VILLAGE OF MCFARLAND *NOTICE OF PUBLIC MEETING*

PLAN COMMISSION

Monday, June 15, 2020 **7:00 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://us02web.zoom.us/j/81766916335

Or by Telephone:
+1 (301) 715-8592 or +1 (312) 626-6799 or +1 (929) 205-6099 or +1 (253) 215-8782 or +1 (346) 248-7799 or +1 (669) 900-6833

Webinar ID: 81766916335

1. CALL TO ORDER

2. PUBLIC APPEARANCES.

3. APPROVAL OF MINUTES.
   a. Review and possible approval of the minutes from the May 18, 2020 Plan Commission meeting.

4. PUBLIC HEARINGS
   a. Public hearing regarding Ordinance No. 2020-17, An Ordinance Rezoning Lands Located at 4706 Farwell Street, McFarland WI, from C-H Commercial Highway to C-G Commercial General. This zoning ordinance amendment requested by Aruba0204 LLC, DBA Angelo's McFarland.

   b. Public Hearing regarding Ordinance No. 2020-18, An Ordinance Rezoning Lands Located at the Corner of Holscher RD and Brodhead Street, described as Prairie Place Lot 56, McFarland WI, from R-3 General Residence District to PDD-GPP Planned Development General Plan Approved. This zoning ordinance amendment requested by Gannon Construction Inc. and Northpointe Development Corp.

   c. Public hearing regarding a Conditional Use Permit (CUP), requested by CF Investments, LLC, for 32 unit residential project on Lots 57 & 58 Prairie Place, located in the 5500 Block of Holscher Road, McFarland WI.

5. BUSINESS.
   a. Discussion and action on a site plan application by Byrne's McFarland Tavern for 5915 Exchange Street for an outdoor dining and consumption area.

b. Discussion and recommendation to the Village Board on a site plan application by the McFarland Soccer Club for the addition of a fundraising brick patio around the existing outdoor patio at the soccer building located at William McFarland Park.

c. Discussion and action to make a recommendation to the Village Board regarding Ordinance No. 2020-17, An Ordinance Rezoning Lands Located at 4706 Farwell Street, McFarland WI, from C-H Commercial Highway to C-G Commercial General. This zoning ordinance amendment requested by Aruba0204 LLC, DBA Angelo's McFarland.

d. Discussion and action to make a recommendation to the Village Board regarding Ordinance No. 2020-18, An Ordinance Rezoning Lands Located at the Corner of Holscher RD and Brodhead Street, described as Prairie Place Lot 56, McFarland WI, from R-3 General Residence District to PDD-GPP Planned Development General Plan Approved. This zoning ordinance amendment requested by Gannon Construction Inc. and Northpointe Development Corp.

e. Discussion and action on a Conditional Use Permit (CUP), requested by CF Investments, LLC, for 32 unit residential project on Lots 57 & 58 Prairie Place, located in the 5500 Block of Holscher Road, McFarland WI.

f. Discussion of a concept plan for 32 residential duplexes (64 total units) by Elvehjem Acres LLC for 3408 & 3418 Elvehjem Road.

6. STAFF REPORTS

   a. Property maintenance report

   b. Directors 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

May 18, 2020

Members Present: Scott Peters, Peter Bloechl-Anderson, Tom Rogers, Brad Czebotar, Bruce Fischer, Eric Green, Justin Rupert

Members Absent:

Staff Present: Andrew Bremer, Stephanie Miller, Karen Knoll

1. CALL TO ORDER

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

2. INTRODUCTION OF PLAN COMMISSIONERS
   Czebotar introduced Justin Rupert, Village Trustee as a new Plan Commissioner

3. PUBLIC APPEARANCES.
   None

4. APPROVAL OF MINUTES.

   a. Review and possible approval of the March 16, 2020 Plan Commission minutes.

   Czebotar called the minutes from the March 16, 2020 approved by unanimous consent.

   b. Review and possible approval of the April 8, 2020 Joint Community Development Authority - Plan Commission meeting.

   Czebotar called the minutes from the April 1, 2020 Joint Community Development Authority – Plan Commission meeting approved by unanimous consent.

5. PUBLIC HEARING

   a. Public hearing on a request by Robert Kay and Rachel Fisher for a Certified Survey Map (CSM) located at 5121 Glen Road, McFarland, WI in order to combine two parcels.

      Czebotar opened the public hearing at 7:24 p.m. With no one wishing to speak, the public hearing was closed at 7:25 p.m.

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b. Public hearing on a request by Utterback Ltd. Partnership for a Certified Survey Map (CSM) in order to create three parcels. Lands located west of CTH AB in the NE 1/4 of the SE 1/4 and the SE 1/4 of the SE1/4 of Section 2, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin.

Czebotar opened the public hearing at 7:26 p.m.

Dan Day – D'Onofrio Kottke & Associates – representing Veridian Homes and the Utterback family reviewed the three lot CSM as submitted in packets.
Czebotar closed the public hearing at 7:29 p.m.

c. Public hearing regarding Ordinance No. 2020 -16, AN ORDINANCE REZONING LANDS RECENTLY ANNEXED WEST OF CTH AB AND NORTH OF THE WISCONSIN & SOUTHERN RAILROAD IN THE VILLAGE OF MCFARLAND, FROM A1 AGRICULTURE TRANSITION DISTRICT TO PDDGP GENERAL PLAN AND PDDDP DETAILED PLAN APPROVED. This zoning ordinance amendment has been requested by Veridian Homes Rosewood Fields LLC.

Czebotar opened the public hearing at 7:30 p.m.
Chris Ehlers – Veridian Homes reviewed their submission as supplied in packets. He indicated they took all comments at the previous preliminary meeting into consideration with this proposal.

Day reviewed their proposal as compared to the Villages Comprehensive Plan, Eastside Neighborhood Plan and the proposal for Rosewood Fields as shown in packets.

Wes Licht –2964 County Hwy. AB – concerns over:

- The infiltration areas and ability to handle
- Water runoff both current and future issues
- Standing water and culvert issues
- Wetlands
- Vegetation planting along the pipeline
- Water issues for neighbors, himself and new homeowners
- Number of single family homes and school capacity
- The need for additional walking trails

Jane Licht 2964 County Hwy. AB – had concerns over:

- Property values
- Future needed road expansion
- Water runoff, is the culvert needed
- All of the new non-permeable surface being added
- Flooding of basements for homeowners

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Eric Swenson - 2958 County Road AB had concerns;

- Water levels are already high, wetlands are already saturated
- Does not want issues with water crossing the road onto his land

Nancy Utterback - 3029 County Road AB – she would like this to go through with her 2 future parcels to remain in the Town of Dunn.

Wes Licht –

- Had concerns over the difference between the lowest and highest point topographically
- How Veridian intends to move the water along those lines

Tom Unke – 6200 Tuscobia Trail – Reviewed his comments and concerns as submitted in the Plan Commission packet regarding concerns over water flow and drainage, culvert location and direction for drainage handling. Along with using a different route for all of the construction trucks to use rather than through subdivisions.

Czebotar closed the public hearing at 8:25 p.m.

d. Public hearing on a request by Veridian Homes Rosewood Fields LLC regarding Preliminary Plat approval for Rosewood Fields Subdivision. Lands located west of CTH AB in the NE 1/4 of the SE 1/4 and the SE 1/4 of the SE1/4 of Section 2, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin.

Czebotar opened the public hearing at 8:26 p.m.
Bremer clarified this is for the preliminary plat, even though the presentation was done in combination with the rezoning request to allow for easier public comment.
Czebotar closed the public hearing at 8:27

6. BUSINESS.

a. Discussion and action to make a recommendation to the Village Board regarding a site plan by Angelo's Restaurant, 4706 Farwell Street for expansion of the outdoor dining and consumption area.
(With no objections, Commissioners took up this item first at the meeting prior to Public Hearings)

Bremer summarized Angelo's has petitioned for expansion of their front outdoor dining area. It includes reconstructing the front fence and an addition about 500 sq.ft. per drawings as submitted in packets. The original area was approved in 2013.

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Rick Hubanks addressed Commissioners, per information in packets he is looking to increase the space for full service dining and to meet restrictions in place due to COVID19. The existing fence is 6' feet tall, the new front fence will be 4' tall.

Pauline Boness - 5711 Maple Court emailed a letter of support for the project.

Commissioners discussed parking for the property, and the possibility of looking at the parking requirements in the future, whether it is a Village responsibility or the businesses responsibility to make sure they have ample parking for their staff and guests as part of their business proposal. Hubanks advised he has been looking at options for parking, and at this time due to COVID19, they will not require as much parking, when that changes will likely need more parking.

Czebotar moved to recommend to the Village Board approval of a site plan request by Angelo's Restaurant, 4706 Farwell Street for expansion of the outdoor dining and consumption area. Seconded by Rupert. Motion Carried 6-0.

b. Discussion and action to make a recommendation to the Village Board regarding a site plan by McFarland House Cafe, 5923 Exchange Street, for front yard outdoor dining and consumption area.

Bremer reviewed the submission; McFarland House Café is looking to use the front area for consumption of alcoholic beverages. The property is a historic structure, and the Landmarks Commission reviewed the project earlier this evening and recommended a Certificate of Appropriateness for the fence, lighting of the outdoor patio space. Bremer reviewed the proposal as submitted in packets, and summarized there was a front outdoor patio area approved in 2017 by the Landmarks Commission and in 2019 a site design was reviewed by the Plan Commission for the rear patio area and accessory greenhouse area, that work has not been done to date, and the approval will expire if a building permit is not issued by July 15, 2020. O'Hearn will be back for any re-approval of the back yard. Tonight only, the front area is under review.

O'Hearn stated his original concept was to develop the rear area, but he is now remodeling the interior. Bremer advised the Village Board would also be considering a limited license agreement due to the front property line, as the current sign is in the right –of – way as the proposed fence, and seating will be in part of it.

Pauline Boness - 5711 Maple Court - emailed a letter of support for the project.

Czebotar moved to recommend to the Village Board approval regarding a site plan by McFarland House Cafe, 5923 Exchange Street, for front yard outdoor dining and consumption area conditioned on the Village Board approval of the limited license agreement. Seconded by Bloechl-Anderson. Motion carried 7-0.

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c. Discussion and action on a request by Robert Kay and Rachel Fisher for a Certified Survey Map (CSM) located at 5121 Glen Road, McFarland, WI in order to combine two parcels.

Commissioners reviewed the Directors report as submitted in packets.

Peters moved to approve a request by Robert Kay and Rachel Fisher for a Certified Survey Map (CSM) located at 5121 Glen Road, McFarland, WI in order to combine two parcels. Rogers seconded the motion. Motion carried 7-0.

d. Discussion of a concept plan by CF Investments LLC for multifamily and townhouse units on Lots 57 & 58 of Prairie Place Subdivision.

Bremer reviewed per the submittal in packets, these two vacant properties are located on the east side of Holscher Road. CF Investments intends to submit for a Conditional Use Permit at next month's meeting.

Craig Frank – CF Investments, LLC – reviewed their proposal as submitted for discussion only for a multi-family project on the site. The proposal is for a 32 unit residential development of five townhome style buildings with a mix of two and three bedrooms. Each unit will have a 2-car garage, and the proposed 8 unit building will have 2 stalls per unit underground parking, total parking proposed of 117 stalls, above the 76 required. They are proposed to be rentals at this time.

Brian Berquist – Towne & Country Engineering – reviewed the utility setup for this proposal, along with the location of the existing path, with a possible connection with this development.

e. Discussion of a concept plan by Northpointe Develoment for multifamily and townhouse units on Lot 56 of Prairie Place Subdivision.

Bremer advised this is on the corner of Holscher Road., the property is currently zoned R-3 Northpointe will be coming before the Plan Commission in June for consideration for a rezone to the PUD district and approval of a General Development Plan. They intend to try to secure some affordable housing tax credits for this site.

Sean O'Brien of Northpointe Development, along with Cal Schultz, presented their proposal for Lot 56, Prairie Place Subdivision as provided in packets. It would be a total of 80 units; a three story 62 unit of affordable 55+ housing apartment building with a mix of one and two bedrooms, and 62 underground parking stalls surrounded by four separate townhomes, all three bedrooms, which will be rented to families, using the 4% tax credit project with a targeted income.

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f. Discussion and action to make a recommendation to the Village Board regarding temporary zoning of lands included in Ordinance 2020-15, an ordinance annexing lands from the Town of Dunn to the Village of McFarland.

Bremer and Commissioners reviewed the Directors report. This is an annexation petition, it includes two landowners the Utterback Partnership and the Wisconsin DOT Southern Railroad.

Peters moved to recommend approval to Village Board regarding temporary zoning of lands included in Ordinance 2020-15, an ordinance annexing lands from the Town of Dunn to the Village of McFarland. Rupert seconded the motion. Motion carried 7-0.

g. Discussion and action on a request by Utterback Ltd. Partnership for a Certified Survey Map (CSM) in order to create three parcels. Lands located west of CTH AB in the NE 1/4 of the SE 1/4 and the SE 1/4 of the SE1/4 of Section 2, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin.

Bremer indicated he would recommend conditional approval of the CSM on the annexation being approved by the Village Board and upon revising the CSM to include a minimum 35' of right of way dedication from the centerline of AB for lots 1, 2 and 3.

Czebotar asked for clarification on the inclusion of Lot 1, as there is a request for future potential detachment. Bremer replied it is included as once it is approved the property owner has the desire to divide the land so they can close with three separate buyers. Once the annexation and CSM is approved it is Utterbacks request to bring forward at a later point, a request to the Village to detach Lot 1 back to the Town of Dunn so that all her lands are in the Town, giving them options with their property to consolidate into one if they so wish. The Village might potentially look at doing a deed restriction to Lot 1 as a condition to detachment that would prevent further development of that land unless there was consent by the Village Board, as this land is in the Eastside Growth plan and intended for multi-family development.

Czebotar moved to approve a request by Utterback Ltd. Partnership for a Certified Survey Map (CSM) in order to create three parcels. Lands located west of CTH AB in the NE 1/4 of the SE 1/4 and the SE 1/4 of the SE1/4 of Section 2, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, conditioned on approval of the annexation by the Village Board and a 35' right of way of the centerline on County AB of lots 1, 2, and 3. Bloechl-Anderson seconded the motion. Motion carried 7-0.

h. Discussion and action to make a recommendation to the Village Board regarding Ordinance No. 2020-16, an ordinance rezoning lands recently annexed west of

Working Draft

CTH. AB and north of the Wisconsin & Southern Railroad in the Village of McFarland from A-1 Agricultural Transition District to PDD-GP General Plan and PDD-DP Detailed Plan Approval. This zoning ordinance amendment has been requested by Veridian Homes Rosewood Fields LLC.

Bremer reviewed his Directors report as submitted with Commissioners.

Fischer has concerns about the issues with the drainage issue, and the ability to resolve it; things have changed over the years and what the 100-year flood actually means. Heavier rains are occurring much more frequently. Fischer also has concerns on density, the traffic in the area and the effects on the school district.

Bremer replied the school district has been in contact with him and they have no concerns on their ability to service this development. Day reviewed their submittal, including the water flow, and storm water drainage plan, which will be going through State reviews. Czebotar asked of Berquist if it was too early to address some of the questions brought up. Berquist replied it is too early to specifically and definitively address some of the questions, while all valid, the Village uses the same rules as Dane County, we do ask for an additional 2' as the Village too has its concerns. Berquist referred to his letter in packets and indicated you can ask Veridian to run the models, to see where the 150 year storm though it and see where the waterline ends. You can ask them to model it for both the preliminary and final plats. Rupert concurred with Fischer's concerns on the minimum setbacks. Ehlers replied it allows for a little bit of density with affordability and in district 2 a maximum availability of floor plans. Day stated there would be loss of lots if they changed the setbacks, and would lose some of the density of the neighborhood and increase the price of the lot.

