
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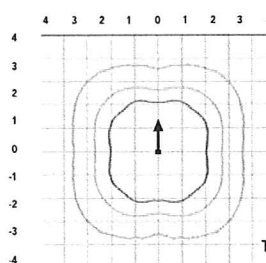
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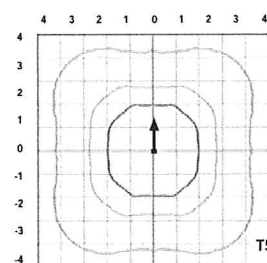
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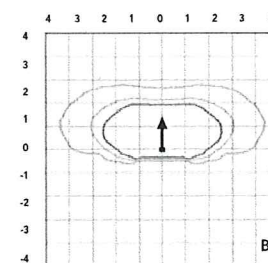
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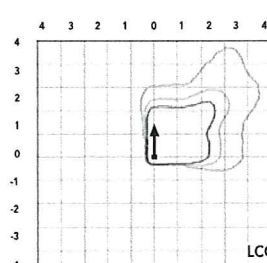
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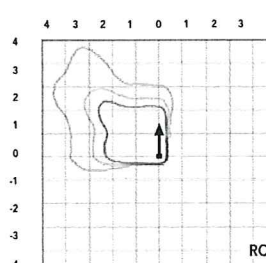
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Test No. LT23211 tested in accordance with IESNA LM-79-08.



Test No. LT23164B tested in accordance with IESNA LM-79-08.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use when motion sensor is used as dusk to dawn control.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBOR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				TSVS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				TSW	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				TSVS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				TSW	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				TSW	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				TSVS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				TSW	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				TSW	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				TSVS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				TSS	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				TSM	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				TSW	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				TSVS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				TSS	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				TSM	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				TSW	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	P8	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				TSS	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				TSM	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				TSVS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				TSS	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				TSM	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				TSW	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71



Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	P10	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				TSVS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				TSS	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				TSM	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				TSW	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	P11	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				TSVS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				TSS	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				TSM	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				TSW	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	P12	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				TSVS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				TSS	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				TSM	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	P13	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				TSVS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				TSS	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				TSM	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				TSW	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately:
[Link to Roam](#); [Link to DTL DLL](#)

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product.

Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/OPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

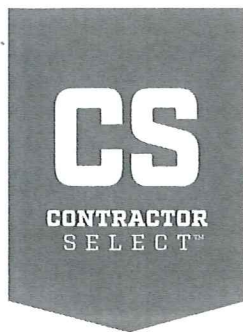
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.





Catalog Number
Notes
Type

Contractor Select™

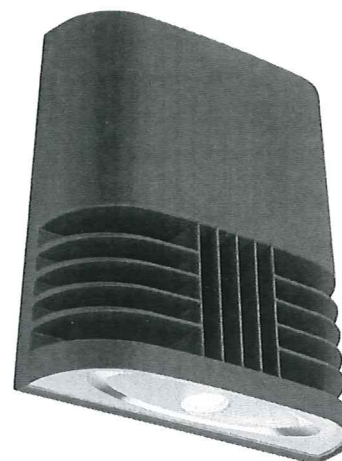
OLWX LED

Wall Pack

The OLWX LED wall packs are energy-saving, long-life replacements for traditional metal halide wallpacks. The OLWX family is compact and powerful, delivering up to 18,200 lumens. The OLWX1 and OLWX2 offer several mounting options that provide versatility to meet your applications' needs.

FEATURES:

- Replaces 70W - 400W HID lamps, saves 85% energy
- IP65 rated - perfect for outdoor environments even when shining upward or downward. Back box accessory available for conduit wiring
- Yoke and slip fitter accessories - can be used as a wall pack or flood light



Catalog Number	UPC	Description	Replaces Up To	Lumens	Wattage	CCT	Voltage	Finish	Pallet qty.
OLWX1 LED 13W 40K M4	888791000115	WALL PACKS	70W METAL HALIDE	1,289	14W	4000K	120-277V	DARK BRONZE	60
OLWX1 LED 20W 40K M4	888791000184	WALL PACKS	175W METAL HALIDE	2,663	20W	4000K	120-277V	DARK BRONZE	60
OLWX1 LED 40W 40K M4	888791000696	WALL PACKS	250W METAL HALIDE	4,079	37W	4000K	120-277V	DARK BRONZE	60
OLWX2 LED 90W 40K DDB M2	888791000818	WALL PACKS	400W METAL HALIDE	10,000	78W	4000K	120-277V	DARK BRONZE	60

More configurations are available. [Click here](#) or visit www.acuitybrands.com and search for OLWX LED.

Accessories: Order as separate catalog number.

OLWX1TS	Slipfitter – size 1
OLWX1YK	Yoke – size 1
OLWX1THK	Knuckle – size 1
OLWX2TS	Slipfitter – size 2
OLWX2YK	Yoke – size 2



Specifications

INTENDED USE:

The versatility of the OLWX1 LED combines a sleek, low-profile wall pack design with energy efficient, low maintenance LEDs for replacing up to 400W metal halide fixtures. Mounting accessories are available to convert the OLWX1 LED into an energy efficient flood light.

The versatile design of the OLWX2 LED combines a sleek, low-profile wall pack and high-output LEDs to provide an energy efficient, low maintenance LED wall pack suitable for replacing up to 400W metal halide luminaires. Available floodlight mounting accessories convert the OLWX2 LED into a highly efficient floodlight.

CONSTRUCTION:

Cast-aluminum housing with textured dark bronze polyester powder paint for durability. Integral heat sinks optimize thermal management through conductive and convective cooling. LEDs are protected behind a glass lens. Housing is sealed against moisture and environmental contaminants (IP65 rated). See Lighting Facts label and photometry reports for details.

ELECTRICAL:

Light engine consists of high-efficiency Chip On Board (COB) LED with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life (L73/100,000 hours at 25°C). Electronic drivers have a power factor >90% and THD <20% and a minimum 2.5kV surge rating. Flood light mounting accessories include an additional 6kV surge protection device. LEDs are available in 4000K and 5000K CCTs.

INSTALLATION

Easily mounts to recessed junction boxes with the included wall mount bracket, or for surface mounting and conduit entry - with the included junction box with five 1/2" threaded conduit entry hubs. Flood light mounting accessories (sold separately) include knuckle, integral slipfitter and yoke mounting options. Each flood mount accessory comes with a top visor and vandal guard. Luminaire may be wall or ground mounted in downward or upward orientation.

LISTINGS:

UL Listed to U.S. and Canadian safety standards for wet locations. Rated for -40° C minimum ambient. Tested in accordance with IESNA LM-79 and LM-80 standards. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

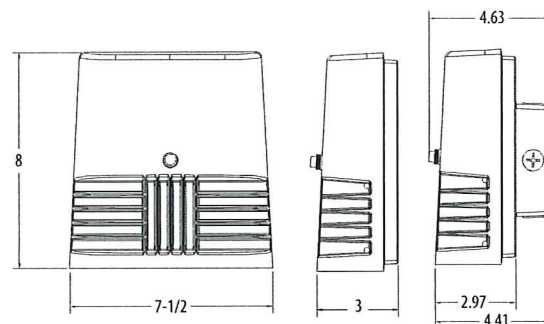
WARRANTY:

5-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Dimensions



OLWX1

Width: 7-1/2"(19cm)

Height: 8"(20.3cm)

Depth: 3"(7.62cm)

Weight: 5lbs(2.27kg)

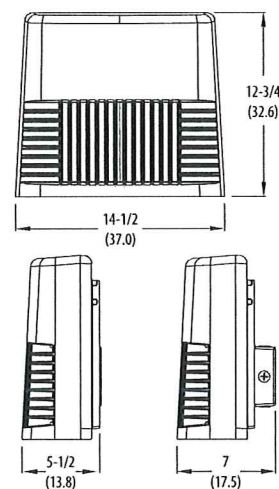
OLWX2

Width: 14-1/2"(37.0cm)

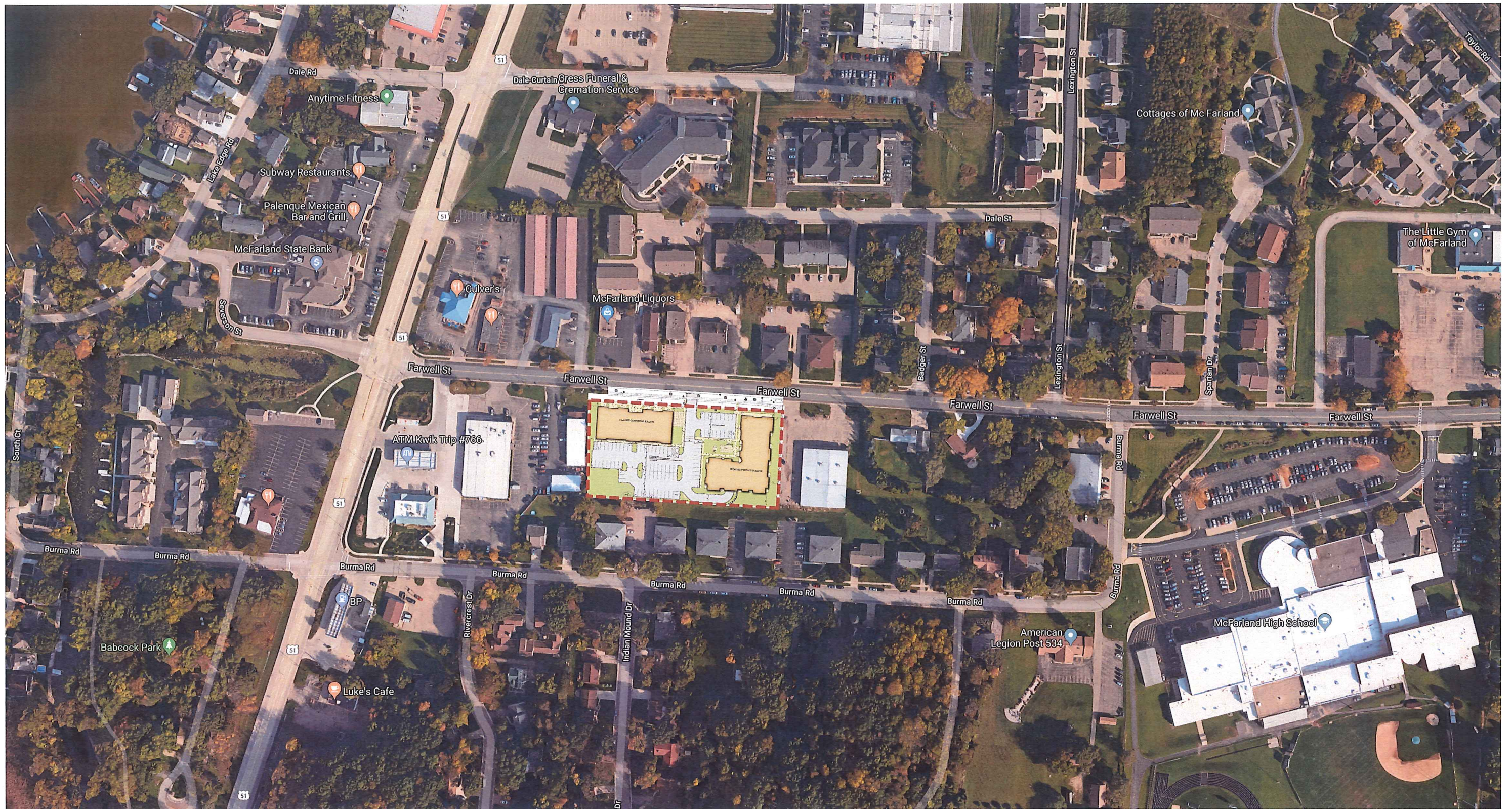
Height: 12-3/4"(32.0cm)

Depth: 5-1/2"(13.8cm)

Weight: 15.4lbs(6.9kg)



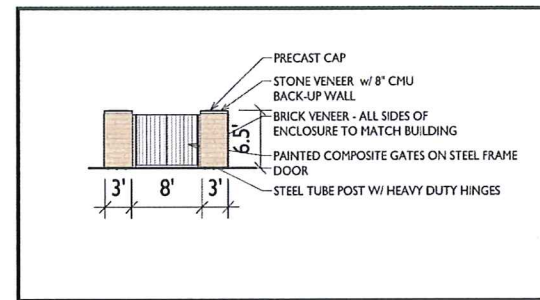
All dimensions are inches (centimeters) unless otherwise indicated.



RECEIVED
JUN 26 2019
VILLAGE OF MCFARLAND

4719 Farwell Street
 Aerial Site Plan
 McFarland
 June 26, 2019





TRASH ENCLOSURE DETAIL
1" = 10'-0"

SHEET INDEX	
SITE	SITE PLAN
C-1.1	SITE LIGHTING PLAN
C-1.2	EXISTING CONDITIONS
C1	SITE PLAN
C2	GRADING & EROSION CONTROL PLAN
C3	UTILITY PLAN
C4	LANDSCAPE PLAN
C5	
ARCHITECTURAL	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND & THIRD FLOOR PLAN
A-2.1	ELEVATIONS - MIXED USE
A-2.2	FINISHES - MIXED USE
A-2.3	RENDERING - COMMERCIAL

SITE DEVELOPMENT DATA:	
DEVELOPER: LAKESTONE PROPERTIES & MANAGEMENT, LLC ATTN: BRIAN SPANOS 5910 MAIN STREET, SUITE 1 MCFARLAND, WI 53558	
EXISTING ZONING PROPOSED ZONING	C-G PD-1 (PLANNED DEVELOPMENT INFILL)
DENSITIES: LOT AREA DWELLING UNITS LOT AREA / D.U. DENSITY	99,447 SF / 2.283 ACRES 47 DU 2,116 SF / UNIT 20.58 UNITS/ACRE
USABLE OPEN SPACE FLOOR AREA RATIO	>100 SF/DU 62%
BUILDING HEIGHT COMMERCIAL MIXED-USE	ONE STORY THREE STORY
IMPERVIOUS AREA BUILDING PAVEMENT & CONCRETE WALKS TOTAL	19,124 SF 48,656 SF 67,780 SF
IMPERVIOUS SURFACE RATIO	.68
COMMERCIAL AREA PHASE 1 PHASE 2 TOTAL	~ 2,200 SF ~ 12,800 SF ~ 14,800 SF
RESIDENTIAL AREA FIRST FLOOR SECOND FLOOR THIRD FLOOR TOTAL	14,724 SF 16,910 SF 16,910 SF 48,544 SF
BUILDING HEIGHT	3 STORIES
DWELLING UNIT MIX: EFFICIENCY ONE BEDROOM TWO BEDROOM TOTAL DWELLING UNITS	15 16 16 47
VEHICLE PARKING: UNDERGROUND SURFACE TOTAL	41 STALLS 87 STALLS 128 STALLS
BICYCLE PARKING:	14 SURFACE STALLS

ISSUED
Issued for Planned Dev. Infill: 6-11-2019
Issued for PD-1 supplement: 6-26-2019

PROJECT TITLE
**FARWELL
MIXED-USE**

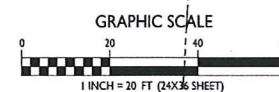
4719 Farwell St.
McFarland, WI
SHEET TITLE
Site Plan

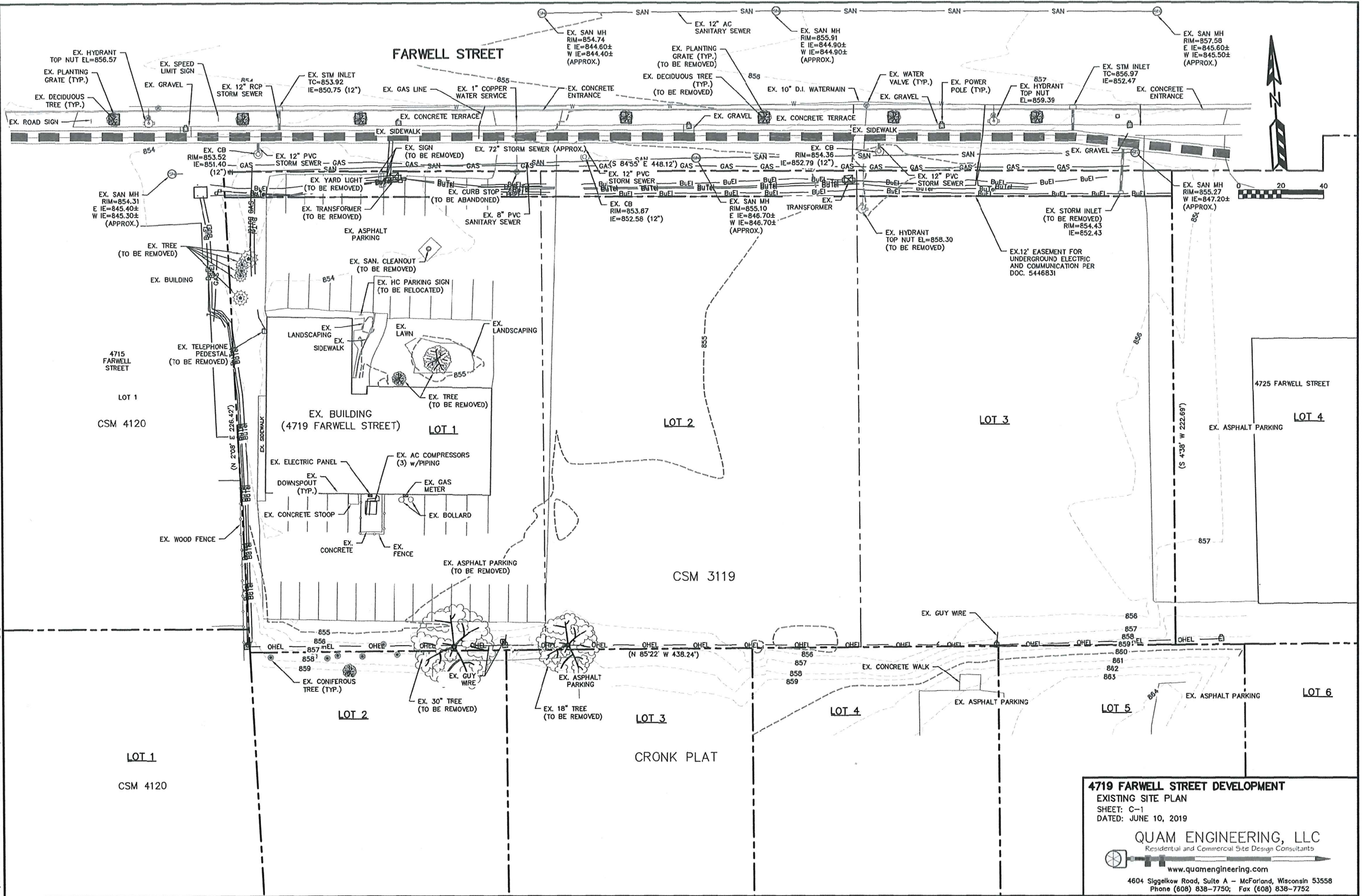
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C-1.1

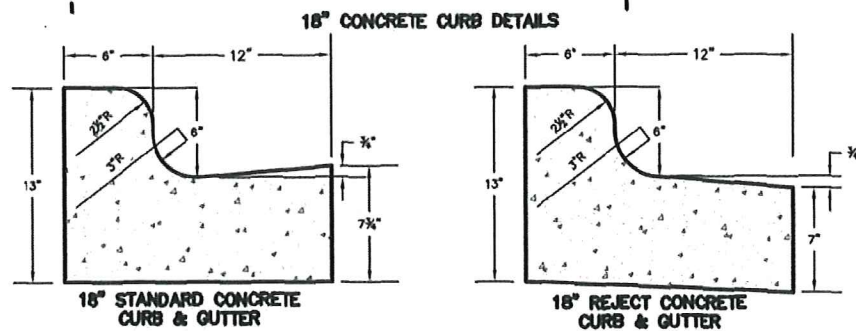
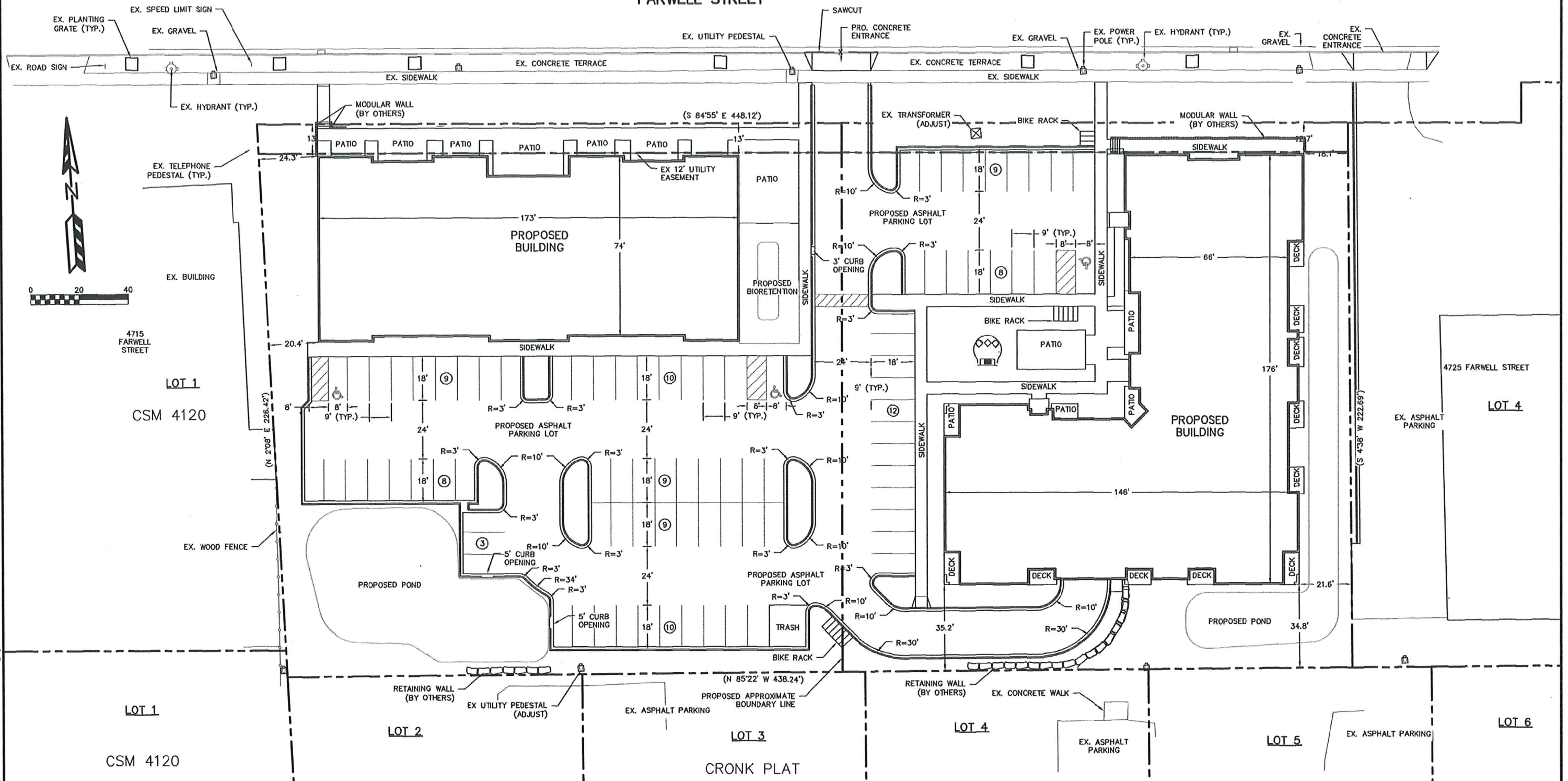


