VILLAGE OF MCFARLAND *NOTICE OF PUBLIC MEETING*

Community Development Authority
Plan Commission
Joint Meeting

Wednesday, April 8, 2020 **6:00 PM** **McFarland Municipal Center**
Community Room

AGENDA

You are invited to this meeting through a Zoom webinar. The Public is strongly encouraged to watch and participate in these meetings remotely through either the webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:
https://zoom.us/j/816610856

Or by Telephone:
Dial US: (312) 626-6799 or (929) 205-6099 or (253) 215-8782 or (301) 715-8592 or (346) 248-7799 or (669) 900-6833

Webinar ID: 816 610 856

1. CALL TO ORDER, ROLL CALL.

2. PUBLIC APPEARANCES.

3. BUSINESS.
   a. Discussion regarding a conceptual site plan proposal by Larry Beyler, Midwest Equipment Specialists for redevelopment of 4313 Triangle Street.

4. 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.

VILLAGE OF
McFarland

COMMUNITY DEVELOPMENT AUTHORITY SUMMARY SHEET

MEETING DATE: **Wednesday, April 8, 2020**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Discussion regarding a conceptual site plan proposal by Larry Beyler, Midwest Equipment Specialists for redevelopment of 4313 Triangle Street.**

PREVIOUS ACTION:
In August of 2019, Midwest Equipment Specialists submitted a TIF Development Incentives Application for funding assistance to renovate their existing property/building at 4725 Farwell Street. This property is located within TID #5 and adjacent to the new Atwater mixed-use development currently under construction. This application was tabled at the September 4th, 2019 CDA meeting to allow both parties to investigate other business location and improvement options. The CDA and MES reached a mutual conclusion that the existing business/land use was more compatible with similar businesses within TID #3 than with the redevelopment goals for TID #5/Farwell Street. The parties agreed to explore other alternatives.

ISSUE SUMMARY:

Meeting Background and Purpose
Larry Beyler, Midwest Equipment Specialists (4725 Farwell Street) will attend this joint meeting of the CDA & Plan Commission for a pre-application conference to review a conceptual site plan for the redevelopment of 4313 Triangle Street. This parcel was recently purchased by the Village for the purposes of blight elimination and commercial redevelopment. The parcel is located within TID #3. MES is seeking to exchange properties with the Village and construct a new 17,100 square foot commercial building at 4313 Triangle Street. The terms of the real estate transaction, and other development incentives, **is not** under consideration or discussion at this joint CDA/Plan Commission meeting. Village Staff are working with the applicant on details regarding these aspects of the project for consideration by the CDA and Village Board in May. The purpose of this joint meeting is for discussion only, to provide initial land use, site and building design feedback to the applicant prior to the completion and submittal of a detailed site plan application and TIF Development Incentives Application.

Meeting Format
The Village will utilize Zoom for this joint meeting to allow committee members, staff, the applicant, and the public to attend remotely. After each chair calls their committee/commission to order there will be an opportunity for public input. Village staff will then introduce the project, followed by a summary of the business by Larry Beyler, and a summary of the concept plan by the applicant's agent. At the conclusion of the presentation, Village staff will provide a summary of initial staff comments (see below), then the floor will be opened for questions by CDA and Plan Commission members.

VILLAGE OF
McFarland

Initial Staff Comments Regarding Conceptual Site Plan

The property is 1.58 acres in size and zoned M-IC, Manufacturing-Intensive Commercial. The proposed use is for wholesale trade, warehousing, and office uses within a 17,100 square foot building. These uses are permitted uses in the M-IC districts, with any outdoor display of materials for rent or sale permitted by conditional use. The packet includes photos of MES products, conceptual site plan and building renderings.

The development project is subject to the standard design guidelines for all commercial properties in the Village as described in Section 62-310(c) of the Zoning Code. In addition, the property is located within the Terminal and Triangle Design Overlay Zoning District, Section 62.73, which requires development projects also follow the Meinders/Triangle Subdistrict Guidelines from the 2005 Terminal and Triangle District Plan. An initial staff review of the applicant's concept adherence to these guidelines is provided in the packet based on available information. Some items including mechanical screening, utilities, and landscaping can not be determined at this time as these are part of the future detailed site plan application. Some adjustments to the layout of the northeast pavement/parking are may be necessary to meet minimum parking space requirements and increases in stormwater management areas. In general, the building is well designed and a significant improvement over existing development on the site and vicinity.

The property is also subject to the bulk standards for the M-IC District, Section 62-72. The site plan meets the minimum bulk requirements, with the exception of the south side lot line, which does not meet the 20 foot minimum setback requirement. Note, the area identified as a 40' wide easement to serve east lot is a parcel owned by the east lot. Therefore, the minimum 20 foot setback will need to be measured from this lot line. There appears to be sufficient space to modify the building, parking and drive aisles to accommodate this adjustment. In addition, the applicant may need to consider a deeper front setback than proposed to avoid disturbing an area with existing soil contamination in the southwest corner of the property. This area of the property has residual soil and groundwater contamination from a former underground unleaded gasoline storage tank that was removed in 1995. The extent of the contamination in soil and groundwater was investigated, and the site was closed by the WDNR in 2006. However, due to the remaining contamination at the site, continuing obligations include the requirement to properly dispose of petroleum contaminated soil if excavated during redevelopment work on the property and a potential for vapor intrusion for any building constructed over the petroleum contaminated soil or groundwater. In 2020, the Village completed a Phase I Environmental Site Assessment prior to acquisition of the property. A summary of the Phase I is included in the packet including a map of the soil and groundwater contamination area from 2003. It is possible that the proposed development would not encounter soil contamination during construction if the building does not require a deeper foundation work. This aspect of the site will need further discussion with the applicant's design team.

