

**LANDMARKS
COMMISSION**

Monday, June 15, 2020

6:15 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:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85652313039>

Or Telephone:

Dial US: +1 312 626 6799

Webinar ID: 856 5231 3039

1. CALL TO ORDER
2. PUBLIC APPEARANCES.
3. APPROVAL OF MINUTES.
 - a. Review and possible approval of the May 18, 2020 Landmarks Commission meeting.
4. BUSINESS.
 - a. Approval of a Certificate of Appropriateness for 5915 Exchange Street - Byrne's McFarland Tavern for an outdoor dining and consumption area.
5. SCHEDULE NEXT MEETING DATE.
6. ADJOURNMENT.

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

LANDMARKS COMMISSION

Working Draft Minutes

May 18, 2020

Members Present: Gordon Kinder, Ron Larson, Stephanie Brassington, Virginia Nichols
Members Absent: Kathy Krusiec
Staff Present: Andrew Bremer, Stephanie Miller, Karen Knoll

1. CALL TO ORDER

Brassington called the meeting to order at 6:15 p.m.

2. PUBLIC COMMENT - None

3. APPROVAL OF MINUTES

Review and possible approval of the June 18, 2019 Landmarks Commission meeting minutes.

Motion by Kinder to approve the June 18, 2019 minutes, seconded by Larson. Motion carried 4-0.

4. BUSINESS

- a. Approval of a Certificate of Appropriateness for 5923 Exchange Street McFarland House Café for a front yard outdoor dining and consumption area.

Bremer summarized McFarland House Café is looking to have a front yard outdoor space for the consumption of beverages, which would include alcoholic. They are going through all the proper meetings for approvals. As this request involves historic property, a Certificate of Appropriateness is required for approval. Per packet submission, this would include temporary lighting and a front yard fence.

Shaun O'Hearn - 5205 Linden Parkway, owner of McFarland House Café reviewed he built a crushed stone patio last year, and he installed some landscaping at that time to serve as fencing, however, it was not efficient and an actual fence is required per code for his current request for an outdoor area for consumption of alcohol. O'Hearn indicated he intends to be period specific in design and reviewed his fence plans as submitted. The fence will be wood and likely need to be painted annually. O'Hearn indicated he had about five picnic tables on each side last year, this year there may be less due to the COVID -19 requirements. When he built the patio last year it is larger than what he can have for his current request, he will be removing some of the crushed stone.

Commissioners discussed fencing material options, the location of the fence as located to the sidewalk along with the side yard storage of trash bins, and compost bins near the sidewalk patron access to the rear deck area.

Kinder moved for approval of a Certificate of Appropriateness for 5923 Exchange Street McFarland House Café for a front yard outdoor dining and consumption area as submitted. Nichols seconded the motion. Motion carried 4-0.

5. SCHEDULING NEXT MEETING DATE

Meeting to be scheduled as needed.

6. ADJOURNMENT

Kinder moved to adjourn, Nichols seconded the motion. Motion carried meeting adjourned at 6:33 p.m.



VILLAGE BOARD SUMMARY SHEET

MEETING DATE: Monday, June 15, 2020

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Approval of a Certificate of Appropriateness for 5915 Exchange Street - Byrne's McFarland Tavern for an outdoor dining and consumption area.

PREVIOUS ACTION:

6.10.20 Public Safety Committee conditionally approved Outdoor Consumption Application provided the Applicant install security cameras and glassware be prohibited outside.

ISSUE SUMMARY:

Byrnes McFarland Tavern is proposing to expand their licensed premise to include an approximately 900 square foot outdoor consumption area in the backyard and the 200 square foot back patio adjacent to the current indoor consumption area.

This request is due in part to the owners anticipation of losing existing indoor seating capacity due to recommended/required conditions under Dane County Public Health order for the reopening of restaurants and taverns during the Covid-19 pandemic. As part of the Badger Bounce Back Plan, the WEDC and Wisconsin Department of Health Services released a Guidance on Preparing Restaurant Workplaces for COVID-19. The guidelines include, limiting dining room tables to six guests and spacing tables a minimum of six feet apart; and in bar areas leaving two bar stools empty between customers not in the same party with the same rule applied to outdoor patio areas.

The property is zoned Central Commercial (C-C) and is a local and state designated historic property. Because of the unique nature of the property a number of committee's have a role in reviewing this request, including Public Safety, Landmarks Commission, Plan Commission, and the Village Board.

Section 11-64(n) of the Municipal Code requires a 4-foot high fence for outdoor consumption areas, constructed of wood, plastic, or metal. The applicant is proposing a 6-foot high wood fence similar to the existing fence. The rear patio would be modified to add wooded stairs to the outdoor consumption area. No lighting or utility improvements are proposed. The existing shed will be removed. The ground surface will be leveled and re-sodded.