I SITE PLAN
C-1.1 1" = 20'-0"





FARWELL STREET



4719 FARWELL STREET DEVELOPMENT

PROPOSED SITE PLAN

SHEET: C-2

DATED: JUNE 25, 2019

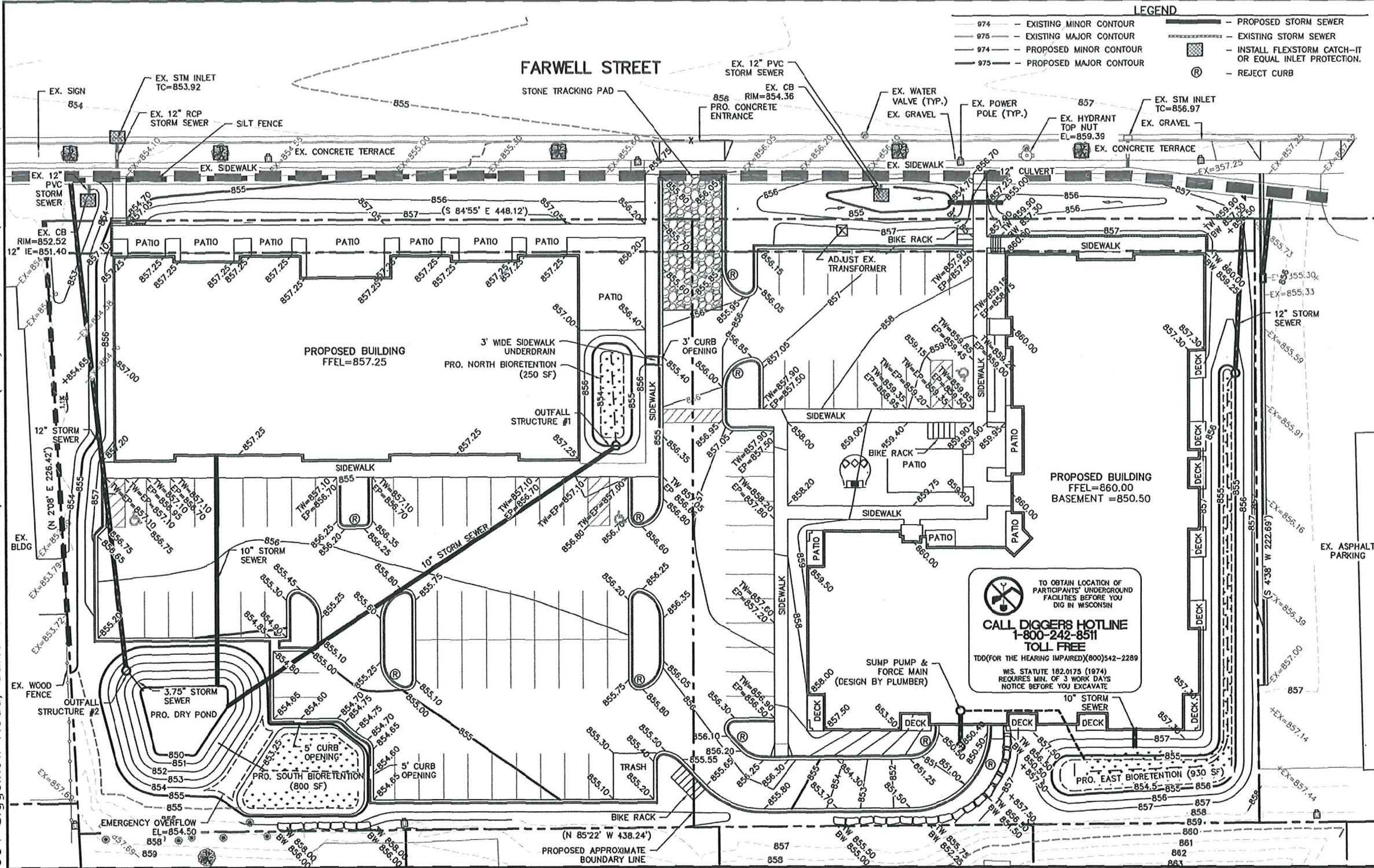
QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

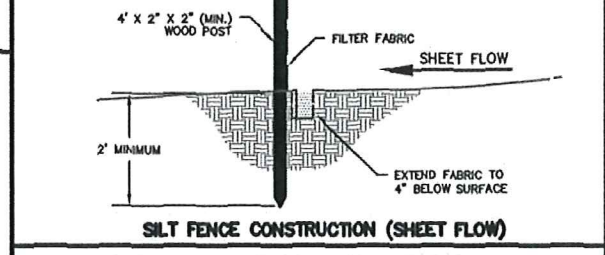
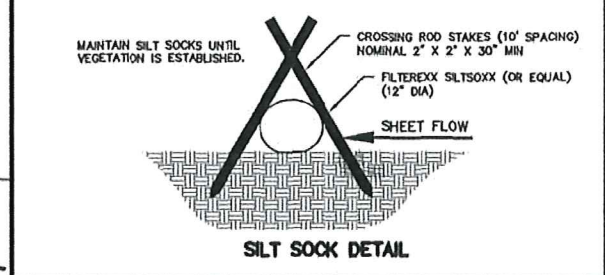
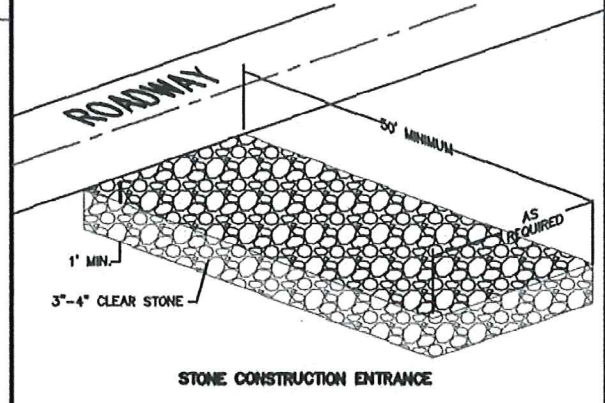


www.quamengineering.com

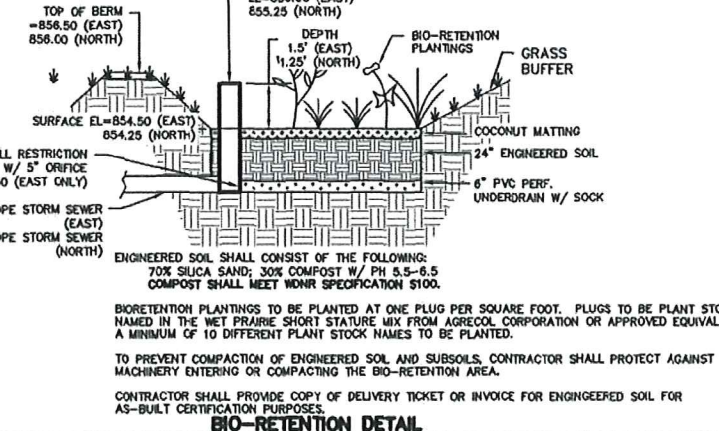
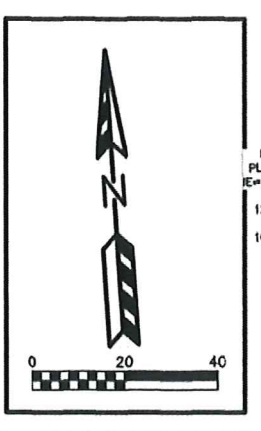
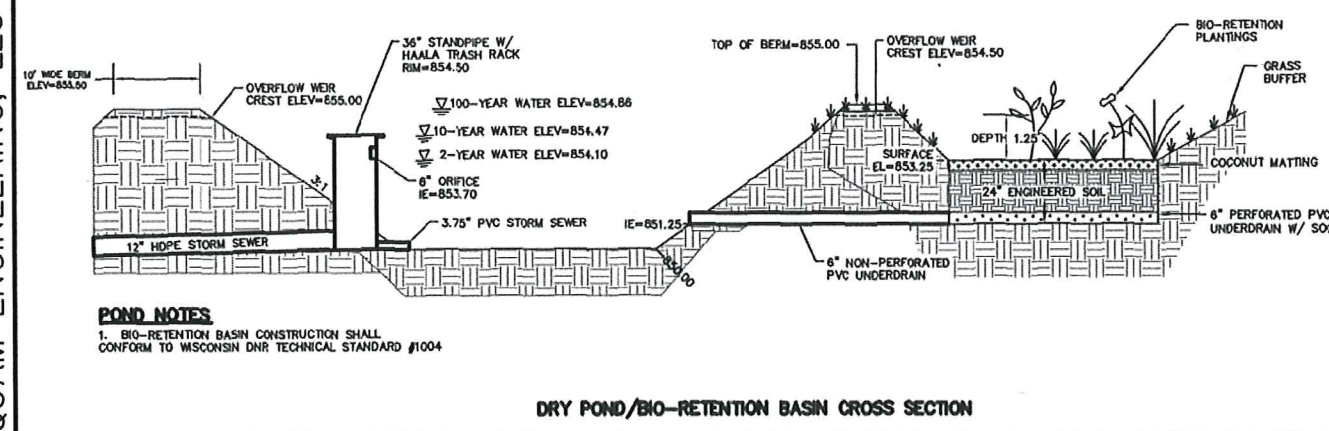
4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

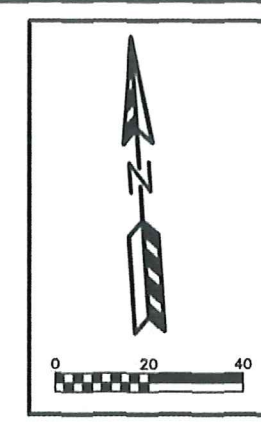
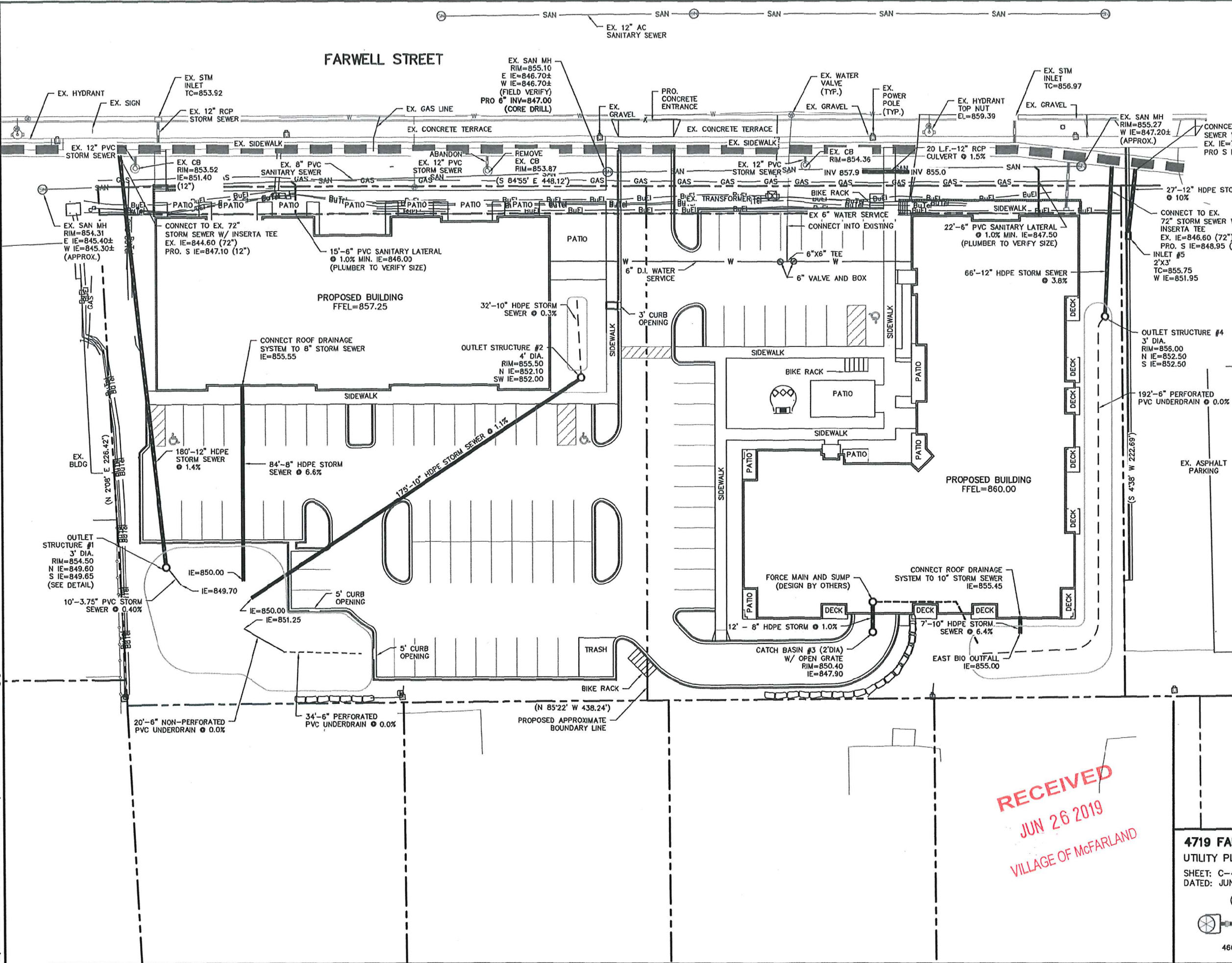


EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
TIME SCHEDULE:
 JULY 15, 2019 - AUGUST 1, 2019: INSTALL INITIAL EROSION CONTROL DEVICES AND CONSTRUCT DETENTION POND.
 AUGUST 1, 2019 - JUNE 1, 2020: CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.
RESTORATION NOTES:
 ALL PVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. WET DETENTION NATIVE SEED MIXTURES SHALL BE USED FOR THE BOTTOM OF THE DETENTION POND. SEED MIXTURE #40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.
OWNER:
 LAKESTONE PROPERTIES & MANAGEMENT, LLC
 ATTN: BRIAN SPAHOS
 5910 MAIN STREET, SUITE 1
 MCFARLAND, WI 53558
ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558



4719 FARWELL STREET DEVELOPMENT
 GRADING AND EROSION CONTROL PLAN
 SHEET: C-3
 DATED: JUNE 25, 2019
QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752





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JUN 26 2019
VILLAGE OF MCFARLAND

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD (FOR THE HEARING IMPAIRED) (800) 542-2289
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

4719 FARWELL STREET DEVELOPMENT
UTILITY PLAN
SHEET: C-4
DATED: JUNE 25, 2019
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

FARWELL STREET

EX. PLANTING
GRATE (TYP.)
EX. DECIDUOUS
TREE (TYP.)

EX. SIDEWALK

EX. CONCRETE TERRACE

EX. CONCRETE TERRACE

EX. SIDEWALK

LAWN

(S 84°55' E 448.12')

EDGE

LAWN

(2) TM (18) DBH

BIKE RACK

(1) DN

LAWN

(1) DN

(1) ABS

(6) MCS

(1) ABM

(1) ABM

(7) MKL

PATIO

PATIO

PATIO

PATIO

PATIO

PATIO

PATIO

PATIO

EX 12' UTILITY
EASEMENT

PATIO

(5) HCS

(1) RJC

(2) ABM

(6) KCJ

(2) AC

(2) DN

(2) MCS

(1) BC

(2) AC

(1) ABS

(2) RTD

(1) RBC

(2) RTD

(1) RBC

(2) RTD

(1) RBC

(2) RTD

(1) RBC

(2) RTD

(1) BHS

(2) WS

(1) ABS

(2) BC

(2) WS

(1) ABS

(1) TM

(1) BHS

(1) RM

(1) QA

(1) SWO

(1) RBC

(1) WBC

(1) SHL

(1) IHL

(1) IHL

(1) SHL

(1) SHL

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(2) WS

(1) ABS

(2) BC

(2) WS

(1) ABS

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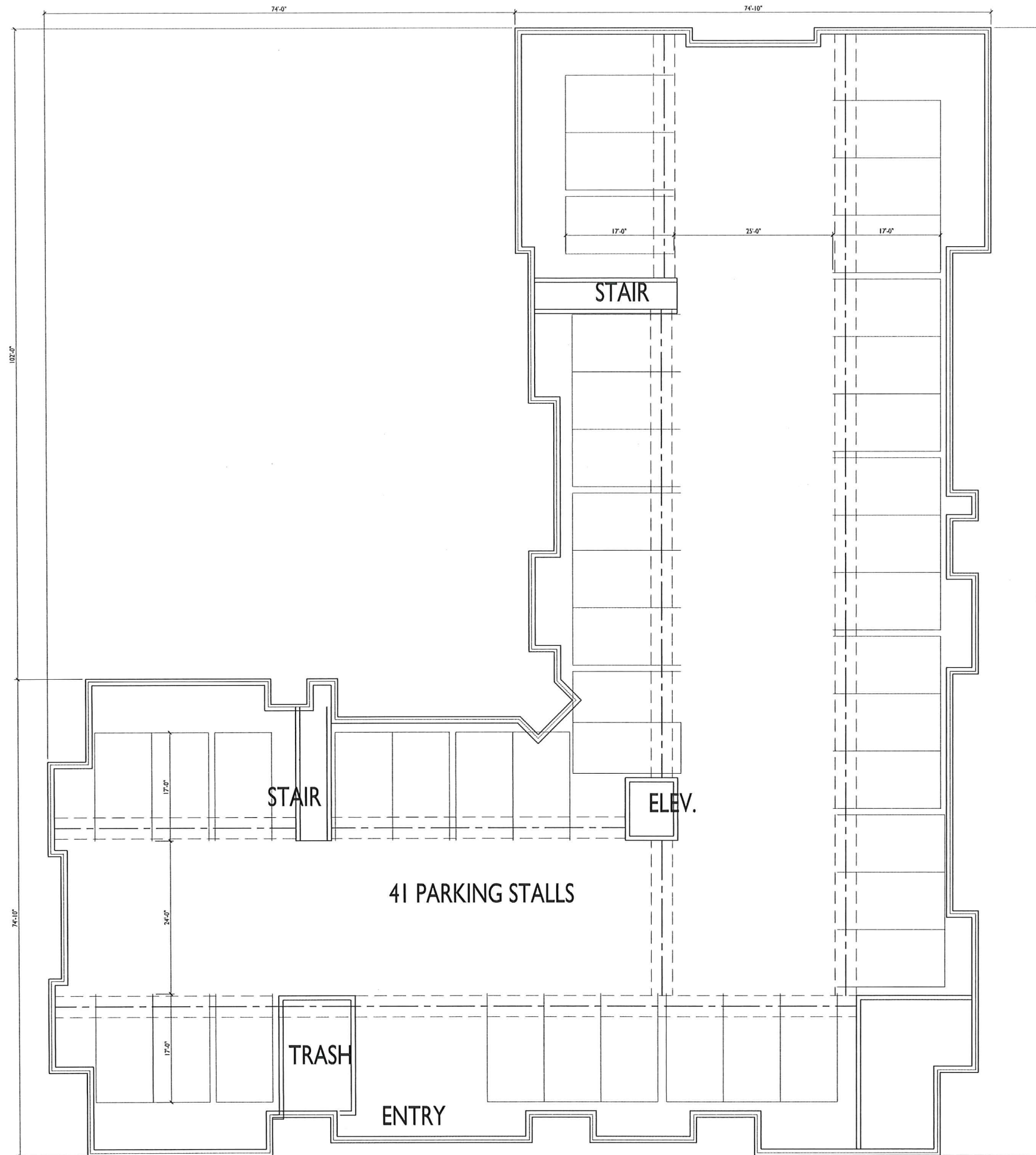
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ISSUED
Issued for Planned Dev. Infill: 6-11-2019