Next Steps

The following is a preliminary schedule for considering the various zoning, TIF, and real estate approvals that will be necessary for this potential project. The schedule is subject to change.

- May 6th CDA meeting/closed session to review TIF Development Incentives Application
- May 11th VB meeting/closed session to review TIF Application
- July 1st CDA meeting to review Development Agreement and Site Plan Application

- July 20th PC meeting to approve Site Plan Application
- July 27th VB meeting to approve Development Agreement and real estate documents
- End of July Property closing
- August start of construction

FINANCIAL/BUDGET IMPACT:
This project has the potential to benefit properties in both TID #3 and TID #5. A proforma estimating the financial impacts to each District will be prepared as part of future consideration by the CDA and Village Board of a TIF Development Incentives Application.

VILLAGE PLAN REFERENCE:
4313 Triangle Street is located within the following adopted Village plans:

- TIF District #3 (adopted 2004).
- Terminal and Triangle District Plan (adopted 2005), specifically the Triangle/Meinders Subdistrict. Preferred land uses include light industrial, office, and contractor shops/services. Appendix A of the plan includes a Summary of Site and Building Design Standards.
- Redevelopment District No. 1 (adopted 2010), specifically within the Triangle/Meinders Subdistrict. This plan identifies the property as meeting the statutory definition of "blight" and proposes future redevelopment for commercial or light industrial uses.
- Comprehensive Plan (adopted 2017). This plan identifies the property for future industrial development including warehousing, distribution, office, and storage uses.

ORDINANCE REFERENCE:
Sec. 62-71 Permitted and Conditional Uses - Commercial Districts
Sec. 62-72 Bulk Standards - Commercial Districts
Sec. 62-73 Terminal and Triangle Design Overlay District
Sec. 62-310 Site Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
This agenda item is for discussion only to provide initial land use, site and building design feedback to the applicant prior to the completion of a detailed site plan application and request for TIF Development Incentives.

ATTACHMENTS:
1. MES Product Photos
2. 4313 Triangle Street_MES_Concept_03.31.20
3. Sec. 62-310 Site Design Review_MES_03.31.20
4. Appendix B Site and Building Design Standards for Meinders-Triangle Subdistrict_MES_03.31.20
5. Sec. 62-72 Bulk Standards Commercial Districts
6. Pages from Phase I ESA Report 4313 Triangle Street

In Recognition of Superior Results in 2019
Midwest Equipment Specialists, Inc.