Bremer reviewed the submission along with the Eastside Development Plan with Commissioners. Czebotar inquired on the Fire Departments request for the homes to be sprinkled. Ehlers replied he discussed this with the Fire Department and while it is not required, they can make it optional to the future homeowners to purchase, it will add considerable cost to the home.

Bremer summarized this agenda item is on the rezoning, some of the more specific questions fall under the platting and engineering stage, which is a two staged approach. First the preliminary plat and then the final plat.

Czebotar moved to recommend approval to the Village Board regarding Ordinance No. 2020-16, an ordinance rezoning lands recently annexed west of CTH. AB and north of the Wisconsin & Southern Railroad in the Village of McFarland from A-1 Agricultural Transition District to PDD-GP General Plan and PDD-DP Detailed Plan Approval. This zoning ordinance amendment has been requested by Veridian Homes Rosewood Fields LLC, conditioned upon:

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1. Revise page 8 of the General Plan/Detailed Plan to include a third bullet under the section titled Permitted & Accessory Uses to reference the Declaration of Protective Covenants, Conditions, and Restrictions.
2. Revise pages 11, 14, and 17 to strike front porches and open porches, and insert unenclosed porches.
3. Revise page 16 to require a minimum rear yard setback for District III lots of 20 feet.
4. Village Board approval of Ordinance 2020-15.
5. Plan Commission approval of the Certified Survey Map creating Lot 2 of the Utterback Limited Partnership property.
Green seconded the motion. Motion carried 7-0.

i. Discussion and action to make a recommendation to the Village Board on a request by Veridian Homes Rosewood Fields LLC regarding Preliminary Plat approval for Rosewood Fields Subdivision. Lands located west of CTH AB in the NE 1/4 of the SE 1/4 and the SE 1/4 of the SE1/4 of Section 2, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin.

Bremer reviewed his Director's report with Commissioners.

Czebotar moved to recommend approval to the Village Board on a request by Veridian Homes Rosewood Fields LLC regarding Preliminary Plat approval for Rosewood Fields Subdivision. Lands located west of CTH AB in the NE 1/4 of the SE 1/4 and the SE 1/4 of the SE1/4 of Section 2, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin. Conditioned upon:

1. Veridian Homes to address those conditions as provided in the Village Engineer's Rosewood Fields Development - Zoning Submittal Review letter dated May 7, 2020, as recommended by the Public Works and Public Utilities Committee.
2. Village Board approval of Ordinance 2020-15.
3. Plan Commission approval of the Certified Survey Map creating Lot 2 of the Utterback Limited Partnership property.
4. Village Board approval of Ordinance 2020-16.
5. Veridian Homes shall have 24 months after the date of approval of the Preliminary Plat to file the Final Plat for review and approval by the Village Board, otherwise the Preliminary Plat will be considered void unless an extension is requested in writing and granted by the Village.
6. Concurrent with the Final Plat, review and approval of a development agreement and declaration of protection covenants, conditions, and restrictions by the Village Attorney and Village Board.
7. Modeling of the stormwater during 150-year storm event as outlined in the Village Engineer letter.
Rupert seconded the motion. Motion carried 6-1 –with Fischer voting nay.

7. STAFF REPORTS

Working Draft

a. Property maintenance report –No comments

b. Director's report –Bremer reviewed the changes made in the department during the COVID19 event, along with permits during this time. Many developers are using 2020 as a planning year, with construction starting in 2021.

8. SCHEDULE NEXT MEETING DATE.
   a. June 15, 2020 at 7:00 p.m.

9. ADJOURNMENT.
   Rogers moved to adjourn, Fischer seconded the motion. Motion carried – meeting adjourned at 10:18 p.m.

Working Draft

Please publish in the
McFarland Thistle on
May 28th and June 4th, 2020

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, June 15, 2020 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

> Review and possible recommendation to the Village Board regarding Ordinance No. 2020-17, AN ORDINANCE REZONING LANDS LOCATED AT 4706 FARWELL STREET, IN THE VILLAGE OF MCFARLAND, FROM C-H COMMERICAL HIGHWAY TO C – G COMMERCIAL GENERAL. This zoning ordinance amendment requested by Aruba0204 LLC, DBA Angelo's McFarland.

Information regarding this request is available for review online at www.mcfarland.wi.us/activedevelopmentprojects or at the Village of McFarland Municipal Center lobby, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.). The meeting itself can be viewed live that evening on Charter cable channel 982; TDS channel 1009 or online at mcfarlandcablechannel.com. The public may also participate in this meeting remotely by joining the following Zoom Webinar https://us02web.zoom.us/j/81766916335 Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (929) 205-6099 or +1 (312) 626-6799 or +1 (301) 715-8592 or +1 (346) 248-7799 or +1 (669) 900-6833 or +1 (253) 215-8782 Webinar ID:81766916335.

If you cannot attend the meeting, please submit your written comments to the Plan Commission before June 15, 2020. The mailing address is:

Village of McFarland
Community Development Department
P.O. Box 110
McFarland, WI 53558
community.development@mcfarland.wi.us
Respectfully submitted by,
Andrew Bremer
Community and Economic Development Director

Please publish in the
McFarland Thistle on
May 28th and June 4th, 2020

VILLAGE OF MCFARLAND
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> Review and possible recommendation to the Village Board regarding Ordinance No. 2020-18, AN ORDINANCE REZONING LANDS LOCATED AT THE CORNER OF HOLSCHER RD AND BROADHEAD STREET, DESCRIBED AS PRAIRE PLACE LOT 56, IN THE VILLAGE OF MCFARLAND, FROM R-3 GENERAL RESIDENCE DISTRICT TO PDD-GP PLANNED DEVELOPMENT GENERAL PLAN APPROVED. This zoning ordinance amendment requested by Gannon Construction Inc. on behalf of Northpointe Development Corp.

Information regarding this request is available for review online at www.mcfarland.wi.us/activedevelopmentprojects or at the Village of McFarland Municipal Center lobby, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.). The meeting itself can be viewed live that evening on Charter cable channel 982; TDS channel 1009 or online at mcfarlandcablechannel.com. The public may also participate in this meeting remotely by joining the following Zoom Webinar https://us02web.zoom.us/j/81766916335 Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (929) 205-6099 or +1 (312) 626-6799 or +1 (301) 715-8592 or +1 (346) 248-7799 or +1 (669) 900-6833 or +1 (253) 215-8782 Webinar ID:81766916335

If you cannot attend the meeting, please submit your written comments to the Plan Commission before June 15, 2020. The mailing address is:

Village of McFarland
Community Development Department
P.O. Box 110
McFarland, WI 53558
community.development@mcfarland.wi.us
Respectfully submitted by,
Andrew Bremer
Community and Economic Development Director

Andrew Bremer

From: Judi Becker <djbecker85@gmail.com>
Sent: Tuesday, June 2, 2020 1:19 PM
To: Community Development; Andrew Bremer
Cc: 'Judi Becker'; 'Dick Becker'
Subject: Comments on Ordinance No. 2020-18, Rezoning of Lot 56

To: Andrew Bremer
McFarland Community and Economic Development Director

McFarland Plan Commission

From: Richard and Judith Becker, Homeowners
5757 Prairie Stone Dr.
McFarland, WI 53558

We are writing in regards to the Prairie Place/North Pointe Development proposed project and rezoning at the corner of Holscher and Broadhead.

While we agree that McFarland needs more senior and affordable housing, we are concerned with the density of such a large rent restricted development and its potential impact on property values.

We are much more comfortable with the development if it is owner/occupied. Even if the purchase price is restricted to the Dane County Median Income. At the very least, a MUCH smaller number of rental units.

When Gannon Construction, Inc. originally proposed the Prairie Place development several years ago, the discussion about what exactly would be built at the corner of Holscher and Broadhead was vague. At no time was rent restricted apartments mentioned. Nor its density. Although, Tom Gannon floated the idea of 55+ housing. I think if this plan was brought forth at that time, concerns would have been raised then.

We will be attending the June 15th meeting via Zoom.

Sincerely,

Richard and Judith Becker
djbecker85@gmail.com
(608) 577-2591

June 3, 2020

TO: Andrew Bremer, McFarland Community & Economic Development Director, McFarland Plan Commission

FROM: Sandra McNamee

SUBJECT: Ordinance Rezoning Land at Corner of Holscher Rd & Broadhead St

I am opposed to the proposed development of lot 56 with a 62 unit – 3-story apartment building and 4 townhouses on such a small parcel of land (3.3 acres).

My concerns are:
1. Increased traffic, which we have already experienced with the new baseball fields
2. Impact of property values
3. Water drainage to lakes
4. Impact of ponds & wild life

There are already over a dozen townhouses across Siggelkow on Catalina, butting up to I-90, that are not filled and more being built.

I would much prefer additional single-family condos built on this parcel.

Thank you for your consideration.

Sandra McNamee
5724 Prairie Stone Dr
McFarland WI 53558

Sandra McNamee

To: Andrew Bremer, McFarland Community and Economic Development Director

McFarland Plan Commission

From: Prairie Stone Condo Board of Directors

Re: Ordinance Rezoning of Lands Corner of Holscher Rd and Broadhead Street

Dear Plan Commission Members,

We are a 42-unit condominium association located at the south corner of Holscher and Broadhead. We are writing on behalf of our residents regarding the Prairie Place/North Pointe Development proposed project and rezoning at the north corner of Holscher and Broadhead.

Our residents are concerned about the size and scope of the North Pointe Development. We think you would agree building 80 units and 66 surface parking stalls is quite dense for 3.3 acres.

Our neighborhood has already experienced increased traffic because of the new baseball fields and from the 251 homes already built in the Juniper Ridge and Prairie Place developments. And we understand the Village is studying adding a new Municipal Building to this corner. Can we safely add an additional 80 units with potentially 98 vehicles to this location? We do not think so.

Finally, we are concerned the impact this large development will have on our property values. Besides the traffic and density, eighty rent restricted units is just too much. We would like to see the development cut in half and be all owner occupied.

When Gannon Construction, Inc. originally proposed the Prairie Place development several years ago, the discussion about what exactly would be built at the corner of Holscher and Broadhead was vague. At no time was rent restricted apartments mentioned. Nor its density. Although Tom Gannon floated the idea of 55+ housing. I think if this plan were brought forth at that time, concerns would have been raised then.

Thank you for your time.

Sincerely,

Prairie Stone Condominium Association Board of Directors:

Jim McKay, President
LaDon Satterlee, Vice President
Anne Lamps, Secretary and Treasure
Teri Bradley, Board Member

June 3, 2020

TO: Andrew Bremer, McFarland Community & Economic Development

Director, McFarland Plan Commission

From Monica Schaller

I am opposed to the proposed development of lot 56 with a 62 unit- 3 - story apartment building and 4 townhouses on such a small parcel of land (3.3 acres)

My concerns are:

The increased traffic this will create. We have already experienced a greater traffic flow with the new baseball fields

This could also affect our property values.

I do feel it would be better to have single family condos on this parcel of land. This way it would not be nearly as congested.

Also feel such a enormous building would be a eye sore.

Thank you for any consideration you can give on this.

Monica Schaller

Monica Schaller

5716 Prairie Stone Dr.

McFarland, Wi 53558

To: McFarland Plan Commission, Village of McFarland Community Development Dept.

From: Stephen Kessenich & Kristine Stueve – Homeowners

5913 Granite Way

McFarland, WI 53558

Re: Ordinance No. 2020-18 – Rezoning of Lands located at the Corner of Holscher Rd. and Broadhead Street described as Prairie Place Lot 56

Dear Plan Commission Members:

We are the owners of a home in Prairie Stone Condominiums, a 42-unit condo association located at the southwest corner of Holscher Road and Broadhead Street. We have lived in our current home for 5½ years.

As you know, the area near Holscher and Broadhead has ballooned in the past 3 or 4 years. The baseball diamonds southeast of the intersection have added a lot of traffic during the summer. Also, we hear that there is a probability that a new village Police Station and Fire Department will be built along Broadhead. Northeast of the intersection, over 250 homes have been built in the Juniper Ridge and Prairie Place developments, and many more will be built in the near future.

Now there is a plan in front of you to add 80 more housing units and parking for 128 vehicles to a tiny 3.3 acre piece of land right at the northeast corner of the intersection. This would be a much denser housing situation than any other parts of the neighborhood, and would overload the area with people and vehicles.

Not only would the 3 story, 62-unit building on the corner stick out like a sore thumb in an otherwise aesthetically pleasing landscape, it would also negatively affect the property values of homes for many blocks around it.

We understand that the beautiful greenspace we now have on the northeast corner of Holscher and Broadhead can't last forever. However, it should be zoned for owner-occupied units just like all of the neighborhoods around it.

Thank you for your time and consideration, and we hope that you will not approve the proposed zoning change.

Sincerely,

Stephen Kessenich Kristine Stueve 6/4/2020

Stephen Kessenich & Kristine Stueve
Kess556@yahoo.com
608-333-9873

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

June 4, 2020

Re: Urso Bros. LLC for 3408 & 3418 Elvehjem Road
Re: Northpointe and CF Investments Lots 56-58

Please do not change the zoning of lots in question to alter the plan for McFarland's future.

My family and I moved to the area in December 2018. We thankfully found an off-season vacation rental while we built our home at 5060 Frost Aster Court. We had our pick of several states, and the Madison area 'won' as the best place to raise our children.

We specifically chose McFarland because there is a plan in place that makes sense for the present and future. Additionally, the people we have spoken to for assistance with schooling, building, etc. have always been courteous and kind. Randomly stopping in a store and going around the neighborhood, I always felt welcome.

I researched several areas before uprooting our family and agree with the vision seen throughout the Terminal and Triangle District Plan. There is a lot of information provided on the website to get a sense of what those passionate about McFarland envision for the future. Within that plan is a provision for apartments above street-level shops. We think that would be ideal and make far more sense for McFarland's future.

As far as building apartments, condos, townhomes, etc. we feel there needs to be more housing, but the plan needs to fit within the village's overall vision. Having a high-density apartment complex does not make sense. There are enough of those around the area. Having condos, townhomes, and detached homes will benefit McFarland if it fits within the zoned area as originally intended.

Although I looked at over 80 homes with our real estate agent, none were in McFarland. It was impossible to find a 4+ bedroom, 4+ bathroom, 3500+ sq. ft. home in McFarland last winter so we ended up building one. We could not even find a home on a large enough lot to renovate an existing home. There were a couple that came on the market during our search, but it was a 'formality' as they would be gone before we had a chance to even look.

There are hundreds of homes for sale in the Madison area, always. McFarland is a very desirable place to be, we do not see a need to alter zoning plans for a developer to put in high density housing.

Sincerely,

Elizabeth Reiser-Loehr

Andrew Bremer

From: John Grede <jgrede@gmail.com>
Sent: Wednesday, June 3, 2020 5:37 PM
To: Community Development
Subject: Rezoning of Property at Intersection of Holscher and Broadhead Streets

I am writing regarding the proposed rezoning at the intersection of Broadhead and Holscher in McFarland. After researching this project, I am not in favor of the rezoning or the apartment complex.

Here are my thoughts regarding this area within Mcfarland:

The Good
A beautiful residential area in McFarland with the finishing of Prairie Stone, the addition of Prairie Place, the addition of Jupiter ridge. These developments were well thought out with green space and attractive houses. Great for families.