PROJECT TITLE
**FARWELL
MIXED-USE**

Farwell St.
McFarland, WI
SHEET TITLE
Basement Plan

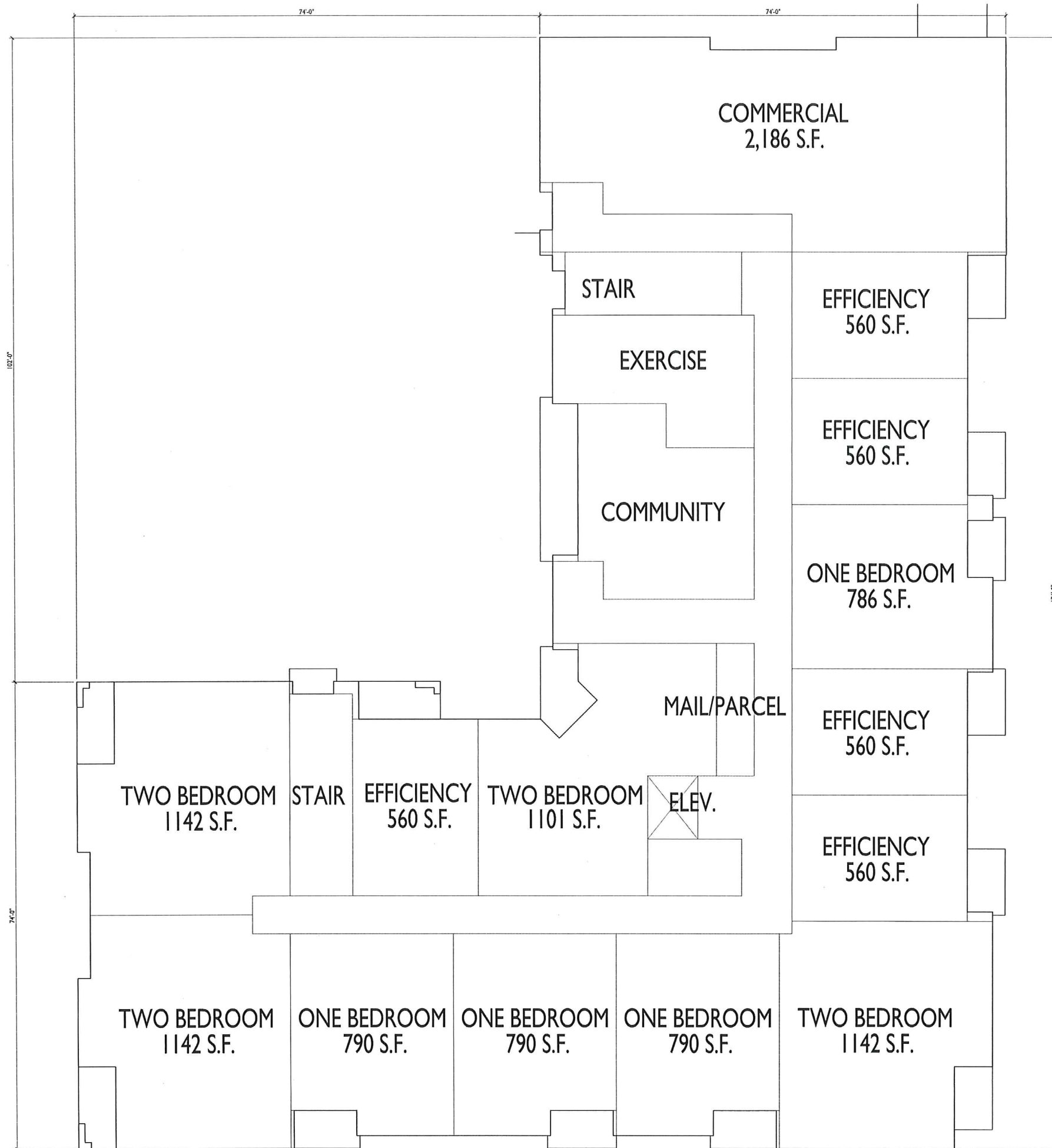
SHEET NUMBER



BASEMENT PLAN
A-1.0 1/8"=1'-0"

A-1.0

PROJECT NO. **1813**
© 2013 Knothe & Bruce Architects, LLC



ISSUED
Issued for Planned Dev. Infill: 6-11-2019

PROJECT TITLE
FARWELL
MIXED-USE

RECEIVED
JUN 26 2019
VILLAGE OF MCFARLAND

Farwell St.
McFarland, WI
SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1

PROJECT NO. 1813
© 2013 Knothe & Bruce Architects, LLC

ISSUED
Issued for Planned Dev. Infill: 6-11-2019

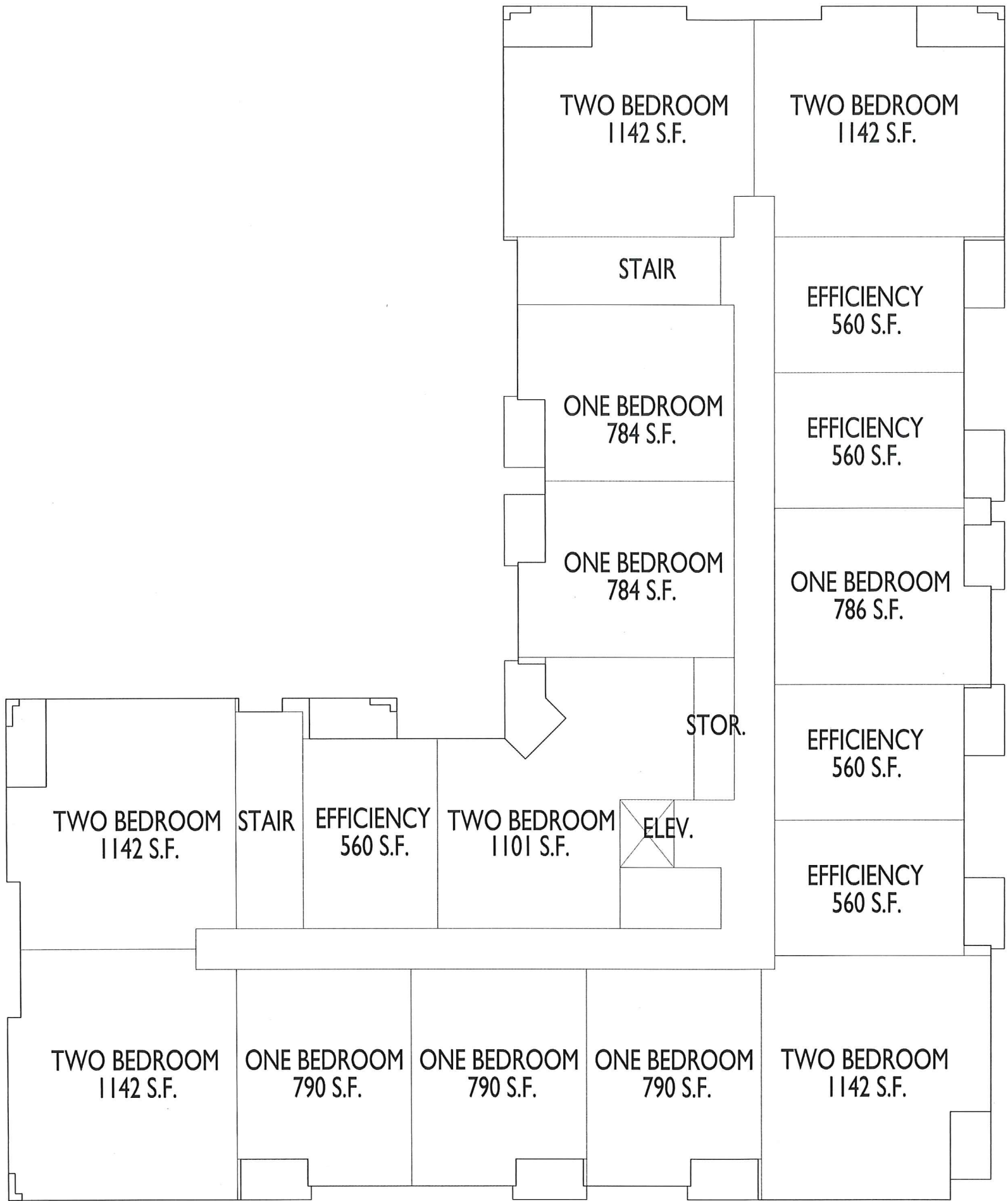
PROJECT TITLE
FARWELL
MIXED-USE

Farwell St.
McFarland, WI
SHEET TITLE
Second & Third
Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO. 1813
© 2013 Knothe & Bruce Architects, LLC



1 SECOND & THIRD FLOOR PLAN
A-1.2 1/8"=1'-0"



NORTH ELEVATION ALONG FARWELL STREET



WEST ELEVATION

ISSUED
 Issued for Planned Dev. Infill: 6-11-2019
 Issued for PD-I supplement: 6-26-2019

PROJECT TITLE
**FARWELL
 MIXED-USE**

Farwell St.
 McFarland, WI
 SHEET TITLE
**Elevations
 Mixed-use**

SHEET NUMBER

A-2.1



1 EAST ELEVATION
A-2.2 1/8"=1'-0"



2 SOUTH ELEVATION
A-2.2 1/8"=1'-0"

ISSUED
Issued for Planned Dev. Infill: 6-11-2019
Issued for PD-1 supplement: 6-26-2019

PROJECT TITLE
FARWELL
MIXED-USE

Farwell St.
McFarland, WI
SHEET TITLE
Elevations
Mixed-use

SHEET NUMBER

A-2.2



RECEIVED
JUN 26 2019
VILLAGE OF MCFARLAND

Farwell Street, McFarland, WI
Commercial View

A-2.3



granted by the Village Board. If initial construction has not begun within one year of the date of recording or within the prescribed time period granted as an extension by the Village Board, the approval of the detailed plan and the related zoning ordinance amendment shall become null and void, and the zoning shall revert to the classification that applied prior to the approval of the PDD zoning. No occupancy of dwelling units shall occur until all public works that have been scheduled to be completed before occupancy are completed to the satisfaction of the Village.

(h) *Procedure for establishment of the Planned Development District—General plan for staged development.*

- (1) *Submittal of general plan.* The general plan shall contain any information and representations deemed necessary by the Plan Commission and shall consist of a statement entitled "Planned Development District—General Plan, Statement of Owner's Intent and Description of Development," which shall include, without limitation, the following:
 - a. A legal description describing all of the tract of land included in the proposed development.
 - b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
 - c. A statement describing the proposed development, including the character, method and operation of the development and a development schedule or timetable for construction.
 - d. A statement as to the following data or graphic information referenced to a map or plan of the proposed development:
 1. The location and size of the site including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets, including all public utilities and public easements.
 2. The use and approximate location and bulk of buildings and structures, including number of stories and dimensions of buildings.
 3. The approximate location of vehicular and pedestrian facilities, such as streets, sidewalks and off-street parking areas, including approximate number of parking spaces.
 4. The approximate location of areas for public or common open spaces and for other public or semipublic uses.
 5. A tabulation of land areas for the different types of uses in relation to the total area.
 6. A tabulation of the gross floor areas of buildings by types of uses.
 7. A tabulation of the number of types of dwelling units.
- (2) *Review of general plan.* The Plan Commission shall review the general plan and determine whether it complies with the standards set forth in Subsection (h)(1) of this Section. Following the review of the general plan, the Plan Commission shall forward the petition to the Village Board, together with a recommendation that the general plan be either approved as submitted, or approved with modifications or disapproved.
- (3) *Approval of general plan.*
 - a. In the event that the Village Board approves the general plan and adopts the related zoning ordinance amendment, the zoning district maps shall be amended to include all of the lands within the general plan as within the Planned Development District (general plan approved). However, no building construction shall be permitted in any portion of the approved general plan until a detailed plan prepared in accordance with the requirements hereunder has been approved by the Village as provided below.
 - b. In the event the Village Board fails to approve the general plan and ordinance, the Village Board shall communicate its objections back to the Plan Commission for reconsideration and further discussions.

(i) *Procedure for establishment of the Planned Development District—Detailed plan for staged development.*

- (1) *Submittal of plan.* Within one year after the recording of the general plan and the copy of the related zoning ordinance amendment, a detailed plan for at least one stage of the general plan shall be filed with the Village Clerk-Treasurer, unless an extension is granted by such Village Board. The detailed plan shall contain any information and

representation deemed necessary by the Plan Commission and shall consist of a statement entitled, "Planned Development District—Detailed Plan, Statement of Owner's Intent and Description of Development," which shall include without limitations, the following:

- a. A legal description describing all of the tract of land included in the proposed development, referenced to a locational map indicating the relationship of the tract to the total general plan.
- b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
- c. A statement describing the proposed development, including the character, method and operation of the development, and a development schedule or timetable for construction. Where the formation of organizations such as a homeowners' association is proposed, such statement shall include any agreements, bylaws or covenants which govern the organizational structure, use, maintenance and protection of the development and any of its common services, common open spaces or other common facilities.
- d. A statement as to the following data or graphic information referenced to a map of the proposed development:
 1. The location and size of the site, including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets.
 2. The use and location of all buildings or structures, including the architectural character and design of each building, the number of stories and dimensions of each building, and the dimensioned yards between buildings or structures and lot lines.
 3. The location of vehicular and pedestrian facilities, including dimensioned streets, walkways, access driveways, off-street parking spaces and loading berths, and refuse receptacle areas.
 4. The location and size of areas for public or common open spaces and for other public and semi-public uses.
 5. A grading plan, including any storm sewer system, a landscaping plan, and an erosion control plan.
 6. A sanitary sewer and water distribution system plan.
 7. A tabulation of land areas for the different uses in relation to the total tract area.
 8. A tabulation indicating the number of buildings and the use and the total gross floor area for each building.
 9. A tabulation indicating the number and types of dwelling units in each building.

(2) *Review of the detailed plan.*

- a. The Plan Commission shall review the detailed plan as a conditional use review and shall determine whether the plan complies with the standards set forth in Subsection (h)(1) of this Section and is in general conformance with the approved general plan. Following Plan Commission approval of a detailed plan, the Village Attorney shall record in the Office of the Register of Deeds of Dane County a facsimile copy of the approved detailed plan and a certified copy of the Plan Commission action approving the same. The costs for copies and recording shall be paid by the owners of land within the plan areas.
- b. The action of the Plan Commission on the proposed detailed plan shall be appealable to the Village Board. The Village Board shall consult with the Plan Commission before making its appeal decision, but in no case shall a detailed plan be approved that is out of conformity with a general plan approved.

(3) *Approval of detailed plan.* Once the detailed plan is approved, the zoning district maps shall be amended to include all of the lands within the detailed plan as Planned Development District—detailed plan approved.

- (j) *Planned Development District—Single-stage procedure.* Upon request by applicants and subject to Village Board concurrence, the general and detailed stages of plan review and approval can be combined. Under this option, the plan is submitted in detailed form and is processed as is a general plan.

DESIGN GUIDELINES TID #5

Approved August 13, 2018

In drafting design guidelines for TID # 5 we look to land uses which make-up our existing Farwell St. or “Main Street” corridor and is really the backbone of this TID. Today various businesses, civic uses, residences, open spaces, parking areas, streets and sidewalks all make-up land uses along the corridor. This thoroughfare primarily served as a commercial link to the Village populace. In more recent times, the corridor morphed to serve as a link to a bigger market area—namely Madison and Dane County.

Today, successful main st. environments really are a step back to a time when local businesses sought to locate along corridors with a pedestrian focus. Vehicular mobility is not ignored however; rather, new design ideas create a safe and mobile environment for pedestrian and vehicle movements. Incorporating the following design elements will create a unifying sense of place within an aesthetically pleasing environment that can create destinations that recapture the original intent of a main street.

BUILDING ORIENTATION

- Provide ample sidewalk locations and corridor widths of one to three people for ease of pedestrian mobility.
- Locate smaller buildings of one or two stories immediately adjacent to sidewalks (no setbacks).
- Locate parking to the side or rear of buildings.
- Coordinate vehicles and pedestrian circulation with development on adjacent lots
- Install sidewalks on all streets, connect building entries to sidewalks, provide bicycle parking.
- Locate service areas, mechanical equipment, and refuse containers to the rear of buildings and screen them.
- Screen any roof and wall mounted mechanical equipment.
- Construct parking areas and landscape islands with curb and gutters at the edges
- Any onsite storm infiltration areas should be incorporated as site amenities.
- Avoid deep building setbacks on buildings to avoid large expanses of parking lot or impervious surfaces.
- We encourage sustainable design and materials in construction projects.

BUILDING DESIGN AND MATERIALS

- Design buildings between one and four stories in height
- Promote high quality design by architects and design exterior walls to appear at a min. 1 ½ stories in height.
- Avoid stock building designs
- Discourage standardized franchise or corporate architecture and bright or highly contrasting color schemes.

- Continue the architectural theme, design, and detailing on all three sides of the building.
- Do not allow loading docks or overhead utility doors on street facing facades.
- Provide overhangs along front facades for pedestrian shelter.
- Design buildings so their height and scale are compatible with surrounding buildings or provide appropriate transitions for larger buildings to help reduce differences in scale.
- Use natural building materials such as stone, wood, brick, and glass.
- For larger buildings use techniques to reduce scale and monotony, such as window patterns, roof overhangs siding awnings moldings, fixtures, structural bays and articulated entryways.
- We encourage sustainable practices with site development, design, and methods in building of any project.

LIGHTING

- Design pedestrian lighting in the front of buildings not to exceed 15ft. in height and parking lot lighting not to exceed 25 ft. in height. Select lighting to match or compliment any decorative lighting along the right-of-way.
- Use building mounted lighting to highlight architectural features or main building entrances. Avoid general floodlighting or neon outlining of the building façade.
- Use ninety degree down cast cutoff fixtures (without drop lenses) for all lighting.
- Avoid lighting "hot spots".
- Keep lighting levels at lot lines to a max. of .5 foot-candles
- Provide use of energy efficient fixtures and bulbs

PARKING

- Site parking to rear or side of main building. Screen from street light views to minimize visual impacts.
- Encourage shared parking between nearby building, parcels, to minimize creation of excess paved areas.
- Provide safe pedestrian walkways from the parking lot as well as from any municipal sidewalks.
- We encourage natural green shielding over hardscaping where applicable.

SIGNAGE

- Use on-site monument type signs with exterior lighting and integrate with site landscaping. Screen exterior lighting from direct view of street, sidewalks or driveways with landscaping.
- With monument signs use base materials that are similar to main building materials.
- Encourage combining signage onto one ground monument sign where there is more than one business on a lot.

GAS STATIONS AND CONVENIENCE STORES

- Limit the amount of unrelieved paved area on the site by using landscaping and other site design techniques.
- Designs should provide an attractive appearance to building that is comparable with the surrounding area.
- Design any on-site separate structures, canopy, car wash etc. with consistent materials and architectural details for a cohesive project.
- Carefully site any car wash facilities. No direct view should be visible from the street. Careful consideration should be given to off street noise, lighting, hours of operation, vacuum placement and vehicle stacking.



COMMUNITY DEVELOPMENT AUTHORITY SUMMARY SHEET

MEETING DATE: Monday, July 15, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action regarding the application for Site/Design Review from the McFarland House Cafe for the property located at 5923 Exchange Street in order to construct a secondary building and outdoor patio.

PREVIOUS ACTION:

The CDA reviewed the project at its meeting on July 10, 2019 and unanimously recommended its approval.

ISSUE SUMMARY:

The McFarland House Cafe is planning the expansion of their business at 5923 Exchange Street through the creation of a new service facility and outdoor dining options. The project will leave the historic McFarland House intact as it is but remove the secondary structure in favor of a new facility to help augment cafe operations. Both facilities will be able to also take advantage of a new patio to be constructed that will offer enhanced outdoor dining options and outdoor consumption (already permitted). A project as such as this requires site/design review granted by the Plan Commission. The CDA also evaluates the project against the TID #4 Design Guidelines.

FINANCIAL/BUDGET IMPACT:

The project as proposed will add new value to the property and district that will be evaluated by the CDA in August as part of a Tax Increment Financing application.

VILLAGE PLAN REFERENCE:

Tax Increment District #4 Project Plan

Tax Increment District #4 Design Guidelines

ORDINANCE REFERENCE:

Section 62-310 - Site/Design Review Standards

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended for approval by the Plan Commission.

ATTACHMENTS:

1. 072019-01 - McFarland House (5923 Exchange St) Staff Review 07102019
2. Exhibit A - Plan Submittal REVISED
3. Exhibit B - Section 62-310
4. Exhibit C - TID 4 Guidelines



Memorandum

To: Plan Commission

From: Matthew G. Schuenke, Village Administrator *mgs*

Date: July 10, 2019

Re: **McFarland House Café Project** – *Staff Review*

Executive Summary

The McFarland House Café is located at 5923 Exchange Street within the Downtown area of Tax Increment District (TID) #4. The main operations of the business function out of the main building fronting Exchange/Main Street while there is a separate building in the rear that they would like to reconstruct as well as remodel the background to add an improved outdoor patio. The project as proposed is compliant with the Central Commercial (C-C) zoning requirements and the use is permitted which only requires site/design review as prescribed by the code. Since this is also within a TID, we will also evaluate the design guidelines for that district.