45
KENWORTH
CALUMET COUNTY
HIGHWAY
DEPARTMENT
45
45

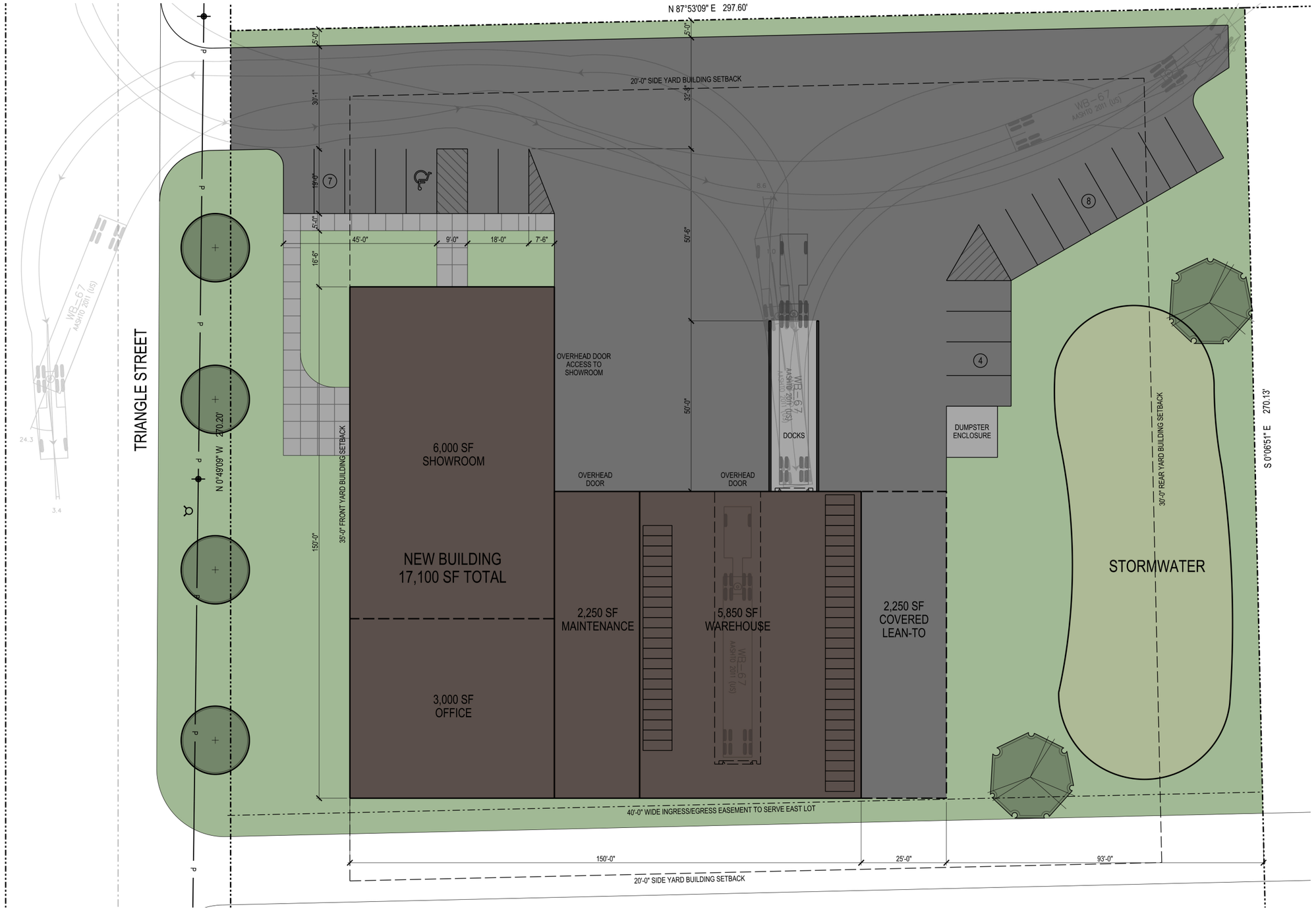
437
JANESVILLE
437
Style & savings for the whole family
CITY OF JANESVILLE
75

The Lift Super Store
POLARIS
Poulan PRO

XT3

Pierce
stertil KONI
18500 lbs

Midwest
Equipment Specialists, Inc.
Sales, Service & Training
608-688-6751
USDOT 2524316
stertil KONI
stertil KONI
#1 IN HEAVY DUTY VEHICLE LIFTS
www.Stertil-Koni.com



ANGUS-YOUNG
ARCHITECTS/ENGINEERS

MIDWEST EQUIPMENT SPECIALISTS

MARCH 31, 2020

KRAUS-ANDERSON®

ANGUS-YOUNG
ARCHITECTS/ENGINEERS

MIDWEST EQUIPMENT SPECIALISTS

MARCH 31, 2020

KRAUS-ANDERSON®

ANGUS-YOUNG
ARCHITECTS/ENGINEERS

MIDWEST EQUIPMENT SPECIALISTS

MARCH 31, 2020

KRAUS-ANDERSON®

ANGUS-YOUNG
ARCHITECTS/ENGINEERS

MIDWEST EQUIPMENT SPECIALISTS

MARCH 31, 2020

KRAUS-ANDERSON®

Sec. 62-310. - Site/design review.

(a) *Purpose.* Site/design review is implemented under municipal authority to promote the public health, safety and welfare and under municipal zoning authority by the Plan Commission. Requirements for design review and approval apply to uses and developments regardless of the characterization of the use or development within this Chapter as a permitted use or conditional use.

(b) *Scope of site/design review.*

(1) *Applicability.* The following developments shall be subject to site/design review by the Plan Commission:

a. Development of residential projects consisting of three or more dwelling units.

b. Any development in a Commercial District.

c. Any development in an Industrial District.

d. Any development for which the applicant is a public utility or governmental entity or religious organization.

e. Any parking area including five or more parking spaces.

(2) *Limit.* Site/design review shall be limited to development for which current application is made for an erosion control or building permit. This Section shall not be deemed to apply to any existing development or use of land that is not affected by current application for erosion control or building permit, nor shall this Section apply to any rehabilitation of an existing structure so long as the size of the rehabilitated structure is not increased.

(3) *Development.* Any new construction or exterior improvement to real property for which application for a building permit may be required by this Code.

(4) *Village planning consultant.* Any Village planning consultant appointed by the Village Board.

(c) *Development to comply with site/design standards.* No development subject to site/design review shall occur unless such development complies with all applicable site/design review standards.

(d) *Manner of site/design review.*

(1) Upon application for a building permit, the applicant shall be advised by the Zoning Administrator whether compliance with site/design review standards is required by this Section. If such compliance shall be required, the applicant shall be provided with a checklist and a site/design review application, which shall be in such form as the Zoning Administrator shall approve, and which shall be accompanied by such information as may be necessary to determine and provide for enforcement of this Section.

(2) The site/design review application shall be reviewed by the Zoning Administrator, who may consult with a planning consultant, if necessary.

(3) When the Zoning Administrator deems the application to be complete, review by the Plan Commission shall be scheduled.

