

PLAN COMMISSION

Monday, September 16, 2019

7:00 PM

McFarland Municipal Center
Community Room

AGENDA

1. CALL TO ORDER
2. PUBLIC APPEARANCES.
3. APPROVAL OF MINUTES.
 - a. Motion to approve the minutes of the August 19, 2019 Plan Commission meeting.
4. PUBLIC HEARING
 - a. On a Conditional Use Permit, request by Ginger Bread House Preschool, allowing for use of a temporary parking lot at 4845 Taylor Road.
 - b. On Ordinance No. 2019-17, request by Damian Kraemer, to rezone part of Lot 4, Block 4, Edwards Park (part of Parcel 071034331040), 4519 & 4521 Field Avenue, from C-G Commercial General to R-2 Single and Two Family Residence.
 - c. On a Certified Survey Map, request by Damian Kraemer, in order to combine parcels located at 5100 Erling Avenue.
 - d. On a Certified Survey Map, request by John Fontain Inc., to create four residential parcels located at 5406 Siggelkow Road.
5. BUSINESS.
 - a. Discussion and action regarding a Conditional Use Permit, by Ginger Bread House Preschool, allowing for construction and use of a temporary parking lot at 4845 Taylor Road.
 - b. Discussion and action to make a recommendation to the Village Board on Ordinance No. 2019-17, request by Damian Kraemer, to rezone part of Lot 4, Block 4, Edwards Park (part of Parcel 071034331040), 4519 & 4521 Field Avenue, from C-G Commercial General to R-2 Single and Two Family Residence.
 - c. Discussion and action to make a recommendation to the Village Board on a Certified Survey Map, request by Damian Kraemer, in order to combine parcels located at 5100 Erling Avenue.
 - d. Discussion and action to make a recommendation to the Village Board on a Certified Survey Map, request by John Fontain Inc., to create four residential parcels located at 5406 Siggelkow Road.
 - e. Discussion and action to schedule a public hearing to revoke the Conditional Use Permit for 4313 Triangle Street for temporary outdoor storage.
6. STAFF REPORTS

- a. Property Maintenance Report
- b. Director Report

7. SCHEDULE NEXT MEETING DATE.

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 - Minutes

Plan Commission

Meeting

August 19, 2019

Members Present: Tom Rogers, Dan Kolk, Peter Bloechl-Anderson, Brad Czebotar, Bruce Fischer, Eric Green

Members Absent: Jeff Sorenson

Staff Present: Andrew Bremer, Matt Schuenke, Karen Knoll

1. CALL TO ORDER.

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

2. PUBLIC APPEARANCES.

Brent O'Dell – 5408 Main Street addressed Commissioners regarding his concerns over road improvements and sidewalk construction on Main Street. O'Dell summarized he wrote a letter in February voicing his concerns about the proposed sidewalk construction on the west side. In that letter, he pointed out his concerns and issues. As the project has moved forward, he is here to go on record with his concerns. One of the issues is the approach and grade of his driveway with respect to the sidewalk being installed. His driveway, and that to the south of him, are considerably steeper than other driveways in the area. As the sidewalk must be level, and the grade of the road will not be changed, the new apron or the existing grade of the lower portion of his driveway above the sidewalk, will become even steeper. This will give the potential of his vehicles, or vehicles of others bottoming out when accessing or exiting his driveway with the added potential of causing damage to vehicles. In addition to previously bringing this to the Villages attention, O'Dell indicated he has had conversations with Town & Country Engineering who informed him, there are things that could be done to minimize this from occurring, but this was not an assurance nor a guarantee. O'Dell hopes that his concerns do not occur at all, however he is at the meeting tonight, as he wants assurance if problems arise due to the grade of his driveway with the respect to the sidewalks, whatever is necessary will be done to remedy the situation. He does not want the project to move forward and then be later told, "had he only let them know first something could have

been done”. He is requesting the Village contact Town and Country and the contractor within a day or two to work with them to assure that his concerns are properly addressed. O’Dell feels this is under the Village control, along with Town & Country Engineering and the contractor. There is an oversight responsibility to make sure this is done to the satisfaction of all parties. O’Dell looks forward to receiving the Villages assurances.

3. APPROVAL OF MINUTES.

- a. Discussion and action regarding the minutes of the meeting held on July 15, 2019.

Czebotar called the minutes approved by unanimous consent.

4. PUBLIC HEARING.

- a. On proposed Certified Survey Map from Lakestone Properties, LLC for the property located at 4719 Farwell Street in order to create two lots for a mixed-use development.

Czebotar opened the public hearing at 7:05 p.m.

Brett Rieman – Lakestone Properties summarized the mixed-use development project at 4719 Farwell Street. The site is currently three lots and they are proposing a CSM to make two lots for the development project. The two lots will comprise of one with a 47-unit apartment building with about 2,000 sq.ft. of commercial space on Lot 2, and the second lot (Lot 1) will be comprised of 12,000 sq.ft. single story retail building. They are doing the project in two phases for timing and financial reasons.

Czebotar closed the public hearing at 7:07 p.m.

- b. On proposed Certified Survey Map from Jack Kapinus for the property located at 6116 Overlook Drive in order to combine residential parcels.

Czebotar opened the public hearing at 7:08 p.m. with no one wishing to speak Czebotar closed the public hearing.

- c. On proposed Condominium Plat and Declaration from Bizy Lou LLC for the property located at 4719 Siggelkow Road creating Park Woods Condominiums consisting of 6 residential duplex buildings.

Czebotar opened the public hearing at 7:08 p.m.

Jeff Schraml - Schraml Realty Group – representing Bizy-Lou LLC. This project was previously approved as rentals, due to the strong market and desire for ranch style condominiums; they are requesting approval of the condominium plat so they will be owner occupied rather than rental units. There will be three units completed this fall, and the next phase completed in March – April 2020.

Mike Doyle – 5021 Terminal Drive – voiced concerns over water runoff from the site, along with the landscaping. If the units are owner occupied who would be responsible for those issues.

Lou Cheramy – Bizy-Lou LLC felt the dry pond would be able to handle any water issues.

Schraml indicated the developers and builders live in the area, you would be able to contact them with any issues. The developers will be responsible until the condominium association takes over, then the association is responsible for any issues.

Cheramy advised if there were any problems, which were caused by water runoff, they would fix the problem. There should be no impact during normal weather events.

Joan Kranz – 5007 Terminal Drive – voiced several concerns, there is a lot of impervious surface with this project, weather no longer has “normal” standards. She is concerned due to this presented previously as three bedroom units, now advertised as “three or four bedroom” units for sale. Schraml replied the floor plans can be anywhere from two to four bedrooms. Kranz indicated at past public hearings there were concerns over density and parking issues when it was three bedrooms, four bedrooms mean more people, more cars, and less space to park. The developers are making changes to this project without any approval. Kranz indicated she viewed signs on the property, and marketing on the website indicating four bedrooms. Schraml replied the ads she saw are a mistake, there is nothing more than a three bedroom. There is a TV room and a down stairs bedroom, and you can either have a one or two bedrooms upstairs. Schraml stated there really are not any four bedrooms units. It will be just versatile floor plans that can go anywhere up to three bedrooms; there is no other option at that point.

Kranz and Cheramy disused the process of building the units, closeness to the lot lines.

Cheramy wanted to address the four-bedroom option, it is a three bedroom, but the basement has an egress window, anybody could potentially use it as a bedroom, it can absolutely be one, they do not intend to market it that way.

Czebotar closed the public hearing at 7:19 p.m.

d. On proposed Ordinance #2019-15 to amend the zoning code regarding definitions related to yards and the modification of yard setback requirements in the R-1B (Single Family Residence District).

Czebotar opened the public hearing at 7:20 p.m.

Matt Schuenke – Village Administrator –summarized at the previous meeting they discussed possible changes to the R-1B zoning district which is the highest density district, mainly along the lakefront and Yahara river neighborhoods. It is denser than a standard R-1 as many were developed decades ago, when there were likely no standards in place and they were likely cottages built close to one another. The properties have evolved, and taken on properties of standard R-1, but there are issues with corner lots. Schuenke reviewed the standards for corner lots in the area, and the difficulties for building new homes in the area. This will supply some relief in that district and only that district. The change will provide better definition to the terms that are used within the code, and allowing for same side yard setbacks for corner lots in that situation.

Czebotar closed the public hearing at 7:22 p.m.

5. BUSINESS.

a. Discussion and action to make a recommendation to the Village Board on proposed Certified Survey Map from Lakestone Properties, LLC for the property located at 4719 Farwell Street in order to create two lots for a mixed-use development.

Czebotar moved to recommend approval to the Village Board on proposed Certified Survey Map from Lakestone Properties, LLC for the property located at 4719 Farwell Street in order to create two lots for a mixed-use development. Kolk seconded the motion. Motion carried 6-0.

b. Discussion and action to make a recommendation to the Village Board regarding a Certified Survey Map from Jack Kapinus for the property located at 6116 Overlook Drive in order to combine residential parcels.

Bremer summarized this area was platted in 1911 and based on research by the Village Attorney, in the mid 1940's, this 3' parcel was separated for unknown reasons. Kapinus is requesting to add this back to the lot per the original plat. Bremer indicated the CSM should have as a condition to approval to change the Village Clerk's name on the document.

Czebotar moved to recommend approval to the Village Board regarding a Certified Survey Map from Jack Kapinus for the property located at 6116 Overlook Drive in order to combine residential parcels, conditioned upon changing the Village Clerk's name to Cassandra Suettinger. Kolk seconded the motion. Motion carried 6-0.

c. Discussion and action to make a recommendation to the Village Board regarding a Condominium Plat and Declaration from Bizy-Lou LLC for the property located at 4719 Siggelkow Road creating Park Woods Condominiums consisting for 6 residential duplex buildings.

Czebotar asked for clarification, all that is being done is this is being changed from rentals to owner occupied condominiums. Everything else, previously approved, will remain the same. Bremer summarized the prior approvals, and that there are no changes to prior approvals, only making the project condominiums. The Village Attorney has reviewed the condominium documents. Kolk inquired if this is the only chance they have to influence anything indicated in the by-laws. Czebotar replied here and at the Village Board meeting. Kolk felt there are many details to be considered. Bremer pointed out buyers will have the opportunity to read and review the by-laws and decide if they agree to them prior to purchasing a unit. Commissioners discussed the by-law approval process, who has the ability to make changes, and the process for changes. Schraml indicated these are very standard by-laws, similar to many other condominium associations. No short-term rentals, number of pets, they were no concerns voiced by the Village Attorney.