Background

The Café itself is located within the McFarland House which was added to the National Register of Historic Places in 1988 and the State register the following year. It is the main building fronting on Exchange/Main Street and was originally constructed in 1857. The building was originally constructed as a house by William Hugh McFarland after he agreed to construct the railroad depot the year prior. The current property owner acquired the café business in 2015 and subsequently acquired the property itself in 2018. The café has historically focused on breakfast and lunch menus with a diverse food and drink menu. They are licensed for both beer and liquor, and through this project desire to expand operations. The improvements to the property are mainly focused outside the main building which has some protections on it due to its historical designation. The second building on the property is actually connected through the basement and is not part of the historical designation. This building was added some years ago to support a floral business that has long since ceased operations and was converted to an apartment that has since vacated. Main operations would continue to function as they do now with new offerings expanding into the space to be created through this project.

Site/Design Review

The applicant is proposing to remove the second structure while leaving the foundation/basement intact (Exhibit A). It would be reconstructed to allow for additional bar/lounge space as well as meeting room area. The basement would be renovated to an extent to create storage and prep areas all of which other than the walls of the foundation would be new construction. The applicant has already been permitted for a patio that allows for outdoor consumption of alcohol and the enclosed outdoor improvements are in conformance with those standards. They are also proposing to add some parking to the site where there presently is no on-site parking and add associated landscaping. Site/design review evaluates the following criteria (Exhibit B):

- Grading – The Village Engineer has reviewed the grading plans and finds it acceptable to meet this standard. The outdoor patio is being constructed to match the foundation of the facility which is on two levels. The associated grading/landscaping will complement the facility well blending into the natural landscape of the property.
- Landscaping – Associated landscaping is included within the plans mainly to enhance and address the improvement around the patio and new structure. Essentially, replacing what will likely be disturbed through construction while those areas not touched will remain as is. No points are required in this district.
- Building Relationships – There are already two buildings on the property and have been for some time. The second building is smaller in nature and less significant as presently constructed. Removing it and replacing it with new construction to support current operations helps confirm and maintain the positive building relationship on the site. The plantings proposed are also agreeable in this sense.
- Lighting – Several decorative lighting fixtures are included in the project associated with the new construction. Both affixed to the new building and patio to provide illumination for those areas. Existing lighting on the remainder of the facility will not change.
- Utility Service – The project will use existing connections to the water and sanitary services. Overhead wires on Exchange/Main are buried beginning at the north end of the property in the public right of way and not impacted by this project. Overhead wires are not anticipated for use on the site other than potentially for accent lighting on a case by case basis.

- Building Design – The McFarland House was built for the family of the contractor that built the first train depot in the Village more than a century ago. The design for the new structure plays off that idea recreating the architecture of a train depot using modern materials. The roof is proposed to be metal but the exterior of the building will be durable and low maintenance wood siding. The colors are to match the existing structure for compatibility. The patio will be constructed to complement both buildings both for look at functionality.

TID #4 Design Guidelines

This District also employs certain design criteria (Exhibit C) as follows:

- Site Design – These requirements are similar in nature to the site/design review standards. The property has current hard surface connections between facilities and ample bike parking given its location to the bike trail. This project including the new parking that is being added will all be located in the rear of the property with the front not changing. Again, most of the footprint is not changing through this project as an existing building is being replaced and a patio added to better utilize current outdoor space.
- Building Design – The building will be a single story commercial structure while the existing McFarland House is a three story somewhat mixed use facility already. The first floor houses the café, second floor includes existing apartments, and the third floor is unutilized space. Both facilities have a number of windows and the design of the new structure is being presented in line with the historical context with sufficient architectural variation.
- Lighting – The fixtures as presented are proposed for full cutoff which helps focus and cast the light downward limiting light spill. They are all meant to help provide lighting on the building as well as enhance outdoor use at night.
- Parking – This business presently has no off street parking to support it on their property. The district allows and/or encourages commercial businesses to use on-street parking. The business will continue to use the on-street parking on Main/Exchange and Long but also the public parking lot off Johnson Street. They are also proposing the construction of several off-street stalls to help with access.

- Signage – Proposing a wall mounted sign in line with the train depot theme. The existing monument style sign at the front of the property is not proposed to change.

Recommendation

The CDA reviewed this project at its meeting on July 10, 2019 and found it to be compliant with the requirements for Site/Design Review and TID #4 Design Guidelines. They took action to unanimously recommend approval to the Plan Commission.

Exhibits

Exhibit A – Project Submittal

Exhibit B – Section 62-310

Exhibit C – TID #4 Design Guidelines

**Village of McFarland
Community Development Department**

#1 copy

RECEIVED

JUN 11 2019

VILLAGE OF MCFARLAND

Plan Commission Application – 2019

~Please complete application in full~

Applicant - Owner	Shawn O'Hearn	Applicant's Agent	Bachmann Co.
	O'Hearn Ventures LLC	Name	Mark Macaulay
Address	5205 Linden Pkwy	Address	1201 S. Skaghten Rd. Madison
Email	mcfarland@jmail.com	Email	MARKMA@BACHMANN Construction. Net
Phone #	608 217 6356	Phone #	608-575-9822 / 608-222-8869
Fax #	N/A	Fax #	608-222-8618

Type of Proposal – Please check boxes below that apply - Parcel No(s). 061003168840 061003169152

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
☐ Preliminary Plat	\$500+AF	☐ Conditional Use	\$275+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	\$500+BF	☐ Rezoning (map)	\$175+	☐ Dev. Agreement Including Addendums	\$400 F
☐ Certified Survey Map	\$300+F	☐ Zoning Amendment (text)	\$250+F	☐ Final Plat	\$500 +CF
☐ Condominium	\$300+EF	☐ Variance-Board of Zoning Appeals	\$250+F	☐ Final Plat (reapplication)	\$400 +DF
				☒ Site/Design Review	\$400 + F

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

B = Any preliminary plat which has previously been reviewed/revised within the last 36 months

C = Plus \$50.00 for each lot within the final plat

D = Any final plat which has been previously reviewed or/ revised within the last 36 months

E = Plus \$40.00 for each unit shown

F = Plus actual legal, engineering and financial consulting costs incurred by the Village

G = Plus \$25.00 per lot for two or more lots.

Escrow Deposits (covers costs for outside consultants; e.g., engineers, attorneys, etc.)	
☐ R-E, R-3 & PD (up to 50 acres)	\$5,000
☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
☐ Commercial Site/Design Review (5,000 sq. ft. or more)	\$2,000
☐ All Plats including condominiums	\$5,000

Nature of the development proposal: Must provide address of proposed development, legal description, current zoning and description of proposal. (Attach additional paper if needed)

5923 Exchange Street, Zoning CL, Remodel Mc "Garden House"
and add exterior deck/patio

What action is the applicant requesting of the Plan Commission?

Site and Design review to meet previous requirements for
outdoor consumption space

Has this specific proposal been previously discussed or acted upon by the Plan Commission?

☒ YES ☐ NO (If "yes" state the nature and the date(s) of the previous application.)

Feb 18th 2019 - PC March 13th - PS March 25th - VB

PLEASE READ AND SIGN ON THE REVERSE SIDE - AT THE BOTTOM

Schedule: The Village of McFarland Plan Commission conducts meetings on the third Monday of each month at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices, all potential agenda item materials are required to be submitted, per the schedule listed below. * **Twelve (12) Copies** of all materials, **one copy must be 8 ½ x 11, - 11 copies to be 11 x 17 (only one copy of application, completed in full, is necessary)** shall be submitted to the Community Development Department (608-838-3154), with fees paid **by NOON of the deadline day**, according to the following schedule:

Village of McFarland Plan Commission 2019 Schedule

***Submittal Deadline Noon on:**

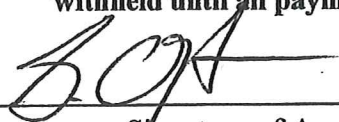
For Scheduled 2019 Meeting date of:

December 12 (2018) -----	January Tuesday Jan. 22
January 8 -----	February 18
February 12 -----	March 18
March 12 -----	April 15
April 9 -----	May 20
May 14 -----	June 17
June 11 -----	July 15
July 9 -----	August 19
August 13 -----	September 16
September 10 -----	October 21
October 8 -----	November 18
November 5 -----	December 16 (Pending)
December 10 -----	(Pending) Tuesday, Jan. 21, 2020

*** Submittal deadline: No exceptions can be given for above deadlines**

- **Materials submitted for review after the submittal deadline date (or incomplete submittals) will be held over until the next scheduled meeting.**
- **I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. In addition any fees not paid for (i.e. legal notices, mailings, etc.) will require any permits to be withheld until all payments are made in full.**

X



Signature of Applicant/Agent

Jun 10th 2019

Date

Legal Description:

Lots Four (4), Five (5) and Six (6), block Twenty-nine (29), Village of McFarland, in the Village of McFarland, except that part of said lots 4, 5, and 6 described as follows: Beginning at the North corner of said lot 6; thence Southwest along the Northwest line of said lot 60 Feet; thence Southeast parallel to the Northeast line of block 29, 139 Feet; thence Northeast to said Northeast line at a point 139 Feet Southeast from the point of beginning; thence Northwest to the point of beginning.

MCFARLAND HOUSE - VILLAGE OF MCFARLAND

EXISTING SITE PLAN

SHEET: C-1

DATED: JUNE 11, 2019

QUAM ENGINEERING, LLC

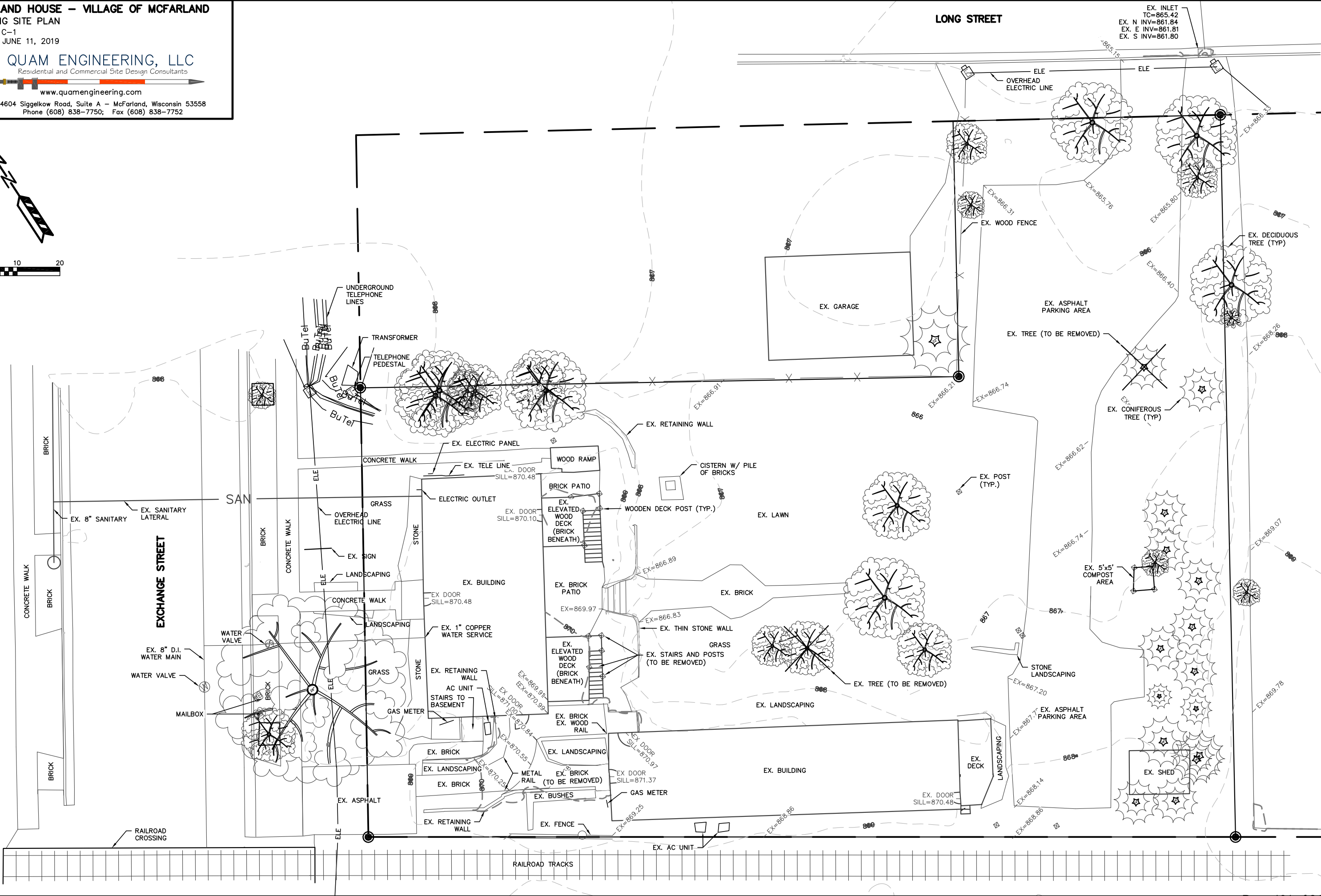
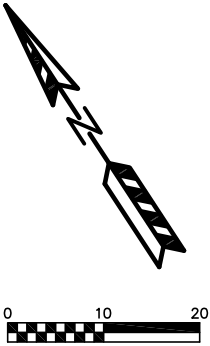
Residential and Commercial Site Design Consultants



www.quamengineering.com

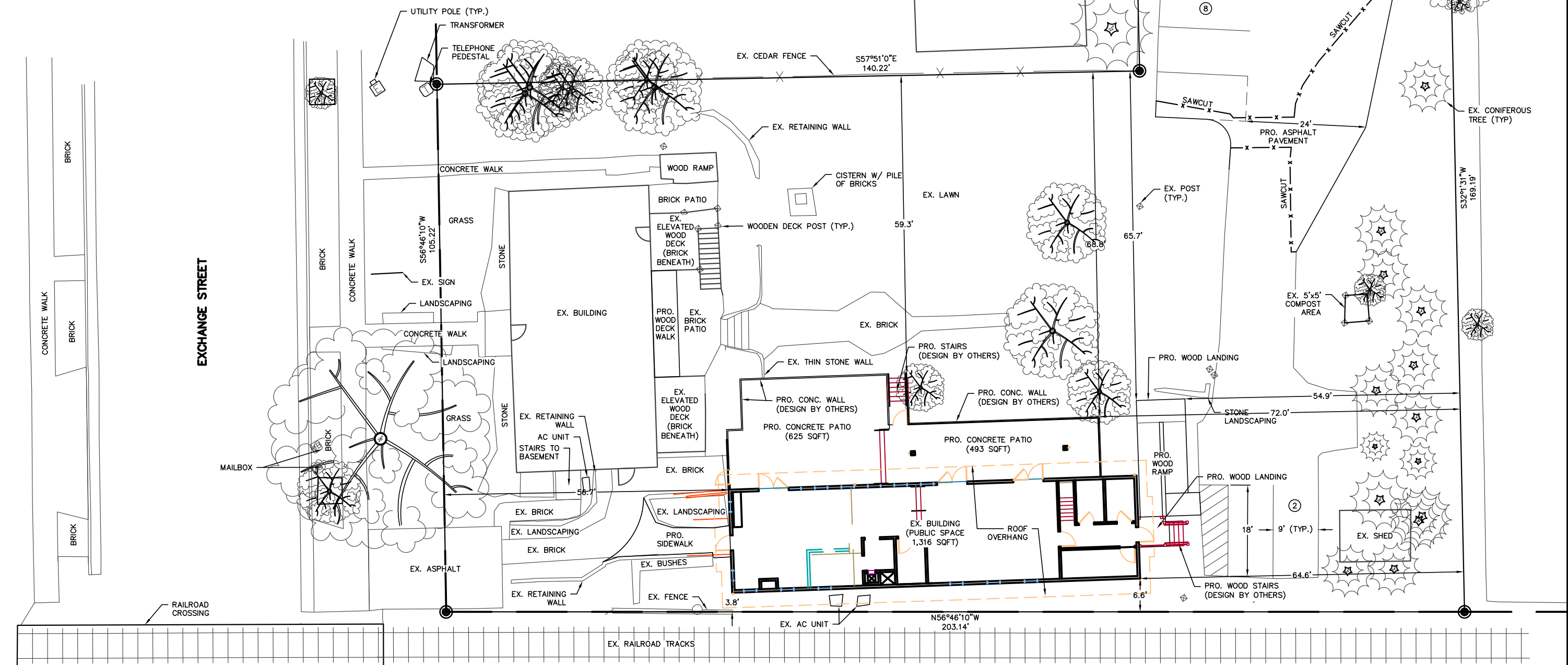
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558

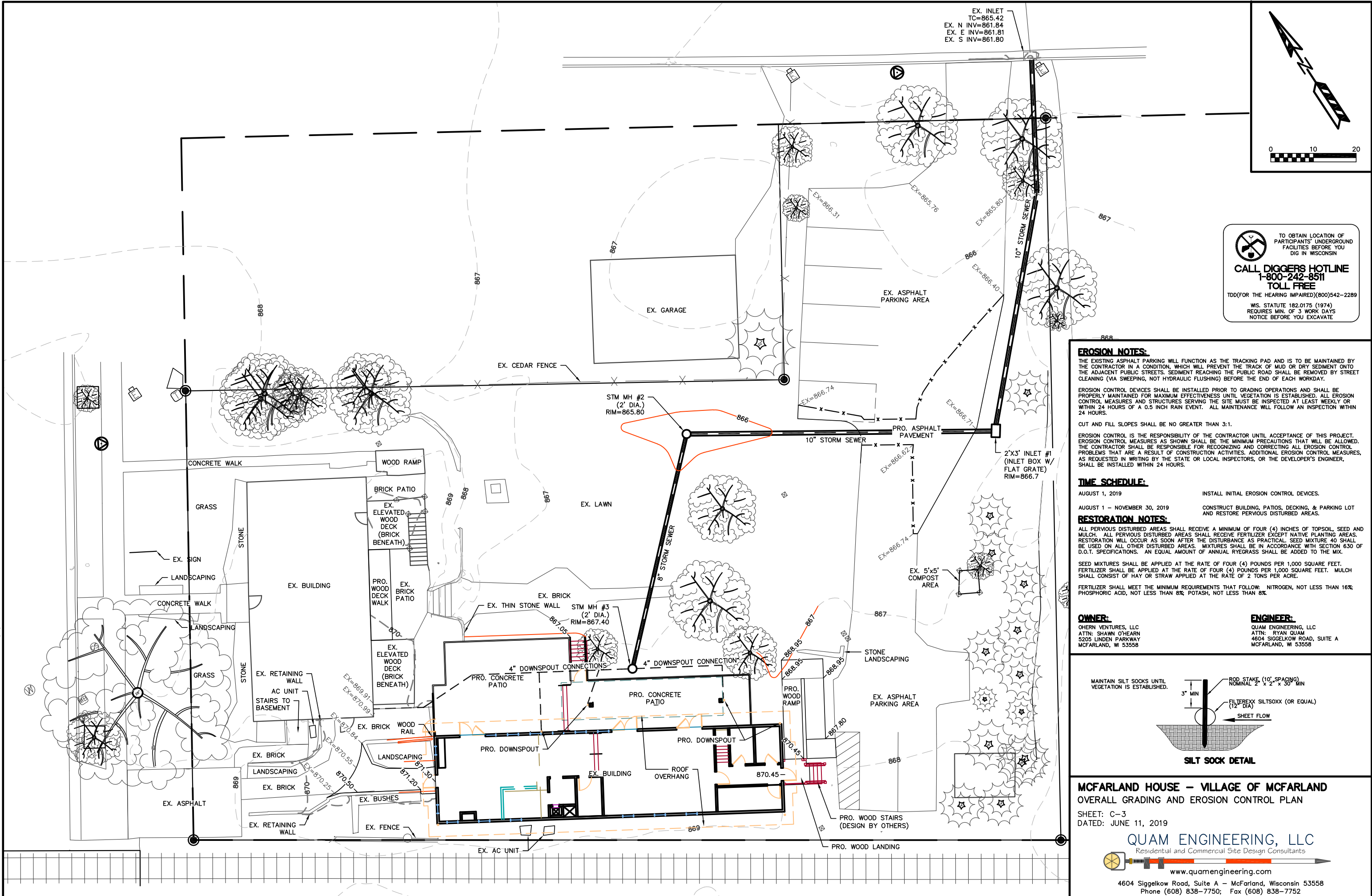
Phone (608) 838-7750; Fax (608) 838-7752



A stylized black and white illustration of a lightning bolt striking a target. The lightning bolt is depicted as a jagged, zig-zagging line that originates from the bottom right and points towards the top left. At the point of impact, there is a small, dark, teardrop-shaped cloud or smoke plume. The target is represented by a simple, dark, elongated shape with a small circle in the center, resembling a bullseye or a target. The entire illustration is set against a plain white background.