(4) The Plan Commission's determination of compliance or noncompliance with this Section shall be issued by the Zoning Administrator, in writing, within ten business days of the determination and sent to the applicant via U.S. Mail. The written determination shall specifically describe all areas

of noncompliance and shall identify changes necessary to bring the proposed development into compliance.

(5) No building permit shall be issued for any development until the Plan Commission has determined that the development is in compliance with site/design review standards. All construction and improvement subject to site/design review shall conform with approved site/design plans.

(6) The determinations of the Plan Commission on site/design plan applications shall be appealable to the Village Board pursuant to the procedures set forth in Section 62-113.

(e) *Site/design standards.* In reviewing plans for development the Plan Commission shall determine that the following standards are met:

TBD (1) *Grading.* Grading shall insure a positive drainage consistent with established water runoff patterns in the area. All grading shall allow for the installation and maintenance of appropriate landscape materials. Respect for the natural topography in site development will be recommended as a means of capitalizing on the sloping terrain, and earth berms are required to screen out unpleasant views and accentuate pleasant views.

TBD (2) *Landscaping.* Landscaping shall be required to be installed in accordance with an approved landscaping plan as a component of site and design review. The requirements for landscaping plans are set forth in Appendix B to this Chapter [Code], Village of McFarland Landscaping Standards. All references to the Village Forester shall have the same meaning as referenced in Section 59-20(d).

(3) *Building relationships.*

✔ a. The structures shall be related to the site to enhance or maintain current contours. New development shall consider activities on adjacent properties with relation to access from abutting streets, parking areas, service areas, building setbacks, height of structures, and color and materials of adjacent or nearby buildings.

✔ b. In the development of the site, the existing quality vegetation should ordinarily be maintained in accordance with Section 59-29.

TBD (4) *Lighting.* The functions of exterior lighting on private property shall be:

a. To illuminate building facades, especially those bearing business identification signs. Architectural lighting should be free from glare and of a type to complement the existing development in the district.

b. To illuminate pedestrian walks and spaces. Security lighting should provide necessary levels of illumination to insure safety of the property and its residents, while not reflecting direct rays of light into adjacent property.

c. To illuminate parking and service areas. Off-street parking area lighting should be so arranged as to conform with applicable provisions of Section 62-172. (The choice of equipment, design, quantity, and placement of on-site lighting shall relate to these functions. Lighting shall be adequate but not excessive. The height and number of lighting standards shall be appropriate to the building and its function and to the neighborhood.)

TBD (5) *Utility service.* It shall be a goal of the Village to eliminate overhead wiring within the Village. To

this end, owners of property within the Village, working with the utilities servicing the Village shall, in all new development and major additions, make provision for underground service. This shall be accomplished during building development and construction. Sanitary sewer and water utility services shall comply with Village Standard Specifications.

(6) *Building design.* Buildings shall meet the following requirements:

✓ a. Materials shall be of a durable, low-maintenance type. The colors shall be harmonious with other buildings in the neighborhood.

TBD b. Mechanical elements on the roof or ground shall be screened from the view of adjacent properties and roadways.

✓ c. Buildings shall be designed with an architectural flavor that will complement and enrich the character of the Village.

✓ d. The overall design of the building shall be of high quality, considering the importance of the particular zoning district.

✓ e. With the exception of the M-IC Zoning District, the front, sides, and rear of all commercial and industrial buildings shall be entirely faced with nonmetallic or wood material. In the M-IC District, a minimum of 15 vertical feet of the front of all buildings shall be faced with nonmetallic or wood material extending across the full front of the building, and also extending a distance of not less than 20 feet on each side of the building. The portion of any building facing or backing onto public streets, or abutting a Residential Zoning District, shall be held to the same requirements as that of the front. These requirements may be waived in whole or in part by the Plan Commission.

NA f. An addition shall relate to the existing building in terms of scale, materials and color.

✓ g. Structures should be designed to be compatible with the structures that are adjacent to them.

✓ h. Unbroken exterior facades exceeding 70 feet in length shall be avoided.

TBD i. All building elevations are of importance and should be carefully designed. Building should avoid blank facades. Southern elevation not provided, otherwise other facades adhere

(f) *Recommendation of Village Plan Commission.* The Village Plan Commission may, during the site/design review process, suggest features of site/design, and construction, building and structural design, that are not a part of site/design standards but that, in the opinion of the Village Plan Commission, would be desirable to make the development a positive asset to the visual appearance of the community and a positive contribution to the growth and stability of the community tax base. Compliance with such recommendations shall not be required of the developer.

(g) *Validity of site/design approval.* Where the Plan Commission has approved or conditionally approved an application for site/design approval, such approval shall become null and void within 12 months of the date of the Plan Commission's action unless construction is commenced or the current owner possesses a valid building permit under which construction is commenced within six months of the date of issuance and which shall not be renewed unless construction has commenced and is diligently pursued. No sooner than 60 days nor less than 45 days prior to the automatic revocation of such

site/design approval, the Zoning Administrator shall notify the property owner by certified mail of such revocation. Extensions of up to one year each may be granted by the Plan Commission for just cause, if application is made to the Village at least 30 days before the expiration of said permit.