Czebotar moved to recommend approval to the Village Board regarding a Condominium Plat and Declaration from Bizy-Lou LLC for the property located at 4719 Siggelkow Road creating Park Woods Condominiums consisting for 6 residential duplex buildings. Rogers seconded the motion. Motion carried 6-0.

d. Discussion and action to make a recommendation to the Village Board regarding Ordinance #2019-15 an ordinance to amend the zoning code regarding definitions related to yards and the modification of yard setback requirements in the R-1B (Single Family Residence District).

Czebotar moved to recommend approval to the Village Board regarding Ordinance #2019-15 an ordinance to amend the zoning code regarding definitions related to yards and the modification of yard setback requirements in the R-1B (Single Family Residence District). Fischer seconded the motion. Motion carried 6-0.

6. STAFF REPORTS

a. Property Maintenance Report - no comments

b. Director's Report – no comments

7. SCHEDULE NEXT MEETING DATE.

a. Monday, September 16, 2019 at 7:00 pm.

8. ADJOURNMENT.

Kolk moved to adjourn, Rogers seconded the motion, motion carried. Meeting adjourned at 7:36 p.m.

Working draft



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, September 16, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT:

AGENDA ITEM: On a Conditional Use Permit, request by Ginger Bread House Preschool, allowing for use of a temporary parking lot at 4845 Taylor Road.

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

1. 9.16.19 CUP Kuehl 4845 Taylor Road

Please publish in the
McFarland Thistle on
August 29th and September 5th 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 September 16, 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 regarding a Conditional Use Permit (CUP), requested by Denise and Matthew Kuehl, Gingerbread Preschool, allowing for construction and use of a temporary parking lot at 4845 Taylor Road, property zoned C-H, Highway Commercial.

If you cannot attend the meeting, please submit your written or email comments to the Plan Commission before September 16, 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,
Andrew Bremer
Community and Economic Development Director



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, September 16, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT:

AGENDA ITEM: On Ordinance No. 2019-17, request by Damian Kraemer, to rezone part of Lot 4, Block 4, Edwards Park (part of Parcel 071034331040), 4519 & 4521 Field Avenue, from C-G Commercial General to R-2 Single and Two Family Residence.

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

1. 9.16.09 Rezone - Kraemer - 4519 & 4521 Field Avenue

Please publish in the
McFarland Thistle on
August 29th and September 5th 2019

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Review and possible recommendation to the Village Board on a request by Damian Kraemer regarding Ordinance No. 2019-17. An ordinance rezoning part of Lot 4, Block 4, Edwards Park (part of Parcel 071034331040) in the Village of McFarland, 4519 & 4521 Field Avenue, from C-G Commercial General to R-2 Single and Two Family Residence.

Information and maps regarding this zoning request 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 September 16, 2019. The mailing address is:

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PO Box 110
McFarland, WI 53558-0110
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Respectfully submitted by,
Andrew Bremer
Community and Economic Development Director



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, September 16, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT:

AGENDA ITEM: On a Certified Survey Map, request by Damian Kraemer, in order to combine parcels located at 5100 Erling Avenue.

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

1. 9.16.19 CSM - 5100 Erling Ave - Kraemer

Please publish in the
McFarland Thistle on
August 29, 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, September 16, 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 Damian Kraemer for a Certified Survey Map (CSM) located at 5100 Erling Avenue, McFarland, WI in order to combine commercial parcels. The properties are zoned C-G, General Commercial.

If you cannot attend the meeting, please submit your written or emailed comments to the Plan Commission before September 16, 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,
Andrew Bremer
Community and Economic Development Director



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, September 16, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT:

AGENDA ITEM: On a Certified Survey Map, request by John Fontain Inc., to create four residential parcels located at 5406 Siggelkow Road.

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

1. 9.16.19 CSM 5406 Siggelkow Rd - Cook

Please publish in the
McFarland Thistle on
August 29, 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, September 16, 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 John Fontain Inc., Brandon Cook for a Certified Survey Map (CSM) located at 5406 Siggelkow Road, McFarland, WI in order to create four parcels. The properties are zoned R-1, Single Family.

If you cannot attend the meeting, please submit your written or emailed comments to the Plan Commission before September 16, 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,
Andrew Bremer
Community and Economic Development Director



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, September 16, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action regarding a Conditional Use Permit, by Ginger Bread House Preschool, allowing for construction and use of a temporary parking lot at 4845 Taylor Road.

PREVIOUS ACTION:

Approval of a temporary/limited CUP on January 16, 2018 to expire June 1, 2019.

ISSUE SUMMARY:

The Ginger Bread House Preschool (Matthew Kuehl) is requesting renewal of a temporary conditional use permit granted on January 16, 2018, to allow parking of up to 12 cars on a gravel parking lot on the adjacent 4845 Taylor Road lot. The property is zoned C-H Highway Commercial. When the Ginger Bread House building (4896 Larson Beach Road) was built there were plans for additional buildings on the neighboring vacant lots (4845 Taylor Road and 4900 Larson Beach Road) which would have allowed access to additional parking stalls. The additional development did not occur so the Kuehl's purchased the adjacent 4845 Taylor Road to add the temporary gravel parking lot. The existing temporary CUP expired on June 1, 2019. Both the Kuehl's and the Village are working with the same developer regarding potential development of the two adjacent vacant lots for multi-family residential. As part of the offer to purchase, the developer will be working with the Kuehl's to address shared access and parking needs as part of their site design. If the proposed development comes to fruition, the need for the temporary parking lot will terminate. Construction of the proposed development is unlikely to be completed until 2021; therefore up to a two year renewal is advised.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

Property is identified for Mixed-Use/Flex Commercial in the Village's Comprehensive Plan.

ORDINANCE REFERENCE:

Chapter 62 Zoning, Article II, Division 2, Subdivision II Conditional Uses.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Approval to renew the temporary/limited conditional use permit by Ginger Bread House Preschool to allow for a gravel parking lot at 4845 Taylor Road, to expire June 1, 2021.

ATTACHMENTS:



1. Kuehl - 4845 Taylor Road PC app - 9.16.19
2. 4845 Taylor Road Site Map

**Village of McFarland
Community Development Department**

RECEIVED

AUG 07 2019

VILLAGE OF MCFARLAND

Plan Commission Application – 2019

~Please complete application in full~

Applicant - Owner	Kuehl GBH Preschool	Applicant's Agent	Matthew Kuehl
		Name	
Address	4896 Larson Beach Rd	Address	
Email	gingerbreadpreschool@gmail.com	Email	
Phone #	608-513-2989 (Matthew)	Phone #	
Fax #		Fax #	

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)

gravel parking lot

What action is the applicant requesting of the Plan Commission?

approval of conditional use permit

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.)

original approval on 1-16-18

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

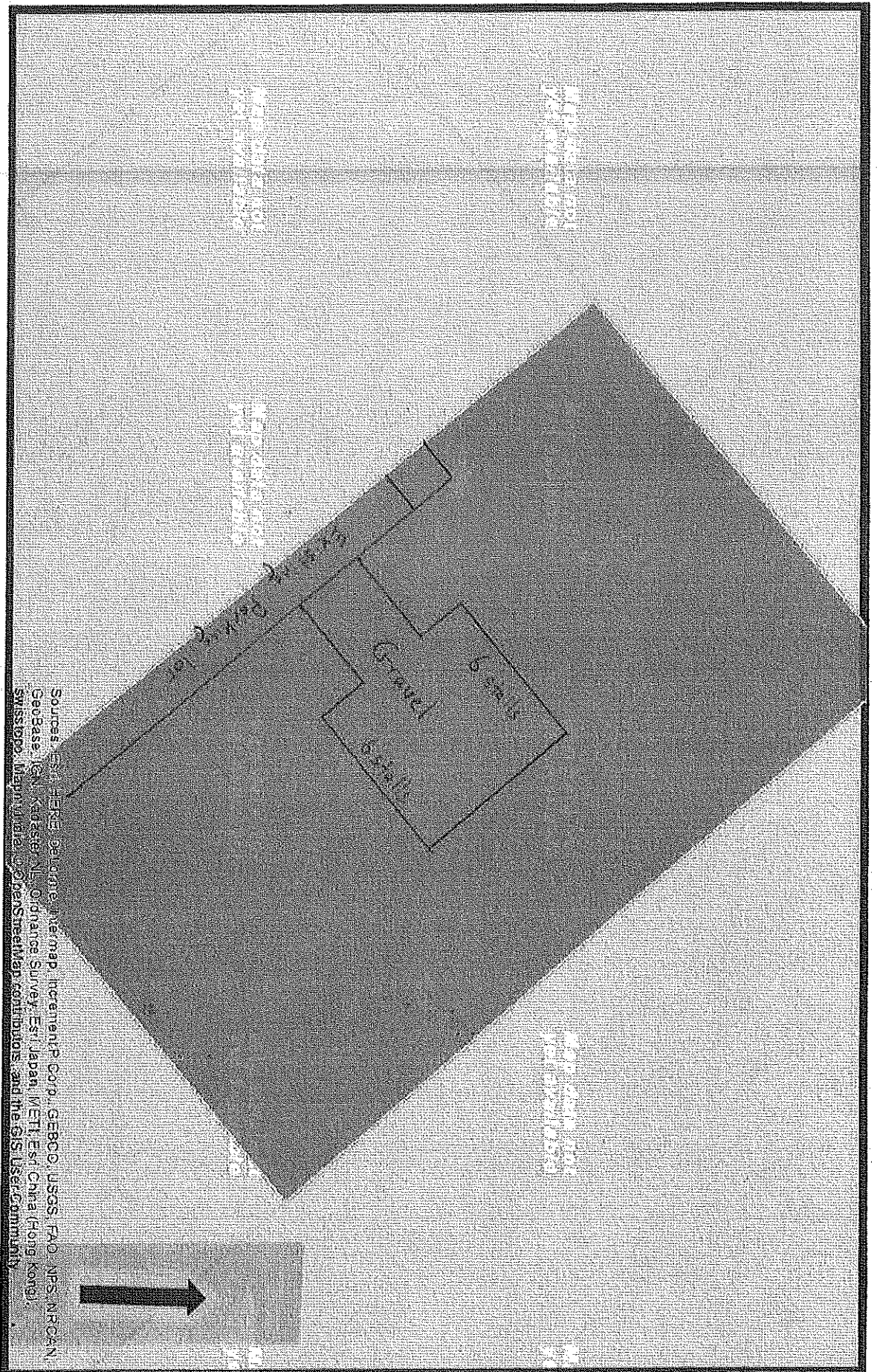
Ginger Bread House Gravel Parking Lot

Ginger Bread Child Care is asking for an extension of the conditional use permit allowing us to park up to 12 cars on the gravel area on 4845 Taylor Road. When our building at 4896 Larson Beach Road was built there were plans for additional buildings on the neighboring lots and additional parking which we would have access to. Ginger Bread House purchased the Taylor Road lot for the purpose of putting in additional parking. We wanted to add this parking lot to make the existing lot less congested and safer.