The Bad
The city decides to build a baseball field complex; the city decides to build the Emergency Services building and now there is a proposal to add an apartment complex in the middle of this beautiful area.

Once the Covid pandemic has receded this area will see a big uptick in traffic (after emergency services building and apartment complex are completed). In addition: houses close to the apartment building will see property values fall (in terms of ability to sell the property for what it is worth). If I owned one of the beautiful homes on Holscher that face the proposed apartment building I sure would not be happy having to trade green space for an apartment building. If one of these houses were up for sale a realtor would surely warn prospective buyers about the close apartment building.

Who wins:
Gannon construction for the property sale revenue, Northpoint Development company for rental revenue, and the city of McFarland for additional real estate tax revenue.

Who loses:
The residents close to this project (who will see erosion of property value) yet will still have to pay higher real estate tax because I am sure the city will not reduce the appraised value of these homes for tax basis.
The residents who will now have to live with increased traffic flow and noise around this intersection.

I sure hope that the Planning Commission really thinks long and hard about this project.

Respectfully submitted,

John Grede
jgrede@gmail.com
5985 Granite Way
McFarland, WI
312-305-8063

Andrew Bremer

From: Brian Bradley <bradlb46@gmail.com>
Sent: Thursday, June 4, 2020 4:23 PM
To: Andrew Bremer
Subject: FW: Response to Rezoning Request

Sent from Mail for Windows 10

From: Brian Bradley
Sent: Thursday, June 4, 2020 4:18 PM
To: community.development@mcfarland.wi.us; andrew.bremmer@mcfarland.wi.us
Cc: Teri Bradley
Subject: Response to Rezoning Request

We are writing in regard to the proposed rezoning of the property located at the corner of Holscher Road and Broadhead Street. We understand the rezoning would allow Prairie Place/North Pointe Development to construct multifamily rental units including 60 surface parking stalls.

As residents of Prairie Stone Condominiums we strongly oppose rezoning of the property to allow the multifamily development. The additional traffic generated by this proposed project along with the traffic from the planned new municipal building will adversely affect all residents of our condo community.

Our property values will decrease significantly. Since we are an over 55 community, perspective buyers in our age group will be reluctant to move into an area so densely populated including all the traffic that goes with it.

Many of our residents regularly walk and bike in the area as a form of exercise. The additional traffic will make crossing Holscher and Broadhead much more difficult and dangerous.

Many of our residents purchased our condos before the Juniper Ridge and Prairie Place Developments were started and before the baseball fields were added. We did so because the neighborhood was quiet, had open scenery to the east, and had very little traffic noise. Obviously that has changed over the last 5 years and would only get worse with the addition of 80 rental units, 60 parking stalls, and a new municipal building. We ask the Plan Commission to deny the rezoning request.

Thank you for considering our objection.

Brian and Teri Bradley
5764 Prairie Stone Dr.

Sent from Mail for Windows 10

From: Dan Borchardt <dan.borchardt@yahoo.com>
Sent: Saturday, June 6, 2020 8:40 AM
To: Brad Czebotar <Brad.Czebotar@mcfarland.wi.us>
Subject: Proposed apartment building on Holscher and MN

Hello Mr. Czebotar,

I just wanted to express my displeasure with the proposed apartment building on Holscher and MN. I currently live at 6074 E. Linden Parkway, which is roughly 1,000 yards or so from where this development will be built. What is especially concerning with me is the request for rezoning the area to allow another 31 units. This area simply cannot support that large of a complex.

I wanted to build a porch on the back of my house on E. Linden Parkway, I cannot build that because of the Village set back laws. I understand why set back laws are needed, totally get it. But do you know who lives behind my house? No one, wait change that, Retention ponds that are so full of mosquitoes that I mostly cannot use my back yard from June until September, that's who lives behind my house. But the odds of getting a waiver for me to build a porch to solve this problem are slim to none.

When I read about the re-zoning request and adding an additional 31 units, my first thought is…… The village of McFarland is willing to re-zone a piece of land near my house for the benefit of a builder who does not live in McFarland, to build an additional 31 units. However, the person who has lived in McFarland for about 15 years or so, will likely not be able to get a waiver for about 6 feet to build a porch on the back of his house, when no one lives behind his house. Doesn't this sound totally backwards? I understand its not apples to apples, but really? How could I not feel frosted when reading about that development.

On a side note, Andrew Bremer at the village was very helpful, he answered my 125 questions. But working with him it was easy to see there was little to no chance that my variance was worth pursuing, as he put it, the person who runs the committee goes by the book, but we are not going to go by the book for this developer. If we were, someone would have basically told him there is no change that the request is going to get approved, but that's not whats happening.

Thank you for your time. I am sure you get a dozens of emails from people in McFarland like me who are mad every day. Some of which are probably pretty amusing. Up until the last couple years we really liked McFarland, let me just say we are now considering leaving McFarland and moving to a neighboring community.

Dan Borchardt
6074 E Linden Parkway
McFarland, WI 53558

June 7, 2020

Village of McFarland
Community Development Department
P.O. Box 110
McFarland, WI 53559

Attn: Mr. Andrew Bremer
Community and Economic Development Director

Dear Mr. Bremer,

I am writing to voice my opposition to the proposed rezoning of the Prairie Place Lot 56 in the Village of McFarland, WI from R3 to PDD-GP. I live at 5721 Prairie Stone Drive in the Village of McFarland.

I am concerned the proposed zoning change will dramatically increase traffic to an area that has already seen traffic increases by the building of the ball fields east of Holscher Road and will increase even further if the Village relocates Public Safety Buildings to Hwy MN. I am concerned the increased density could negatively impact the value my property. When I purchased my property, I agreed to the surrounding areas to be developed as zoned at that time.

When the current owner of Lot 56 purchased this property he/she knew how the property was zoned and by making the purchase agreed to develop or sell the property as zoned. I feel the owner should honor his agreement; not doing so, negatively impacts those already living in the area

Sincerely,

Sandra S. Franklin

Peter and Karen Foy
5736 Prairie Stone Drive
McFarland, WI 53558

Andrew Bremer, McFarland Community and Economic Development Director
P.O. Box 110
McFarland, WI 53558

June 7, 2020

Andrew,
We live at 5736 Prairie Stone Drive in the Prairie Stone Condominium development, which is across the street from the proposed Prairie Place development.

We don't oppose a development on this site, but we do believe the overall density and makeup of this development just doesn't fit the neighborhood.

- The immediate neighborhood is entirely single family homes, dual ranch homes, and two story townhouse units.
- There are probably hundreds of small children living in the neighborhood and combined with the active baseball fields we are concerned about general safety.
- Is there a plan for handling the traffic at the Holscher and Broadhead intersection, which is already quite busy? The additional single family homes being built are already steadily increasing the traffic.
- We appreciate the proposed underground parking, but we are still concerned about run off from the huge new impervious surface area that will be generated.
- We are particularly concerned about Lot 56. The lot is 3.3 acres which currently would allow for a maximum of 26 units. The proposal is for 80 units. The 62 unit apartment complex is what totally throws this proposal out of whack. It's hard to believe that this is even being proposed.
- I'm sure that everyone in the area of this proposed development is concerned about what it will do to property values. We don't understand how an apartment complex in the middle of single and dual ranch homes could possibly enhance the character of the neighborhood, as is mentioned in the literature

We would like to ask that the developer modify the plan to reduce the size of the project and also consider only owner occupied units similar to the entire rest of the surrounding neighborhoods. We think they have developed a nice plan, but they are trying to shoe horn it onto the wrong piece of property

Sincerely,

Peter Foy Karen J. Foy

Peter and Karen Foy
Peterfoy49@gmail.com 608-719-9006

Andrew Bremer

From: Megan Sonntag Brown <sonntagbrown@gmail.com>
Sent: Tuesday, June 9, 2020 4:27 PM
To: Andrew Bremer; Brad Czebotar; Justin Rupert; Carolyn Clow; Stephanie Brassington; Mike Flaherty; Eric Kryzenske; Clair Utter
Subject: Vote "no" to proposals for Lots 56-58

Hello,

I am writing to you today to voice my strong opposition to the zoning changes proposed for Lots 56-58 in McFarland, and in particular the zoning change for Lot 56. This is currently zoned for R-3 General Residence District, and it was made known it would be utilized for multi-family homes. This zoning designates a maximum building height (35 ft), maximum lot coverage (60%), minimum lot size (2,500 sq. ft/unit) and maximum unit size (5). As noted by the letter of intent, the proposed development for Lot 56 does not comply with or address any of these features. For instance, the three story apartment building would be over the maximum height, the average lot area/dwelling unit is listed at 1,799 sq. ft., and the lot coverage would be 70%.

If a zoning change were allowed to accommodate this proposal, it would go against the village's comprehensive plan that encourages recruitment of young families, allowing higher-end multiple family housing for McFarland's workforce and elderly, including owner-occupied options (this proposal is for rental properties), and does not integrate multiple family developments, but rather isolates and concentrates them into a single small land area at the corner of a neighborhood. The land use does not allow for preservation of the natural meadow in the area, and could have severe consequences for the environmental corridor behind the development. Further, this proposed high-density housing is out of character with the area, particularly the inclusion of a 3 story large apartment complex, where single-family homes and duplexes are prominent.

In addition to this proposal going against the village's comprehensive plan, this proposal has severe negative consequences to the surrounding neighborhoods. For instance, the proposal includes only 128 parking spots for 80 units. In particular, only 62 spots are allocated for the 3 story, 62 unit 55+ housing unit. Most 55-70 year olds are still active in the workforce, and most have multiple vehicles. This parking plan, when taking into account occasional gatherings by inhabitants, is at least 50 parking spots shy of reasonable. The surface parking lot will be an eyesore, and will be taking away valuable green and recreational space which will be all but gone with so many units in place. Cars will be forced to park illegally or on the side of Broadhead or Holscher. Holscher Road is already becoming very dangerous with cars going very fast, ignoring stop signs, and large traffic volumes especially early mornings during the school years. In combination with the expanded housing proposed for Lots 57-58 with the conditional use proposal, the huge increase in traffic will make the intersection of Broadhead and Holscher untenable, unsafe, and potentially inaccessible for emergency vehicles. Holscher Road will become the major throughway for anyone going north towards Madison for highway 51 access, and the houses along that road will be dramatically impacted. The increase in density of housing proposed does not add value to the neighborhood, but will create drastic parking and traffic issues if the proposal is passed.

While I approve of the development of this area in general, and recognize the opportunity that multi-family housing gives to this area, more care needs to be taken to fit into the neighborhood plan including housing density, greenspace and traffic and parking patterns. The proposed plans will profit no one except the developer, while leading to decreased neighborhood quality and safety overall.

Please take all this into consideration, and vote “no” on any zoning changes and increased housing density to Lots 56-58.

Thank you for your time,

Megan S. Brown, PhD

6098 Pine Ridge Way

McFarland, WI

(763) 242-1804

Wall and Miller
5610 Holscher Rd
Mc Farland, WI 53558

June 10, 2020

Dear Village of Mc Farland Planning Committee Members,

You are receiving this letter in strong opposition to the proposed rezoning of lands at the northeast corner of the intersection of Holscher Rd and Broadhead St.

It is my understanding that the goal of the rezoning permit is to increase the population density of previously planned and approved community development. It is totally out of keeping with the current development of the intersection of Holscher Rd and Broadhead St to abutt the intersection with dense and towering housing. I reside very close to this intersection and have a daily birds-eye view of what transpires here. There is a LOT of vehicular, foot and bicycle traffic and I am already concerned about safety. Cars approaching from the west appear confused about whether or not to stop (it is not a four way stop) and cars approaching from the east are typically speeding and not on the lookout for pedestrians and oncoming traffic. (A car with a loud muffler just accelerated through the intersection as I write.)

With the onslaught of the planned fire and EMS services building at this same intersection a new village hub is in the works. As potential new residents explore our community this proposed rezoning for denser housing and a three story building over-towering the hub becomes an eyesore and detractor. I invite you to envision a wide intersection with an attractive 55+ condo development on one corner, a historic village cemetery surrounded by lovely single family residences on another corner, the village safety building on another and a proposed three story building on the other. One of these does not fit in the picture.

I serve on the Mc Farland Village Cemetery Association Board. I am not speaking for the Association but as a member I can report that there are ongoing efforts to enhance the care by volunteers for this cemetery because it becomes a part of this new village hub—-a spot that can welcome or deter folks considering locating in our community.

It is disconcerting as a homeowner and taxpayer who purchased a lot from the Gannon company in September 2017 with the understanding and expectation that there would be 55+ housing at the intersection under discussion but not of the proposed density nor elevation.

As the COVID 19 pandemic is at hand and the future may bring more of the same, it seems important that we consider housing density from a healthy living perspective also.

To summarize, my opposition to the proposed rezoning is based upon increased density of housing, traffic, safety and health concerns, compatibility with the present community development at the intersection, and overturning expectations.

Thank you for your consideration of our input.

Regards,

Lucy J. Wall

Lucy J. Wall
Letter author

J Miller

John Stephen Miller
Co-signer and spouse

Date: June 10, 2020

To: Village of McFarland Planning Commission Members

Re: Ordinance Rezoning of Northeast corner of Holscher Road and Broadhead Street

As a resident of Prairie Stone Condominiums whose home is located diagonally across from the location of the proposed rezoning project, I am vehemently opposed to changing the original proposal from single family to multi-family housing units.

While I would much prefer to have developed and maintain the green space presently at this location, I understand the proposed site had been designated an R-3 zoning classification. With the concern of increased traffic already a factor in this immediate area, rezoning this site to accommodate almost twice the number of units/acre (8 to 14.5) originally proposed, will generate significantly more vehicular traffic, increase the number of pedestrians (and therefore, place their safety at risk), more noise and most likely decrease property values.

On a personal note, I am amazed at the number of homes built all around here in just the last 1-2 years! The traffic decibel level has continued to rise. It has become difficult and at times, hazardous when attempting to cross Broadhead.

I expect there will be many others expressing their concern over this attempt by Gannon Construction/Northpointe Development Corp wanting to squeeze 80 units into this small parcel of land originally intended for 44 units.

Thank you,

Evan Adams
5792 Prairie Stone Dr
McFarland, WI
53885

Andrew Bremer

From: Cynthia Schoenike <cindyschoenike@charter.net>
Sent: Tuesday, June 9, 2020 10:24 AM
To: Community Development
Subject: Rezoning of Lot 56, Schoenike

I am writing to voice my objection to the proposal to rezone lot 56 that will be discussed at the Plan Commission meeting on June 15. I am unable to attend the meeting.

My objection is based on the proposed increase in density.

1) It is not consistent with the Village's current comprehensive plan.

2) Combined with the new Public Safety Building across the street and continued growth elsewhere in town, vehicle traffic volume in the area will increase. I am concerned for adult pedestrians as well as school children walking or riding their bikes in the Holscher Road/Broadhead intersection as well as the Holscher Road/Sigglekow Road. It is already difficult to cross Broadhead (County MN) when walking, especially during (pre Covid 19) rush hours. Making a left turn from north bound Holscher Road is also a current challenge. Often vehicles at the Holscher Road stop signs think these intersections are 4 way stops and pull out directly in front of vehicles traveling east or west on Broadhead or Sigglekow. I have personally observed many such near misses.

3) With increased traffic volume comes increase noise. This will especially affect residents living on/near the Holscher/Broadhead corner.