(h) *Fees.* The fee for review of a site/design review application shall be the fee established by the Village Board from time to time and provided in Appendix A to this Code, to be paid at the time of submission of the application.

(i) *Penalties.* Violations of this Section shall be subject to Section 62-311, except that each day a violation continues shall not be deemed a separate violation until the 30 day notice period expires. Nothing herein shall preclude the Village from maintaining a separate action to prevent or abate or remove violations.

(Ord. No. 2011-06, § 1, 5-23-2011)

Editor's note— Section 1 of Ord. No. 2011-06, adopted May 23, 2011, repealed the former § 62-310, and enacted a new § 62-310 as set out herein. The former § 62-310 pertained to similar subject matter, and derived from the Code of 1998, § 13-1-224; Ord. No. 2003-03, § 1(13-1-224), adopted March 24, 2003; Ord. No. 2006-11, § 1, adopted June 26, 2006; and Ord. No. 2008-03, § 2, adopted Feb. 25, 2008.

Meinders/Triangle Subdistrict

Guidelines	Yes	No
Site Design		
1. Does the project connect building entries with walkways to planned sidewalks in Terminal Drive, distinguishing them from driving surfaces?	✓	
2. Does the project locate service areas, loading docks, mechanical equipment, and refuse containers to non-street sides of buildings and screen them?	✓	
3. Does the project include adequate, accessible, and convenient areas for collecting and loading trash and recyclables?	✓	
4. Does the project screen ground-, roof-, and wall-mounted mechanical equipment from public rights-of-way and adjacent properties?	TBD	
5. Does the project include landscaped front yards, parking areas, and foundations?	TBD	
6. Does the project convey stormwater to on-site or in-district infiltration areas?	TBD	
7. Does the project provide bicycle parking?	TBD	
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? Verify intent of Lean-to area?		
9. Does the project permanently define and screen all outdoor storage areas with dense landscaping, opaque walls and/or opaque fences?	TBD	
10. Does the project limit outdoor operations and store equipment and raw materials inside buildings to ensure minimal visual impact on neighboring uses and the public?	✓	
11. Does the project locate limited outdoor merchandise display areas near building entrances, without affecting traffic flow?	NA	
12. Does the project preserve existing on-site vegetation, especially large trees, wood lots, and remnant wetlands and prairies?	NA	
13. Does the project locate service and storage areas to minimize Highway 51 visibility?	✓	
14. Does the project heavily screen parking areas adjacent to highway 51?	TBD	
15. Does the project screen rooftop mechanicals and utilities?	TBD	
16. Are mechanicals and utilities shown on the project's site plan?	TBD	
17. Does the project use wall-mounted signs?	✓	
18. Does the project include buildings which are at least two-stories in height? warehouse	✓	
19. Does the project include buildings which are compatible with the desired gateway character of the Village?	✓	
20. Does the project include buildings which continue the architectural theme, design elements, and detailing on all sides?	✓	
21. Does the project include loading docks or overhead doors on street-facing facades?	NO ✓	
22. Does the project screen loading docks or overhead doors on other facades?	✓	
23. Does the project provide overhangs for pedestrian shelter?	✓	
24. Does the project have a FAR between 0.15 and 1.0 if it is an Industrial use and between 0.35 and 1.5 if it is a Commercial use? proposed FAR = 0.25	✓	
25. Is a minimum of 50% of the front building wall 20' to 35' from Terminal Drive or McFarland Street right-of-way?	✓	
Building Design & Materials		
1. Does the project use building materials with lasting architectural character (strength, durability and quality? Need to confirm panel material on office and warehouse facade?	✓	
2. Does the project encourage use of the following exterior wall materials: brick, decorative masonry block, architectural grade metal panels, cedar siding, stone,	✓	

Guidelines	Yes	No
architectural pre-cast concrete panels, Exterior Insulation and Finish System (EIFS), Dry-vit, and glass?		
3. Does the project use corrugated-type metal or steel external siding on more than 25% of all street visible facades? Does not appear to but calculation will be needed	✓	
4. Does the project incorporate similar or architecturally harmonious materials for all exterior building walls and other building components visible from public streets?	✓	
5. For industrial buildings, does the project portray a quality office appearance at entries and around public/office spaces?	✓	
6. Does the project encourage use of earth tone colors, such as gray, green, brown, burgundy, and tan?	✓	
7. Does the project incorporate loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions into overall building design?	✓	
8. Does the project locate loading facilities to the rear or non-street side of the building?	✓	
9. Does the project integrate the placement and screening of mechanicals into the building architecture?	TBD	
Building Orientation		
1. Are building facades oriented parallel to the primary abutting street, with entrances?	✓	
2. Does the project have a minimum of 50% of the front building wall to be at 20' to 35' from the street right-of-way?	✓	
3. Does the project group back-of-building areas on double-fronted lots?	NA	
4. Does the project make public building entrances clearly identifiable and accessible?	✓	
5. Does the project site buildings for safe pedestrian and vehicular circulation?	✓	
Lighting	TBD	
1. Are all exterior light fixtures at least three feet from all lot lines and within landscaped islands or outside parking lot edges?		
2. Does the project utilize incandescent or high-pressure sodium (HPS) light fixtures?		
3. Does the project use ninety-degree down-cast, cutoff fixtures (without drop lenses) for all lighting?		
4. Does the project include lights greater than 25 feet in height?		
5. Do average illumination levels in parking lots exceed 5 footcandles?		
6. Do illumination levels at lot lines exceed 0.5 lightcandles?		
Parking		
1. Does the project site employee parking to the rear or non-street side of the building?	✓	
2. Does the project limit front yard parking to visitor spaces?	✓	
3. Does the project provide landscaped islands, each a minimum or 200 square feet, and at a minimum rate of one island for every 12 parking spaces?	NA	
Signage		
1. Does the project include pole or pylon style signs?	TBD	
2. If there is more than one business on a lot, is ground signage combined?	NA	
3. Does the project architecturally integrate signs with its building?	✓	
4. Does the project frame wall mounted signs to create a clearly defined edge, provide shadow relief, and a substantial appearance?	✓	
5. Does the project screen external spot or flood lighting of signs?	TBD	