Thank you,

Denise and Matthew Kuehl

Tricycle Motors, LLC (Denise and Matthew Kuehl) 5224 Farwell St, McFarland, WI



November 26, 2017

1 inch = 40 feet



lot area = 33,714 sqft

Current

Parcel Map



LEWIS & CLARK ENGINEERING CO. EST. 1911

Ginger Bread House

Preston Place

Paulson Road

Taylor Road

Larson Beach Road

LEGEND

- Streets
- Tax Parcels
- Municipal Boundary
- Water Outline

N

0 15 30 60

Feet

Date Map Printed: 9/9/2019



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, September 16, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board on Ordinance No. 2019-17, request by Damian Kraemer, to rezone part of Lot 4, Block 4, Edwards Park (part of Parcel 071034331040), 4519 & 4521 Field Avenue, from C-G Commercial General to R-2 Single and Two Family Residence.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

The owners of 5100 Erling Avenue are seeking to consolidate the multiple commercial lots that encompass the property as Lot 1 of the attached proposed CSM. The properties are zoned C-G, General Commercial. A portion of an adjacent duplex lot (4519 & 4521 Field Avenue) encroaches onto one of the existing commercial lots (Edwards Park, Lot 4, Block 4), refer to attached map. The applicant is therefore seeking approval of a CSM to consolidate the portion of the encroached lands from Lot 4 to the adjacent duplex property (Edwards Park, Lot 5, Block 4), as Lot 2 of the proposed CSM. In order to consolidate these lands the portion of the encroached lands on Lot 4 must be rezoned as these lands are currently zoned C-G Commercial General and the duplex property is zoned R-2 Single and Two-Family Residence. The rezoning request is being considered as a separate agenda prior to the CSM request. If the rezone is recommended for approval, the proposed CSM can also be recommended for approval.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

Lot 1 of the proposed CSM is identified as Mixed-Use/Flex Commercial in the Village's Comprehensive Plan, while Lot 2 is identified as Single Family Residence.

ORDINANCE REFERENCE:

Chapter 62 Zoning, Division 4 Changes and Amendments to the Zoning Code

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Presented for recommendation to the Village Board.

ATTACHMENTS:

1. ORDINANCE 2019-17 Rezoning 4519 & 4521 Bremer Road



2. 5100 Erling Avenue Site Map
3. 5100 Erling Ave - PC app- CSM & rezone 9-16-19
4. Edwards Park Lot 4 Block 4 Plat of Survey
5. Edwards Park Lot 4 Block 4 Legal Description

ORDINANCE 2019-17

AN ORDINANCE TO REZONE LANDS ON FIELD AVENUE FROM THE C-G COMMERCIAL GENERAL DISTRICT, TO THE R-2 ZONE, SINGLE AND TWO-FAMILY RESIDENCE DISTRICT.

Purpose: To rezone certain lands on Field Avenue to the R-2 Zone.

Sponsor: Community & Economic Development Director Bremer

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

WHEREAS, the owner of lands located along Field Avenue, in the Village of McFarland, has applied for approval of a Certified Survey Map (CSM) to consolidate multiple commercial lots; and

WHEREAS, as part of the CSM the owner desires to deed a portion of Edwards Park Lot 4, Block 4 to the adjacent Edwards Park Lot 5, Block 4 (4519 & 4521 Field Avenue) and rezone of the same property from the C-G Zone to the R-2 Zone;

WHEREAS, Lot 5 is zoned R-2 Single and Two Family Residence; and

WHEREAS, the owner has submitted a proposed Certified Survey Map for rezoning and land division purposes, and a copy which is attached hereto as Exhibit A; 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 Single-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 C-G Zone, Commercial General District, to the R-2 Zone, Single and Two-Family Residence District:

PART OF LOT 4, BLOCK 4, EDWARDS PARK, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Beginning at an iron pipe at the most Westerly Corner of said Lot; thence N40°42'29"E along the NW Line of said Lot, 6.14 feet to an iron pin; thence S37°58'48"E 140.41 feet to an iron pin; thence S40°42'29"W 36.0 feet to an iron pin at the most Southerly Corner of said Lot; thence N26°39'41"W 149.17 feet to the place of beginning.

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 C-G 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 -17	
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:	

5100 Erling Avenue

Field Avenue

Erling Avenue

Larson Street

LEGEND

- Streets
- Tax Parcels
- Municipal Boundary
- Water Outline

N 0 10 20 40 Feet
Date Map Printed: 9/9/2019

Rezone from C-G to R-2

Village of McFarland
Community Development Department

RECEIVED

AUG 12 2019

VILLAGE OF MCFARLAND

Plan Commission Application – 2019

~Please complete application in full~

Applicant - Owner	Damian Kraemer	Applicant's Agent	Combs & Associates, Inc.
		Name	Ronald J. Combs
Address	S11680 Blau Rd. Spring Green, WI	Address	109 W. Milwaukee Street, Janesville, WI 53548
Email	damionk@charter.net	Email	rjcombs@combssurvey.com
Phone #	(608) 576-7664	Phone #	(608) 752-0575
Fax #		Fax #	(608) 752-0534

Type of Proposal – Please check boxes below that apply - Parcel No(s). 0710-343-3104-0

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)	\$350+F	☐ Final Plat	\$500 +CF
☐ Condominium	\$300+EF	☐ Variance-Board of Zoning Appeals	\$250+F	☐ Final Plat (reapplication)	\$400 +DF
+ = Plus publication and notification charges				☐ Site/Design Review	\$400 + F
A = Plus \$50.00 per lot				Escrow Deposits (covers costs for outside consultants; e.g. engineers, attorneys, etc.)	
B = Any preliminary plat which has previously been reviewed/revised within the last 36 months				☐ R-E, R-3 & PD (up to 50 acres)	\$5,000
C = Plus \$50.00 for each lot within the final plat				☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
D = Any final plat which has been previously reviewed or revised within the last 36 months				☐ Commercial Site/Design Review (5,000 sq. ft. or more)	\$2,000
E = Plus \$40.00 for each unit shown				☐ All Plats including condominiums	\$5,000
F = Plus actual legal, engineering and financial consulting costs incurred by the Village					
G = Plus \$25.00 per lot for two or more lots.					

Nature of the development proposal: Must provide address of proposed development, legal description and description of proposal. (Attach additional paper if needed)
Transfer of land between adjoining parcels, part of Lot 4 being combined with Lot 5.

What action is the applicant requesting of the Plan Commission?

To Rezone Part of Lot 4 from Commercial to R-2 and Approve a CSM Combining Part of Lot 4 & Lot 5

and combined the remainder of Lot 4, Lots 1-3 and 14-17.

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

PRELIMINARY CERTIFIED SURVEY MAP

LOTS 1, 2, 3, 4, 5, 14, 15, 16, 17, BLOCK 4 AND PART OF LARSON STREET (PRIVATE ROAD LOT 23) EDWARD'S PARK AND LOT 80 AND PART OF THE 10 FOOT UN-NAMED STREET IN IDLEWOOD, AND BEING LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 34, T.7N., R.10E. OF THE 4TH P.M., VILLAGE OF MC FARLAND, DANE COUNTY, WISCONSIN.

VILLAGE OF MCFARLAND



PLAT OF SURVEY

PART OF LOT 4, BLOCK 4, EDWARDS PARK, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Beginning at an iron pipe at the most Westerly Corner of said Lot; thence N40°42'29"E along the NW Line of said Lot, 6.14 feet to an iron pin; thence S37°58'48"E 140.41 feet to an iron pin; thence S40°42'29"W 36.0 feet to an iron pin at the most Southerly Corner of said Lot; thence N26°39'41"W 149.17 feet to the place of beginning.

NOTE: The above description is for the transfer of land between owners of adjoining property and cannot be transferred as a separate parcel.

STATE OF WISCONSIN
COUNTY OF ROCK SS.