Regardless of the Commission's decision on this proposal, I encourage consideration be given to making both of the intersections mentioned above into 4 way stops.

Thank you for your consideration,

Cynthia Schoenike
5937 Granite Way
Mc Farland, WI 53558

608-575-0448

June 10, 2020

RECEIVED
JUN 12 2020
VILLAGE OF McFARLAND

McFarland Plan Commission
P.O. Box 110
McFarland, WI 53558

Dear sir and madams:

Back in 2013, we were looking for a good place to retire to. We were drawn to the peaceful village of McFarland. The Prairie Stone condos were on the edge of town, with corn fields across Holscher Rd. It was quiet and tranquil, and remains that way 7 years later. But now this proposal to build as many as 80 units in the field east of here threatens to destroy that peacefulness. We oppose these plans. They will drive down home values in our condos and add to noise and traffic.

Sincerely,
Kent & Trudy Bledson
5756 Prairie Stone Dr.

PLAN COMMISSION SUMMARY SHEET

MEETING DATE: **Monday, June 15, 2020**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT:

AGENDA ITEM: **Public hearing regarding a Conditional Use Permit (CUP), requested by CF Investments, LLC, for 32 unit residential project on Lots 57 & 58 Prairie Place, located in the 5500 Block of Holscher Road, McFarland WI.**

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

1. 6.15.20- CF Frank - CUP - Prairie place lot 57 & 58
2. Prairie Place Lots 57 & 59 Public Comments_06.12.2020

Please publish in the
McFarland Thistle on
May 28th and June 4th, 2020

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, June 15, 2020 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 CF Investments, LLC/Craig Frank, for 31 Unit residential project at lots 57 & 58 Prairie Place, located in the 5500 Block of Holscher Road, McFarland property zoned R-3 General Residence.

Information regarding this request is available for review online at www.mcfarland.wi.us/activedevelopmentprojects or at the Village of McFarland Municipal Center lobby, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.). The meeting itself can be viewed live that evening on Charter cable channel 982; TDS channel 1009 or online at mcfarlandcablechannel.com. The public may also participate in this meeting remotely by joining the following Zoom Webinar https://us02web.zoom.us/j/81766916335 Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (929) 205-6099 or +1 (312) 626-6799 or +1 (301) 715-8592 or +1 (346) 248-7799 or +1 (669) 900-6833 or +1 (253) 215-8782 Webinar ID:81766916335

If you cannot attend the meeting, please submit your written comments to the Plan Commission before June 15, 2020. The mailing address is:

Village of McFarland
Community Development Department
P.O. Box 110
McFarland, WI 53558
community.development@mcfarland.wi.us
Respectfully submitted by,
Andrew Bremer
Community and Economic Development Director

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

June 4, 2020

Re: Urso Bros. LLC for 3408 & 3418 Elvehjem Road
Re: Northpointe and CF Investments Lots 56-58

Please do not change the zoning of lots in question to alter the plan for McFarland's future.

My family and I moved to the area in December 2018. We thankfully found an off-season vacation rental while we built our home at 5060 Frost Aster Court. We had our pick of several states, and the Madison area 'won' as the best place to raise our children.

We specifically chose McFarland because there is a plan in place that makes sense for the present and future. Additionally, the people we have spoken to for assistance with schooling, building, etc. have always been courteous and kind. Randomly stopping in a store and going around the neighborhood, I always felt welcome.

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There are hundreds of homes for sale in the Madison area, always. McFarland is a very desirable place to be, we do not see a need to alter zoning plans for a developer to put in high density housing.

Sincerely,

Elizabeth Reiser-Loehr

Andrew Bremer

From: Megan Sonntag Brown <sonntagbrown@gmail.com>
Sent: Tuesday, June 9, 2020 4:27 PM
To: Andrew Bremer; Brad Czebotar; Justin Rupert; Carolyn Clow; Stephanie Brassington; Mike Flaherty; Eric Kryzenske; Clair Utter
Subject: Vote "no" to proposals for Lots 56-58

Hello,

I am writing to you today to voice my strong opposition to the zoning changes proposed for Lots 56-58 in McFarland, and in particular the zoning change for Lot 56. This is currently zoned for R-3 General Residence District, and it was made known it would be utilized for multi-family homes. This zoning designates a maximum building height (35 ft), maximum lot coverage (60%), minimum lot size (2,500 sq. ft/unit) and maximum unit size (5). As noted by the letter of intent, the proposed development for Lot 56 does not comply with or address any of these features. For instance, the three story apartment building would be over the maximum height, the average lot area/dwelling unit is listed at 1,799 sq. ft., and the lot coverage would be 70%.

If a zoning change were allowed to accommodate this proposal, it would go against the village's comprehensive plan that encourages recruitment of young families, allowing higher-end multiple family housing for McFarland's workforce and elderly, including owner-occupied options (this proposal is for rental properties), and does not integrate multiple family developments, but rather isolates and concentrates them into a single small land area at the corner of a neighborhood. The land use does not allow for preservation of the natural meadow in the area, and could have severe consequences for the environmental corridor behind the development. Further, this proposed high-density housing is out of character with the area, particularly the inclusion of a 3 story large apartment complex, where single-family homes and duplexes are prominent.

In addition to this proposal going against the village's comprehensive plan, this proposal has severe negative consequences to the surrounding neighborhoods. For instance, the proposal includes only 128 parking spots for 80 units. In particular, only 62 spots are allocated for the 3 story, 62 unit 55+ housing unit. Most 55-70 year olds are still active in the workforce, and most have multiple vehicles. This parking plan, when taking into account occasional gatherings by inhabitants, is at least 50 parking spots shy of reasonable. The surface parking lot will be an eyesore, and will be taking away valuable green and recreational space which will be all but gone with so many units in place. Cars will be forced to park illegally or on the side of Broadhead or Holscher. Holscher Road is already becoming very dangerous with cars going very fast, ignoring stop signs, and large traffic volumes especially early mornings during the school years. In combination with the expanded housing proposed for Lots 57-58 with the conditional use proposal, the huge increase in traffic will make the intersection of Broadhead and Holscher untenable, unsafe, and potentially inaccessible for emergency vehicles. Holscher Road will become the major throughway for anyone going north towards Madison for highway 51 access, and the houses along that road will be dramatically impacted. The increase in density of housing proposed does not add value to the neighborhood, but will create drastic parking and traffic issues if the proposal is passed.

While I approve of the development of this area in general, and recognize the opportunity that multi-family housing gives to this area, more care needs to be taken to fit into the neighborhood plan including housing density, greenspace and traffic and parking patterns. The proposed plans will profit no one except the developer, while leading to decreased neighborhood quality and safety overall.

Please take all this into consideration, and vote “no” on any zoning changes and increased housing density to Lots 56-58.

Thank you for your time,

Megan S. Brown, PhD

6098 Pine Ridge Way

McFarland, WI

(763) 242-1804

Date: June 10, 2020

To: Village of McFarland Planning Commission Members

Re: Ordinance Rezoning of Northeast corner of Holscher Road and Broadhead Street

As a resident of Prairie Stone Condominiums whose home is located diagonally across from the location of the proposed rezoning project, I am vehemently opposed to changing the original proposal from single family to multi-family housing units.

While I would much prefer to have developed and maintain the green space presently at this location, I understand the proposed site had been designated an R-3 zoning classification. With the concern of increased traffic already a factor in this immediate area, rezoning this site to accommodate almost twice the number of units/acre (8 to 14.5) originally proposed, will generate significantly more vehicular traffic, increase the number of pedestrians (and therefore, place their safety at risk), more noise and most likely decrease property values.

On a personal note, I am amazed at the number of homes built all around here in just the last 1-2 years! The traffic decibel level has continued to rise. It has become difficult and at times, hazardous when attempting to cross Broadhead.

I expect there will be many others expressing their concern over this attempt by Gannon Construction/Northpointe Development Corp wanting to squeeze 80 units into this small parcel of land originally intended for 44 units.

Thank you,

Evan Adams
5792 Prairie Stone Dr
McFarland, WI
53885

PLAN COMMISSION SUMMARY SHEET

MEETING DATE: **Monday, June 15, 2020**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Discussion and action on a site plan application by Byrne's McFarland Tavern for 5915 Exchange Street 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. The Landmarks Commission will be meeting prior to the start of the Plan Commission meeting to consider 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. The Applicant has designed the site/fencing to maintain a separate outdoor open space area for the upstairs tenants.

In regards to the need for additional parking related to the expansion of the use of the property. Staff does not recommend requiring additional parking for the following reasons:

1. The parking requirements of Sec. 62-172(j) are advisory only in the C-C District.
2. The property location offers greater access to on-street parking opportunities then other commercial zoned properties located within the Village.
3. The request for the outdoor consumption area is in correlation with likely decreased indoor seating capacity due to COVID-19 safe distancing guidelines/requirements.
4. Use of the outdoor area is seasonal and weather dependent and thus does not create the same year-round demand as a permanent indoor expansion.
5. The proposed application does not include adding additional dwelling units. The property currently has two, two-bedroom dwelling units. The Zoning Code requires two spaces per two-bedroom dwelling units. The existing property currently has a two-vehicle garage and four off-street surface parking spaces.

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:

Approval of the site plan application 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
VILLAGE OF McFARLAND

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 Lk. 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

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Village of McFarland Plan Commission 2020 Schedule

*Submittal Deadline Noon on:	For Scheduled 2020 Meeting date of:
December 12 (2019)	January Tuesday Jan. 21
January 7	February 17
February 11	March 16
March 10	April 20
April 7	May 18
May 12	June 15
June 9	July 20
July 7	August 17
August 11	September 21
September 8	October 19
October 6	November 16
November 3	December 21 (Pending)
December 8	(Pending) Tuesday, Jan. 19, 2021

*** Submittal deadline: No exceptions are given for above deadlines**

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

X _____ 6·2·2020

Signature of Applicant/Agent Date

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.

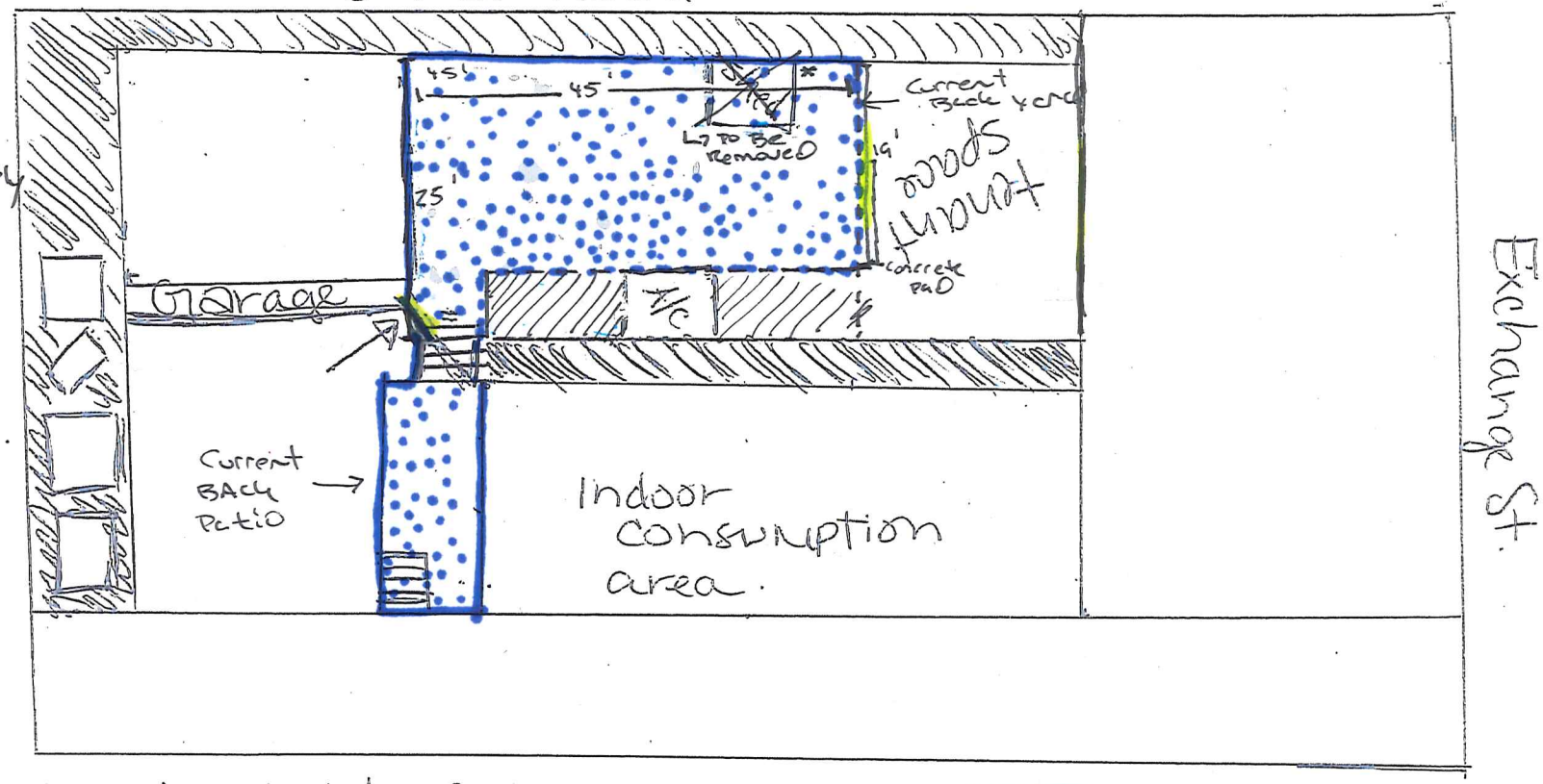
Garbage receptacles will be place in all corners inside area and emptied daily.

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

* All fence is 6' privacy fence
* Stairs and handicap ramps will be contructed 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 emergancy exit.

Stair ways

1 inch = approx. 20ft.

X4

PLAN COMMISSION SUMMARY SHEET

MEETING DATE: **Monday, June 15, 2020**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director, Sayer Larson, Parks Superintendent**

AGENDA ITEM: **Discussion and recommendation to the Village Board on a site plan application by the McFarland Soccer Club for the addition of a fundraising brick patio around the existing outdoor patio at the soccer building located at William McFarland Park.**

PREVIOUS ACTION:
March 19, 2018, approval of a site plan for the existing shelter and patio.

ISSUE SUMMARY:
The McFarland Soccer Club is requesting approval of a site plan to place fundraising bricks around the patio of soccer building at McFarland Park. The Club had originally intended to place bricks under the outdoor patio portion of the facility. The builder advised against using the bricks in this area due to complications with pouring the concrete slab. The builder advised placing the bricks around the patio; however, that was not part of the prior site plan approval. The paver area would be approximately 740 square feet and would be built in phases through donations. The proposed location does not appear to impact the site grades that were approved as part of the 2018 site plan approval for the existing building and concrete pad and aligns with the existing concrete walkway around the facility. Because this project involves Village owned property, final approval of the site plan by the Village Board is recommended for this site plan application.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:
Sec. 62-310, Site/Design Review.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommend approval of the site plan as submitted conditioned on acceptance by the Village Parks, Recreation, & Natural Resources Committee and Village Board.