Sec. 62-72. - Bulk standard—Commercial Districts.

No structure or lot shall be developed, used or occupied unless it meets the minimum lot frontage, lot area, yard requirements, height limits and other dimensional standards set forth in the following table:

COMMERCIAL DISTRICT BULK STANDARDS

Bulk Standards	C-O	C-C	C-G [1]	C-L	C-H	C-P	M-IC
Minimum lot area (sq. ft.)	None	None	6,000	10,000	12,000	34,000	20,000
Minimum lot width (ft.)	None	None	50	80	80	100	100
Building height (ft.)	None	None	40	35	35	35	35
With conditional use permit	None	None	None	None	None	None	None
Yards [2]							
Front yard (ft.)	None	None	25	25	35	25	35
Side yard (ft.)	None	None	10	8	10	15	20
Both sides comb.	None	None	20	15	20	30	40
Rear yard (ft.)	None	None	20	20	30	30	30
Percentage of lot coverage	None	None	90%	50%	70%	70%	90%

Minimum lot area per dwelling unit (sq. ft.)			2,900	NA	NA	NA	NA
Minimum landscaping points [3]							
Points per 100 ft. of bldg. foundation	None	None	40	0	20	40	20
Points per 1,000 sq. ft. gross floor area	None	None	10	0	5	10	5
Points per 100 ft./street frontage	None	None	40	0	20	40	20
Points per 10,000 sq. ft. of paved area	None	None	80	20	40	80	40

[1] The front yard setback can be reduced to zero, if parking is provided in the rear of the building.

[2] All yards abutting upon navigable waterways set back at least 40 feet unless superseded by Wisconsin Department of Natural Resources or Dane County regulations.

[3] See Appendix B, Village of McFarland Landscaping Standards.

(Code 1998, § 13-1-51; Ord. No. 2003-03, § 1(13-1-51), 3-24-2003; Ord. No. 2011-06, § 4, 5-23-2011)

Phase I Environmental Site Assessment

4313 Triangle Street, Village of McFarland
Dane County, Wisconsin

Project No. R09361016

MSA Professional Services, Inc.
1230 South Boulevard
Baraboo, WI 53913
Phone: 608.356.2771

© February 2020 MSA Professional Services, Inc.

EXECUTIVE SUMMARY

The Village of McFarland authorized MSA Professional Services (MSA) to conduct a Phase 1 Environmental Site Assessment (Phase 1 ESA) of the parcel located at 4313 Triangle Street, in the Village of McFarland, Dane County, Wisconsin (hereafter referred to as Property). The Phase 1 ESA was performed in general conformance with the scope and limitations of ASTM Standard E1527-13 and the USEPA AAI Rule. This included reconnaissance of the Property; interviews with persons familiar with the Property; and review of Federal and State environmental databases and historical use records. Uses of the Property were traced back to 1940 or first developed use, whichever is earlier. Exceptions to or deletions from this practice are described in this report. The purpose of this Phase 1 ESA was to identify, to the extent feasible, "recognized environmental conditions" (RECs) in connection with the Property.

The Property is located on the east side of Triangle Street, south of Meinders Road and north of Siggelkow Road, in the Village of McFarland. The Property is approximately 1.6 acres in size and is currently used for storage. Improvements to the Property consist of one building, with asphalt parking to the west, and gravel parking areas to the south. The gravel parking area south of the building is fenced. Current use of adjoining property includes a warehouse storage business to the north, an office/light manufacturing building to the east, and a metal fabricating business to the south.

Historical records indicate the Property was developed sometime between 1960 and 1969, when the Property and surrounding area transitioned from agricultural use to commercial development. The current building appears to be present in a 1969 aerial photo of the Property. Local city telephone directories indicate City Wide Insulation was listed at this address from at least 1972 through 2006. After that time the Property was reportedly leased to various businesses, including a truck moving company for use as a temporary storage depot. The current owner purchased the Property in 2016 for use for business file and personal property storage, and outdoor parking has been recently leased to a cable company for equipment and supply storage.