SITE ADDRESS:	5923 EXCHANGE STREET
OWNER:	O'HEARN VENTURES, LLC
	ATTN: SHAWN O'HEARN
	5205 LINDEN PARKWAY
	MCFARLAND, WI 53558
LOT AREA:	25,495 SQFT
BUILDING AREA:	3,426 SQFT
PAVED AREA:	8,456 SQFT
TOTAL IMPERVIOUS AREA:	11,882 SQFT
BUILDING HEIGHT:	18'-9"
EXISTING AND PROPOSED ZONING:	C-C
INDOOR PUBLIC AREAS:	
FIRST FLOOR MAIN HOUSE	1,172 SQFT
FIRST FLOOR GREENHOUSE	1,316 SQFT
TOTAL	2,488 SQFT
TOTAL x 30%	746 SQFT
PROPOSED OUTDOOR DRINK AREA:	741 SQFT
PROVIDED PARKING STALLS:	8 (0 REQ'D)





QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



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Phone (608) 838-7750; Fax (608) 838-7752

MCFARLAND HOUSE - VILLAGE OF MCFARLAND

UTILITY PLAN

EXHIBIT #5

DATED: JUNE 19, 2019

REVISED: JUNE 26, 2019

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558

Phone (608) 838-7750; Fax (608) 838-7752

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE

1-800-242-8511

TOLL FREE

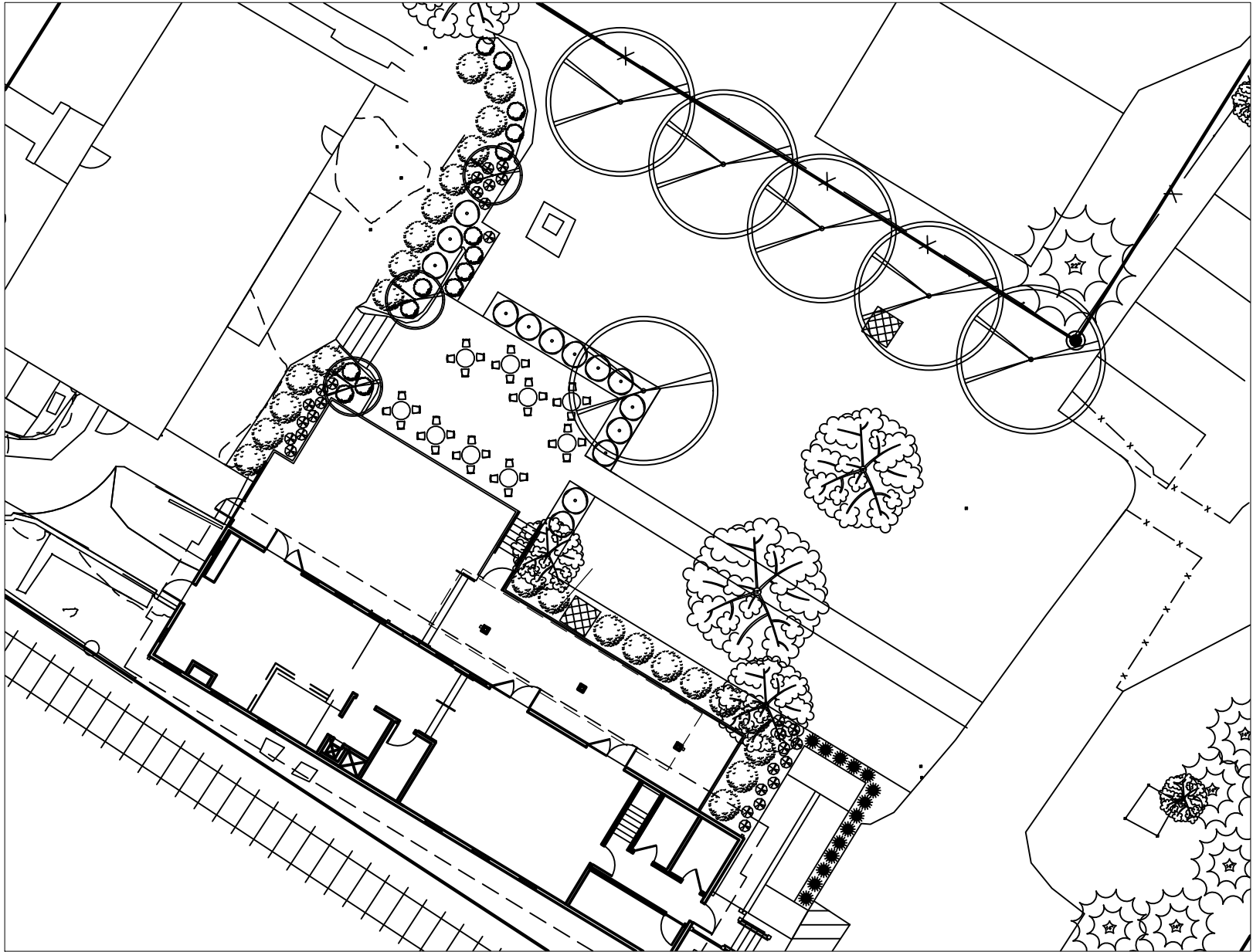
TDD(FOR THE HEARING IMPAIRED)(800)542-2289

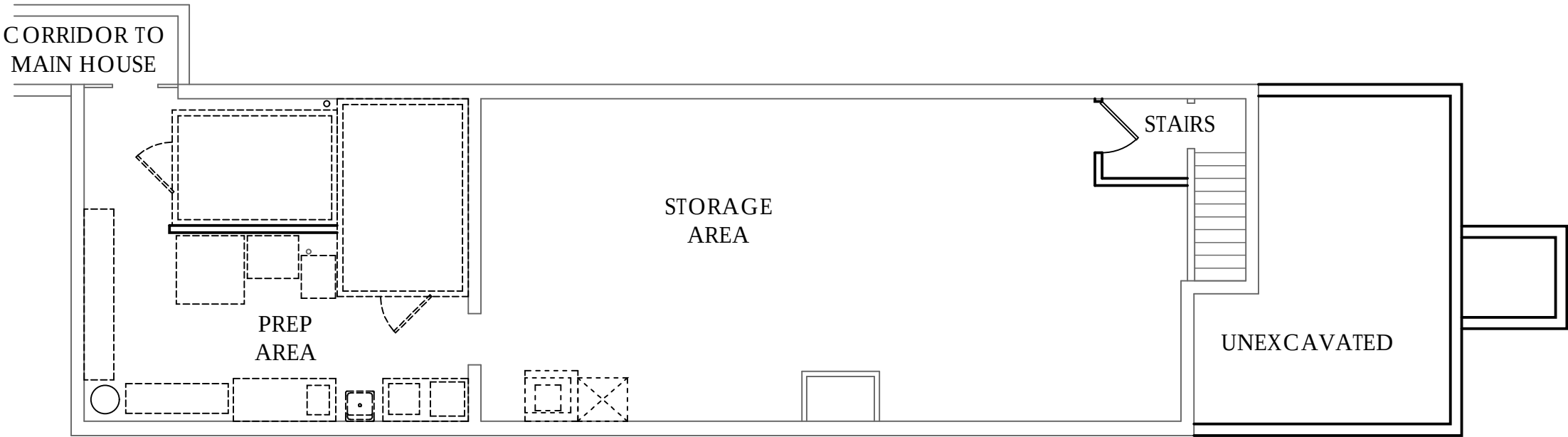
WIS. STATUTE 182.0175 (1974)

REQUIRES MIN. OF 3 WORK DAYS

NOTICE BEFORE YOU EXCAVATE

Page 195 of 249





SCALE: 1/8" = 1'-0"

1 BASEMENT PLAN
1/8" = 1'-0"



DESTREE
architecture & design

222 WEST WASHINGTON AVE. SUITE 310
MADISON, WI 53703
PH: 608.268.1499
www.Destreearchitects.com

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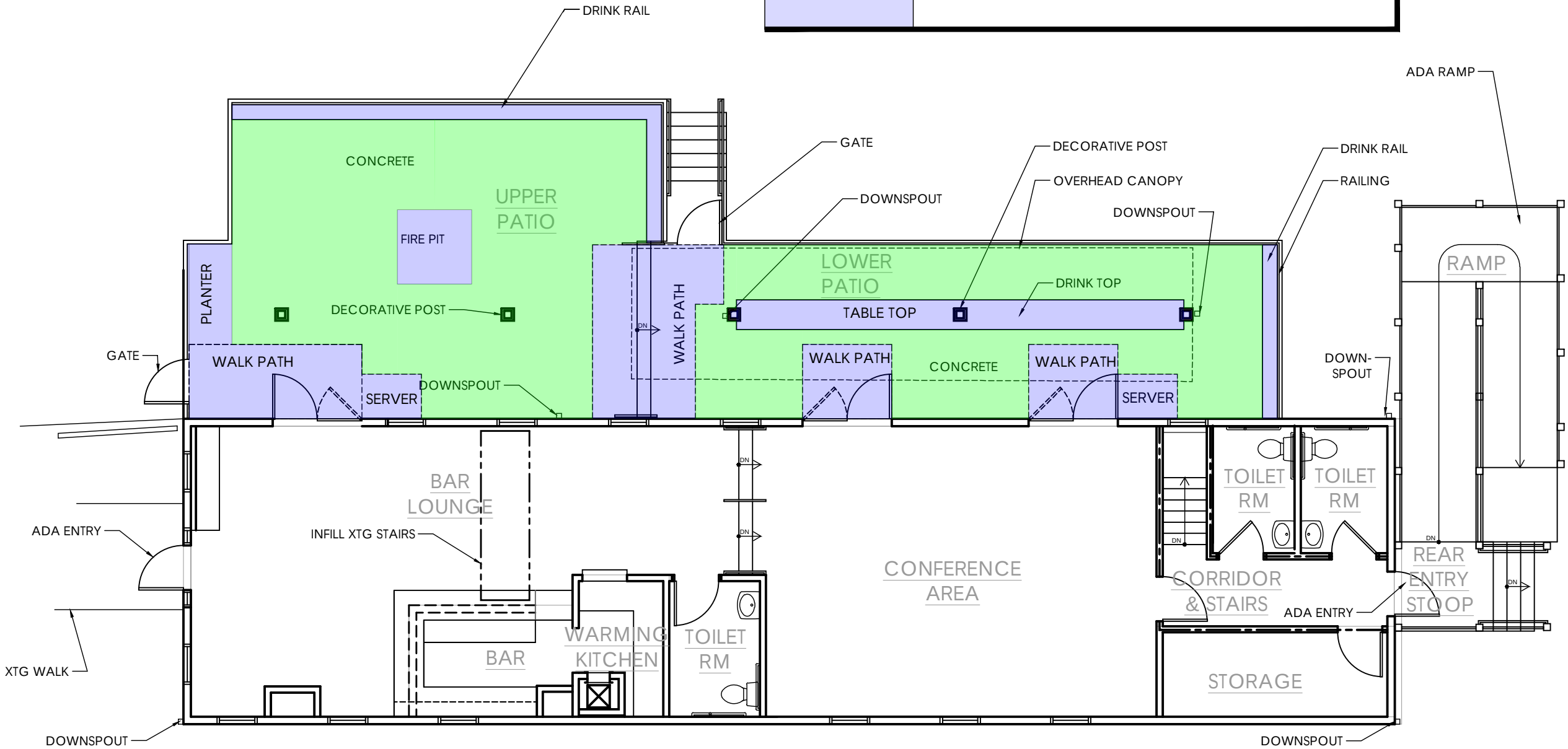
MCFARLAND HOUSE CAFE
EXPANSION
5923 EXCHANGE STREET
MCFARLAND, WI 53558

ISSUANCES:
PLAN COMMISSION: 06.11.19

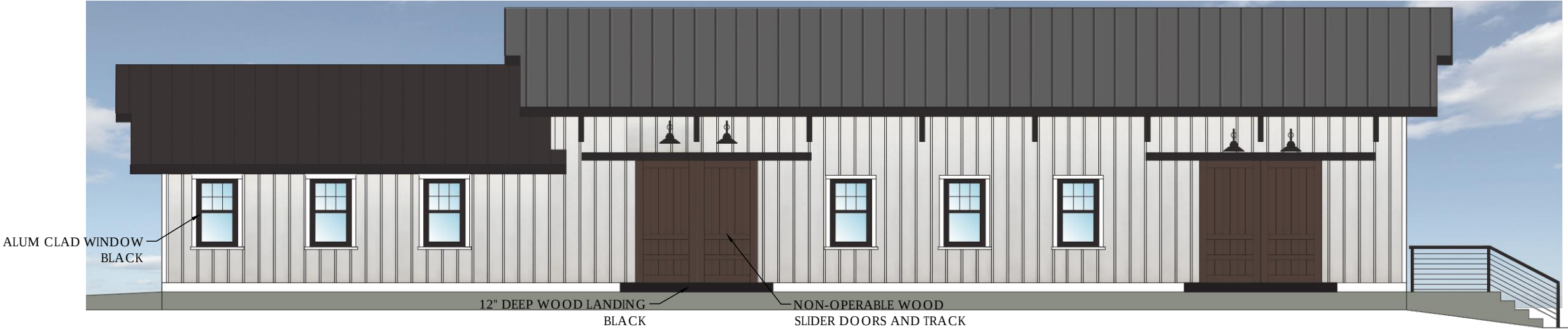
PROJECT #: 090420.00
SHEET NUMBER
A000

LEGEND

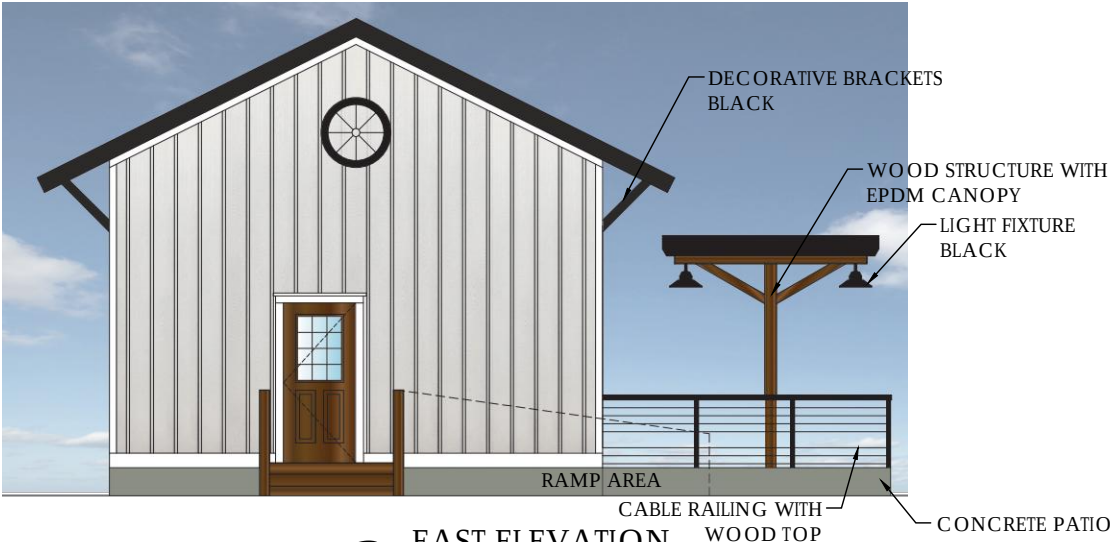
	SEATING /DRINKING AREA 741 SQ FT.
	NON SEATING AREA/CIRCULATION PATH



1 FLOOR PLAN WITH PATIO
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'
SCALE: 1/8" = 1'-0"

EXHIBIT B

Sec. 62-310. - Site/design review.

- (a) *Purpose.* Site/design review is implemented under municipal authority to promote the public health, safety and welfare and under municipal zoning authority by the Plan Commission. Requirements for design review and approval apply to uses and developments regardless of the characterization of the use or development within this Chapter as a permitted use or conditional use.
- (b) *Scope of site/design review.*
 - (1) *Applicability.* The following developments shall be subject to site/design review by the Plan Commission:
 - a. Development of residential projects consisting of three or more dwelling units.
 - b. Any development in a Commercial District.
 - c. Any development in an Industrial District.
 - d. Any development for which the applicant is a public utility or governmental entity or religious organization.
 - e. Any parking area including five or more parking spaces.
 - (2) *Limit.* Site/design review shall be limited to development for which current application is made for an erosion control or building permit. This Section shall not be deemed to apply to any existing development or use of land that is not affected by current application for erosion control or building permit, nor shall this Section apply to any rehabilitation of an existing structure so long as the size of the rehabilitated structure is not increased.
 - (3) *Development.* Any new construction or exterior improvement to real property for which application for a building permit may be required by this Code.
 - (4) *Village planning consultant.* Any Village planning consultant appointed by the Village Board.
- (c) *Development to comply with site/design standards.* No development subject to site/design review shall occur unless such development complies with all applicable site/design review standards.
- (d) *Manner of site/design review.*
 - (1) Upon application for a building permit, the applicant shall be advised by the Zoning Administrator whether compliance with site/design review standards is required by this Section. If such compliance shall be required, the applicant shall be provided with a checklist and a site/design review application, which shall be in such form as the Zoning Administrator shall approve, and which shall be accompanied by such information as may be necessary to determine and provide for enforcement of this Section.
 - (2) The site/design review application shall be reviewed by the Zoning Administrator, who may consult with a planning consultant, if necessary.
 - (3) When the Zoning Administrator deems the application to be complete, review by the Plan Commission shall be scheduled.
 - (4) The Plan Commission's determination of compliance or noncompliance with this Section shall be issued by the Zoning Administrator, in writing, within ten business days of the determination and sent to the applicant via U.S. Mail. The written determination shall specifically describe all areas

of noncompliance and shall identify changes necessary to bring the proposed development into compliance.

- (5) No building permit shall be issued for any development until the Plan Commission has determined that the development is in compliance with site/design review standards. All construction and improvement subject to site/design review shall conform with approved site/design plans.
- (6) The determinations of the Plan Commission on site/design plan applications shall be appealable to the Village Board pursuant to the procedures set forth in Section 62-113.
- (e) *Site/design standards.* In reviewing plans for development the Plan Commission shall determine that the following standards are met:
 - (1) *Grading.* Grading shall insure a positive drainage consistent with established water runoff patterns in the area. All grading shall allow for the installation and maintenance of appropriate landscape materials. Respect for the natural topography in site development will be recommended as a means of capitalizing on the sloping terrain, and earth berms are required to screen out unpleasant views and accentuate pleasant views.
 - (2) *Landscaping.* Landscaping shall be required to be installed in accordance with an approved landscaping plan as a component of site and design review. The requirements for landscaping plans are set forth in Appendix B to this Chapter [Code], Village of McFarland Landscaping Standards. All references to the Village Forester shall have the same meaning as referenced in Section 59-20(d).
 - (3) *Building relationships.*
 - a. The structures shall be related to the site to enhance or maintain current contours. New development shall consider activities on adjacent properties with relation to access from abutting streets, parking areas, service areas, building setbacks, height of structures, and color and materials of adjacent or nearby buildings.
 - b. In the development of the site, the existing quality vegetation should ordinarily be maintained in accordance with Section 59-29.
 - (4) *Lighting.* The functions of exterior lighting on private property shall be:
 - a. To illuminate building facades, especially those bearing business identification signs. Architectural lighting should be free from glare and of a type to complement the existing development in the district.
 - b. To illuminate pedestrian walks and spaces. Security lighting should provide necessary levels of illumination to insure safety of the property and its residents, while not reflecting direct rays of light into adjacent property.
 - c. To illuminate parking and service areas. Off-street parking area lighting should be so arranged as to conform with applicable provisions of Section 62-172. (The choice of equipment, design, quantity, and placement of on-site lighting shall relate to these functions. Lighting shall be adequate but not excessive. The height and number of lighting standards shall be appropriate to the building and its function and to the neighborhood.)
- (5) *Utility service.* It shall be a goal of the Village to eliminate overhead wiring within the Village. To

this end, owners of property within the Village, working with the utilities servicing the Village shall, in all new development and major additions, make provision for underground service. This shall be accomplished during building development and construction. Sanitary sewer and water utility services shall comply with Village Standard Specifications.

- (6) *Building design.* Buildings shall meet the following requirements:
- a. Materials shall be of a durable, low-maintenance type. The colors shall be harmonious with other buildings in the neighborhood.
 - b. Mechanical elements on the roof or ground shall be screened from the view of adjacent properties and roadways.
 - c. Buildings shall be designed with an architectural flavor that will complement and enrich the character of the Village.
 - d. The overall design of the building shall be of high quality, considering the importance of the particular zoning district.
 - e. With the exception of the M-IC Zoning District, the front, sides, and rear of all commercial and industrial buildings shall be entirely faced with nonmetallic or wood material. In the M-IC District, a minimum of 15 vertical feet of the front of all buildings shall be faced with nonmetallic or wood material extending across the full front of the building, and also extending a distance of not less than 20 feet on each side of the building. The portion of any building facing or backing onto public streets, or abutting a Residential Zoning District, shall be held to the same requirements as that of the front. These requirements may be waived in whole or in part by the Plan Commission.
 - f. An addition shall relate to the existing building in terms of scale, materials and color.
 - g. Structures should be designed to be compatible with the structures that are adjacent to them.
 - h. Unbroken exterior facades exceeding 70 feet in length shall be avoided.
 - i. All building elevations are of importance and should be carefully designed. Building should avoid blank facades.
- (f) *Recommendation of Village Plan Commission.* The Village Plan Commission may, during the site/design review process, suggest features of site/design, and construction, building and structural design, that are not a part of site/design standards but that, in the opinion of the Village Plan Commission, would be desirable to make the development a positive asset to the visual appearance of the community and a positive contribution to the growth and stability of the community tax base. Compliance with such recommendations shall not be required of the developer.
- (g) *Validity of site/design approval.* Where the Plan Commission has approved or conditionally approved an application for site/design approval, such approval shall become null and void within 12 months of the date of the Plan Commission's action unless construction is commenced or the current owner possesses a valid building permit under which construction is commenced within six months of the date of issuance and which shall not be renewed unless construction has commenced and is diligently pursued. No sooner than 60 days nor less than 45 days prior to the automatic revocation of such

site/design approval, the Zoning Administrator shall notify the property owner by certified mail of such revocation. Extensions of up to one year each may be granted by the Plan Commission for just cause, if application is made to the Village at least 30 days before the expiration of said permit.