ATTACHMENTS:
1. 4802 Marsh Road McFarland Soccer Club Site Plan_05.15.2020

Village of McFarland
Community Development Department

Plan Commission Application – 2020

~Application must be completed in full~

Applicant - Owner	McFarland Soccer Club	Applicant's Agent	
		Name	Andy Witt
Address	PO Box 73 McFarland	Address	4618 Bellingrath St
Email	mcfarlandsoccerpresident@gmail.com	Email	mcfarlandtournamentdirector@
Phone #	608-616-2312	Phone #	608-512-8767
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
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❑ 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)

on separate document

What action is the applicant requesting of the Plan Commission?

on separate document

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.)**

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X Andrew N. Lill 5/15/20

Signature of Applicant/Agent Date

Nature of the development proposal:

McFarland SC is requesting that our “fundraising bricks” be allowed to be placed at William McFarland Park, right next to the outdoor patio area at the soccer building. These bricks were in our original plan (the Village has possession of these plans already) and they were initially scheduled to be placed under the awning of the outdoor patio area. However, our builder (Jeff Davis of Davis Steel) could not place these bricks in the originally demarcated area as it would have made the pouring of the concrete slabs a more complicated issue. It was his belief that we could place these fundraising bricks around the edge of the patio(seen in the new plan submitted for your review) as that would make the pouring of the concrete simpler, plus it would allow us to gradually add to the fundraising brick area over the years with the ultimate goal of wringing the awning covered patio area with these fundraising bricks.

What is the applicant requesting of the Plan Commission:

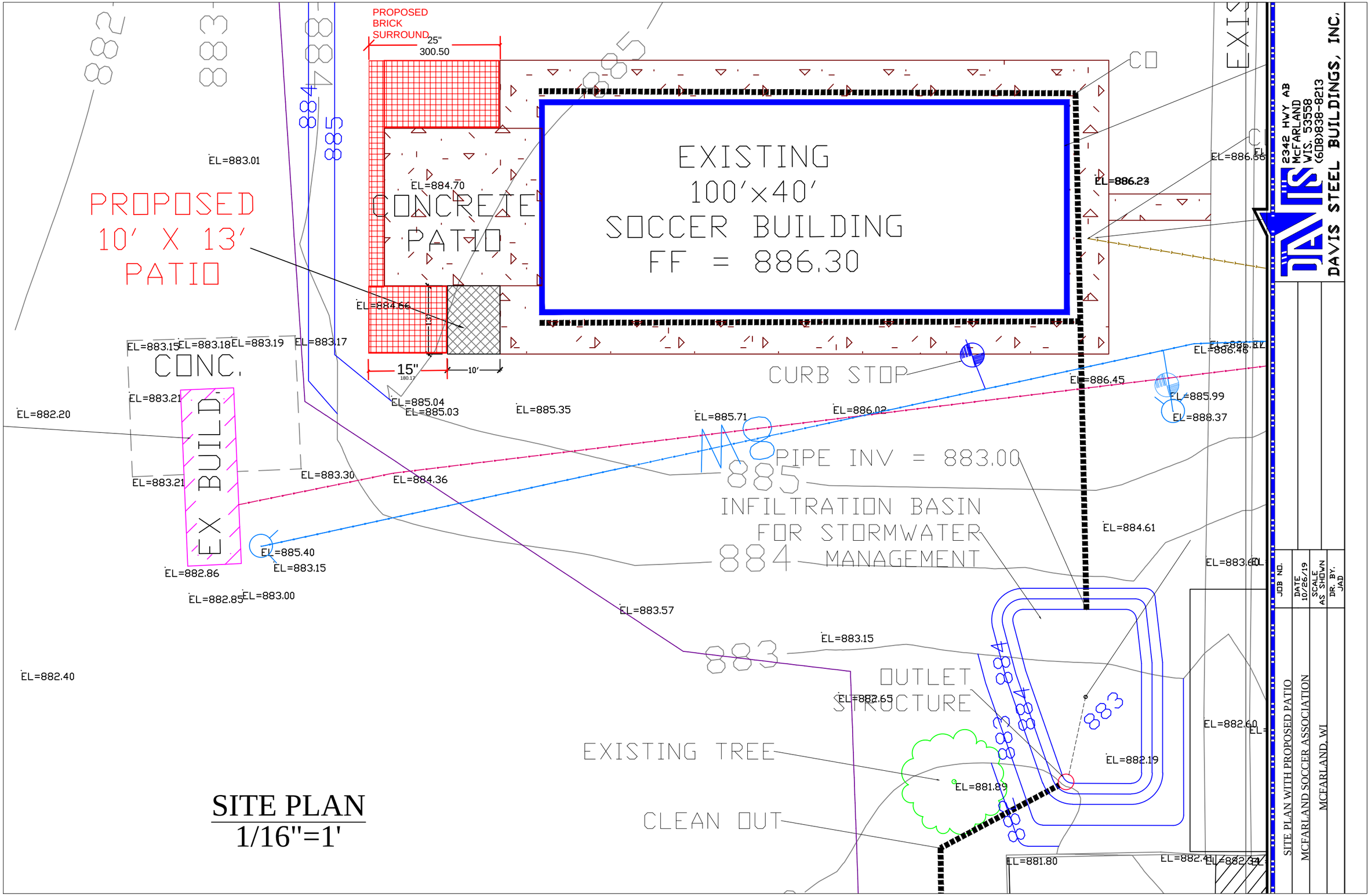
To allow us to place our fundraising bricks at the complex. Honestly, we do not care the exact location where they are placed at William McFarland Park as long as they are allowed to be placed. It was our understanding that our builder had taken care of these altered arrangements to the bricks when the soccer building was being completed in 2018, but that obviously was not the case.

These fundraising bricks were purchased by members of our club back in 2018 and we need to get these placed sooner rather than later to fulfill our commitment to our club members. In addition, at a time like this where we are not allowed to play soccer (gather registration fees) we need to build club revenue in order to meet our expenses, such as our payments for our loan on the building.

Thank you for your time. Please let us know if you need additional information from the Soccer Club.

Best,

Andy Witt
Camps and Fundraising Director
McFarland SC



SITE PLAN
1/16"=1'

PLAN COMMISSION SUMMARY SHEET

MEETING DATE: **Monday, June 15, 2020**

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 regarding Ordinance No. 2020-17, An Ordinance Rezoning Lands Located at 4706 Farwell Street, McFarland WI, from C-H Commercial Highway to C-G Commercial General. This zoning ordinance amendment requested by Aruba0204 LLC, DBA Angelo's McFarland.**

PREVIOUS ACTION:

The existing outdoor dining area was approved in 2013. A 60 square foot waiting room addition was also approved in 2014. An expansion to the outdoor dining area was approved at the May 18, 2020 Plan Commission meeting.

ISSUE SUMMARY:

Angelo's Restaurant desires to rezone their property from C-H Commercial Highway to C-G Commercial General. This request does not include any associated construction or other site improvements. At some point in the future, the owner would like to consider expanding the front of the restaurant to include additional indoor dining space; essentially that portion of the front yard recently expanded for additional outdoor seating. Presently this could not be considered unless a variance was approved as the minimum front yard setback requirement for the C-H District is 35 feet. Demonstrating a unique hardship exists may be difficult in order to be granted a variance. Currently, the building is setback 27 feet at its closest point to the front lot line. Thus the structure is legal non-conforming. The C-G Commercial General District requires a minimum front yard setback of 25 feet. Thus a rezone to the C-G District would make the existing building conforming to the front setbacks. In addition, Sec. 62-72 provides that for those properties zoned C-G, the front yard setback can be reduced to zero, if parking is provided in the rear of the building. Off-street parking is currently provided in both front, side, and rear yards. Thus the rezone would allow the owner the ability to expand the restaurant closer toward the front property line. Any future building expansion would still require Site/Design approval by the Plan Commission prior to obtaining a building permit. The Site/Design review process would provide the opportunity for the Plan Commission and owner to consider any reductions to the minimum front yard setback requirements to accommodate building expansion.

The packet includes a copy of the Village's Zoning Map. Many of the commercial properties along Farwell Street are zoned C-G, as are many along US 51. Only the adjacent car wash and Kwik Trip are also zoned C-H, both of these uses are automobile oriented. The packet also includes a copy of Sec. 62-71, which lists the permitted and conditional uses for commercial districts. Both districts allow restaurants as a permitted use. In general, the C-H is a more permissive zoning district, meaning it allows for more intensive uses than the C-G

district, either by right or conditional use. Therefore, the request is generally considered a downzoning of the property to a more restrictive district by uses. A review of Sec. 62-71 indicates that the C-H district would allow more industrial types of businesses on the property and would not allow many retail and service oriented businesses. This is contrary to the character and location of the parcel. In addition, recent Village plans have identified the Farwell Street corridor for redevelopment of mixed commercial and residential uses. The Village's Comprehensive Plan identifies this property for Mixed Use/Flex Commercial. In addition, the Village has created a TIF District for this area and Design Guidelines that call for "avoiding deep building setbacks on buildings to avoid large expanses of parking lot or impervious surfaces. These plans and ordinances are better supported by the C-G district than the C-H district.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

Property is identified as Mixed Use/Flex Commercial 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 expanding commercial development are also two of the strategies identified in the Village's 2020-2030 Strategic Plan. In addition, evaluation of ways to become more business friendly and flexible for economic growth is included as in objective of the 2019-2020 Village Board Goals.

ORDINANCE REFERENCE:

Sec. 62-71, Commercial District Permitted Use
Sec. 62-72, Commercial District Bulk Standards
Sec. 62-343, Zoning Amendments

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommend approval as submitted

ATTACHMENTS:

1. 2020-17 Rezoning 4706 Farwell Street
2. 4706 Farwell Street Rezoning PC application - 4.27.20
3. McFarland_Zoning_Map_6-30-2018
4. Sec. 62-71

ORDINANCE 2020-17

AN ORDINANCE TO REZONE LANDS ON FARWELL STREET FROM THE C-H COMMERCIAL HIGHWAY DISTRICT TO THE C-G COMMERCIAL GENERAL DISTRICT

Purpose: To rezone certain lands on Farwell Street to C-G Commercial General.

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 at 4706 Farwell Street, in the Village of McFarland, has applied to rezone the property from C-H Commercial Highway to C-G Commercial General; 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 Mixed Use/Flex Commercial; 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-H Commercial Highway District to the C-G Commercial General District:

Lot 1 of CSM 02949.

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

3. This ordinance does not constitute approval of any earthwork or building construction within any of the property described in the ordinance. No construction of any kind, including earthwork or building construction, is permitted on the parcel described in Section 1 of this ordinance until applicable site design and building permits are approved by the Village.

The above and foregoing Ordinance was duly adopted at a regular meeting of the Village Board of the Village of McFarland held on the 22nd day of June, 2020.

[signature page follows]

APPROVED:

_____

Brad Czebotar, Village President

ATTEST:

_____

Cassandra Suettinger, Village Clerk-Treasurer

ORDINANCE 2020 – 17	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brassington –	Kryzenske -
Clow –	Rupert –
Czebotar –	Utter –
Flaherty –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

RECEIVED
APR 27 2020
VILLAGE OF McFARLAND

Village of McFarland
Community Development Department

Plan Commission Application – 2020
~Application must be completed in full~

Applicant - Owner	ARUBA0204 LLC	Applicant's Agent	Rick Hubanks
	DBA: Angelo's McFarland	Name	
Address	4706 Farwell st	Address	
Email	AngelosMcFarland@	Email	yahoo.com
Phone #	608-577-0453	Phone #	
Fax #	—	Fax #	

Parcel No(s). 0610-032-5401-4 **Type of Proposal – Please check boxes below that apply**

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☐ 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)

REZONE Angelo's McFarland. 4706 Farwell st. McFarland
Currently ZONED C-H Commercial Highway. (SEE ATTACHED)

What action is the applicant requesting of the Plan Commission?

Rezone From C-H Commercial Highway TO
C-G COMMERCIAL GENERAL

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.)**

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Village of McFarland Plan Commission 2020 Schedule

*Submittal Deadline Noon on:	For Scheduled 2020 Meeting date of:
December 12 (2019)	January Tuesday Jan. 21
January 7	February 17
February 11	March 16
March 10	April 20
April 7	May 18
May 12	June 15
June 9	July 20
July 7	August 17
August 11	September 21
September 8	October 19
October 6	November 16
November 3	December 21 (Pending)
December 8	(Pending) Tuesday, Jan. 19, 2021

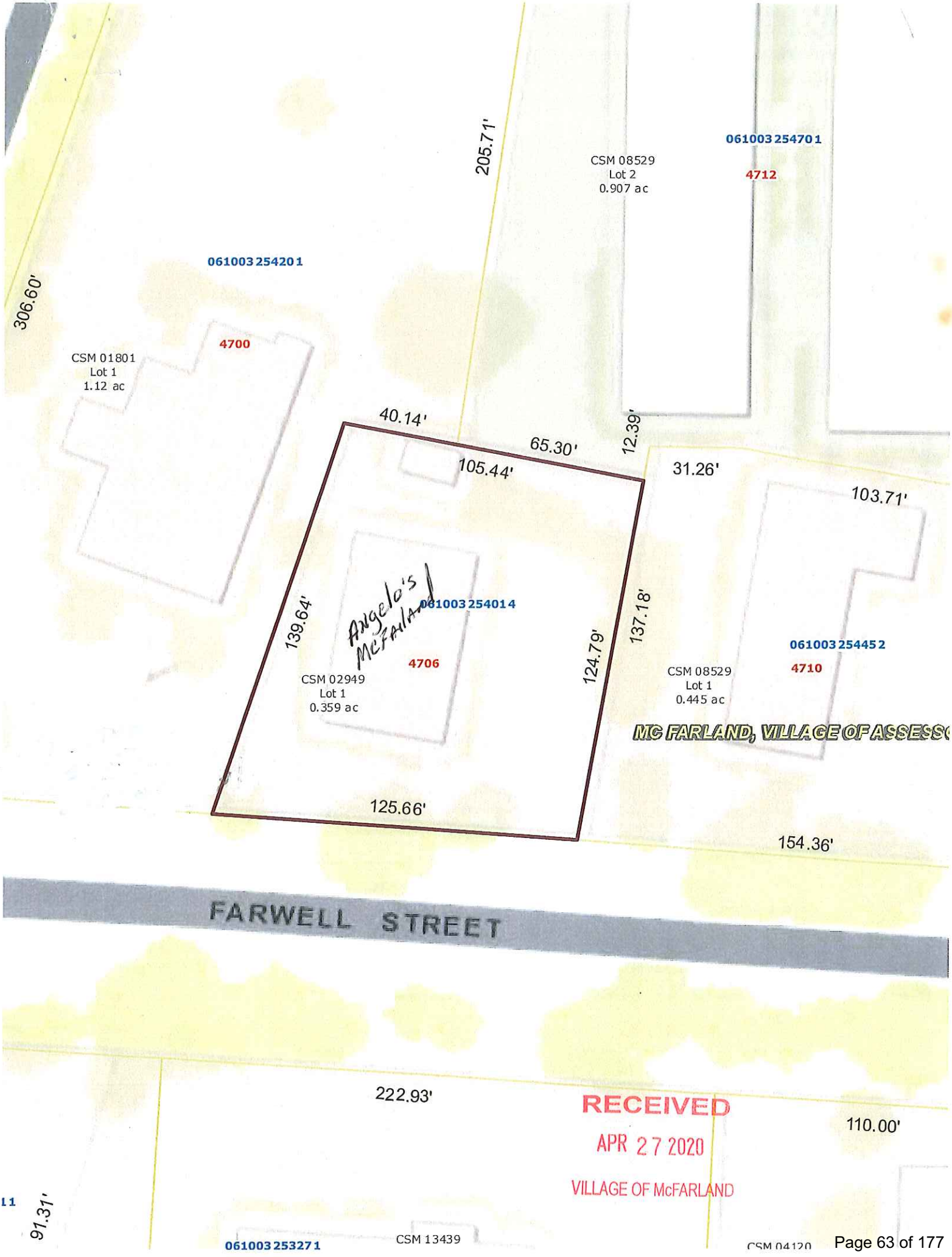
*** Submittal deadline: No exceptions are given for above deadlines**