While the proposed fence and patio improvements will not alter the historic structure, Sec. 62-395(b)(2) provides, in part, that no person in charge of a historic site shall reconstruct or alter any part of the exterior of such structure or construct any improvement upon such designated historic site upon such property unless a certificate of appropriateness has been granted by the Landmarks Commission. Historic site is defined in the Zoning Code to include a parcel on which is situated a historic structure. Thus, the request for approval of the Certificate of Appropriateness.

In staff's opinion, the proposed fencing and patio modifications are compatible with the design of the existing building and unobtrusive. The proposed fencing is consistent with existing site materials. The proposed improvements would not destroy or detrimentally change the existing historic structure or fail to harmonize with the external appearance of other neighboring improvements on the site. The improvements will expand the use and enjoyment of the historic property by residents and visitors to McFarland.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

Property is identified as Downtown use in the Village's Comprehensive Plan. One of the goals of the plan is to increase and ease opportunities for businesses to grow in McFarland and expand dining. Improving business retention and enhancing commercial uses in the downtown area are also two of the strategies identified in the Village's 2020-2030 Strategic Plan.

ORDINANCE REFERENCE:

Sec. 8-369, Fence Standards
Sec. 11-64(n), Outdoor Consumption
Sec. 62-71, Commercial District Permitted Use
Sec. 62-172(j), Parking Spaces Required
Sec. 62-310, Site/Design Review
Chapter 62, Division 6 - Historic Preservation

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommend approval of the certificate of appropriateness for the proposed outdoor consumption area including associated fencing and decking improvements as submitted.

ATTACHMENTS:

1. Byrne's McFarland Tavern Site Plan_06.02.20
2. 5915 Exchange Street Photos

**Village of McFarland
Community Development Department**

RECEIVED

JUN 01 2020

Plan Commission Application – 2020

~Application must be completed in full~

Applicant - Owner	Byrne's McFarland Tavern	Applicant's Agent	Ashley Byrne
		Name	Ashley Byrne
Address	5915 Exchange St.	Address	3174 Fjelstad Ln. McFarland
Email	Ashleygraser@gmail.com	Email	Ashleygraser@gmail.com
Phone #	608-833-6012	Phone #	608-347-6536
Fax #	—	Fax #	—

Parcel No(s). _____ **Type of Proposal – Please check boxes below that apply**

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
☐ Preliminary Plat	\$500+AF	☐ Conditional Use	\$370+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	\$500+BF	☐ Rezoning (map)	\$405+	☐ Dev. Agreement Including Addendums	\$400 F
☐ Certified Survey Map	\$300+FG	☐ Zoning Amendment (text)	\$405 +F	☐ Final Plat	\$500 +CF
☐ Condominium	\$300+EF	☐ Variance-Board of Zoning Appeals	\$380+F	☐ Final Plat (reapplication)	\$400 +DF
☐ Comprehensive Plan Amendment	\$500+F			☒ 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)

Outdoor Consumption area. 5915 Exchange St. McFarland
Commercial Zoning.

What action is the applicant requesting of the Plan Commission?

Approval of outdoor consumption area.

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.)

Outdoor Consumption area application, 5/21/2020

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Village of McFarland Plan Commission 2020 Schedule

Plan Commission Application 5/29/2020

Description of Proposal

Number of Tables: No more than 20

Outdoor Food Service: Consumer will order inside and staff will text when ready, consumer will come in to pick up food

Lighting Improvements: None; current motion lights will be maintained

Utility Improvements: None

Ground Surface Improvements: Remove current grass with Bobcat and lay sod

Landscaping: Along the fence there will be additional mulch and foliage

New fence will match current fence

Distance from corner of the garage to corner of deck is 6 feet; Ramp will be from asphalt to grass

Two residential units upstairs and both have two bedrooms

Off street rear parking is not just for tenants, tenants utilize two spots

*Current shed will be moved or removed from the courtyard to allow uniformed space

Outdoor Consumption Proposal for Byrne's McFarland Tavern at 5915 Exchange St.

The proposed location will be in the yard area located on the right side of the building when looking east.



The area will be fenced in with 6ft. wood privacy fence.

There will be two entry points. One of which will be stairs from the back deck the empties directly to the consumption area. The other will be a handicap entry point between the garage and the deck which will also serve as an emergency exit.

All entry points will closed and locked during restricted hours. This will include a gate at the top of the stairs.

The second emergency exit is also marked in yellow (please see attached diagram).