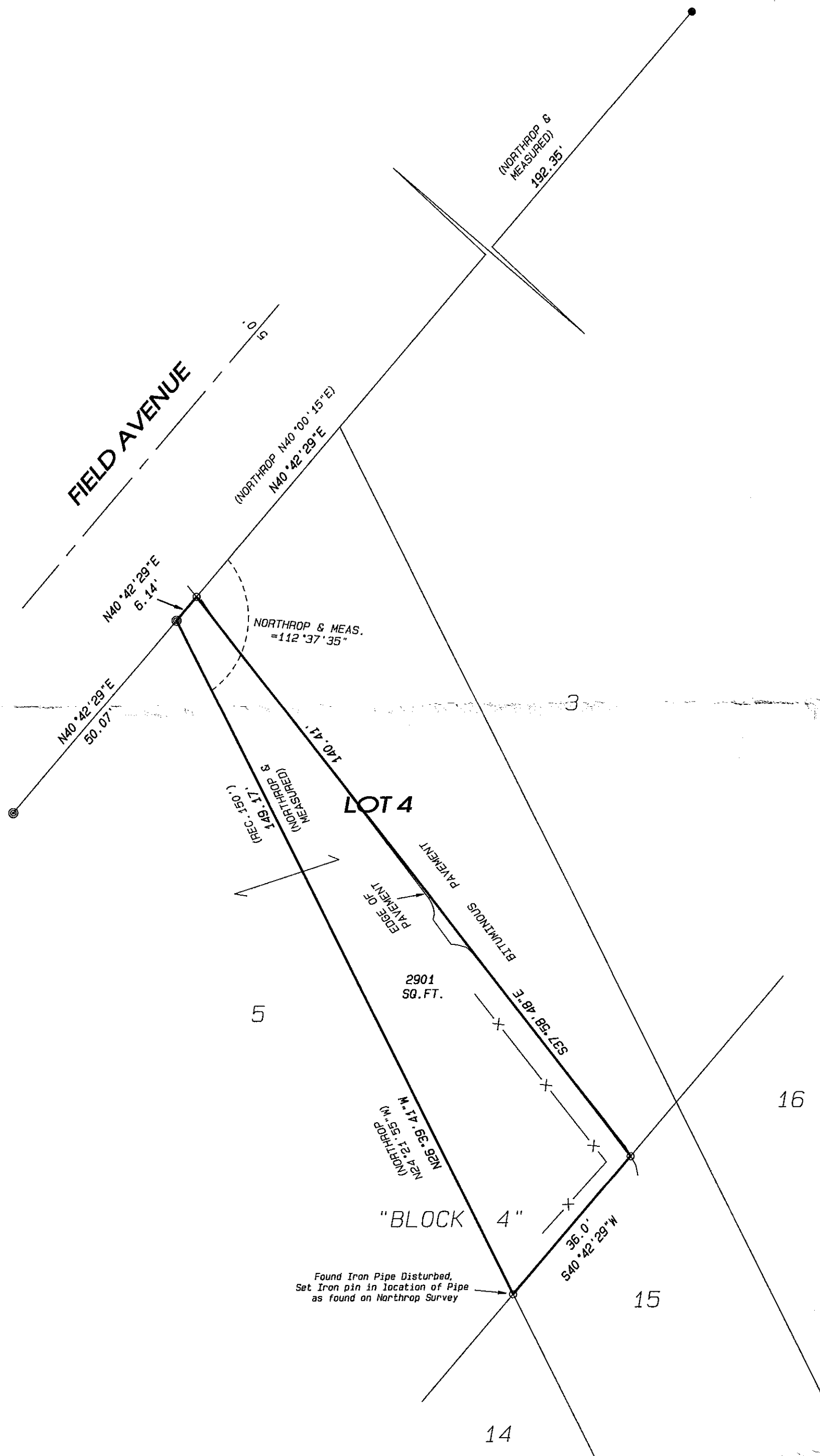
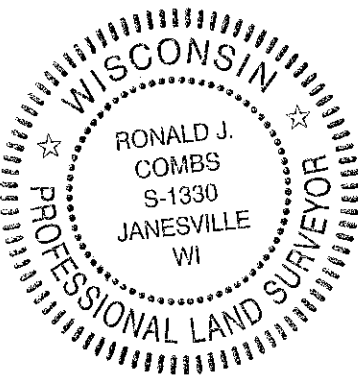
I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE PROPERTY DESCRIBED ABOVE FOR THE EXCLUSIVE USE OF DAMION CRAMER AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND ITS LOCATION AND COMPLIES WITH CHAPTER A-E7.

GIVEN UNDER MY HAND AND SEAL THIS 3RD DAY OF JUNE, 2019, AT JANESVILLE, WISCONSIN.

Ronald J. Combs

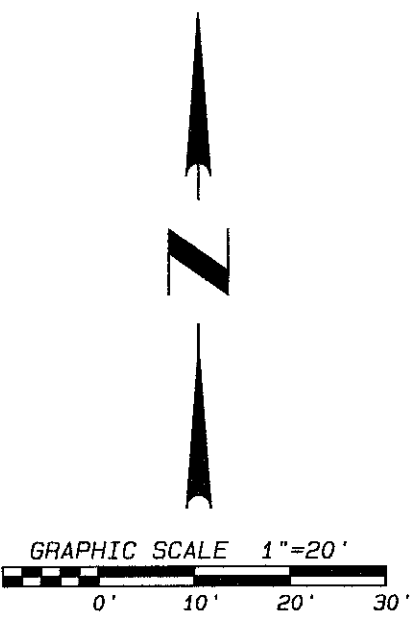
Ronald J. Combs
P.L.S. Number 1330

If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. The certification contained herein shall not apply to any copies.



LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- ⊙ FOUND 1" IRON PIPE
- X— FENCE



NOTES:

FIELD WORK COMPLETED JUNE 3, 2019.

A SURVEY BY GLEN NORTHRUP DATED AUGUST 28, 2014 WAS USED IN RETRACING THE BOUNDARIES FOR THIS SURVEY.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

ASSUMED N40°42'44"E ALONG THE NW LINE LOT SAID LOT 4.

Combs & Associates 109 W. Milwaukee St. Janesville, WI 53548 www.combsurvey.com	• LAND SURVEYING	DATE	05/30/19
	• LAND PLANNING	BY	s11
	• CIVIL ENGINEERING	PROJECT NO.	119-183
		CLIENT	CRAMER



- Land Surveying
- Land Planning
- Civil Engineering

DATE: May 31, 2019

TO: Damion Cramer

RE: Description of

PART OF LOT 4, BLOCK 4, EDWARDS PARK, VILLAGE OF MCFARLAND, DANE COUNTY,
WISCONSIN.

DESCRIBED AS FOLLOWS: Beginning at an iron pipe at the most Westerly Corner of said Lot; thence N40°42'29"E along the NW Line of said Lot, 6.14 feet to an iron pin; thence S37°58'48"E 140.41 feet to an iron pin; thence S40°42'29"W 36.0 feet to an iron pin at the most Southerly Corner of said Lot; thence N26°39'41"W 149.17 feet to the place of beginning.

NOTE: The above description is for the transfer of land between owners of adjoining property and cannot be transferred as a separate parcel.

NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.

Project No. 119-183 For: CRAMER



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, September 16, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board on a Certified Survey Map, request by Damian Kraemer, in order to combine parcels located at 5100 Erling Avenue.

PREVIOUS ACTION:

Separate consideration of the rezone request at same September 16, 2019 meeting.

ISSUE SUMMARY:

The owners of 5100 Erling Avenue are seeking to consolidate the multiple commercial lots that encompass the property as Lot 1 of the proposed CSM. The properties are zoned C-G, General Commercial. A portion of an adjacent duplex lot (4519 & 4521 Field Avenue) encroaches onto one of the existing commercial lots (Edwards Park, Lot 4, Block 4), refer to attached map. The applicant is therefore seeking approval of a CSM to consolidate the portion of the encroached lands from Lot 4 to the adjacent duplex property (Edwards Park, Lot 5, Block 4), as Lot 2 of the proposed CSM. In order to consolidate these lands the portion of the encroached lands on Lot 4 must be rezoned as these lands are currently zoned C-G Commercial General and the duplex property is zoned R-2 Single and Two-Family Residence. The rezoning request is being considered as a separate agenda prior to the CSM request. If the rezone is recommended for approval, the proposed CSM can also be recommended for approval.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

Lot 1 of the proposed CSM is identified as Mixed-Use/Flex Commercial in the Village's Comprehensive Plan, while Lot 2 is identified as Single Family Residence.

ORDINANCE REFERENCE:

Chapter 56-39 Certified Survey Map

Chapter 56-71 Technical Requirements for Certified Survey Maps

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Presented for recommendation to the Village Board.

ATTACHMENTS:

1. 5100 Erling Ave - PC app- CSM & rezone 9-16-19



Village of McFarland
Community Development Department

RECEIVED

AUG 12 2019

VILLAGE OF MCFARLAND

Plan Commission Application – 2019

~Please complete application in full~

Applicant - Owner	Damian Kraemer	Applicant's Agent	Combs & Associates, Inc.
		Name	Ronald J. Combs
Address	S11680 Blau Rd. Spring Green, WI	Address	109 W. Milwaukee Street, Janesville, WI 53548
Email	damionk@charter.net	Email	rjcombs@combssurvey.com
Phone #	(608) 576-7664	Phone #	(608) 752-0575
Fax #		Fax #	(608) 752-0534

Type of Proposal – Please check boxes below that apply - Parcel No(s). 0710-343-3104-0

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)	\$350+F	☐ Final Plat	\$500 +CF
☐ Condominium	\$300+EF	☐ Variance-Board of Zoning Appeals	\$250+F	☐ Final Plat (reapplication)	\$400 +DF
+ = Plus publication and notification charges				☐ Site/Design Review	\$400 + F
A = Plus \$50.00 per lot				Escrow Deposits (covers costs for outside consultants; e.g. engineers, attorneys, etc.)	
B = Any preliminary plat which has previously been reviewed/revised within the last 36 months				☐ R-E, R-3 & PD (up to 50 acres)	\$5,000
C = Plus \$50.00 for each lot within the final plat				☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
D = Any final plat which has been previously reviewed or revised within the last 36 months				☐ Commercial Site/Design Review (5,000 sq. ft. or more)	\$2,000
E = Plus \$40.00 for each unit shown				☐ All Plats including condominiums	\$5,000
F = Plus actual legal, engineering and financial consulting costs incurred by the Village					
G = Plus \$25.00 per lot for two or more lots.					

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

Transfer of land between adjoining parcels, part of Lot 4 being combined with Lot 5.

What action is the applicant requesting of the Plan Commission?

To Rezone Part of Lot 4 from Commercial to R-2 and Approve a CSM Combining Part of Lot 4 & Lot 5

and combined the remainder of Lot 4, Lots 1-3 and 14-17.