The Phase 1 ESA has revealed one controlled recognized environmental condition at the Property: a closed leaking underground petroleum storage tank site is listed in Wisconsin Department of Natural Resources records at this address. A former unleaded gasoline tank and dispenser were removed in 1995, and petroleum contaminated soil was detected. The extent of the contamination in soil and groundwater was investigated, and the site was closed by the Wisconsin Department of Commerce in 2006. No further investigation or remediation was required by the State of Wisconsin. However, due to the remaining contamination at the site, continuing obligations include the requirement to properly dispose of petroleum contaminated soil if excavated during redevelopment work at the Property, a groundwater use restriction due to the remaining groundwater contamination, and a potential for vapor intrusion for any building constructed over the petroleum contaminated soil or groundwater.

© February 2020 MSA Professional Services, Inc.

4. **Environmental Repair Program Site, INSUL-Crete, 4311 Triangle Street.** A release to the environment was reported at this address in 1991. The database report indicates the release was identified during an environmental assessment of the property. The site was closed by the DNR in 1991, with no further action required. Current Dane County land records indicate this address is located approximately 200 feet north of the subject Property on the northeast corner of the intersection of Triangle Street and Meinders Road.

There are multiple large petroleum storage tanks/tank farms located to the west and north of the subject property, and there are multiple listings for these properties in the environmental database report. Based on topography in the area and surface water flow, these properties are likely downgradient of the subject Property. Therefore, it is MSA's opinion that any contamination detected in these areas would not impact the subject Property.

No other sites are identified in the immediate area of the Property in the database search report. For the purposes of this report, the immediate area is defined as within 300 feet of the Property boundary. The other sites listed in the database report were reviewed by MSA and determined to have no potential for an impact to the Property based upon their location or type of listing.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

MSA reviewed the online DNR listing for the City Wide Insulation site at 4313 Triangle Street. A copy of the entire Department of Natural Resources GIS listing for the site is in Appendix F of this report. A review of the information on this site revealed the following:

- The former underground storage tank system was located approximately 65 feet southwest of the southwest building corner, adjacent to an overhead electrical power pole.
- The site map indicates the tank was a 2,000 gallon unleaded gasoline tank with a dispenser located on top of the tank.
- Maps indicate there was an area of residual soil contamination measuring approximately 40 feet by 35 feet in the vicinity of the former tank at the time of site closure.
- Residual petroleum contamination in groundwater was present in the tank bed area, and had spread slightly downgradient to the northwest. Petroleum compound concentrations at monitoring well MW-1, installed in the former tank area, were very high, with benzene at 2,550 parts per billion (ppb), toluene at 17,600 ppb, and total xylenes at 11,110 ppb in the last sample collected in 2005.
- The depth to groundwater ranged from approximately 7 to 10 feet in the monitoring wells installed as part of the site investigation.
- The records indicate no soil contamination was detected within six feet of the ground surface. The soil contamination appeared to be limited to the smear zone, located in the interface between the unsaturated soil and the water table surface.
- Groundwater flow direction maps indicate flow was to the west-northwest at this site.

© February 2020 MSA Professional Services, Inc.

- The site was closed by the Wisconsin Department of Commerce on January 4, 2006. The closure letter indicated that if residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

PHYSICAL SETTING SOURCE(S)

The current 7.5-minute USGS topographic map (2016) of the area was reviewed and a copy is included in Appendix B. The property elevation was approximately 863 feet above mean sea level.

ERIS provided a Physical Setting Report (PSR), a copy of which is included in Appendix G. The report includes information on wetlands, flood hazard zones, hydrology, geology, and soils in the area. Information from the report and other sources is summarized below.

GEOLOGIC, HYDROGEOLOGIC, HYDROLOGIC, AND TOPOGRAPHIC CONDITIONS

Based on the groundwater flow direction determined during the underground storage tank investigation at this property, groundwater flow is to the west-northwest toward wetland areas located around Lake Waubesa. Lake Waubesa is approximately one-half mile to the west of the Property. The depth to groundwater is anticipated to be less than ten feet. In a review of online well construction records at the Wisconsin Geologic and Natural History Survey website, the record for a well located at 4931 Meinders Road revealed subsurface materials were clay and stone to a depth of 8 feet, underlain by sand, with soft sandstone at approximately 30 feet, and hard sandstone at approximately 60 feet below ground surface.