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

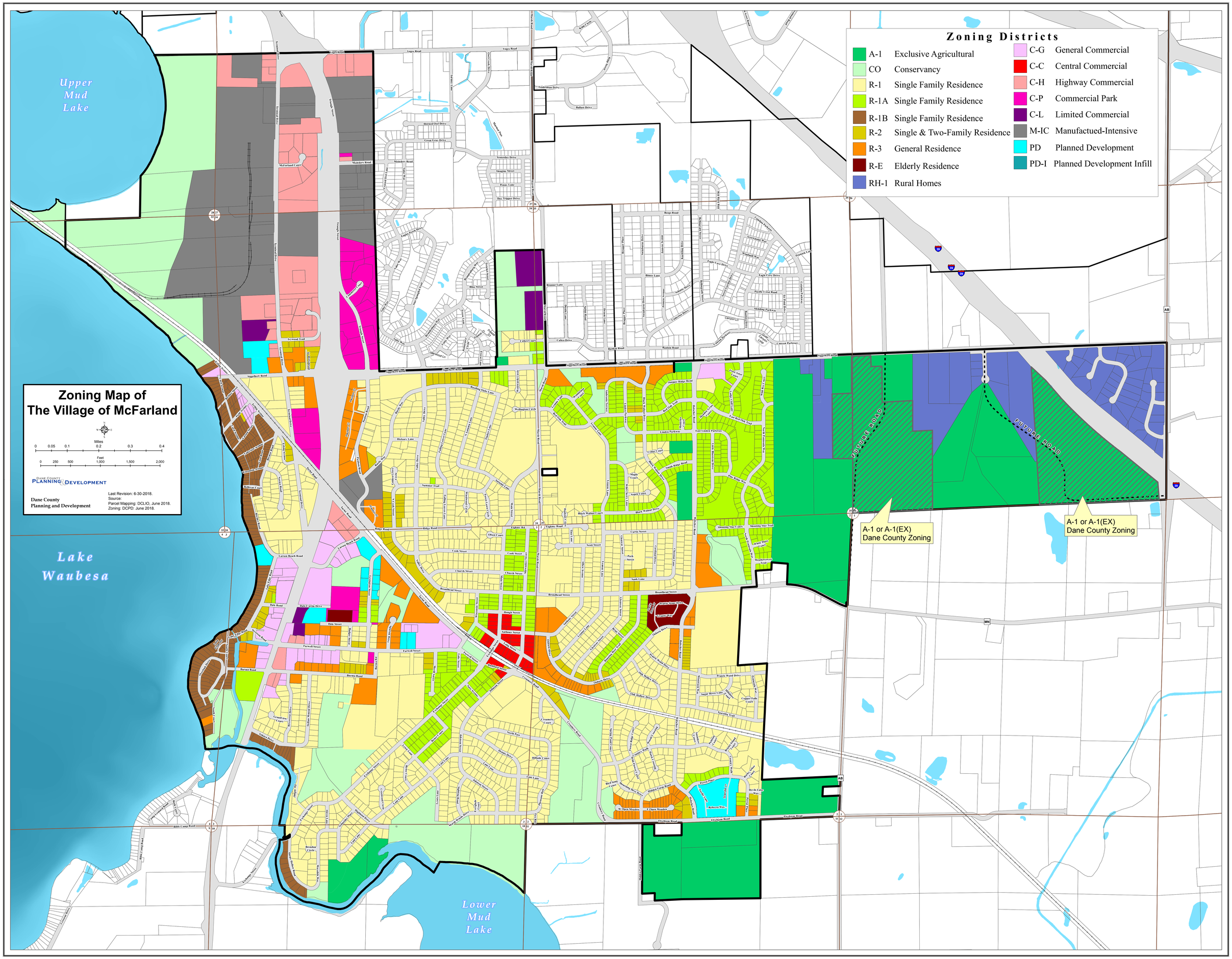
X _____ 4-23-20

Signature of Applicant/Agent Date

RECEIVED
APR 27 2020
VILLAGE OF McFARLAND



RECEIVED
APR 27 2020
VILLAGE OF McFARLAND


Zoning Map of
The Village of McFarland
Miles
Feet
Dane County
Planning & Development
Last Revision: 6-30-2018.
Source:
Parcel Mapping: DCLIO, June 2018.
Zoning: DCPD: June 2018.
Zoning Districts
A-1 Exclusive Agricultural
CO Conservancy
R-1 Single Family Residence
R-1A Single Family Residence
R-1B Single Family Residence
R-2 Single & Two-Family Residence
R-3 General Residence
R-E Elderly Residence
RH-1 Rural Homes
C-G General Commercial
C-C Central Commercial
C-H Highway Commercial
C-P Commercial Park
C-L Limited Commercial
M-IC Manufactued-Intensive
PD Planned Development
PD-I Planned Development Infill
Upper Mud Lake
Lake Waubesa
Lower Mud Lake
FUTURE ROAD
FUTURE ROAD
A-1 or A-1(EX)
Dane County Zoning
A-1 or A-1(EX)
Dane County Zoning

Sec. 62-71. - Permitted or conditional uses—Commercial Districts.

The permitted and allowable conditional uses in each district of the commercial zoning districts shall be set forth in the following table:

COMMERCIAL DISTRICT PERMITTED USES [4, 5, 6, 7]

Land Uses [1]	NAICS	C-G [2]	C-H	C-P	C-L	M-IC
Agricultural services and support	115000	C	C	C	N	N
Mining	212000	N	N	N	N	C
Utilities	221000	N	C	C	N	C
Construction contractors	236000	N	P	P	N	P
Wood product manufacturing	321000	N	P [7]	P [7]	N	P
Drugs manufacturing	325410	N	P [7]	P [7]	N	P
Plastics manufacturing	326100	N	P [7]	P [7]	N	P
Printing	323000	C	C	P [7]	N	P
Fabricated metal manufacturing	332000	N	P [7]	P [7]	N	C
Machinery & equipment	333000	N	P [7]	P [7]	N	P
Computer manufacturing	334000	N	P [7]	P [7]	N	P
Electrical manufacturing	335000	N	P [7]	P [7]	N	P
Manufacturing not listed above		N	P [7]	P [7]	N	P
Retail buildings						
20,000 sq. ft. or greater	44000—450000	C	N	N	N	N
Auto dealers (new and used)	441100	C	C	N	N	N
Motorcycle, boat, and other vehicle dealers	441220 & 441229	C	C	N	N	N
Furniture store	442110	P	N	N	N	N
Electronics/appliance store	443100	P	N	N	N	N
Building materials (fully enclosed only)	444100	N	C	C	N	P
Hardware store	444130	P	C	N	N	N
Landscape/nursery	444220	N	C	N	N	N
Food store (except convenience)	445110	P	C	N	N	N
Liquor store	445310	P	N	N	N	N
Pharmacies and drug stores	446110	P	P	N	N	N
Cosmetic and beauty supplies	446120	P	P	N	N	N
Gasoline stations and convenience stores	447110	C	C	N	N	N
Clothing store	448100	P	N	N	N	N
Jewelry store	448310	P	N	N	N	N

Sporting goods, hobby, book and music	451100	P	N	N	N	N
Department store	452110	P	N	N	N	N
Miscellaneous shopping	453000	P	N	N	N	N
Mail-order houses	454113	C	C	C	N	P
Fuel dealers	454310	N	N	N	N	C
Rail transportation	482110	N	N	N	N	C
Trucking	484000	N	C	N	N	P
Transit and ground passenger transportation	485000	C	C	C	N	C
Wholesale, trade (except for petro terminals)	423000 & 424000	N	C	C	N	P
Petro terminal	424710	N	N	N	N	C
Post office	491110	P	N	N	N	N
Warehousing & storage (fully enclosed only)	493110	C	C	P	N	P
Custodial services	561720	N	P	P	C	C
Vehicle repair and body shops	811111 & 811121	C	C	N	C	C
Car wash/oil change	811190	C	P	N	N	N
Consumer electronics repair	811211	C	C	N	C	C
Mini-warehouses	531130	N	C	N	C	N
Commercial banking	522110	P	P	N	P	N
Financial services	522291	P	P	N	P	N
Insurance	524113	P	P	N	P	N
Real estate offices	531210	P	P	N	P	N
Auto leasing	532110	C	C	N	N	N
Movies/videos	532230	P	N	N	N	N
Commercial and industrial equipment rental (3)	532400	P	P	P	P	P
Legal services	541110 & 541190	P	P	P	P	N
Accounting and tax preparation	541210	P	P	P	P	N
Architectural engineering and related services	541310	P	P	P	P	N
Computer services	541510	P	P	P	P	N
Management consulting services	541610	P	P	P	P	N
Research/testing services	541710	N	P	C	P	N
Advertising service agencies	541810	P	P	P	P	N
Photo studios	541921	P	C	N	P	N
Employment services	561300	P	P	P	P	N
Business support services	561400	P	P	P	P	N
Travel services	561510	P	N	N	C	N
Veterinary clinics	541940	C	C	N	N	N

Elementary and secondary schools	611110	C	C	N	P	N
Library	519120	C	C	N	P	N
Medical services and offices	621100	P	C	P	P	N
Medical labs	621500	N	C	P	N	N
Hospitals and clinics	622110	C	C	N	N	N
Nursing homes	623110	P	P	N	N	N
Individual and family services, and commercial day care	624100	P	C	N	P	N
Museum/gallery/historical sites	712100	P	C	N	P	N
Bowling center	713950	P	C	N	N	N
Sports and recreation instruction	611620	P	C	N	C	N
Fitness centers	713940	P	C	N	C	N
Amusement arcades (except billiards)	713120	C	C	N	C	N
Lodging	721110	C	P	C	N	N
Restaurants	722100	P	P	N	C	N
Limited-service restaurants, including fast food	722211	C	C	N	N	N
Taverns	722410	P	N	N	C	N
Furniture repair and re-upholstery	811420	C	C	N	C	N
Computer and office machine repair	811212	P	P	N	N	N
Other household repair	811490	P	P	N	C	N
Personal care services	812100	P	N	N	N	N
Funeral home and services	812210	P	C	N	P	N
Kennels and pet boarding	812910	C	C	N	N	N
Laundry, coin-operated	812310	P	N	N	N	N
Dry cleaning and laundry (except coin-operated)	812320	C	N	N	N	N
Parking lots	812930	C	C	N	N	N
Religious/civic/business/professional organizations	813000	P	C	N	P	N
Executive, legislative and other general government	921100	P	N	N	N	N
Residences permitted R-2 and R-3		C	N	N	N	N
Adult businesses (see Section 11-261(d))		N	P	N	N	P
Adult bookstore (see Section 11-261(c))		P	P	N	N	P
Commercial laundry (no direct customer pickups and drop-offs, no dry cleaning)	812331	N	N	N	N	C

P = Permitted, C = Conditional, N = Not Allowed

(1) The meaning of the terms shall be the same as that used in the North American Industry Classification System (NAICS), 2007 Edition or revised edition thereof, published by the U.S. Printing Office, with the number of the intended NAICS number following the land use name.

(2) All uses that are permitted or conditional in C-G are permitted or conditional in the C-C Central Commercial District.

(3) Indoor storage only. Outdoor storage allowed upon issuance of a conditional use permit.

(4) All businesses, servicing, processing or display of materials for rent or sale, except for off-street parking of motor vehicles in operable condition and open storage of materials accessory to a principal use shall be conducted within completely enclosed buildings. Open storage accessory to principal uses in the C-G, C-H, C-P, C-L, and C-C zoning districts may be allowed upon issuance of a conditional use permit.

(5) All nonenclosed areas of the site that are used for off-street parking, loading or driveways for motor vehicles shall be paved or effectively dust-proofed and measures shall exist on-site to prevent tracking of mud from the site on to public streets.

(6) All commercial business in the C-C, C-G, C-L or M-1C Districts that are open to the public between the hours of 2:30 a.m. and 5:30 a.m. shall require a conditional use permit.

(7) Light manufacturing, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, provided all manufacturing activities are contained entirely within an enclosed building, and noise, odor, smoke, heat, glare, and vibration resulting from manufacturing activity, are confined entirely within the building. Does not include industrial processing from raw materials.

(Code 1998, § 13-1-50; Ord. No. 2003-03, § 1(13-1-50), 3-24-2003; Ord. No. 2004-02, § 1, 1-29-2004; Ord. No. 2009-16, § 1, 8-24-2009; Ord. No. 2011-03, § 1, 1-10-2011; Ord. No. 2014-07, § 1, 6-23-2014; Ord. No. 2015-03A, § 2, 4-27-2015; Ord. No. 2018-06 , § 1, 5-29-2018)

PLAN COMMISSION SUMMARY SHEET

MEETING DATE: **Monday, June 15, 2020**

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 regarding Ordinance No. 2020-18, An Ordinance Rezoning Lands Located at the Corner of Holscher RD and Brodhead Street, described as Prairie Place Lot 56, McFarland WI, from R-3 General Residence District to PDD-GPP Planned Development General Plan Approved. This zoning ordinance amendment requested by Gannon Construction Inc. and Northpointe Development Corp.**

PREVIOUS ACTION:
2017, Prairie Place Plat Approved including zoning of property to R-3 Residence District.

ISSUE SUMMARY:
Note: The Applicant has agreed to postpone action on this request pending completion of an Intersection Control Evaluation (ICE) review of the Holscher Road and Broadhead Street intersection. The June 15th Public Hearing will still be held for the developer to provide a presentation of their development request, obtain public input, and address Plan Commission comments. Completion of the ICE review is anticipated to take a couple of months. Once completed, the application will be brought back for Plan Commission discussion and recommendation to the Village Board. This will also permit additional time to address Village Staff, Plan Commission, and public comments. Staff recommends consideration be given by the developer to provide street level renderings of the proposed development prior to the next meeting do further illustrate how the proposed development will look/fit on the site.

ICE Review
In the lead up to the Plan Commission meeting, Village Staff have been in discussion with the developer regarding the desire to perform an Intersection Control Evaluation (ICE) review of the Holscher Road and Broadhead Street intersection. The Village recently received a traffic review request regarding installation of a four-way stop at this intersection. This request was forwarded to the Public Works Committee. Early this year, the Village Board approved the study of Village owned lands across Brodhead Street for the potential development of a Public Safety Building. The Village Board has also authorized the Village Engineer to complete reconstruction design plans for CTH MN from Holscher Road to CTH AB, in collaboration with the Dane County Highway Department. Given many of these factors, the Village has hired a consultant to complete the ICE review. The purpose of the ICE review is to investigate intersection control alternatives to the intersection to address increasing traffic demands and maximize safety needs. The ICE review includes collecting vehicular and bicycle counts, reviewing prior traffic data & studies for the area, review historical crash data, review of proposed development of trip generation, distribution and trip assignments of surrounding

developments adjacent to the intersection, and performing traffic operation analysis for the intersection.