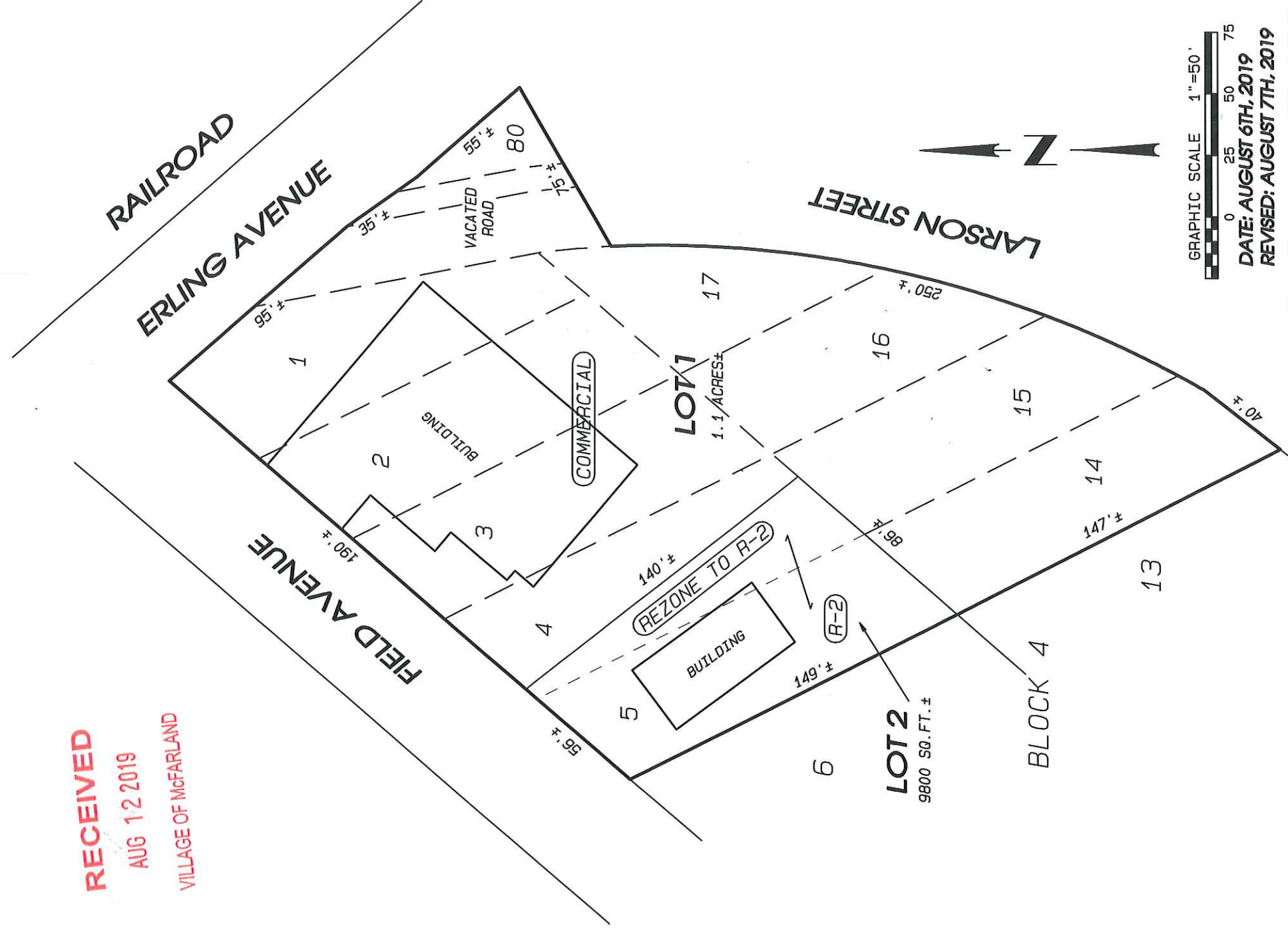
Has this specific proposal been previously discussed or acted upon by the Plan Commission? ☐ YES ☒ NO (If "yes" state the nature and the date(s) of the previous application.)

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

PRELIMINARY CERTIFIED SURVEY MAP

LOTS 1,2,3,4,5,14,15,16,17, BLOCK 4 AND PART OF LARSON STREET (PRIVATE ROAD LOT 23) EDWARD'S PARK AND LOT 80 AND PART OF THE 10 FOOT UN-NAMED STREET IN IDLEWOOD, AND BEING LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 34, T.7N., R.10E. OF THE 4TH P.M., VILLAGE OF MC FARLAND, DANE COUNTY, WISCONSIN.

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AUG 12 2019
VILLAGE OF McFARLAND



GRAPHIC SCALE 1"=50'
0 25 50 75

DATE: AUGUST 6TH, 2019
REVISED: AUGUST 7TH, 2019

NOTE: THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED. THE BASIS OF BEARINGS IS ASSUMED.

Combs & Associates
• LAND SURVEYING
• LAND PLANNING
• CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com
tel: 608 752-0575
fax: 608 752-0534

Project No. 119 - 183 For: CRAMER



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, September 16, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board on a Certified Survey Map, request by John Fontain Inc., to create four residential parcels located at 5406 Siggelkow Road.

PREVIOUS ACTION:

A previous CSM to divide this lot was approved in 2005 by the Plan Commission but never recorded by the previous property owner.

ISSUE SUMMARY:

The applicant (agent Brandon Cook) is seeking to divide 5406 Siggelkow Road. The existing property is zoned R-1 Single Family Residence, is 1.18 acres in size, and consists of an older home and associated detached accessory farm structures. The CSM would create four lots, each slightly larger than 12,800 square feet. The applicant is proposing to raise the existing structures so that four new single family homes could be developed on the property. The proposed lots meet the minimum lot size, depth and width requirements for the R-1 District. In addition, existing sanitary and water laterals are stubbed to each proposed lot. Section 56-176 of the Subdivision Code provides that the Plan Commission shall make a recommendation to the Village Board whether to require parkland dedication or fees in lieu of parkland dedication whenever residential land is to be developed. Village staff recommends requiring fees in lieu of land dedication given the project consists of infill development on only four lots.

FINANCIAL/BUDGET IMPACT:

There are deferred special assessments for the property related to prior Siggelkow Road improvements. The Village Engineer as calculated this cost as \$41,190 (adjusted for inflation). These lots will also be required to pay MMSD hook-up fees. The Village will also benefit from additional tax base, building and impact fees from infill development of this site.

VILLAGE PLAN REFERENCE:

The property is identified as Single Family Residential in the Village's Comprehensive Plan.

ORDINANCE REFERENCE:

Chapter 56-39 Certified Survey Map

Chapter 56-71 Technical Requirements for Certified Survey Maps



Chapter 56-176 Fees in Lieu of Parkland Dedication

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Presented for recommendation to the Village Board, including recommendation to require fees in lieu of parkland dedication.

ATTACHMENTS:

1. 5406 Siggelkow Rd CSM app 9.16.19

**Village of McFarland
Community Development Department**

RECEIVED

AUG 13 2019

Plan Commission Application – 2019

VILLAGE OF MCFARLAND

~Please complete application in full~

Applicant - Owner	John Fountain Inc	Applicant's Agent	Brandon Cook
		Name	
Address	PO Box 694 Madison WI	Address	465 N. Baldwin St Madison WI
Email	RentMadisonNow@gmail.com	Email	→
Phone #	608-279-7962	Phone #	→
Fax #		Fax #	

Type of Proposal – Please check boxes below that apply - Parcel No(s). 154-0710-341-7501-3

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 and description of proposal. (Attach additional paper if needed)

Subdivide lot. 5406 Siggelkow

What action is the applicant requesting of the Plan Commission?

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.)

~ 2009

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

From: Rentmadisonnow <rentmadisonnow@gmail.com>
Sent: Thursday, August 15, 2019 10:48 AM
To:
Subject: 5406 siggelkow

Karen-

Parcel Number: 154-0710-341-7501-3

Legal description: Lot 1, Calico Valley Plat, in the Village of McFarland, Dane County, Wisconsin.

The current property consists of a single family home and several agriculture structures. Everything is in poor condition. My intent is to parcel the property into four equal lots and build new single family homes on each lot. I have own the property for several months.

About 10 years ago the previous owner was approved to parcel this lot into four parcels. He did not record the CSM, so I am required to get this re approved.

Thanks,

Brandon

Sent from iPhone

AUG 13 2019

VILLAGE OF McFARLAND

CERTIFIED SURVEY MAP

Located in:

Lot 1 of Calico Valley Plat, all in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, of Section 34, T7N, R10E Village of McFarland, Dane County, Wisconsin

Grid North

BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE
SYSTEM, DANE COUNTY ZONE, THE SOUTH
LINE OF THE NE 1/4 OF SECTION 34, T7N, R10E,
BEARS N 80°05'16" E

Center of Section Corner of
Section 34, T7N, R10E,
Found 1.25" Diameter Solid Iron Rod in
PLSS Round Monument Box

UNPLATTED
LANDS

LEGEND

- 3/4" SOLID IRON ROD FOUND
 ○ 3/4"x18" SOLID IRON ROD SET
 1.13 LBS./LINEAL FOOT.
 () INDICATES RECORDED AS
 DISTANCES ARE MEASURED TO THE
 NEAREST HUNDREDTH OF A FOOT.

 Well
 Water Valve

This Certified Survey Map
51,293 S.F.
1.18 Acres

OUTLET 1

PREPARED FOR:
JOHN FONTAIN REALTY
P.O. BOX 694
MADISON, WI 53701
(608) 279.7962

PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

MAP NO. _____
DOCUMENT NO. _____
VOLUME PAGE

East $\frac{1}{4}$ Section Corner of
Section 34, T7N, R10E,
Found 1.25" Diameter Solid Iron Rod in
PLSS Round Monument Box

C:\PROJECTS\2019\190710-FONTAIN_5406SIGGELKOW\190710-FONTAIN_5406SIGGELKOW.csm.DWG

SHEET 1 OF 3

RECEIVED

AUG 13 2019

VILLAGE OF MCFARLAND

CERTIFIED SURVEY MAP

Located in:

Lot 1 of Calico Valley Plat, all in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, of Section 34, T7N, R10E Village of McFarland, Dane County, Wisconsin

Surveyor's Certificate:

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Brandon Cook, of John Fontain Inc., owners of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Lot One (1), Calico Valley, as recorded in Volume 57-016B, Pages 57-58, as Document Number 2666978, in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, T7N, R10E, in the Village of McFarland, Dane County, Wisconsin. This Certified Survey Map contains 51,293 Square Feet, or 1.18 acres.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Land Division Ordinance of the Village of McFarland in surveying, dividing, and mapping the same.

Dated this _____ day of _____, 2019
OWNERS CERTIFICATE: Paul A. Spetz, S 2525

I, Brandon Cook, of John Fontain Inc., owner, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Map hereon. I further certify that this Certified Survey Map is required by Chapter 236.34 of the State Statutes and to be submitted to the Village of McFarland for approval.

Witness the hand and seal of said owner this _____ day of _____, 2019.

By: _____,
Brandon Cook, John Fontain, Inc.