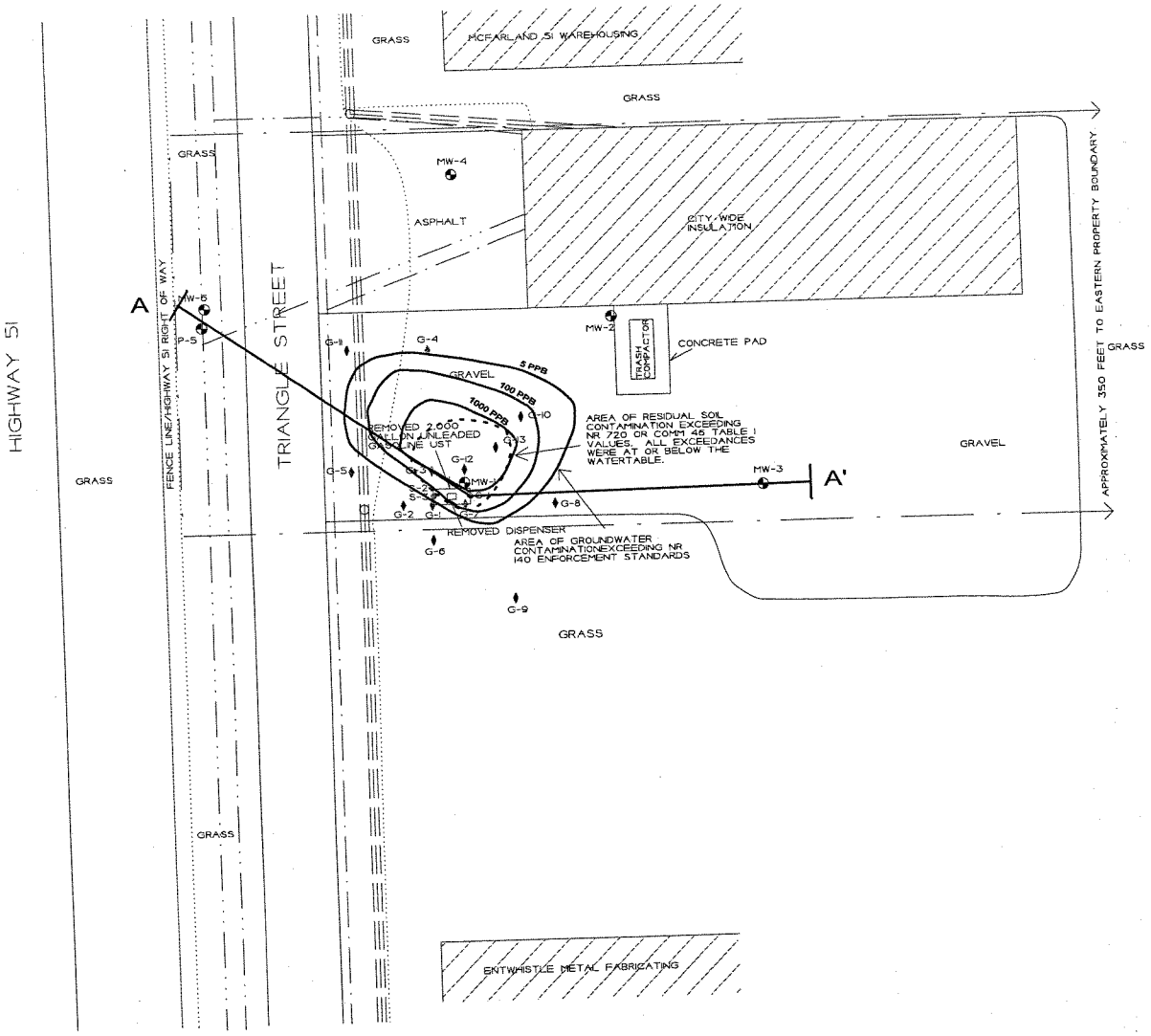
Bedrock in the area is Cambrian age sandstone, undifferentiated, based on the PSR report.

HISTORICAL USE INFORMATION ON THE PROPERTY

Aerial Photographs – Aerial photos were obtained from ERIS for the following years: 1937, 1953, 1957, 1960, 1969, 1974, 1980, 1987, 1998, 2005, 2006, 2008, 2010, 2013, 2015, and 2017. Copies of the photos are included in Appendix H of this report.

- In the 1937 aerial photo, the subject Property appears to be agricultural crop land. No buildings are present in the vicinity of the current parcel.
- The area is much the same in 1953.
- In the 1957 photo, construction of U.S. Highway 51 to the west of the current parcel is underway, but there is no development on the subject parcel.

© February 2020 MSA Professional Services, Inc.



CROSS SECTION MAP

CITY WIDE INSULATION

METCO
2956 AIRPORT ROAD
P.O. BOX 5904
GREEN BAY, WI 54303
608/ 78-8979
608/ 78-8803 FAX

MCFARLAND, WISCONSIN

DRAWN BY : ED

DATE: 10/17/03

NOTE: INFORMATION BASED ON AVAILABLE DATA, ACTUAL CONDITIONS MAY DIFFER.

SITE ASSESSMENT SAMPLE RESULTS IN PPM (10/15/98)

S-1 (9 FEET) - 6,310 GRO, 32.1 BENZENE, 90.5 ETHYLBENZENE, 317 TOLUENE, 327 1,2,4-TMB, 94 1,3,5-TMB, AND 699 XYLENES

S-2 (9 FEET): PID - 15, NO LAB SAMPLES

S-3 (8 FEET): PID - 400, NO LAB SAMPLES

SCALE:
1 INCH = 40 FEET
0 20 40

- = SITE ASSESSMENT SAMPLE LOCATION
- = GEOPROBE BORING LOCATION
- = MONITORING WELL LOCATION
- = OVERHEAD UTILITIES
- = PHONE/FIBER OPTIC LINE
- = NATURAL GAS LINE
- = WATER LINE
- = SEWER LINE
- = PROPERTY BOUNDARY