Summary of Development Proposal
Northpointe Development has an option to purchase Lot 56 of the Prairie Place subdivision. The project site is 3.30 acres and currently zoned R-3 General Residence. The developer proposes rezoning the property to Planned Development for the purpose of constructing 80 dwelling units consisting of 62 units in a 3-story building with underground parking and 18 units in five separate two-story townhouse buildings, each with individual two-car garages. Total gross density of the site would be 24 DU/acre. The development project (named The Waterford Apartments and Townhouses) would be built in a single phase. The multi-family building would be age restricted to 55 plus. The developer intends to apply for federal and state affordable housing tax credits with the units targeted primarily to households earning 50-80% of county median incomes. The federal application is due this June with a November award announcement. The state application is due in December and generally awarded in April of the following year. To meet state tax credit program eligibility requirements, the developer needs is required to have permitted zoning approved prior to submittal of the application, general speaking by December 1, 2020. Only the PD Planned Development District - General Development Plan is required to be approved by this date. Should they receive federal and state tax credits they will then proceed to apply for approval of a Detailed Development Plan (~June 2021) with construction commencing in ~August 2021 and completed ~September 2022.

Consistency with the Village Comprehensive Plan
The development site has been planned in previous Village master and comprehensive plans (1994, 2006) for multi-family development. The Village's current Comprehensive Plan adopted in 2017, also identifies the subject property in the "Multiple Family Residential" category on the Future Land Use Map. Figure 4.1 of the Comp Plan provides additional details regarding development policies for this future land use category. The general description of land uses includes a range of housing types, including multiple family residences (e.g. condominiums, apartments, multiplexes), including independent elderly housing. May also include single family residences. The Development Policies in Figure 4.1 further explain the desire to encourage design of multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with large parking lot dominance. In addition, the Comp Plan calls for developments to include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), garage or under building parking, and responsible management. Typical implementing zoning districts include R-3 (current zoning), R-E, **PD (as requested)** and PD-I.

The packet also includes a copy of Figure 4.2, which describes infill and redevelopment standards in residential and waterfront settings. The development site is not a typical infill project/site as it is part of the furthest eastern approved plats in the Village that is still under development. However, the development site is one of the last undeveloped parcels within the plat as most of the areas planned for single family development in Juniper Ridge and Prairie Place are nearing build-out. As such, Figure 4.2 has been included in the packet to identify best practices for "infill" development.

The packet also includes the portion of Volume 2 regarding Housing and Neighborhoods. The Housing Goal of the Village's Comprehensive Plan, is to promote quality, affordable housing for families and older residents

within neighborhoods and mixed use settings that are organized around safety, conservation, recreation, and connections to the broader community. A related housing objective is to expand the range of quality and affordable housing choices for empty nesters, seniors, and the McFarland workforce, while remaining a family-oriented community. A related housing policy is to promote affordable housing through allowing modest lot sizes and higher suburban densities, including appropriately planned and located multiple family housing, incentives where practical, and continued participation in County and State housing programs.

Based on a review of Comprehensive Plan, the proposed use of the property is consistent with the plan; however, the proposed density of the development exceeds what is allowed by right within the R-3 District (up to 8 DU/AC) or by conditional use (up to 15 DU/AC), thus part of the rationale for requesting to rezone the property to Planned Development District. Figure 4.1 does identify the PDD as a typical implementing district for the Multiple Family Residential future land use category. This does not compel approval of the rezoning of the property from R-3 to PDD; however, it is further supports that a Comprehensive Plan amendment is not necessary prior to considering the rezone request. The PDD exists to provide flexibility from traditional use, density, and bulk (e.g. setback and building height) requirements. The PDD allows for negotiation of these aspects of a development between the Village and developer for the benefit of both parties.

Deviations from R-3 Zoning Standards

- Density. Proposed density is 24 DU/AC. The packet includes a comparison of the densities of other recent MF development projects in the Village for informational purposes. Each site is unique to itself. Densities of development near Lot 56 include 5.4 DU/AC (Prairie Stone) and 2.6 DU/AC (Juniper Ridge). However, these particular developments were planned for lesser densities in the Comp Plan and Zoning Code.
- Bulk Requirements. The bulk requirements for the R-3 District are provided in the meeting packet. Requested deviations through PDD zoning include: building height of 48 feet (three story building) compared to R-3 35 feet, rear yard setback of 30 feet compared to R-3 35 feet.
- Offstreet Parking Requirements. The Zoning Code requires 2 spaces per dwelling unit for one and two bedroom units and 2.5 spaces for three bedroom units. Total required = 169 stalls, total provided = 128, including 62 underground, 36 surface garage, and 30 surface, or 1.6 stalls per unit. The Plan Commission has previously discussed how the current Village parking standards may not meet modern best practice standards by encouraging higher minimum stalls and no limits on the maximum number of stalls. This should be considered as well for this development project.
- Useable Open Space. While the proposal meets the minimum requirement of 500 SF/DU, this space is mostly in the form of balconies and grass areas. While the site is adjacent to a recreational trail, consideration for some type of shared outdoor amenities should be considered. For example, this could include an interior plaza/grilling/lounge area. The development does include a community room and exercise room. Furthermore, connections to the existing recreational trail should be considered, including ground floor unit connections to adjacent sidewalks.
- Solar installation/Sustainable Design Features. While solar installations are not a zoning requirement. Staff recommends a discussion with the developer regarding energy efficiency and other potential sustainable design features they have incorporated into other development projects that could be

considered for this development.

FINANCIAL/BUDGET IMPACT:

The costs of improvements to the development property are the responsibility of the developer. The developer has indicated an estimated construction budget of $14.6M. Assuming a final assessment value of ~10.2M (70% of construction costs) would yield approximately $66K in annual property tax payments to the Village. There are also deferred special assessments that will be due for this property related to previous Holscher Road and Lift Station #5 improvement under the existing Development Agreement for Prairie Place. The amount due is approximately $124K. Additional revenue from park impact fees, library impact fees, and public water impact fees would be payable to the Village. Note, the developer has inquired about the potential of waiving or reducing park impact fees for the affordable housing units as is permitted at the Village Board's discretion under Sec. 8-464(d)(4). The developer has not included this request as part of the review of the General Plan approval.

VILLAGE PLAN REFERENCE:

In addition to the Village Comprehensive Plan, developing affordable housing in the Village was also a theme that emerged from the Village's 2020-2030 Strategic Plan. In addition, actively promoting and supporting affordable housing in the Village is included in the 2019-2020 Village Board Goals.

ORDINANCE REFERENCE:

Sec. 62-67, PD Planned Development District
Sec. 62-310, Site/Design Review
Sec. 62-343, Procedure for Changes and Amendments to the Zoning Code

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommend postponing action on the rezone application until completion of the Intersection Control Evaluation review of the Holscher Road and Broadhead Street intersection.

ATTACHMENTS:

1. Prairie Place Lot 56_Northpointe Development Rezone Application_05.12.20
2. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
3. Figure 4.1(page 34)
4. Figure 4.2 (page 43)
5. McFarland_Comprehensive_Plan_Vol._2_- Chapter 6
6. Sec. 62-67 PDD
7. Sec. 62-70 Residential Bulk Requirements
8. MF Development Density Review
9. Lot 56-Prairie Place Development Fire & Rescue Dept Postion_05.27.20
10. Lot 56-Prairie Place Development-PD Review_05.28.20
11. Lot 56-Prairie Place-VE Review_06.06.20

Village of McFarland
Community Development Department

Plan Commission Application – 2020

~Application must be completed in full~

Applicant - Owner	GANNON CONSTRUCTION INC	Applicant's Agent	Northpointe Development Corp
	Thomas Gannon	Name	Sean O'Brien
Address	PO Box 75, Mcfarland WI 53558	Address	230 Ohio Street STE 200, Oshkosh WI 54902
Email	gannonco@hotmail.com	Email	Sean@northpointedev.com
Phone #	608-695-2053	Phone #	608-334-5665
Fax #		Fax #	920-230-6484

Parcel No(s). 061002126061 **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)

Proposing affordable senior and workforce housing at Prairie Place Lot 56, Parcel number: 061002126061

The property is currently zoned R-3 General Residence District and the Future Land Use Map identifies the site as Multiple Family Residential. Please see cover page.

What action is the applicant requesting of the Plan Commission?

Rezone the parcel to Planned Development District

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 AT THE BOTTOM ON THE REVERSE SIDE

Schedule: The Village of McFarland Plan Commission conducts meetings on the third Monday of each month at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; all potential agenda item materials -are required to be submitted per the schedule listed below. **Six (6) Copies** of all materials, **one (1) copy must be 8 ½ x 11, five (5) copies to be 11 x 17 and one (1) electronic copy** *(only one copy of application, completed in full, is necessary)* shall be submitted to the Community Development Department (608-838-3154), with fees paid **by *NOON of the deadline day**, according to the following schedule:

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X Sean OB _____ 5/12/2020

Signature of Applicant/Agent Date

Village of McFarland, WI

Planned Development District – General Plan

For

The Waterford

NORTHPOINTE
DEVELOPMENT CORPORATION

Document Date: May 12, 2020
Plan Commission Recommendation Date: June 15, 2020
Village Board Approval Date: June 22, 2020

Document Contents, per Section 62-67(h)(1):

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

May 20, 2020

Village of McFarland
Plan Commission
5915 Milwaukee St.
McFarland, WI 53558

Re: Narrative – Planned Development District
The Waterford
Holscher Rd & Broadhead Street
McFarland, WI

Plan Commission Recommendation Date: June 15, 2020
Village Board Approval Date: June 22, 2020

The following is submitted together with the site plan and application for Plan Commission consideration.

Organizational Structure:

Developer: Northpointe Development Corp
230 Ohio Street
Oshkosh, WI 54902
Phone: 608-334-5665
Contact: Sean O'Brien
sean@northpointedev.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste. 201
Middleton, WI 53562
Phone: 608-836-3690
Contact: Kevin Burow
kburow@knothebruce.com

Project Description:

The property legal description is: Prairie Place Lot 56, Parcel number: 061002126061

The property is currently zoned R-3 General Residence District and the Future Land Use Map identifies the site as Multiple Family Residential.

Village owned land abuts the site on the east and across Broadhead to the south. Existing single-family housing is located to the west, across Holscher Rd and to the south-west, across Broadhead Street.

The project is a residential development consisting of five buildings and will be completed in a single phase. Building 1 is a three story, 62-unit apartment building with an underground parking garage. This building will be age restricted (55+) which would remain in perpetuity. Buildings 2-5 are two story townhouse buildings with a total of 18 units, each unit comprised of 1,584 finished square feet and an attached two-car garage. The townhome buildings will not have an age restriction and have been placed on the site to work with the existing topography and create a community feel, while providing safe access and circulation.

Standards

The Village Comprehensive Plan has designated this site as Multiple Family Residential. This project is in compliance with the goals of the plan.

This project will not substantially impair or diminish the use, value and enjoyment of other properties within this neighborhood. Quite the opposite. This project will enhance the character of the neighborhood and bring additional opportunities for housing.

The site has been designed to facilitate safe pedestrian and vehicular traffic flow. Accessible routes will be provided to all buildings.

The project will comply with the Village Erosion Control and Stormwater Management requirements. Infiltration areas will be provided in multiple locations.

Each unit has a private patio or deck. Other amenities include a community room and an exercise room.

The anticipated development schedule is to start construction in the Fall of 2021 with occupancy of the buildings in the Fall of 2022. All the units will be rent restricted for a minimum of 30 years and available to households earning 30-80% of the county median. Most of the units will be set aside for households earning 50-80% of the county median. The units will give preference to McFarland residents and Veterans. The developer plans to apply for grant funds from the Federal Home Loan Bank in June of 2020 followed applying to WHEDA for State and Federal 4% tax credits in December 2020. The developer will seek Detailed Plan approval in the Spring of 2021 or sooner if able to line up all of the required financing.

Site Development Data:

Densities:

Lot Area	143,929 S.F. 3.30 acres
Dwelling Units	80 DU
Lot Area / D.U.	1,799 S.F./D.U.
Density	24.2 units/acre
Usable Open Space	858 S.F. per dwelling unit
Floor Area Ratio	30%

Residential Area: See attached site plan for building areas

Building Height: 2 stories at Townhouses and 3 Stories at Apartment

Dwelling Unit Mix:

One Bedroom	31
Two Bedroom	31
Townhouses	18
Total	80 units

Vehicle Parking:

Underground	62
Surface Garage	36
Surface	30
Total	128 vehicle stalls

Thank you for your time reviewing our proposal.

Sincerely,

Kevin Burow, AIA, NCARB, LEED AP
Managing Member

1 C-1.1 SITE PLAN
1" = 30'-0"

GRAPHIC SCALE
0 30 60 90
1 INCH = 30 FT (24X36 SHEET)

Site Development Data: UPDATED 5-22-2020

Legal Description: Prairie Place Lot 56

Densities:

Lot Area	143,929 S.F./3.30 acres
Dwelling Units	80 units
Lot Area / D.U.	1,799 S.F./unit
Density	24.2 units/Acre

Usable Open Space (Pervious)	68,257 S.F. (853 S.F./unit)
Lot Coverage- Impervious Surfaces	32,322 S.F. (22%)
Lot Coverage- Building Floor Areas	43,350 S.F. (30%)
Total Lot Coverage	75,672 S.F. (52%)
Maximum Building Height	Townhomes = +/- 30' Apartments = +/- 48' (with pitched roof)

Bldg Footprint Areas:	Bldg #1	#2	#3	#4	#5	Total
	22,760	4,576	6,864	4,576	4,576	43,352 S.F.