State of Wisconsin)
)ss
County of Dane)

Personally came before me this _____ day of _____, 2019, the above named Brandon Cook, of John Fontain, Inc., owner, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____ signed: _____
Notary Public, State of Wisconsin

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

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SHEET 2 OF 3

RECEIVED

AUG 13 2019

VILLAGE OF MCFARLAND

CERTIFIED SURVEY MAP

Located in:

Lot 1 of Calico Valley Plat, all in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, of Section 34, T7N, R10E Village of McFarland, Dane County, Wisconsin

VILLAGE OF MCFARLAND PLAN COMMISSION CERTIFICATE

This Land Division Is hereby Approved by the Plan Commission of the Village of McFarland, this _____ day of _____, 2019.

Signed: _____ Clerk of the Village of McFarland

VILLAGE OF MCFARLAND BOARD CERTIFICATE

Resolved that this Certified Survey Map is hereby Approved and accepted by the Village Board of the Village of McFarland, this _____ day of _____, 2019.

Signed: _____ Clerk of the Village of McFarland

REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____, 2019, at _____ o'clock _____ m.
and recorded in Volume _____ of Certified Survey Maps on pages _____, as Document
Number _____.

Kristi Chlebowski, Dane County Register of Deeds

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

C:\PROJECTS\2019\190710-FONTAIN_5406SIGGELKOW\190710-FONTAIN_5406SIGGELKOW\csm.DWG

SHEET 3 OF 3



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, September 16, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action to schedule a public hearing to revoke the Conditional Use Permit for 4313 Triangle Street for temporary outdoor storage.

PREVIOUS ACTION:

Approval of a temporary CUP on October 18, 2019.

ISSUE SUMMARY:

On October 15, 2018 the Plan Commission approved a temporary Conditional Use Permit to allow for outside utility/staging/storage at 4313 Triangle Street. The approval was for a third party (TDS) to use the site for staging/storage while completing utility work in the Village. The approval was conditioned on installation of a fence, with tan slats, and landscaping along the front and side yard of the fence. Refer to attached minutes and packet from the meeting. All most a year has passed since the original approval and to date the tan slats and landscaping have not been installed. Village staff have communicated this to the property owner on several occasions. The property owner has provided, and been granted by Village staff, numerous extensions to finish the project per the conditions of approval. Refer to attached documents. Most recently the property owner has indicated that he intends to finish the landscaping this fall; however, he is having problems getting the representatives of the third party to pay the additional cost to install concrete footings for the fence posts. The fence contractor has indicated that without the concrete footings, if the slats are installed there is a higher probability that the slats will cause the fence to fall over during high wind or snow weather events. The property owner wishes to avoid this from occurring. The property owner has indicated his frustration with the third party for their failure to work with him to complete the project as approved. Regardless, the obligations to complete the project per the permit conditions is the obligation of the property owner and not the tenant of the outdoor space even though it is for the tenant. A time limit on the temporary CUP was not provided in the original approval. While eventually the tenant, for which the CUP was originally granted, should not have a need for the site, there is no exact termination date for this temporary use. Therefore it is conceivable that the use could continue beyond the original stated purpose with a non-compliant fence.

Section 62-116 provides procedures by which the Plan Commission may impose a forfeiture, as set forth in Section 1-16, and further authorize the Zoning Administrator to order the removal or discontinuance of an approved conditional use permit. The Plan Commission may also modify the original conditions of the CUP.

Those procedures require the Plan Commission to first determine whether to schedule a public hearing for said purpose after making an initial determination that the conditional use is in violation of the original conditions of approval. If a public hearing is recommended it would be scheduled for the October Plan Commission meeting at which point the Plan Commission would determine whether to modify the original terms, subject a



forfeiture and revoke the CUP to eliminate the use of the site for temporary outdoor staging/storage.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

The property is identified for Industrial uses in the Village's Comprehensive Plan and zoned M-IC Manufactured Intensive.

ORDINANCE REFERENCE:

Section 62-116

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Submitted to Plan Commission for recommendation regarding whether to schedule a public hearing to consider forfeitures of the previous temporary conditional use permit approved for 4313 Triangle Street for outdoor utility staging/storage.

ATTACHMENTS:

1. 4313 Triangle Photos 9-5-19
2. 4313 Triangle Street - Goben
3. 10.15.18 PC minutes
4. 10.15.2018 PC Packet

4313 Triangle (Photo date 9-5-19)





October 18, 2018

Mr. Don Goben
2501 East Springs Drive
Madison, WI 53704

Dear Mr. Goben:

At its October 15, 2018 Plan Commission meeting your temporary Conditional Use Permit application to allow for outside utility/staging/storage at 4313 Triangle Street, McFarland was approved with the following conditions:

- 10' high chain link fence with barb wiring on all but the front side to be installed within 30 days.
- Landscaping along the perimeter of the front and south side fence with arbor techy trees six foot in height spaced 10' apart. installed by June 1, 2019

If you have any questions regarding this matter, please do not hesitate to contact me at the Community Development Department.

Sincerely,

Pauline Boness
Community Development Director

cc: Marty Pilger, Building Inspector



Conditional Use Permit

Permit No.: 277

Fee Paid: \$ 275.00

Issued To: Don Goben
2501 East Springs Road
Madison, WI 53704

Issued By: Plan Commission
Village of McFarland
5915 Milwaukee Street, PO Box 110
McFarland, WI 53558-0110
(608) 838-3154

Date Issued: October 15, 2018 **Temporary:** Yes ☒ No ☐

Issued For: Outdoor storage/staging area for TDS

Address: 4313 Triangle Street **Parcel No.** 0710-273-9941-1

10' high chain link fence with barb wiring on all but the front side to be installed within 30 days.

Conditions: Landscaping along the perimeter of the front and south side fence with arbor techny trees six foot in height spaced 10' apart. installed by June 1, 2019

Authorized Signature:

Title:

Community Development Director

This permit shall become null and void within twelve (12) months of the date of the Commission's action unless the use is commenced, construction is underway or the current owner possesses a valid building permit (if required) under which construction is commenced within six (6) months of the date of issuance and which shall not be renewed unless construction has commenced and is being diligently pursued. Extensions of up to one (1) year may be granted by the Plan Commission for just cause if application is made to the Village at least thirty (30) days before expiration of said permit.

Goben CARS

2501 East Springs Drive
Madison, WI 53704

Phone: 608-216-0500
Fax: 608-216-0400

June 5, 2019

VILLAGE OF McFARLAND

5915 Milwaukee Street

McFarland, Wisconsin 53558

Attention: Marty Pilger, Building Inspector

Subject: 4313 Triangle Street (outside/inside storage warehouse)

Ladies & Gentlemen:

Thank you for your reminder letter concerning the subject property. The weather
Has not cooperated with us on planting the arbor techny trees however we have
Contracted to have them planted very soon. The fence is also due to be completed
By the end of the month.

We apologize for taking longer than planned.

Very truly yours



Don Goben

blg



July 3, 2019

Mr. Don Goben
2501 East Springs Road
Madison, WI 53407

RE: CUP No. 277
4313 Triangle Street

COPY

Dear Mr. Goben:

On October 15, 2018, the Plan Commission approved to allow outdoor utility/staging/storage at 4313 Triangle Street conditioned upon landscaping and slats to be installed in the fencing.

You had until June 1, 2019 to complete the conditions attached to your CUP approval. A recent field inspection indicates landscaping is not complete and the slats have not been installed in the chain link fencing, causing you to be in violation of your conditional use permit.

You are hereby notified you have 30 days from the date of this letter to complete landscaping and install the slats in the fencing in order to bring the site into compliance and avoid any further action by the Village of McFarland.

Thank you in advance for your cooperation in this matter.

Sincerely,

Pauline Boness
Community Development Director

Enc.

Cc: John Griffith, Code Enforcement Officer
Matt Schuenke, Administrator
Jim Trebian, Building Inspector
Dan Evans, Village Attorney

Goben CARS

2501 East Springs Drive
Madison, WI 53704

Phone: 608-216-0500
Fax: 608-216-0400

July 11, 2019

Village of McFarland

P. O. Box 110

5915 Milwaukee Street

McFarland, Wisconsin 53558

Subject: CUP No. 277 – 4313 Triangle Street

Attention: Pauline Boness

Community Development Director

Enclosed please find a quote to JGP for a fence they are going to install at 4313 Triangle Street. They are going to tear down the existing fence

That does not meet the specifications we require.

We apologize for this delay as the JGP company did not follow through on what they agreed to do originally.

We will keep you posted on how fast they can get this done as it is well over due at this point. We are very frustrated with JGP.

Thank you for your patience regarding this matter.

Sincerely yours



Don Goben

DG:blb

Enclosure: Lemke Fence of Jefferson Inc. quote



LEMKE FENCE OF JEFFERSON, INC.

N3809 BUSINESS 26 JEFFERSON, WI 53549

(920) 674-6211 (920) 674-3101 FAX

dave@lemkefence.com

www.lemkefence.com

lemkefence@yahoo.com



Established in 1956

JGP
4313 Triangle St.
McFarland, WI 53558

June 25, 2019

We are pleased to quote you for the fence work as follows:

Remove & re-erect 657' - #523, 2 x 9 x 11' high overall
Fabric - 2" mesh, 9 gauge, 10' high chain link, galvanized.

New Line Posts - 3" O.D., galvanized pipe, Sch. 40 .203 wall, set 5' or less apart.

Top Rail - 1 5/8" O.D., galvanized pipe, .085 wall.

Bottom Tension Wire - 7 gauge, steel, galvanized, crimped.

Barb Wire - 12 1/2 gauge, 4 point, mounted on 45 degree arms above fabric.

Terminal Posts - 4" O.D., galvanized pipe, Sch. 40 .226 wall.

Gate Posts - 4" O.D., galvanized pipe, Sch. 40 .230 wall.

1 Gate - 35' wide, single cantilever.

Gate Frame - 2 1/2" O.D., braced with 1 5/8" O.D., galvanized pipe, welded construction, filled with fabric and barb wire to match fence above.

Complete fence filled with Tan PDS strips.

Erection - all posts set in 36" deep concrete footings.

The above fence complete and erected for\$41,434.00

Alternate #2: Gate operator: Specs:

1. 1 - GSLG (115v, 1hp)
2. 1 - Photo eye
3. 1 - Contact sensing edges.

Access options:

1. 1 - Transmitter and receiver for access (30 transmitters)
2. 1 - Free exit loop.
3. 1 - Simple key pad.
4. 1 - Complex key pad system with off site tracking.

The above operator complete and installed for.....\$10,317.00

Terms: **Return signed** acceptance copy, balance due upon completion.