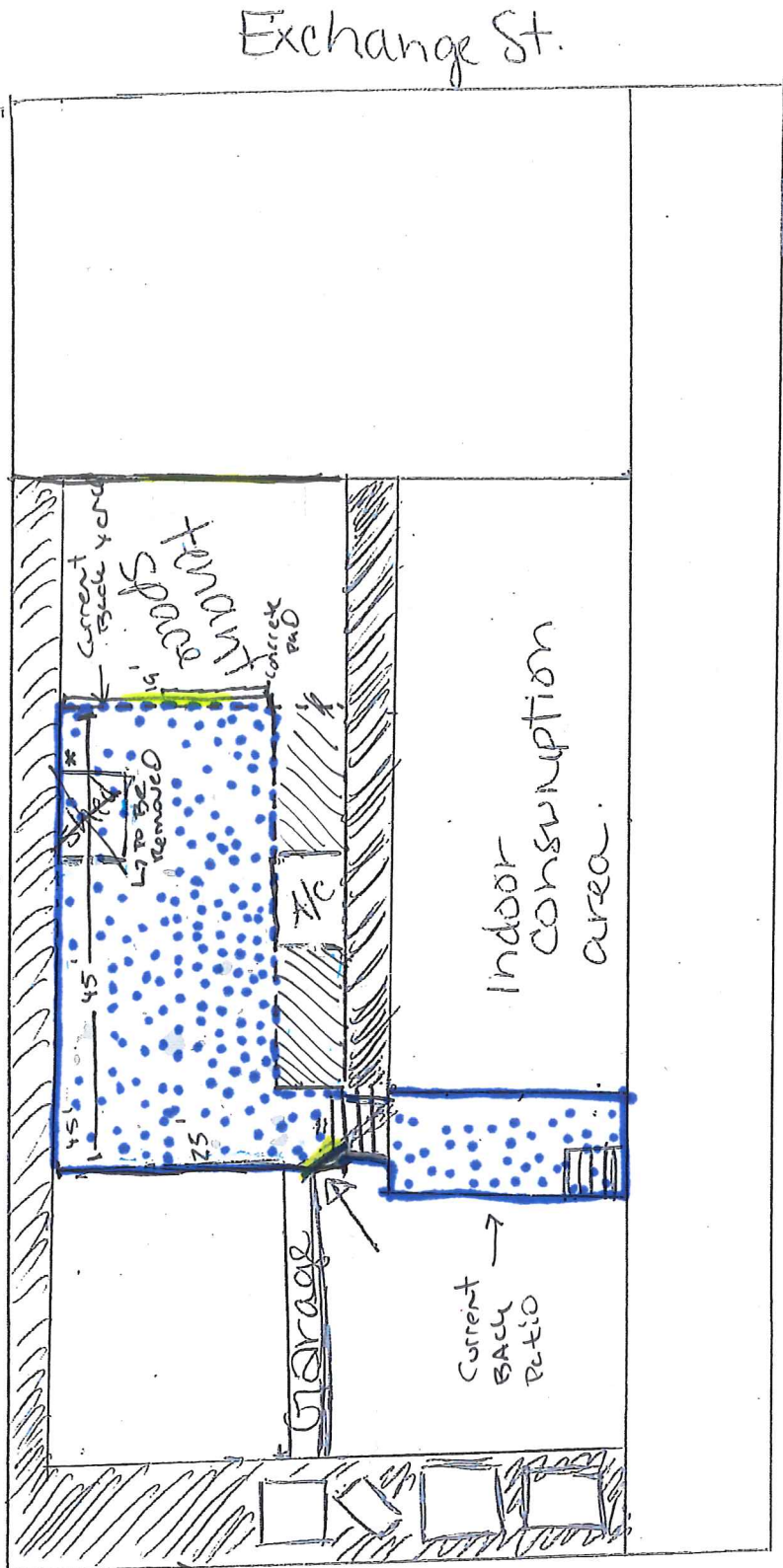
An additional fence will be added at end of the consumption area to separate that area from that of the tenants.

The stairs and ramps will be constructed from wood.

Garbage receptacles will be place in all corners inside area and emptied daily.

Construction start date pending the approval of the outdoor consumption area.

- * All fence is 6' privacy fence
- * Stairs and handicap ramps will be constructed out of wood.



Backyard
Area =
Approximately
900 sq ft.
Back
Patio =
200 sq ft.

→ Indicates Entry Point.
* Handicap by Garage
* Stairs off deck to back yard.

 Purposed outdoor consumption area

 Indicate unusable space

--- interior fence to separate space and keep at 50% of indoor area.

 Landscaped/none usable area

 2nd emergency exit.

 Stair ways

1 inch = approx. 20ft.