- (h) *Fees.* The fee for review of a site/design review application shall be the fee established by the Village Board from time to time and provided in Appendix A to this Code, to be paid at the time of submission of the application.
- (i) *Penalties.* Violations of this Section shall be subject to Section 62-311, except that each day a violation continues shall not be deemed a separate violation until the 30 day notice period expires. Nothing herein shall preclude the Village from maintaining a separate action to prevent or abate or remove violations.

(Ord. No. 2011-06, § 1, 5-23-2011)

Editor's note— Section 1 of Ord. No. 2011-06, adopted May 23, 2011, repealed the former § 62-310, and enacted a new § 62-310 as set out herein. The former § 62-310 pertained to similar subject matter, and derived from the Code of 1998, § 13-1-224; Ord. No. 2003-03, § 1(13-1-224), adopted March 24, 2003; Ord. No. 2006-11, § 1, adopted June 26, 2006; and Ord. No. 2008-03, § 2, adopted Feb. 25, 2008.

EXHIBIT C

TID #4 – DESIGN GUIDELINES

APPROVED BY RESOLUTION 06-2008
September 22, 2008

SITE DESIGN

- Connect building entries to sidewalks and crosswalks.
- Provide bicycling parking.
- Locate service area, mechanical equipment and refuse containers to the rear of the building and screen them. Mechanical equipment may be located on top of the building if adequate screening is provided.
- Setback new building 0-10 feet from the front lot line. Large buildings may require a greater setback to provide an appropriate transition for adjacent buildings.
- Locate parking behind or to the side of the main building or underground with overhead doors facing the side or rear yard.
- Orient primary building facades parallel to the primary and abutting street with entrances to store fronts oriented to that street.
- Coordinate vehicular and pedestrian circulation with adjacent lots to promote shared parking and to minimize creation of excess paved areas.
- Developers are encouraged to refer to the Dane County Erosion Control and Stormwater Management Manual – Appendix I, 2nd Edition, January 2007, when designing stormwater plans.

BUILDING DESIGN

- Vertically mix use with commercial/retail/office on ground floor and residential above.
- Commercial buildings should be 2 – 3 stories in height. If a one story building is allowed, design exterior walls to appear at least one and one-half stories in height.
- Vary building facades by using different but complementary colors, material arrangements, wall setbacks, (staggered facades) roof lines, and/or window design. Architectural design should be compatible to surrounding structures.
- For larger buildings use various techniques to reduce apparent scale and monotony and to maintain the traditional theme of the downtown by proper use of window patterns, courtyards, parapets, articulated entranceways, wall setbacks, roof overhangs, awnings, moldings and fixtures. The front facade of wider buildings should be divided into separate bays consistent with prevailing storefronts.

- For multiple building projects design each building to create a visual relationship among all buildings.
- Provide overhangs for pedestrian shelter.
- Emphasize high quality wall materials such as brick, glass, or wood. Do not allow concrete block and vinyl siding on facades facing primary streets. Metal siding is prohibited see Section 13-1-224 (2) h.5. of the Municipal Code.
- Maintain the high proportion of transparency from ground-level display windows and doors found among existing buildings. The proportions of door and window openings should be consistent with existing pattern in the area to reinforce a strong horizontal relationship along the block.

LIGHTING

- Locate pedestrian scale lighting in front of buildings, not to exceed 12 feet in height and parking lot lighting to not exceed 25 feet in height (including concrete base). Lights shall not point or glare into 2nd story of residential units.
- Utilize light fixtures with 90° downcast cutoff fixtures (without drop lenses) to minimize lighting impacts on nearby residential properties.
- Average illumination levels in parking lots should not exceed 5 foot candles, and at the property lines shall not exceed .5 foot candles.
- Light fixtures shall have a complementary architectural style replicating the traditional architectural style of the area.
- Provide appropriately scaled lighting along pedestrian pathways along the side and rear of the buildings.
- Encourage energy efficient lighting whenever possible. Mercury vapor lights are prohibited.

PARKING

- Allow on-street parking for commercial businesses.
- Site parking should be to the rear on non-street side. Side parking may be allowed if buffered.
- Promote shared parking lots among uses with parking demands at different times of the day.
- Locate parking lots to the inside of all setbacks (to eliminate encroachments), except for approved shared parking areas.

- Provide landscape islands, each with a minimum size of 200 square feet and at the minimum rate of one island for every 12 parking spaces. The number of islands may be reduced for approved shared parking spaces.
- Encourage pedestrian walkways through parking lots to buildings.
- All parking area shall be paved with an approved hard surface such as asphalt, concrete, or pervious pavement.

SIGNAGE

- On-building signage shall be on the first floor areas of the building.
- On-building signs may be awning, projecting, wall-mounted, or window-type signs. Signs shall be shaped to reflect the use of the building, scaled with relation to the size and traditional architectural style of the building as well as the pedestrian orientation of the downtown area.
- Monument signs shall be constructed of durable materials which are the same as those materials on the main building.
- The following types of signs will not be permitted: roof signs; temporary signs(defined in Section 15-1-31(w) of the Municipal Code). displayed for more than 10 consecutive days or 30 total days in a calendar year; inflatable signs or displays; portable signs, such as mobile trailer signs, changeable message or streaming message signs; flashing signs; internally illuminated signs; rippling or sparkling signs; spotlights; and a wide variety of strings of lights, tinsel, pom pons, pinwheels, pennants, banners, streamers, and related attention-getting devices.



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, July 15, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding Ordinance #2019-14: an ordinance rezoning the property located at 5431 Bremer Road from R-1 (Single Family Residential) to R-2 (Single and Two Family Residential) as requested by Bouffiou Properties.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

The applicant is requesting a rezoning from R-1 to R-2 in order to construct a duplex on the property located at 5431 Bremer Road. The requirements for the two districts are similar and a change to R-2 will allow for the duplex whereas in R-1 that is not permitted. The lot in question would meet the minimum bulk standards for the R-2 district and would continue to be compliant after subdivision via CSM. The neighboring properties are predominately R-1 with the homes along the lake marked as R-1B. However, the Future Land Use Map calls for this property to be R-2 as was adopted within that plan. While the rezone will slightly increase the allowed density on this property and further after subdivision, it is in concert with what the Zoning Code and Comprehensive Plan require as well as the property in question is large enough to accommodate the use in order to maintain consistency with the residential character of the surrounding neighborhood.

FINANCIAL/BUDGET IMPACT:

There is no cost to the Village to pursue this type of development. There is a financial benefit in the form of impact fees paid and the value added from developing a vacant lot with no improvements to what will be two structures on two lots adding four total units.

VILLAGE PLAN REFERENCE:

Village of McFarland Comprehensive Plan adopted August 28, 2017

ORDINANCE REFERENCE:

Section 62-343 details the procedure to change or amend the Zoning Code. The applicant has submitted a proper position as the Property Owner in order to initiate this request. As such the application is forwarded to the Plan Commission for review and following Public Hearing they may consider action on the request. All notices have been published and delivered as is required.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:



Presented for recommendation to the Village Board contingent upon Village Board approval of a new Certified Survey Map (next agenda item).

ATTACHMENTS:

1. 072019-03 - Bouffiou Properties (5431 Bremer Road) REZONE Ordinance 07022019
2. 072019-03 - Bouffiou Properties (5431 Bremer Road) REZONE Submittal 06102019
3. Section 62-70 - Bulk Standard - Residential
4. Section 62-343 - Rezoning Procedure
5. Zoning Map
6. Future Land Use Map

ORDINANCE 2019-14

AN ORDINANCE TO REZONE LANDS ON BREMER ROAD FROM THE R-1 ZONE, SINGLE-FAMILY RESIDENCE DISTRICT, TO THE R-2 ZONE, SINGLE AND TWO-FAMILY RESIDENCE DISTRICT.

Purpose: To rezone certain lands on Bremer Road to the R-2 Zone.

Sponsor: Community Development Director Boness

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

WHEREAS, the owner of lands located at 5431 Bremer Road, in the Village of McFarland, has applied for approval of a Certified Survey Map and rezoning of the same property from the R-1 Zone to the R-2 Zone; and,

WHEREAS, the owner has submitted a proposed Certified Survey Map for rezoning and land division purposes, a copy which is attached hereto; and

WHEREAS, the owner has submitted documents fulfilling the requirements for approval of the rezoning; and

WHEREAS, the proposed rezoning is consistent with the Village of McFarland Comprehensive Plan, which designates the subject land as Two-Family Residential Use; and

WHEREAS, the Village Board is willing to grant approval of the request to rezone and the Village Board finds approval thereof is in the public interest;

NOW, THEREFORE, the Village Board of the Village of McFarland, does ordain as follows:

1. Section 62-62(a) of the McFarland Municipal Code and the Official Zoning Map are hereby amended so that the following described real estate is hereby rezoned from the R-1 Zone, Single-Family Residence District, to the R-2 Zone, Single and Two-Family Residence District:

A part of Lot 16 of the plat of the Assessor's Plat of Larson's Survey, recorded as Document No. 622648 of Dane County Records in Volume 9 of Plats on Page 45, being located in Government Lot 1 of Section 34, Township 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, being more particularly described as follows:

COMMENCING at the South one-quarter Corner of said Section 34;

thence, along the South line of the Southwest one-quarter of said Section 34, South 88°47'20" West, 1308.07 feet to the centerline of Terminal Drive per Certified Survey Map No. 12712;

thence, continuing along said South line and the South line of said Lot 16, South 88°47'20" West, 585.00 feet to the **POINT OF BEGINNING**;

thence, continuing along said South Line, South 88°47'20" West, 166.34 feet to the Easterly right-of-way line of Bremer Road per said Assessor's Plat of Larson's Survey;

thence, along said Easterly right-of-way line, North 13°21'31" West, 199.26 feet;

thence North 88°37'23" East, 160.54 feet;

thence North 13°28'14" West, 15.23 feet to the Southwest corner of Lot 31 of the First Addition to Larson Beach Heights;

thence, along the South Line of said Lot 31, North 88°46'29" East, 60.00 feet;

thence South 15°05'15" West, 117.24 feet;

thence South 14°56'50" East, 100.51 feet to the **POINT OF BEGINNING**, containing 35,281 square feet or 0.810 acres, more or less.

2. The Zoning Administrator is hereby directed to label these changes on the Official Zoning Map, once the rezoning is effective.

3. Section 1 of this ordinance shall not take effect until final approval and recording of a Certified Survey Map for the lands described above. If the owner fails to record the applicable Certified Survey Map within one (1) year after adoption of this ordinance, then Section 1 of this ordinance shall become null and void, and the zoning of the afore stated lands shall continue to be the existing R-1 Zone.

The above and foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the ____ day of _____, 2019.

APPROVED:

Brad Czebotar, Village President

ATTEST:

Cassandra Suettinger, Village Clerk-
Treasurer

ORDINANCE 2019 –14	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING	
RECORD	
Adrian -	Kryzenske -
Brassington -	Lytle -
Czebotar -	Utter -
Kolk -	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

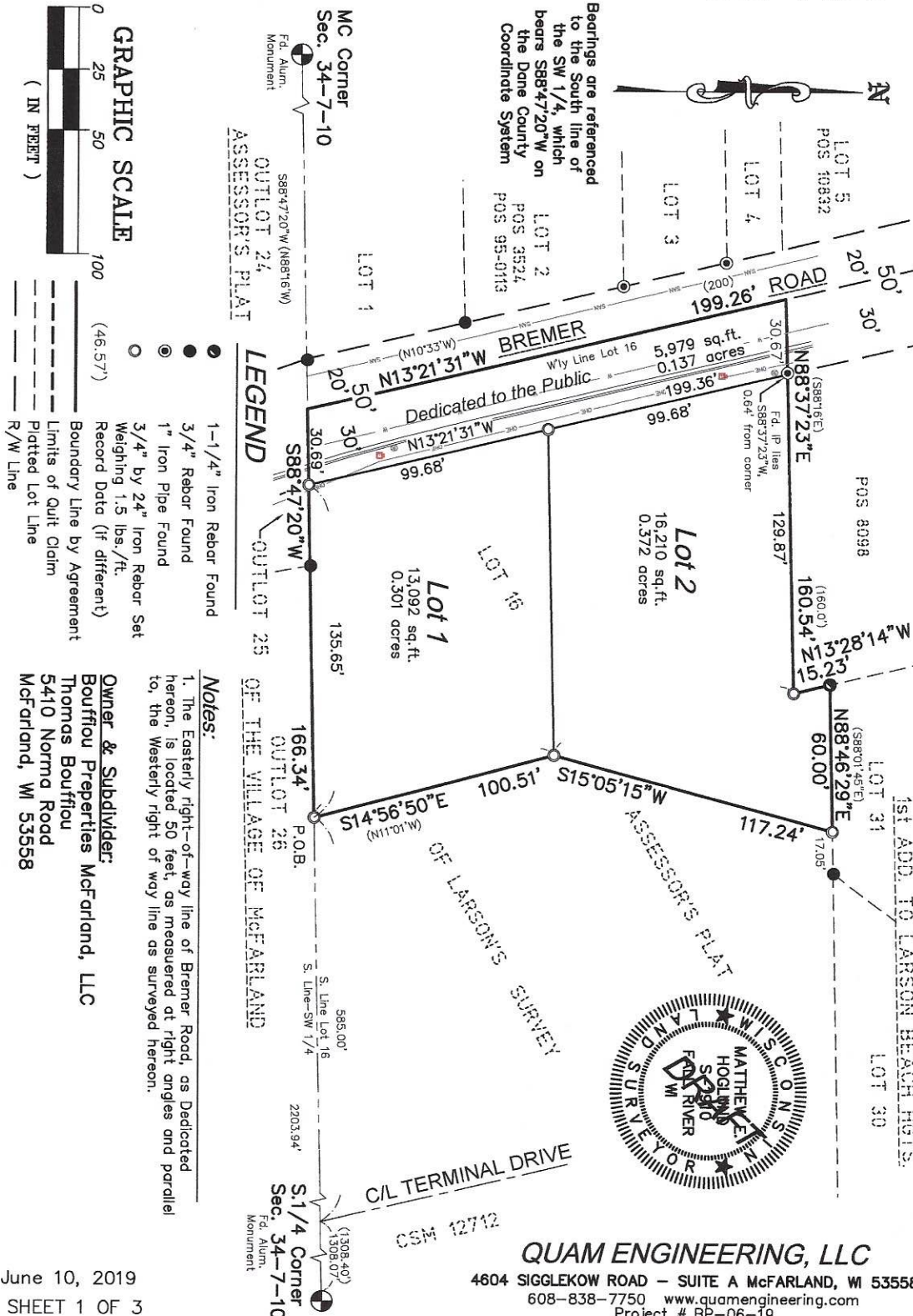
DANE COUNTY CERTIFIED SURVEY MAP

A part of Lot 16, Assessor's Plat of Larson's Survey, being located in Government Lot 1 of Section 34, T.7N., R.10E., Village of McFarland, Dane County, Wisconsin

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____



June 10, 2019
SHEET 1 OF 3

QUAM ENGINEERING, LLC
4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558
608-838-7750 www.quamengineering.com
Project # BP-06-19

Drawn By: MEH
Project # BP-06-19

DANE COUNTY
CERTIFIED SURVEY MAP # _____

**A part of Lot 16, Assessor's Plat of Larson's Survey, being located in
Government Lot 1 of Section 34, T.7N., R.10E., Village of McFarland,
Dane County, Wisconsin**

SURVEYOR'S CERTIFICATE:

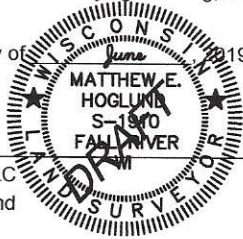
I, Matthew E. Hoglund, Registered Land Surveyor, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided, and mapped the following Certified Survey being a part of Lot 16 of the plat of the Assessor's Plat of Larson's Survey, recorded as Document No. 622648 of Dane County Records in Volume 9 of Plats on Page 45, being located in Government Lot 1 of Section 34, Township 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, being more particularly described as follows:

COMMENCING at the South one-quarter Corner of said Section 34;
thence, along the South line of the Southwest one-quarter of said Section 34, South 88°47'20" West, 1308.07 feet to the centerline of Terminal Drive per Certified Survey Map No. 12712;
thence, continuing along said South line and the South line of said Lot 16, South 88°47'20" West, 585.00 feet to the **POINT OF BEGINNING**;
thence, continuing along said South Line, South 88°47'20" West, 166.34 feet to the Easterly right-of-way line of Bremer Road per said Assessor's Plat of Larson's Survey;
thence, along said Easterly right-of-way line, North 13°21'31" West, 199.26 feet;
thence North 88°37'23" East, 160.54 feet;
thence North 13°28'14" West, 15.23 feet to the Southwest corner of Lot 31 of the First Addition to Larson Beach Heights;
thence, along the South Line of said Lot 31, North 88°46'29" East, 60.00 feet;
thence South 15°05'15" West, 117.24 feet;
thence South 14°56'50" East, 100.51 feet to the **POINT OF BEGINNING**, containing 35,281 square feet or 0.810 acres, more or less.

BEING SUBJECT TO all easements and agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Thomas Bouffiau of Bouffiau Properties McFarland, LLC, the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Village of McFarland Subdivision Regulations in surveying, dividing, and mapping the same.

Dated this 10th day of June, 2019.



Quam Engineering, LLC
By: Matthew E. Hoglund
P.L.S. S-1910

VILLAGE OF McFARLAND PLAN COMMISSION CERTIFICATE:

This land division is hereby approved by the Plan Commission of the

Village of McFarland on this ____ day of _____, 2019.

Cassandra Suettinger, Clerk, Village of McFarland

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

Drawn By: MEH
Project # BP-06-19

DANE COUNTY
CERTIFIED SURVEY MAP # _____

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Dane County, Wisconsin**

CORPORATE OWNERS CERTIFICATE:

Bouffiu Properties McFarland LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said partnership caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. Bouffiu Properties McFarland LLC, does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of McFarland

IN WITNESS WHEREOF, the said Bouffiu Properties McFarland LLC has caused these presents to be signed by Thomas Bouffiu, Managing Partner, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____, day of _____, 20__.

In the presence of: _____

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ____ day of _____, 20__, Thomas Bouffiu, Managing Partner of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be a partner of said Limited Liability Company and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.



VILLAGE OF McFARLAND BOARD CERTIFICATE:

Resolved, that this Certified Survey Map is hereby approved and dedications accepted by the Village Board of the Village of McFarland

Dated this ____ day of _____, 2019.

Cassandra Suettinger, Clerk, Village of McFarland

REGISTER OF DEEDS CERTIFICATE:

Received for recording this ____ day of _____, 20__, at _____ o'clock __M. and

recorded in Volume ____ of Certified Survey Maps on Pages _____

as Document No. _____.

Kristi Chlebowsky, Dane County Register of Deeds

**Village of McFarland
Community Development Department**

RECEIVED
JUN 10 2019
VILLAGE OF MCFARLAND

Plan Commission Application – 2019

~Please complete application in full~

Applicant - Owner	Bouffiou Properties McFarland, LLC	Applicant's Agent	Quam Engineering, LLC
	Thomas Bouffiou	Name	Matthew E. Hoglund, P.L.S.
Address	5410 Norma Road, McFarland, WI 53558	Address	4604 Siggelkow Rd - Suite A McFarland, WI 53558
Email	TBouf13@aol.com	Email	mhoglund@quamengineering.com
Phone #	608-838-3305 Home 608-320-9342 Cell	Phone #	608-838-7750
Fax #		Fax #	608-838-7752

Type of Proposal – Please check boxes below that apply - Parcel No(s). 154/0710-343-5525-7

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
☐ Preliminary Plat	\$500+AF	☒ Conditional Use	\$275+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	\$500+BF	☒ Rezoning (map)	\$175+	☒ Dev. Agreement Including Addendums	\$400 F
☒ Certified Survey Map	\$300+F	☐ Zoning Amendment (text)	\$250+F	☐ Final Plat	\$500 +CF
☐ Condominium	\$300+EF	☐ Variance-Board of Zoning Appeals	\$250+F	☐ Final Plat (reapplication)	\$400 +DF
				☐ Site/Design Review	\$400 + F

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

B = Any preliminary plat which has previously been reviewed/revised within the last 36 months

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D = Any final plat which has been previously reviewed or/ revised within the last 36 months

E = Plus \$40.00 for each unit shown

F = Plus actual legal, engineering and financial consulting costs incurred by the Village

G = Plus \$25.00 per lot for two or more lots.