- * Owner responsible for Permit & Fees where applicable.
- * Owner responsible for locating private utility lines.
- * Fence lines may have to be adjusted due to buried utility lines.
- * Owner to provide survey stakes or fence location.
- * Existing fence removed by Lemke
- * Power to operator provided by other.
- * Conduits under driveway provided by other.

Very truly yours,
LEMKE FENCE OF JEFFERSON, INC.

Steve Lawson

Accepted by:

Signature

Date

Signature

Date

Steve Lawson 6/25/19

QUOTE GOOD FOR 30 DAYS

Minutes

Plan Commission

Meeting

October 15, 2018

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

1. CALL TO ORDER

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

2. PUBLIC APPEARANCES

None

3. APPROVAL OF MINUTES

- a. Review and approval of draft Minutes from the September 17, 2018 Plan Commission meeting.

Czebotar called the minutes approved by unanimous consent.

4. BUSINESS:

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

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

Don Goben explained TDS Corporation is using his site at 4313 Triangle Street as a staging/storage area for their materials while working in McFarland, rather than storing it on the streets. Goben made an agreement with TDS to let them use the site and rather than pay rent, install a fence around the property to help protect the site. The fence will be a 10' chain link with privacy slates. There will be barbwire only along the rear and side of the fence. Landscaping of arborvitaes will be placed every ten feet on the outside of the fence along the front and sides. Goben currently uses the site for inside storage of his vehicles. He does not intend to store anything outside on the property. He understands if he did, it would be necessary to come

before the Plan Commission with an application. He is trying to do what is best for at this location. He does plan to do some repairs to the building in the future, and possibly change the color of the building; which is why, he would like the ability to select the fence and slat color himself.

Czebotar closed the public hearing at 7:05 p.m.

Kirby would like to know what type of arborvitae would be used. Boness inquired of Rogers what type he would recommend. Rogers replied techny arborvitae comes to mind, as they grow wider. Commissioners discussed various types of plantings, as to size, shape and growth, concurring on using techny arborvitae. Kolk questioned the height of the fence per the ordinance- eight feet vs ten feet for screening and fence equal to the height of the items stored. Commissioners discussed the various options for requirements for the height of the landscaping. Kirby felt with the privacy slates and trees will give it some privacy along with softening of the area. Czebotar inquired of Goblen if he had any idea on fence colors. Goblen stated there are various options from blue to red, to tan. He is not in favor of using grey as he feels it gives too municipal of a look. Commissioners felt tan would be a good option, and were not concerned about the appearance against the gravel parking lot. Goblen would like approval to plant the trees in the spring as he feels we are past the timeframe for planting this season. Commissioners discussed options of planting in the spring, weather issues, and allowing a reasonable amount of time to establish plantings. Commissioners agreed on a June 1, 2019. Goblen felt the fencing and plantings would help the appearance of the property. Bloechl-Anderson inquired on the timeline for fence installation. Goblen replied the company is ready to move on it, they needed to get through the proper approval process first.

Kirby moved to grant a temporary conditional use permit requested by Don Goblen, to allow a utility contractor to temporarily occupy 4313 Triangle Street, McFarland as a staging/storage area for materials and equipment. Property zoned MIC Manufactured Intensive Commercial. With a deadline of June 1, 2019 for installation, completion of landscaping; and, the fence to be as outlined in the background material submitted by Mr. Goblen and approved by staff. Fischer seconded the motion. Sorenson inquired if we needed a deadline for installation of the fence. Commissioners felt it would likely be installed in a few weeks. Kirby amended the motion to read "as a staging storage area for materials and equipment with the understanding that a 10' fence will be erected to screen those items within the next 30 days with a deadline of June 1, 2019 for installation of landscaping" Fischer agreed to the amendment. Motion carried 7-0.

5. STAFF REPORTS

- a. Highlights and updates – Boness mentioned at the next meeting she would like to have the Village attorney come and speak on the changes to Conditional Uses under the statutes.
- b. Property Maintenance – No comments

6. ADJOURNMENT

Kirby moved to adjourn, Kolk seconded the motion, motion carried. Meeting adjourned at 7:27 p.m.

Approved



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, October 15, 2018

SECTION: Business

DEPARTMENT: Community Development

CONTACT:

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

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

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

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



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

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

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

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

Questions:

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

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

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

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

In your packets:

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



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

ATTACHMENTS:

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

DMG HOLDINGS LLC

2501 E. Springs Drive, Madison, WI 53704

August 13, 2018

RECEIVED

AUG 14 2018

VILLAGE OF McFARLAND

CITY OF McFARLAND

5915 Milwaukee Street

McFarland, Wisconsin 53558-0110

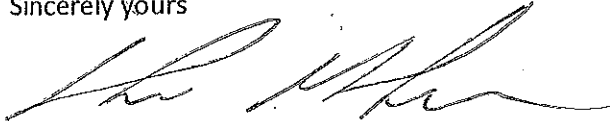
Subject: 4313 Triangle Street, McFarland, Wisconsin 53558

Ladies & Gentlemen:

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

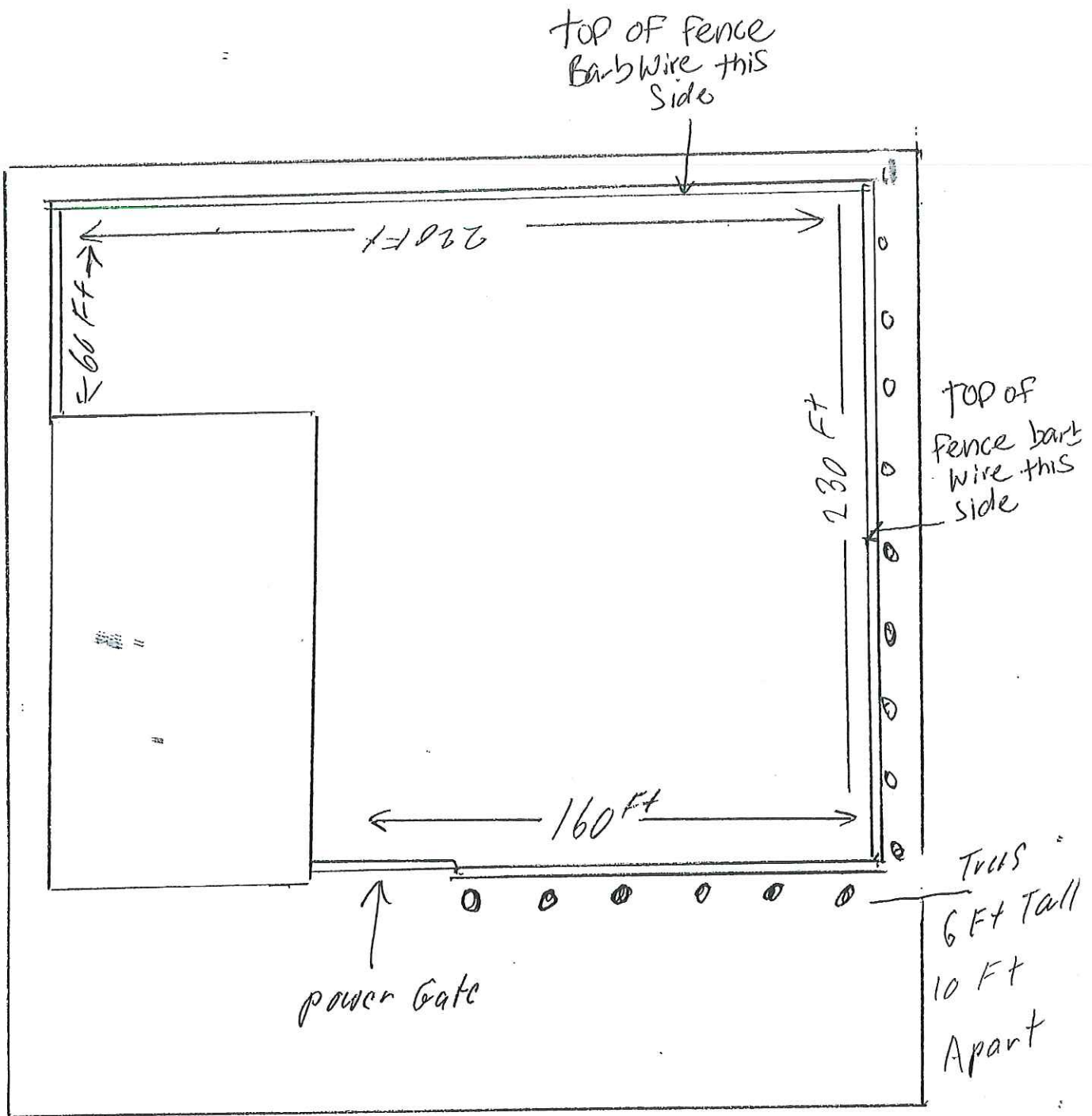
Please do not hesitate to call me if you have any questions.

Sincerely yours



Don Goblen

Blg/DG



Chain Link Fence

RECEIVED

OCT 10 2018

VILLAGE OF McFARLAND

Fence Height 10 ft $\updownarrow$ ground

Species of Tree

Alnos or ???