Escrow Deposits (covers costs for outside consultants; e.g., engineers, attorneys, etc.)	
☐ R-E, R-3 & PD (up to 50 acres)	\$5,000
☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
☐ Commercial Site/Design Review (5,000 sq. ft. or more)	\$2,000
☐ All Plats including condominiums	\$5,000

Nature of the development proposal: Must provide address of proposed development, legal description and description of proposal. (Attach additional paper if needed)

Rezone property from R1 to R2, which is consistent with Village Comprehensive Plan, and split into 2 lots

and build a duplex on each lot.

5431 Bremen Road

What action is the applicant requesting of the Plan Commission?

Rezoning Approval

Certified Survey Map Approval

Has this specific proposal been previously discussed or acted upon by the Plan Commission?

☐ YES ☒ NO (If "yes" state the nature and the date(s) of the previous application.)

PLEASE READ AND SIGN ON THE REVERSE SIDE - AT THE BOTTOM

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December 10-----	(Pending) Tuesday, Jan. 21, 2020

*** Submittal deadline: No exceptions can be given for above deadlines**

- **Materials submitted for review after the submittal deadline date (or incomplete submittals) will be held over until the next scheduled meeting.**
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X

Signature of Applicant/Agent

Date

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JUN 10 2019

VILLAGE OF McFARLAND

LARSON BEACH HEIGHTS, 1ST ADDITION
First Addition Larsons Beach Heights

LOT 30
0.5 ac

LOT 31
0.8 ac

OUTLOT 16
0.1 ac

Bremer Rd

LARSONS SURVEY ASSESSORS PLAT

Lot 2

OUTLOT 16
0.8 ac

OUTLOT 16
3.7 ac

Lot 1

Bouffiou Properties McFarland, LLC

Proposed CSM

5431 Bremer Road, McFarland WI

2017 Dane County 1' LIDAR Contours

Rezoning Legal Description
Bouffiou Properties McFarland, LLC

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VILLAGE OF MCFARLAND

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VILLAGE OF McFARLAND



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

THIS PLAN WAS CREATED AS A DRAFTING
SERVICE ONLY. THE DESIGNER IN NO WAY EXPRESSES
OR ASSUMES ANY RESPONSIBILITY FOR THE
ACCURACY OR COMPLIANCE OF THESE PLANS
IN ANY FORM.
ALL TALL WALLS GREATER THAN 10'-0" TO
BE ENGINEERED BY MATERIAL SUPPLIER

ELEVATIONS
SCALE: 1/4" = 1'

PLAN DATE DATE 04/01/19

AMERICAN DESIGN CONCEPTS

BOUFFIOL DUPLEX

AMERICAN DESIGN CONCEPTS LLC.
DESIGNED BY 1334 APPLEGATE
MADISON
(608) 773-0710

ALL RIGHTS RESERVED
© AMERICAN DESIGN CONCEPTS

A1



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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IN ANY FORM.
ALL TALL WALLS GREATER THAN 10'-0" TO
BE ENGINEERED BY MATERIAL SUPPLIER

SIDE ELEVATIONS
SCALE: 1/4" = 1'

PLAN START DATE 04/09/18

AMERICAN DESIGN CONCEPTS

BOUFFOU DUPLEX

AMERICAN DESIGN CONCEPTS LLC.
DESIGNED BY 1334 APPLEGATE
MADISON
(608) 713-0710
ALL RIGHTS RESERVED
© AMERICAN DESIGN CONCEPTS

A2

Sec. 62-70. - Bulk standard—Residential Districts.

No structure or lot shall be developed, used or occupied unless it meets the minimum lot frontage, lot area, yard requirements, height limits and other dimensional standards set forth in the following table:

RESIDENTIAL DISTRICT BULK STANDARDS

Bulk Standards	A-1	R-1	R-1A ⁽⁹⁾	R-1B ⁽⁹⁾	R-2 ⁽³⁾	R-3 ⁽³⁾	R-MH	R-E	RH-1
Minimum lot area (sq. ft.)	35 acres	10,000	6,000	6,000	10,000	None	6,000	None	1 acre
Minimum lot width (ft.)	-	80	50	50	80	80	50	80	150
Building height (ft.)	35 ⁽¹⁾	35	35	35	35	35	35	35	35
Yards ⁽⁷⁾⁽¹⁰⁾									
Front yard (ft.)	-	25	25	20 ⁽⁶⁾	25	25 or 35	25	25	40
Front yard with snout garage ⁽²⁾	-	30	30	20	30	25 or 35	30	30	40
Side yard (ft.)									
One story building	6	6	7	7	8	8	6	8	10
Both sides combined	14	14	14	14	18	20	14	20	20
Two story building	7	7	7	7	8	10	7	10	10

Both sides combined	18	18	14	14	18	20	18	25	20
Reversed corner	25	25	25	15	25	25 or 30	15	25	40
Rear yard (ft.)	30	30	30	30 or 40	30	35	25	30	50
Usable open space per dwelling unit (sq. ft.)	-	1,300	1,000	1,000	750	500	1,000	500	4,000
Minimum lot area per dwelling unit (sq. ft.)	-	10,000	6,000	6,000	5,000	5,445	6,000	4,356	1 acre
As conditional use	-	10,000	6,000	6,000	5,000	2,904	6,000	2,178	1 acre
Parking spaces required per dwelling unit (sq. ft.)									
Efficiency		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
One bedroom	-	2.0	2.0	2.0	2.0	2.0	2.0	1.0	2.0
Two bedrooms	-	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Three bedrooms	-	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Four+ bedrooms	-	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Minimum landscaping points ⁽⁵⁾									

Per 100 ft. of bldg. foundation						50		45	
Per 1,000 sq. ft. gross floor area						20		20	
Per 100 ft./street frontage						50		45	
Per 10,000 sq. ft. of paved area						100		90	

- (1) Barns, sheds, silos and other farm buildings shall not exceed in height twice their distance from the nearest lot line; however, these buildings have to be setback at least 60 feet from the street and no closer than 100 feet from the property line of adjacent properties, if those properties are located in a Residence District.
- (2) Attached garages that are closer to a street than any other portion of structure are snout garages.
- (3) R-2 and R-3 Districts allow zero lot line duplexes of 5,000 square feet minimum lot area and a 40 feet minimum lot width, with side yard setback requirements of eight feet for a one-story structure and ten feet for a two-story structure.
- (4) Twenty-five feet applies to lots if no motor vehicle garage door opening faces street side; 35 feet applies if motor vehicle garage door opening faces street side.
- (5) See Appendix B, Village of McFarland Landscaping Standards.
- (6) The front yard is the same as the street yard.
- (7) All yards abutting upon navigable waterways set back at least 40 feet unless superseded by Wisconsin Department of Natural Resources or Dane County regulations.
- (8) Twenty-five feet applies to street side with no motor vehicle garage door opening; 30 feet applies to street side with a motor vehicle garage door opening.

(9) The side yard setback amendments enacted by Ordinance No. 2014-13 shall apply only to property for which a new home construction permit is issued after December 11, 2014.

(10) All yards in the RH-1 District abutting a collector or arterial street shall be set back 60 feet from the property line.

(Code 1998, § 13-1-49; Ord. No. 2003-03, § 1(13-1-49), 3-24-2003; Ord. No. 2005-08, § 1, 4-25-2005; Ord. No. 2011-06, § 3, 5-23-2011; Ord. No. 2014-13, § 1, 10-27-2014; Ord. No. 2018-02, § 9, 1-22-2018)

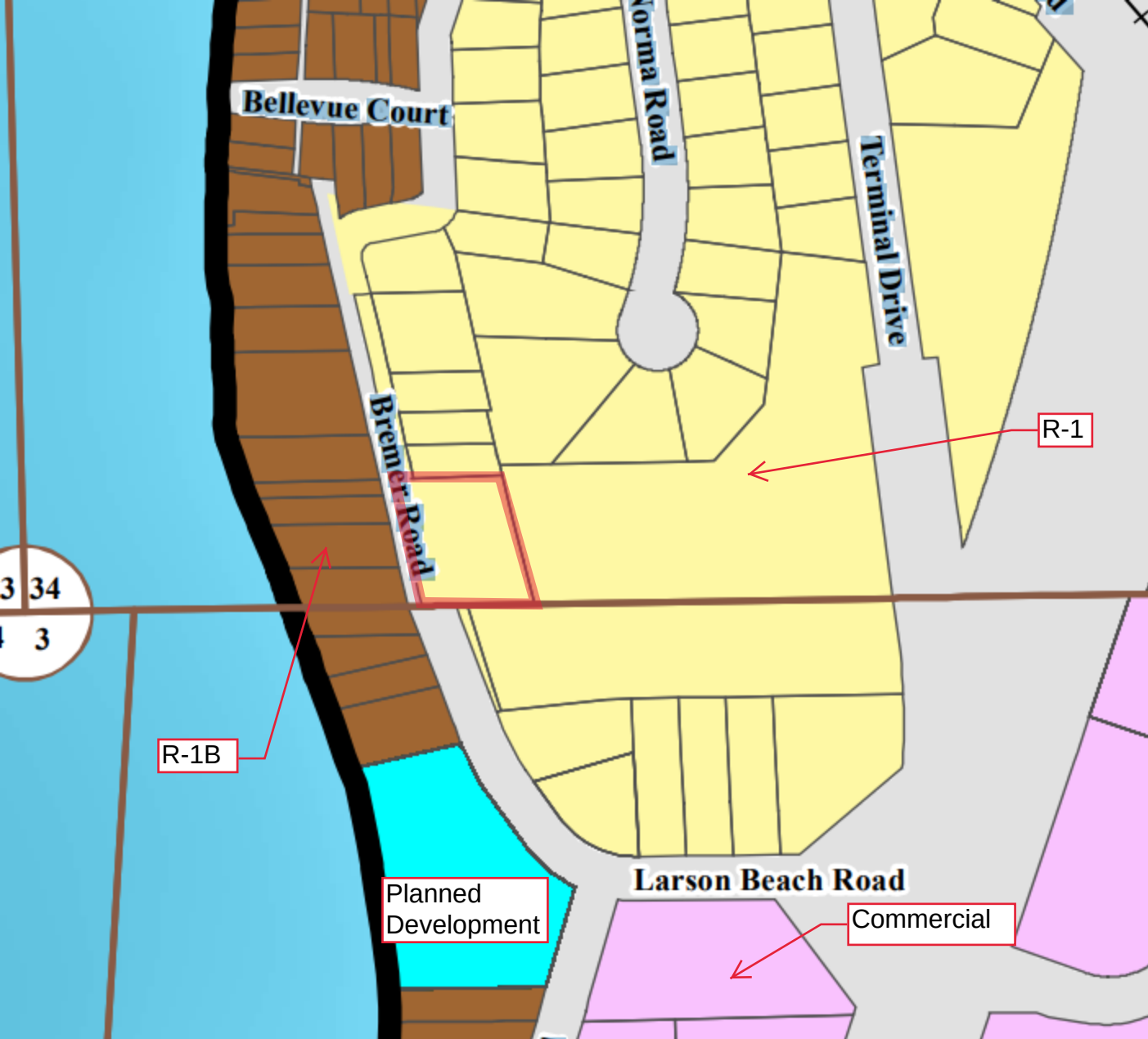
Sec. 62-343. - Procedure for changes or amendments.

- (a) *Request for changes.* Petitions for any change to the district boundaries and maps or amendments to the text regulations shall be addressed to the Village Board and shall be filed with the Zoning Administrator, describe the premises to be rezoned or the portions of text of regulations to be amended, list the reasons justifying the petition, specify the proposed use, if applicable, and have attached the following, if petition be for change of district boundaries:
 - (1) Plot plan, drawn to a scale of one inch equals 100 feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties within 300 feet of the area proposed to be rezoned.
 - (2) Owners' names and addresses of all properties lying within 100 feet of the area proposed to be rezoned.
 - (3) Together with additional information as may be required by the Plan Commission or Village Board.
- (b) *Plan Commission review and recommendations.*
 - (1) The Zoning Administrator shall cause the petition to be forwarded to the Plan Commission for its consideration and recommendation. Following receipt of the petition, the Plan Commission shall hold a public hearing upon each proposed change or amendment, giving notice of the time, place and the change or amendment proposed by publication of a class 2 notice, pursuant to Wis. Stats. Ch. 985. At least ten days prior, written notice shall also be given to the clerk of any municipality within 1,000 feet of any land that would be affected by the proposed change or amendment. The Plan Commission shall also notify the owners of all properties lying within 100 feet of the land proposed to be rezoned. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application.
 - (2) Following such hearing, the Plan Commission shall review all proposed amendments to the text and Zoning Map within the corporate limits of the Village, and shall recommend, in writing, that the petition be granted as requested, modified or denied. A recording of the recommendation in the Plan Commission's official minutes shall constitute the required written recommendation.
- (c) *Village Board action.*
 - (1) Following receipt and consideration of the Plan Commission's recommendation, the Village Board shall take action on the proposed ordinance implementing the proposed change or amendment.
 - (2) The Village Board shall hold an additional public hearing, preceded by the same notice required for the Plan Commission public hearing, upon the written request of the petitioner, any of the parties identified in Section 62-342 or from sufficient owners of

neighboring properties who hold protest rights pursuant to Wis. Stats. § 62.23(7)(d)2m, and Section 62-344. In addition, the Village Board may, on its own volition, conduct its own public hearing on the proposed amendment.

- (d) *Fee.* The application fee for processing a petition for a zoning change or amendment shall be the fee established by the Village Board from time to time and provided in Appendix A to this Code. The applicant shall also pay all costs incurred by the Village in notifying the public and affected property owners pursuant to Subsections (b) and (c) of this Section.

(Code 1998, § 13-1-242; Ord. No. 2003-03, § 1(13-1-242), 3-24-2003)







PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, July 15, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding the application for a Certified Survey Map review from Bouffiou Properties for the property located at 5431 Bremer Road.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

The owner of the property previously requested for rezoning would like to split the property essentially in half to accommodate two lots that would be developed as duplex dwellings. A map showing the current conditions is enclosed plus the requested subdivision via the CSM. The CSM as presented is legally compliant with what is required for such requests but there are two items of note:

1. Public Land Dedication - The property currently goes to the center line of Bremer Road. Through this CSM that portion of the property currently within the public right of way will be dedicated officially for this purpose.
2. Additional Property Transfer - This property owner and the one to the east are working out an additional land swap that increases the size of Lot 2 within the CSM. There is a process the title company is working on to clear up titles both parties have to these properties and then deed them to the appropriate individuals. That is in process and being handled between the two property owners in order to be resolved prior to Village Board approval.

A copy of the residential bulk standards is also enclosed and the lots as proposed are fully compliant with the requirement for R-2 as was discussed in the previous agenda item.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

Section 56-39 - Certified Survey Map (Subdivision Code)

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:



Presented for recommendation to the Village Board.

ATTACHMENTS:

1. 072019-03 - Bouffiou Properties (5431 Bremer Road) CSM Submittal 06102019
2. 5431 Bremer Road - Existing Property Layout
3. Section 56-39 - Certified Survey Map

**Village of McFarland
Community Development Department**

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Plan Commission Application – 2019

~Please complete application in full~

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X

Signature of Applicant/Agent

Date

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VILLAGE OF McFARLAND

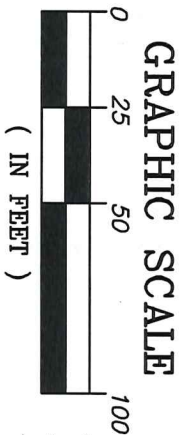
C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

DANE COUNTY
CERTIFIED SURVEY MAP #

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Bearings are referenced to the South line of the SW 1/4, which bears S88°47'20"W on the Dane County Coordinate System

OUTLOT 24
ASSESSOR'S PLAT

LEGEND

- 1-1/4" Iron Rebar Found
- 3/4" Rebar Found
- 1" Iron Pipe Found
- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- Record Data (if different)
- Boundary Line by Agreement
- Limits of Quit Claim
- Platted Lot Line
- R/W Line

Notes:

1. The Easterly right-of-way line of Bremer Road, as Dedicated hereon, is located 50 feet, as measured at right angles and parallel to, the Westerly right of way line as surveyed hereon.

Owner & Subdivider:

Bouffion Properties McFarland, LLC
Thomas Bouffion
5410 Norma Road
McFarland, WI 53558

MC Corner
Sec. 34-7-10
Fd. Alum.
Monument

S88°47'20"W (N88°16'W)

LOT 1

S88°47'20"W

OUTLOT 25

166.34' P.O.B.

S. Line Lot 16

S.1/4 Corner
Sec. 34-7-10
Fd. Alum.
Monument

LOT 1

Lot 1
13,092 sq.ft.
0.301 acres

OF LARSON'S SURVEY

C/L TERMINAL DRIVE

CSM 12712

BREMER ROAD
Dedicated to the Public

W'y Line Lot 16

N13°21'31"W

N13°21'31"W

Lot 2
16,210 sq.ft.
0.372 acres

5,979 sq.ft.
0.137 acres

199.36'

99.68'

30.67'

129.87'

160.54'

15.23'

60.00'

117.24'

100.51'

S15°05'15"W

S14°56'50"E

(N11°01'W)

117.24'

17.05'

60.00'

15.23'

160.54'

129.87'

30.67'

199.36'

99.68'

5,979 sq.ft.
0.137 acres

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5,979 sq.ft.
0.137 acres

W'y Line Lot 16

N13°21'31"W

Drawn By: MEH
Project # BP-06-19

DANE COUNTY
CERTIFIED SURVEY MAP # _____

A part of Lot 16, Assessor's Plat of Larson's Survey, being located in
Government Lot 1 of Section 34, T.7N., R.10E., Village of McFarland,
Dane County, Wisconsin

SURVEYOR'S CERTIFICATE:

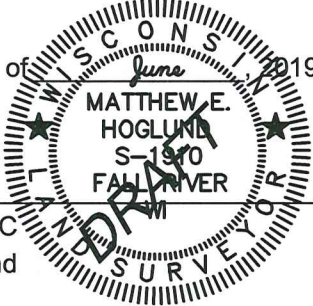
I, Matthew E. Hoglund, Registered Land Surveyor, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided, and mapped the following Certified Survey being a part of Lot 16 of the plat of the Assessor's Plat of Larson's Survey, recorded as Document No. 622648 of Dane County Records in Volume 9 of Plats on Page 45, being located in Government Lot 1 of Section 34, Township 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, being more particularly described as follows:

COMMENCING at the South one-quarter Corner of said Section 34;
thence, along the South line of the Southwest one-quarter of said Section 34, South 88°47'20" West, 1308.07 feet to the centerline of Terminal Drive per Certified Survey Map No. 12712;
thence, continuing along said South line and the South line of said Lot 16, South 88°47'20" West, 585.00 feet to the **POINT OF BEGINNING**;
thence, continuing along said South Line, South 88°47'20" West, 166.34 feet to the Easterly right-of-way line of Bremer Road per said Assessor's Plat of Larson's Survey;
thence, along said Easterly right-of-way line, North 13°21'31" West, 199.26 feet;
thence North 88°37'23" East, 160.54 feet;
thence North 13°28'14" West, 15.23 feet to the Southwest corner of Lot 31 of the First Addition to Larson Beach Heights;
thence, along the South Line of said Lot 31, North 88°46'29" East, 60.00 feet;
thence South 15°05'15" West, 117.24 feet;
thence South 14°56'50" East, 100.51 feet to the **POINT OF BEGINNING**, containing 35,281 square feet or 0.810 acres, more or less.

BEING SUBJECT TO all easements and agreements, if any, of record and/or fact.
I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Thomas Bouffiou of Bouffiou Properties McFarland, LLC, the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Village of McFarland Subdivision Regulations in surveying, dividing, and mapping the same.

Dated this 10th day of June, 2019.

Quam Engineering, LLC
By: Matthew E. Hoglund
P.L.S. S-1910



VILLAGE OF McFARLAND PLAN COMMISSION CERTIFICATE:

This land division is hereby approved by the Plan Commission of the
Village of McFarland on this _____ day of _____, 2019.

Cassandra Suettinger, Clerk, Village of McFarland

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

Drawn By: MEH
Project # BP-06-19

DANE COUNTY
CERTIFIED SURVEY MAP # _____

A part of Lot 16, Assessor's Plat of Larson's Survey, being located in
Government Lot 1 of Section 34, T.7N., R.10E., Village of McFarland,
Dane County, Wisconsin

CORPORATE OWNERS CERTIFICATE:

Bouffiu Properties McFarland LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said partnership caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. Bouffiu Properties McFarland LLC, does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of McFarland

IN WITNESS WHEREOF, the said ouffiu Properties McFarland LLC has caused these presents to be signed by Thomas Bouffiu, Managing Partner, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____, day of _____, 20__.

In the presence of: _____

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ____ day of _____, 20__, Thomas Bouffiu, Managing Partner of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be a partner of said Limited Liability Company and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.



VILLAGE OF McFARLAND BOARD CERTIFICATE:

Resolved, that this Certified Survey Map is hereby approved and dedications accepted by the Village Board of the Village of McFarland

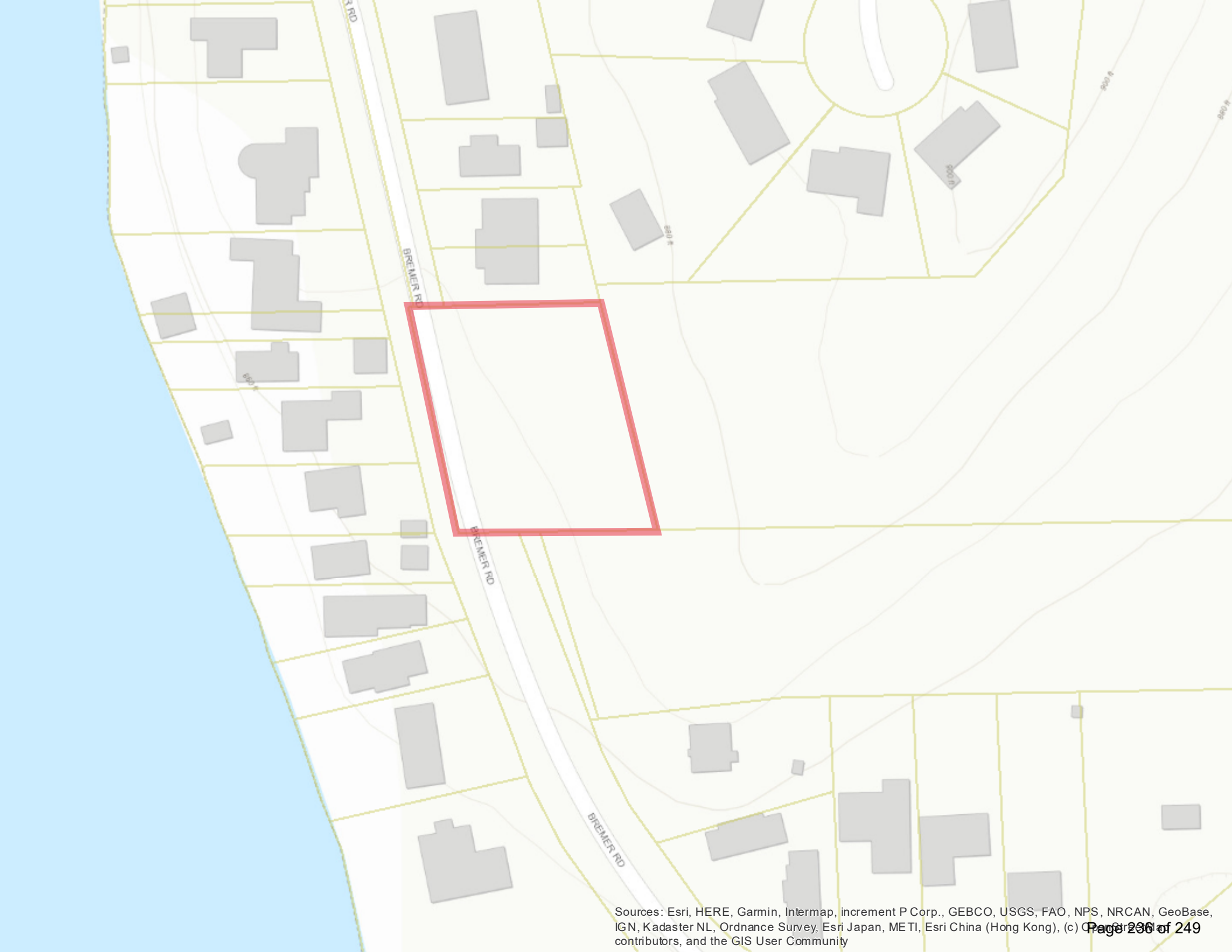
Dated this ____ day of _____, 2019.

Cassandra Suettinger, Clerk, Village of McFarland

REGISTER OF DEEDS CERTIFICATE:

Received for recording this ____ day of _____, 20__, at _____ o'clock __M. and recorded in Volume ____ of Certified Survey Maps on Pages _____ as Document No. _____.

Kristi Chlebowski, Dane County Register of Deeds



Sec. 56-39. - Certified Survey Map.

- (a) *Use of Certified Survey Map.* When it is proposed to divide land into at least two but no more than four parcels or building sites, any one of which is 35 acres in size or less, or when it is proposed to create by land division not more than four parcels or building sites within a recorded Subdivision Plat without changing the exterior boundaries of a block, lot or outlot, the subdivider shall prepare a Certified Survey Map in accordance with this Chapter and shall file 20 copies of the map and the letter of application with the Village Clerk-Treasurer at least 20 working days prior to the meeting of the Plan Commission at which action is desired.
- (b) *Referral to Plan Commission.* The Village Clerk-Treasurer shall, within two normal work days after filing, transmit the copies of the map and letter of application to the Plan Commission.
- (c) *Review by other Village agencies.* The Plan Commission shall transmit a copy of the map to all affected Village boards, authorities, committees, commissions or departments for their review and recommendations concerning matters within their jurisdiction. Their recommendations shall be transmitted to the Plan Commission within ten days from the date the map is filed. The map shall be reviewed by the Plan Commission for conformance with this Chapter and all ordinances, rules, regulations, comprehensive plans, comprehensive plan components and neighborhood plans.
- (d) *Review and approval.* Following public hearing by the Plan Commission in the manner used for Preliminary Plats, the Plan Commission shall approve, approve conditionally and thereby require resubmission of a corrected Certified Survey Map or reject such Certified Survey Map within 60 days from the date of filing of the map unless the time is extended by agreement with the subdivider. If the map is rejected, the reason shall be stated in the minutes of the meeting and a written statement forwarded to the subdivider. If the map is approved, the Plan Commission shall cause the Village Clerk-Treasurer to so certify on the face of the original map and return the map to the subdivider.
- (e) *Recordation.* The subdivider shall record the map with the County Register of Deeds within 30 days of the approval.
- (f) *Copies.* The subdivider shall file five copies of the recorded Certified Survey Map with the Village Clerk-Treasurer for distribution to the Village Engineer, Building Inspector, Village Assessor and other affected departments for their files.

(Code 1998, § 14-1-34; Ord. No. 99-11, § 17, 8-23-1999; Ord. No. 2003-02, §§ 166—169, 1-27-2002; Ord. No. 2017-13, §§ 13—15, 7-24-2017)



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, July 15, 2019

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion regarding a possible zoning code amendment regarding the application of setback requirements within the R - 1B (Single Family Residence District).

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

Staff has recently encountered a problem regarding the application of setbacks on corner lots within the R-1B District. This District is primarily along Lake Waubesa in some of the older areas of the Village where the properties were developed in very close proximity many years ago. Many of these lots would not be able to meet the terms of our more modern R-1 requirements that apply in newly platted subdivisions. As is customary then a special district is created to help protect the character and nature of this area.

Corner lots are typically required to have two front setbacks applied on both street yards. This then requires 20 feet on either side based upon how the lot lays out. In some cases a reverse corner lot may also apply if the front of the house is not on the main street and there is a slightly different setback afforded in that situation. However, what we have found in this area is that when applying these standards as you would in other districts that have corner lots it becomes restrictive in attempting to site a property. There is currently one vacant property that is used as an example; however, there are likely more than 2 dozen corner lots these standards would apply to that a change here is likely mindful.

The objective of this discussion is to introduce the idea of these changes and receive feedback on these ideas. We would like to present formal changes with a public hearing in August and continue the discussion at that point. The Village Attorney will also be present to discuss the potential changes as we've been discussing them.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

Section 62-70 - Bulk Residential Standards



BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Presented for discussion.

ATTACHMENTS:

1. Section 62-68(g) - R1B
2. Section 62-70 - Bulk Standard - Residential Districts

outlying as well as some inlaying urban parts of the Village, and to promote and encourage a suitable environment for family life where children are members of most families. Development in the R-1A Single-Family Residence District is limited primarily to single-family dwellings and certain community recreational facilities to serve residents of the district.

- (g) ***R-1B Single-Family Residence District.*** The purpose of the R-1B Single-Family Residence District is to stabilize and protect the essential characteristics of existing low density residential areas normally located near or in close proximity to the Lake Waubesa or Yahara River areas, and to promote and encourage a suitable environment for family life where children are members of most families. Development in the R-1B Single-Family Residence District is limited primarily to single-family dwellings and certain community recreational facilities to serve residents of the district.
- (h) *R-2 Single- and Two-Family Residence District.* The R-2 Single- and Two-Family Residence District is established to protect the essential characteristics of certain low-density residential areas of the Village and to promote and encourage a suitable environment for family life where children are members of most families. Development in the R-2 Single- and Two-Family Residence District is limited primarily to single-family and two-family detached dwellings and certain community and recreational facilities to serve residents of the district.
- (i) *R-3 General Residence District.* The R-3 General Residence District is established to stabilize and protect certain medium density residential areas in the Village and to promote and encourage a suitable environment for family life where children are members of most families. Development in the R-3 District is limited primarily to smaller multiple-family dwellings, boarding homes, convalescent homes and recreational facilities to serve residents of the district.
- (j) *R-MH Manufactured Home Residence District.* The R-MH Manufactured Home Residence District is established to provide for the permanent placement of manufactured homes in a low- to medium-density residential area of the Village and to promote and encourage a suitable environment for family life where children are members of many families. Development in the R-MH Manufactured Home Residence District is limited primarily to manufactured houses and single-family residences on smaller lots and certain community and recreational facilities to serve residents of the district.
- (k) *R-E Elderly Residence District.* The R-E Elderly Residence District is established to stabilize and protect certain medium density residential areas in the Village and to promote and encourage a suitable environment for elderly persons in duplex and multiple-family dwellings, pursuant to state and federal regulations.
- (l) *C-G General Commercial District.* The C-G District is intended to provide an area for the business and commercial needs of the community, especially those which can be most suitably located in a compact and conveniently located business district. Residences that are compatible with surrounding uses are allowed as conditional uses.
- (m) *C-P Commercial Park District.* The C-P District is established to provide an esthetically attractive working environment exclusively for and conducive to the development and protection of offices, non-nuisance type manufacturing operations, research and development institutions and limited retail businesses. The essential purpose of this district is to achieve development, which is an asset to the owners, neighbors and the Village, and to promote and maintain desirable economic development in a park-like setting.
- (n) *C-H Highway Commercial District.* The C-H District is intended to provide an area for those business and commercial activities which especially have to do with motor vehicles or highway transportation, or which provide goods or services primarily to travelers on a highway, or for which location adjacent to a major

Sec. 62-70. - Bulk standard—Residential Districts.

No structure or lot shall be developed, used or occupied unless it meets the minimum lot frontage, lot area, yard requirements, height limits and other dimensional standards set forth in the following table:

RESIDENTIAL DISTRICT BULK STANDARDS

Bulk Standards	A-1	R-1	R-1A (9)	R-1B (8)	R-2 ⁽³⁾	R-3 ⁽³⁾	R-MH	R-E	RH-1
Minimum lot area (sq. ft.)	35 acres	10,000	6,000	6,000	10,000	None	6,000	None	1 acre
Minimum lot width (ft.)	-	80	50	50	80	80	50	80	150
Building height (ft.)	35 ⁽¹⁾	35	35	35	35	35	35	35	35
Yards ⁽⁷⁾⁽¹⁰⁾									
Front yard (ft.)	-	25	25	20 ⁽⁶⁾	25	25 or 35	25	25	40
Front yard with snout garage ⁽²⁾	-	30	30	20	30	25 or 35	30	30	40
Side yard (ft.)									
One story building	6	6	7	7	8	8	6	8	10
Both sides combined	14	14	14	14	18	20	14	20	20
Two story building	7	7	7	7	8	10	7	10	10

Both sides combined	18	18	14	14	18	20	18	25	20
Reversed corner	25	25	25	15	25	25 or 30	15	25	40
Rear yard (ft.)	30	30	30	30 or 40	30	35	25	30	50
Usable open space per dwelling unit (sq. ft.)	-	1,300	1,000	1,000	750	500	1,000	500	4,000
Minimum lot area per dwelling unit (sq. ft.)	-	10,000	6,000	6,000	5,000	5,445	6,000	4,356	1 acre
As conditional use	-	10,000	6,000	6,000	5,000	2,904	6,000	2,178	1 acre
Parking spaces required per dwelling unit (sq. ft.)									
Efficiency		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
One bedroom	-	2.0	2.0	2.0	2.0	2.0	2.0	1.0	2.0
Two bedrooms	-	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Three bedrooms	-	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Four+ bedrooms	-	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Minimum landscaping points ⁽⁵⁾									

Per 100 ft. of bldg. foundation					50		45	
Per 1,000 sq. ft. gross floor area					20		20	
Per 100 ft./street frontage					50		45	
Per 10,000 sq. ft. of paved area					100		90	

- (1) Barns, sheds, silos and other farm buildings shall not exceed in height twice their distance from the nearest lot line; however, these buildings have to be setback at least 60 feet from the street and no closer than 100 feet from the property line of adjacent properties, if those properties are located in a Residence District.
- (2) Attached garages that are closer to a street than any other portion of structure are snout garages.
- (3) R-2 and R-3 Districts allow zero lot line duplexes of 5,000 square feet minimum lot area and a 40 feet minimum lot width, with side yard setback requirements of eight feet for a one-story structure and ten feet for a two-story structure.
- (4) Twenty-five feet applies to lots if no motor vehicle garage door opening faces street side; 35 feet applies if motor vehicle garage door opening faces street side.
- (5) See Appendix B, Village of McFarland Landscaping Standards.
- (6) The front yard is the same as the street yard.
- (7) All yards abutting upon navigable waterways set back at least 40 feet unless superseded by Wisconsin Department of Natural Resources or Dane County regulations.
- (8) Twenty-five feet applies to street side with no motor vehicle garage door opening; 30 feet applies to street side with a motor vehicle garage door opening.

(9) The side yard setback amendments enacted by Ordinance No. 2014-13 shall apply only to property for which a new home construction permit is issued after December 11, 2014.

(10) All yards in the RH-1 District abutting a collector or arterial street shall be set back 60 feet from the property line.

(Code 1998, § 13-1-49; Ord. No. 2003-03, § 1(13-1-49), 3-24-2003; Ord. No. 2005-08, § 1, 4-25-2005; Ord. No. 2011-06, § 3, 5-23-2011; Ord. No. 2014-13, § 1, 10-27-2014; Ord. No. 2018-02, § 9, 1-22-2018)

McFarland

Memorandum

TO: Plan Commission Members

FROM: John Griffith, Code Enforcement Officer

DATE: July 8, 2019

RE: June Property Maintenance Report

<u>ADDRESS-OWNER OR TENANT OCCUPIED (MAY AND PRIOR LETTERS/CONTACT)</u>	<u>VIOLATION:</u>	<u>STATUS</u>
5960 Oak Hollow Road – (Pavelec)	Work done without permit – 5 day notice mailed 5-30-19	Permit issued – applied for by owners
6019 Merrill Street (Jones/Deroenzo)	Vehicle parked on lawn – 30 day notice letter mailed 5-16- 19	The unlicensed vehicle is gone; all others were on or in the driveway.
6019 Merrill Street (Jones/Deroenzo)	Unlicensed or non-running vehicle on property 30 day notice letter mailed 5-16-19	The unlicensed vehicle is gone; all others were on or in the driveway.
6023 Merrill Street (Vike)	Trailer parked on front lawn 30 day notice mailed 5-16-19	Trailer moved from lawn to driveway, part of owners work fleet.
5608 Glenway Street (Evans)	Grass/weeds over 8” - 5 day notice posted on 5/23/19	Public works mowed on 6-13- 19
5915 Exchange St. (Byrne)	Tuck pointing	Letter sent to owner- 10-22-18 No response from owner
5905 Main St. (Schneider)	2 nd notice about repairs	Working with fire dept. 4/11/19 Letter from fire dept. was received by owner. 5-9-19 Citation mailed. 7/3/19 Citation returned – Letter not signed for

5003 Paulson Road (Kanvik)	Boat parked on front lawn	Owner moved after letter and phone call
5861 Holscher Road (Blum)	Multiple non licensed vehicles on property	Referred to Police Dept. 4-29-19. Letter from zoning 5-16-19
5619 Alben Avenue (Hund/Wexler)	Noxious weeds on property 5 day notice letter hand delivered 5-6-19	Weeds and lawn cleaned up on 5-13-19
6119 Johnson Street (Deyoe)	Property not being maintained free of debris or garbage, unlicensed vehicle(s) on property, RV being used for storage, pool used for storage of debris. 30 day Letter sent 5-16-19	Data & information for several violations involving this property are being collected for citation purposes.
5001 Valley Drive (Delisle)	Work being done without permit 5-13-19 – posted/work stopped until permit issued	Company applied for permit, double fee's charged.
5861 Holscher Road (Blum)	Unlicensed vehicle on property 30 day notice letter mailed 5-2-19	Police cleared up their concerns on property. Vehicles has current plates
5312 Broadhead St (Janecek)	Blowing lawn clippings into street – letter mailed 5-16-19	6/2019 – no longer blowing lawn clippings into street
5405 N. Cook St (Bloyer)	RV parked in yard on property	Owner is pouring area to park the RV. 6/27/19 – work not taken place, 2 nd letter sent 6/27/19
5106 Black Walnut (Hammerling)	Improper storage of firewood on property –30 day notice mailed 5-6-19	Citation issued on 6-6-19. Court date 7-9-19
4900 Larson Beach Road (Neitzel)	Grass/weeds over 8” - Called and spoke to manager	Property mowed
5516 Osbourn	Grass/weeds over 8” - day notice posted 5/23/19	Mowed 5/30/19
5912 East Open Meadow	Grass/weeds over 8” – 5 day	Mowed by owner 5/30/19

	notice posted 5/23/19	
6305 Lani Lane	Grass/weeds over 8" - 5 day notice posted 5-16-19	Public works mowed 6-13-19

<u>LETTERS /CONTACT IN JUNE :</u>	<u>VIOLATION:</u>
5313 Main Street (Severson)(rental home)	Couch, furniture, misc. debris at curb letter & 30 day notice sent 6/20/19
4905 Farwell Street (McCabe)	Trailer parked on lawn – 30 day notice sent 6/10/19
5306 Olson Court (Woodworth)	Grass/weeds over 8" - 5 day notice posted on 6/6/19
5006 Farwell St. (Lien) (Rental apt.)	Inoperable vehicle on property – 30 day notice mailed on 6/13/19
6605 Meredith Way (Vezina)	Keeping chickens without permit – Notice sent 6/10/19
5403 Leanne Lane (Dziewior)	Keeping chickens without permit – Notice sent 6/10/19
5412 Dennis Drive (Lawrin)	Keeping chickens without permit – Notice sent 6/10/19
5802/04 Main St. (POC LLC)	Grass/weeds over 8" - 5 day notice posted on 6-17-19
5706 Wisconsin (Frisch)	Grass/weeds over 8" - 5 day notice posted on 6/13/19
5601 Lexington St – Woodland Commons Apts.	Couch and chair at curb – 6/13/19 –phone call to management company
5760/5722 + Lexington St – New rental units	Grass/weeds over 8" , railroad ties from landscaping left at curb called management company 6-13-19
5108 Summer Trail (Weber) Vacant lot	Grass/weeds over 8" - Called and left message on vm for owner 6-6-19.
5406 Siggelkow Road	Grass/weeds over 8" - letter posted 6-6-19
4900 Larson Beach Road (Neitzel)	Grass/weeds over 8"- called owners maintenance dept.

Community Development Highlights

June 2019

- During the month of June 69 permits were issued, nine for new single-family homes, 5 of which were located in Juniper Ridge Subdivision; the remaining four belong to Prairie View Subdivision. Total revenues for the month amounted to \$169,325.14.
- Worked with Village Clerk Cassandra Suettinger to transfer leadership of the 2020 Complete Count Committee due to my retirement. The CC is designed to market and promote local awareness of the upcoming 2020 Census and the importance of an accurate count at the local level. Also registered for the 2020 New Construction program whereby the Village provides addresses for new construction in progress on or after March 1, 2018 with completion expected by Census Day April 1, 2020.
- Met with Lou Cheramy to discuss process for his proposed duplex rental project off Siggelkow Road to become a condominium project. He was informed a condominium plat, declaration and by-laws are required.
- Participated in the interview process associated with the Strategic Planning process.
- Participated in Shared Table at McFarland Lutheran Church.
- Wrote a small article regarding the Villages designation as a Certified Local Government, the article was distributed through the Villages social media.
- Participated in the Chamber breakfast hosted by the Village.
- Working with architect Brian Stoddard, developers Brett Riemen and Brian Spanos on their submittal for a Planned Development project at 4719 Farwell Street.
- Responded to concerns by a couple of neighbors regarding a conditional use permit application for Transit Solutions, a provider of transit services for disabled persons.
- Along with Matt Schuenke, met with a potential business owner wishing to open a retail shop for CBD products.
- Working with Attorney Dan Evans to amend our sign code to make it compliant with latest Supreme Court rulings on sign content.

- Coordinated paperwork to reduce surety bonds for Phase 7 Juniper Ridge Subdivision.
- Met with Ryan Quam, Bob Anderson, and Carolyn Smith to discuss the schedule to review the update to the General Plan & Detailed Plan for the 4703 Terminal Drive Redevelopment Project.
- Worked with Brian Spanos and Aaron Falkosky to develop correct legal description for a rezoning for the Farwell Street Development project.
- Worked with the Building Inspector to draft a written response to a potential buyer regarding setbacks along a corner lot adjacent to Lake Waubesa.
- Sent the Outdoor Recreation and Open Space Plan to the DNR for certification.
- Attended the following monthly meetings:
 - Landmarks Commission
 - Village Board
 - Community Development Authority
 - Plan Commission
- As this is my last monthly report as Community Development Director, I wish to again express my sincere thanks for the expression of well wishes from fellow co-workers, Board and Committee members together with gifts and cards received at the reception on the 27th. As I said before no one accomplishes much without the support of those working around them and for this support, I am truly grateful. I wish you all the very best!

Submitted by:
 Pauline Boness
 Community Development Director