Wine Green Blue Tan Fence Slates

APPENDIX B—VILLAGE OF MCFARLAND LANDSCAPING STANDARDS

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

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

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

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

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

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



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

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

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

RECEIVED

OCT 10 2018

Village of McFarland

4313 TRIANGLE STREET Terminal and Triangle District Plan

Meinders/Triangle Subdistrict

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

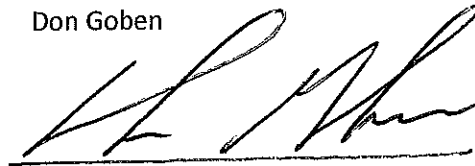
CONDITIONAL USE APPLICATION FOR 4313 TRIANGLE STREET, McFARLAND, WI 53558

The conditional use standards are presented as follows:

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

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

Don Goben

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







Memorandum

TO: Plan Commission Members
FROM: John Griffith, Code Enforcement Officer
DATE: September 11, 2019
RE: August Property Maintenance Report

<u>ADDRESS-OWNER OR TENANT OCCUPIED (JULY AND PRIOR LETTERS/CONTACT)</u>	<u>VIOLATION:</u>	<u>STATUS</u>
Long Street (O'Hearn)	Grass/weeds over 8" 5- day notice 7/25/19. Wood, debris, garbage, rubbish stored outside on property – 30 day notice- 7/25/19	Owner now has dumpster on site cleaning up debris 9/9/19
5705 Leanne Lane (Mita)	Grass/weeds over 8" - 5 day notice posted on 7/10/19 7/29/19 ticketed	Lawn mowed by owner prior to hearing.
6012 Exchange Street (Ford)	Furniture stored outside on property 7/15/19 30 notice letter sent	Furniture removed prior to due date 7-22-19
6119 Johnson Street (Deyoe)	Grass/weeds over 8" - 5 day notice posted on 7/15/19 Unlicensed, inoperable vehicles on property Debris, rubbish, garbage stored outside on property – letter posted on 7/15/19	Property rechecked over 30 days – all issues resolved
5608 Glenway St. (Evans)	Grass/weeds over 8" - 5-day	Failure to appear in court, 60 days to pay citation. Due date

	notice posted on 7/22/19. Ticketed, court date 8/13/19.	10/8/19
5320 Autumn Lane (Cullum-Powers)	inoperable vehicle, 7/20/19	Ticked for auto – car is now gone
5915 Exchange St. (Byrne)	Tuck pointing	Letter sent to owner- 10-22-18 No response from owner
5521 N. Cook Street (Elmer)	Unlicensed/ inoperable vehicle stored on property 7/24/19 30 day notice letter sent	Vehicles is now operable and licensed in driveway
5760/5722 + Lexington St – New rental units	Grass/weeds over 8” , railroad ties from landscaping left at curb called management company 6-13-19	Clean up in progress 6-14-19. All in compliance at this time
6208 Johnson Street (Torbleau)	Grass/weeds over 8” - 5-day notice mailed on 7/29/19 – returned non-deliverable. Notice posted.	Resident called to explain he will comply – property being checked for compliance
6009 Exchanges Street (Beck)	Furniture stored outside on property 7/22/19	
5906 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. Reissued ticket on 7/15/19 sent priority mail – received by owner on 7/18/2019. Owner paid ticket.
6139 Exchange Street (Cottage Quarter LLC) rental	Furniture, pallets, and debris stored outside on property. Vehicle parked on lawn 7/25/19	Landlord sent letter explaining that they had cleaned up the mess
5904 Leanne Lane (Gerick)	Work being done without a permit 7/25/19 – 10 day	Resident paid double fee for re-roofing without a permit

	notice given to get permit	
5108 Linden Parkway (Andrews)	Grass/weeds over 8" - 5 day notice posted on 7/29/19	Owner called in to explain lawn serviced hired to meet compliance
Norma Road	Debris & junk stored outside on property	Items located in rear yard
6305 Lani Lane (Dybus)	Grass/weeds over 8" - 5 day notice posted on 7/8/19	Property owner ticked - mowed by Public Works prior to court date
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. Judge gave 60 days to comply. Being checked

<u>LETTERS /CONTACT IN AUGUST :</u>	<u>VIOLATION:</u>
5304 Long Street (Moore)	Storage of commercial vehicles on property
West Open Meadow properties	Maintain and mowing of terrace area
6012 Exchange Street (Ford)	Couch on lawn
4900 Larson Beach Road (Neitzel)	Grass/weeds over 8"
5100 Lake Edge Road (Neitzel)	Grass/weeds over 8"
6208 Johnson Street (Torbleau)	Reposted 5 day notice - Grass/weeds over 8"
4507 Wisconsin Avenue (Herritz)	Grass/weeds over 8"
5806 Milwaukee Street (Torbleau)	Junk/debris on property – downed tree/firewood front area
5823 Lake Edge Rd (Hammer/Perdew)	Parking vehicles on front lawn
5802 Leanne Lane (Benink)	Cabinets on front lawn

6305 Lane, 5608 Glenway, 570 Leanne Lane	Grass/weeds over 8" – follow ups and photos for court

Memorandum

To: Plan Commission
From: Andrew Bremer, AICP
 Village Community & Economic Development Director
Date: September 12, 2019
Re: August 2019 Community Development Department Highlights

YTD Building Permits

Community Development Department, Number of Permits Issued					
	2018	5-Year	4-Year	3-Year	2019
Building Permits	Actual	Average	Average	Average	YTD*
SF	71	40	48	58	39
MF	3	1.4	2	2	0
Com	4	3.2	3	4	1
Total	78	45	53	64	40

* As of 8/31, 67% through calendar year

YTD Department Revenues

Community Development Department, Annual Revenues									
		2018	5-Year	4-Year	3-Year	2019	2019	YTD % of	2019
Account		Actual	Average	Average	Average	Budget	YTD*	Budget	Projected
44300-101	Building Permit	\$ 124,577	\$ 67,242	\$ 76,569	\$ 90,333	\$ 95,000	\$ 70,398	74%	\$ 93,864
44300-102	HVAC Permit	\$ 49,645	\$ 26,536	\$ 31,113	\$ 37,782	\$ 45,000	\$ 20,557	46%	\$ 27,410
44300-103	Plumbing Permit	\$ 49,824	\$ 27,647	\$ 32,433	\$ 38,644	\$ 45,000	\$ 21,826	49%	\$ 29,101
44300-104	Electrical Permit	\$ 62,698	\$ 35,377	\$ 39,773	\$ 47,330	\$ 50,000	\$ 28,668	57%	\$ 38,224
44300-108	CD Occupancy Inspection Fee	\$ 10,150	\$ 6,520	\$ 7,725	\$ 9,517	\$ 10,000	\$ 4,635	46%	\$ 6,180
44900-000	Misc. CD Permit Fees	\$ 190,471	\$ 103,611	\$ 127,625	\$ 154,994	\$ 60,000	\$ 70,590	118%	\$ 94,120
46800-000	Community Development Fees	\$ 8,871	\$ 9,001	\$ 9,747	\$ 9,861	\$ 10,000	\$ 6,985	70%	\$ 9,313
47210-000	City - Building Inspection	\$ 6,880	\$ 29,762	\$ 28,043	\$ 25,942	\$ -	\$ -	0%	\$ -
	Total Revenue	\$ 503,116	\$ 305,696	\$ 353,029	\$ 414,403	\$ 315,000	\$ 223,659	71%	\$ 298,212
	Percent Change	6.8%	x	x	x				

* As of 8/31, 67% through calendar year

Summary of Department Activities

- Met with an individual looking to construct a CBRF facility at 5513 Bremer Road. Development may consist of two 15-20 unit facilities for memory care. Public hearing planned for October meeting.

- Met with property owner concerning potential annexation of property near Elvehjem and CTH AB.
- Discussion with owner of Gingerbread Preschool (4896 Larson Beach Road) regarding potential expansion of existing parking lot.
- Completed site visit with Chief Sherven to Lazy Bones (5315 Paulson Road) to meet with Reg Mathelier to discuss compliance issues with the temporary parking of moving trucks along Paulson Road. Business owner is parking 18 large moving trucks along Paulson Road for two weeks in August and one week in May in coordination with move-in/move-out services they provide university students. The parking is in violation of their CUP and Section 35-149 of the Village's Code of Ordinances. The temporary street parking for 2019 has ceased. Village staff will work with the business owner to develop alternative parking solutions prior to next May.
- Met with Becky Schigiel, local Census 2020 rep, to discuss how the Village can assist with public awareness of the need to complete the 2020 Census next Spring. The Village will be forming a temporary Central Count Committee for this purpose. Staff is developing a list of potential committee members for Board consideration.
- Meet with a developer interested in developing 5611 Lake Edge Road for two 4-unit residential buildings.
- Met with representatives of MSP Companies, a real estate company headquartered in Mendota Heights, MN. They have entered into an offer to purchase 4845 Taylor Road to construct a multi-family affordable housing development. To accommodate a larger more holistic project, the Village Board has entered into an offer to purchase the adjacent vacant lot, 4900 Larson Beach Road and will close on the property on September 30th. Pending completion of future project milestones, the Village intends to sale 4900 Larson Beach Road to MSP to enable the construction of a better development project than what would have been achieved on only one parcel. The reason the Village is assisting with this purchase is because the developer intends to apply for housing tax credits in order to develop affordable housing (multi-family units) on the project site. Their WHEDA application is due in December and requires they have an option in place to acquire both lots and zoning in place for the type of development proposed (PD-I Planned Development Infill, General Implementation Plan). Due to the WHEDA's application review timeline, the developer will not learn of a project award until the Spring-Summer of 2020, and therefore, will not be able to close until financing is secured. The existing owner of 4900 Larson Beach Road did not want to enter into a purchase agreement with that long of a closing contingency. The Village Board has previously expressed interest in redevelopment of these parcels, and is interested in advancing housing affordability, and was therefore, willing to enter into an offer to purchase with the longer closing contingency desired by the developer.
- The CDA recommended approval of a development agreement for 4719 Farwell Street at their September 4th meeting. The Village Board will take action on the development agreement at their September 23rd meeting.

- Meet with owners of 4725 Farwell Street (The Lift) regarding a TIF Development Incentives application for interior and exterior renovations. The CDA reviewed and tabled the application at their September 4th meeting.
- Discussion with potential new business owner looking to open a café/wine bar in Waubesa Shores Condominium. The individual is interested in using about 500 sqft of the outdoor plaza space, including for outdoor consumption. This will require an amendment to the declaration of covenants by the condo association as the commercial units do not have the right to use the plaza space. If the acceptable by the condo association, this will also require a minor amendment to the Planned Unit Development as commercial use of the plaza space was not part of the prior plan approval.
- Working with other Village Staff to complete a report regarding potential changes to the Villages park impact fees and fees in lieu of land dedication.
- Completed an analysis of Village population, housing, and income demographics for planned Strategic Planning Workshops to be held September 30th and October 1st.

Look ahead to October Agenda Items

- Public Hearing to rezone 5513 Bremer Road from R-1 to R-E Elderly Residence.
- Review concept plan from MSP for 4845 Taylor Road & 4900 Larson Beach Road. Discussion only with a public hearing anticipated for the November meeting to rezone properties to Planned Development Infill – General Plan.
- Recommendation on temporary zoning for annexation of lands near Elvehjem and CTH AB.
- Potential Public Hearing to revoke the temporary Conditional Use Permit for 4313 Triangle Street.
- Discussion of proposed amendments to the Sign Code.