Dwelling Unit Mix:	Bldg #1	#2	#3	#4	#5	Total
One Bedroom	31	-	-	-	-	31
Two bedroom	31	-	-	-	-	31
Townhouse Units	-	4	6	4	4	18
Total Dwelling Units	62	4	6	4	4	80
Vehicle Parking Stalls:						
Underground Garage	62	-	-	-	-	62
Surface Garage	-	8	12	8	8	36
Surface	23	-	7	-	-	30
Total	85	8	19	8	8	128

Parking Ratio 1.6 stalls/unit

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

ISSUED
Issued for Review - June 10, 2020

PROJECT TITLE
Northpointe Development

Broadhead Street
McFarland, Wisconsin

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 1972

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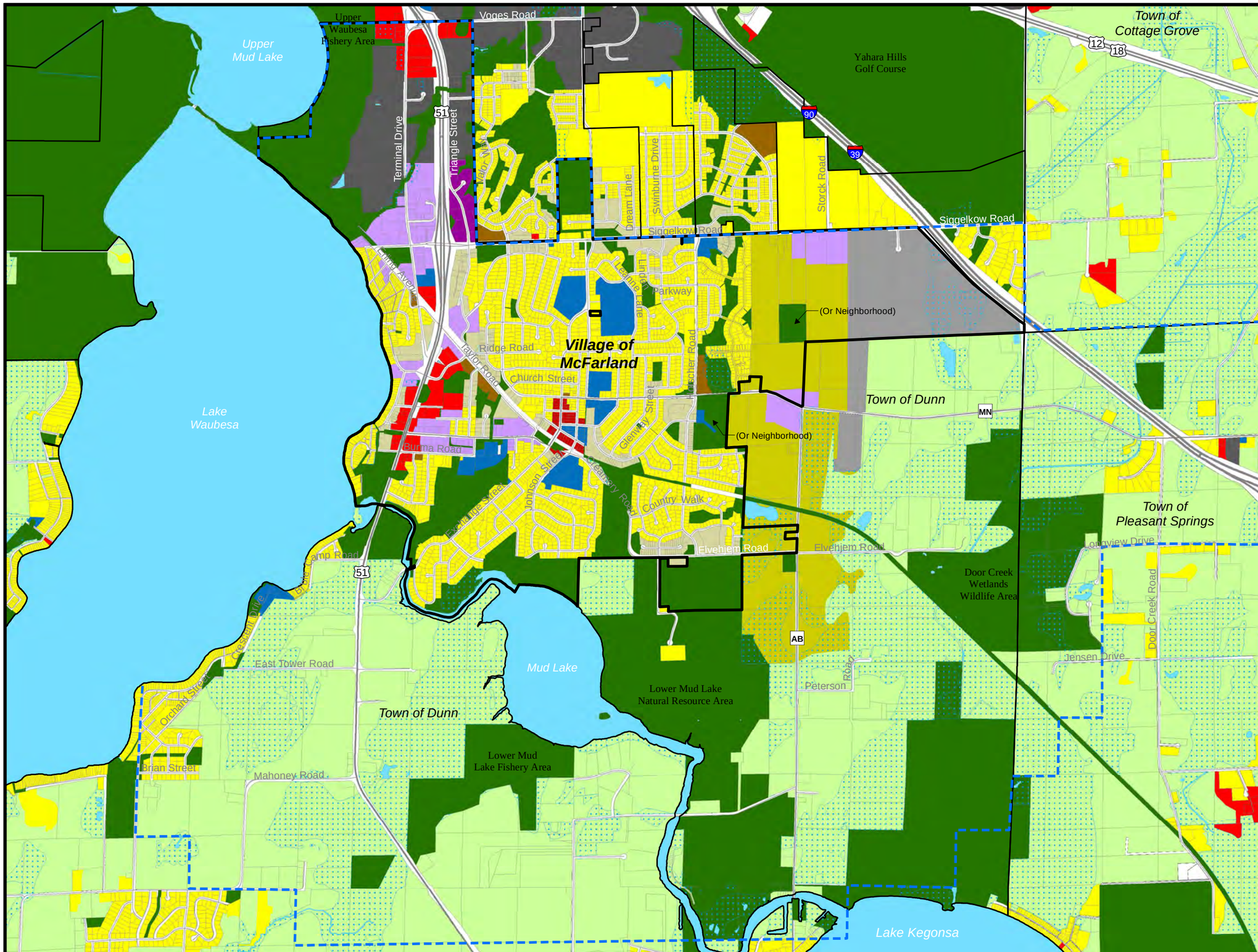


MAP 6

FUTURE LAND USE

Village of McFarland

COMPREHENSIVE PLAN

Legend

Future Land Use

- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor
- DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands
- Agricultural Preservation
- Urban Reserve
- Water
- Rights-of-Way

- Village of McFarland Extraterritorial Jurisdiction Boundary
- Village of McFarland Limits (8/18)
- Other Municipal Limits (2018)

Shapes on this map represent the Village's vision for future land use within the Village and its extraterritorial jurisdiction. For such lands, this map is not intended to represent existing land use or zoning, or to compel property owners to change the use of their land. For example, owners of agricultural or other rural land may maintain their current land use. Actual boundaries between different future use categories and implementing zoning districts may vary somewhat from representations on this map. This map also identifies the City's Marsh Road Neighborhood Plan west of the Interstate and north of Siggelkow Road, and existing land use elsewhere beyond the Village's extraterritorial jurisdiction.

0 500 1,000 2,000
Feet

Date: May 2019

Data Sources: Village of McFarland, Dane County LIO, WDNR, and CARPC

N W E S

Path: S:\MAD\3600--3699\3688\007\Data\GIS\Figures\Map 6 Future Land Use 11x17.mxd User: Danc Date: 5/6/2019 Time: 4:02:37 PM

Figure 4-1: Future Land Use Categories and Policies

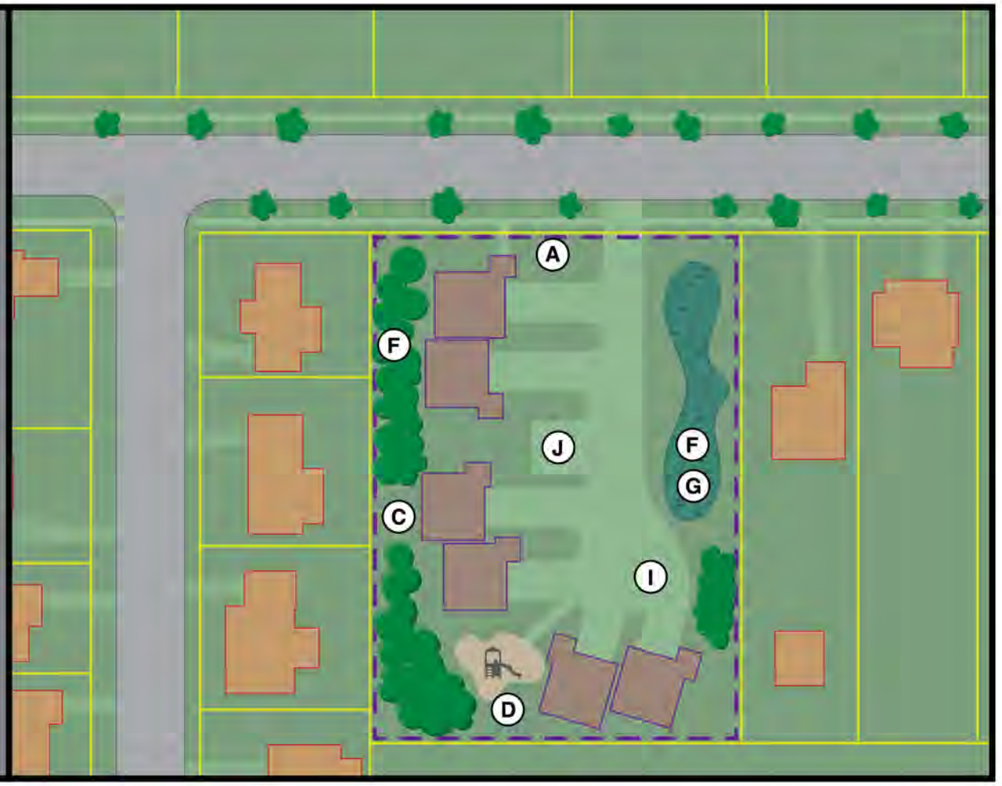
Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Single Family Residential	Predominantly single family detached homes, generally in "subdivision" settings. May include limited two family residences where compatible with a predominantly single family environment. Within the Village, all such areas will be served by public sanitary sewer and water systems.	Within Village, R-1, R-1A, and R-1B Residence Districts and R-2 Single- and Two-Family Residence (more limited) CO Conservancy (for parks, stormwater, and other open areas)	1. Prepare or require a neighborhood plan/concept development plan in advance of each subdivision proposal. 2. Promote interconnection in road and trail networks; minimize long cul-de-sacs and dead-end streets. 3. Require submittal of stormwater management and erosion control plans for new developments. 4. Encourage conservation neighborhood design, including allowing smaller lots and preservation of large open space corridors, in areas with soil limitations and natural resource amenities. 5. Where smaller lots are permitted, pay careful attention to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements. 6. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.
Two Family and Townhouse Residential	Duplexes and two-flats, townhouses, single family residences, home occupations, and small-scale institutional and recreational uses, all served by public sanitary sewer and water systems.	R-2 Single- and Two-Family Residence R-E Elderly Residence PD, PD-I Planned Development	1. Disperse two family and townhouse residential uses through the Village, rather than repeating blocks of this type of future land use in just a few areas. 2. Encourage design of two family houses and townhouses to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with garage-door dominance. 3. Hold new two family houses and townhomes to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), and garage parking. 4. Work with County, State, and local lenders to assist with rehabilitation of older duplexes in the Village. 5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.
Multiple Family Residential	A range of housing types, including multiple family residences (e.g., condominiums, apartments, multiplexes), including independent elderly housing. May also include single family residences. Served by public sanitary sewer and water systems.	R-3 General Residence R-E Elderly Residence PD, PD-I Planned Development	1. Disperse higher-density residential uses through the Village, rather than high concentrations in a few areas. 2. Encourage design of multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with large parking lot dominance. 3. Hold new multiple family housing to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), garage or underbuilding parking, and responsible management. 4. Monitor areas of aging multiple family housing so that they are community assets. Work with owners and property managers to address problems, and direct them to County and State programs and local lenders. 5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.

Figure 4-2

Infill and Redevelopment Standards in Residential and Waterfront Settings

Village of McFarland

NEIGHBORHOOD INFILL EXAMPLE



WATERFRONT REDEVELOPMENT EXAMPLE

WHAT DESIGN PRINCIPLES ARE IMPORTANT?

- **(A) Maintain compatible setbacks.** Extra-shallow or deep setbacks interrupt neighborhood form and place incompatible activities next to each other.
- **(B) Use scale transitions.** Site taller and bulkier aspects away from adjacent single family homes, tapering down close to residential lot lines. Consider solar access.
- **(C) Back-to-back is best.** Abut back yard of the project to back yards of existing residential uses where possible.
- **(D) Provide gathering and focal points.** This may mean better waterfront access, recreational facilities, places of respite, or art.
- **(E) Manage uses.** Uses that require drive-through lanes, outdoor storage, and bright lights are not the best residential or waterfront neighbors.
- **(F) Keep it green.** Continue and establish landscaped buffers, including natural shoreline restoration. Use walls and fences only where necessary.
- **(G) Use stormwater as a design feature.** Practice progressive storm water management that improves water quality. Design stormwater features as an aesthetic and "natural" element.
- **(H) Limit driveway access.** Direct commercial driveways away from residential streets and to intersections.
- **(I) On-site circulation.** Avoid parking and circulation patterns that result in headlights pointing towards residential windows. Otherwise, use berms, all-season landscaping, or fencing.
- **(J) Hide parking.** Underbuilding, garage, and side yard/rear parking should be the norm in redevelopment projects. Avoid large waterfront parking lots.
- **(K) Details matter.** Carefully site and screen mechanicals, loading areas, dumpsters, lighting, and signage. Direct to yards away from residential neighbors where possible.
- **(L) Consider non-physical solutions.** Explore opportunities to limit hours of operation, deliveries, or other bothersome activities, including time-of-day considerations.

WHY INFILL?

- Utilizes existing roads, utilities, and services.
- Renews obsolete, run-down, and vacant sites.
- Limits conversion of farmland and natural areas elsewhere.
- Increases property tax revenue and re-circulates dollars.
- Diversifies living options for empty-nesters, seniors, young professionals, and workforce.
- Increases shopping, dining, and recreational options.

WHAT STEPS SHOULD "REDEVELOPERS" FOLLOW?

1. **Initial Consultation.** Talk with Community Development Department staff to identify opportunities and pitfalls.
2. **Consistency Evaluation.** Refer to Map 6: Future Land Use and plans for areas like the downtown and Terminal and Triangle Drives. Determine whether a Village plan or ordinance amendment will be required.
3. **Land Control.** Secure option on property. Pursue an extended option period (e.g., 120-180 days) to allow approvals before acquisition is finalized.
4. **Concept Plan Development.** Prepare conceptual site and building plans with initial engineering and stormwater review.
5. **Village Concept Plan Review.** Submit for Village staff and Plan Commission review. This step and the next could be combined or reversed in order, depending on the project.
6. **Neighborhood Meeting.** Meet with neighbors to present the concept and hear and consider comments.
7. **Possible Plan Amendment Request.** State law requires that rezonings be consistent with the comprehensive plan. For simpler projects, this step and the next could be combined.
8. **Rezoning Application.** Determine with Village staff the appropriate zoning district, considering standard Village zoning districts and the PD-I Planned Development Infill district. Include a "general implementation plan" submittal.
9. **Possible Follow-up Meeting.** Assuming approved rezoning, reconnect with the neighborhood, Village staff, and/or Plan Commission to work through detailed issues.
10. **Detailed Implementation Plan.** Include all plans required by ordinance, plus phasing, construction, and operational plans.

Chapter 6—Housing and Neighborhoods

Goal: Promote quality, affordable housing for families and older residents within neighborhoods and mixed use settings that are organized around safety, conservation, recreation, and connections to the broader community.

Objectives

1. Expand the range of quality and affordable housing choices for empty nesters, seniors, and the McFarland workforce, while remaining a family-oriented community.
2. Design and support neighborhoods that are welcoming, attractive, safe, and bike and pedestrian oriented.
3. Connect homes, neighborhoods, and their occupants to each other, recreation, shopping, services, and the community.

Initiatives

(see full chapter to read more)

1. Implement a Resident Retention and Attraction Strategy. A Knight Foundation study identifies three qualities of successful communities: social offerings, openness, and aesthetics. The Village intends to pursue these qualities and undertake other efforts to retain and attract residents.

2. Encourage Neighborhood Development on the Village's East Side. Lands at and near the Village's eastern edge provide the greatest opportunity for significant new housing development. Such development will contribute to continued community health, provide recreational amenities for the entire community, and preserve topographic and natural areas through conservation neighborhood design.

3. Invest in and Maintain Existing Village Neighborhoods. The Village intends to make neighborhood infrastructure and recreational investments, support housing upgrades, promote infill development where appropriate, and enforce property maintenance and other codes.

Village of McFarland

Chapter Purpose

The Village is home to over 3,100 households, with about 70% living in single-family homes in neighborhoods of various ages and characters. The State of Wisconsin projects 35% growth in the number of Village households between 2010 and 2040. This chapter describes how McFarland will accommodate new housing and neighborhoods, while maintaining existing homes and neighborhoods.

Housing and Neighborhoods Policies

1. Encourage a supply of vacant lots, homes for sale, and developable land for housing in order to maintain a vibrant housing market and enhance affordability.
2. Guide new Village housing to planned neighborhoods and mixed use areas with convenient access to commercial and recreational facilities, transportation, schools, shopping, services, and jobs.
3. Integrate two and multiple family developments into the fabric of neighborhoods and the community, rather than isolating and concentrating them.
4. Allow higher-end multiple family housing for McFarland's workforce and elderly, including owner-occupied options at lower price points than possible for single family housing.
5. Promote affordable housing through allowing modest lot sizes and higher suburban densities, revisiting certain public improvement requirements (e.g., street widths), appropriately planned and located multiple family housing, incentives where practical, and continued participation in County and State housing programs.
6. Direct eligible persons to Village, County, State, federal, and non-profit housing programs to promote and preserve decent, affordable housing for persons of different incomes, the elderly, and people with special housing needs.
7. Engage in and support efforts to maintain and rehabilitate the Village's existing housing stock and older neighborhoods.

Housing and Neighborhoods Initiatives

1. Implement a Resident Retention and Attraction Strategy

Resident retention and attraction is essential to community growth, health, and stability. McFarland aims to retain its residents through their lifecycle changes, with a particular focus on Baby Boomers (born between the mid-1940s and mid-1960s) and Millennials (born between the 1980s and early 2000s). The Village will also work to attract new residents. In addition to the general policies included on the previous page, this initiative may include the following efforts:

- Increase resident connection: A study (conducted by Gallup of the 26 John S. and James L. Knight Foundation communities across the nation) focused on the emotional side of the connection between residents and their communities, asking these questions: What makes a community a desirable place to live? What draws people to stake their future in it? What will encourage our youth to stay, or at least return with their families later? The three-year study found that social offerings, openness, and aesthetics are what attach people to a place. Further, places with the highest levels of resident attachment also had the highest rate of economic growth—showing how interconnected resident satisfaction is to community prosperity. Through the various policies and initiatives in this volume of the Comprehensive Plan, the Village will advance these three key qualities to retain existing residents and attract new ones.

This historic former home in downtown McFarland has been renovated into a café—an aesthetically pleasing social offering with distinct character and place value.

- Support housing and services for older residents: The Village will encourage older residents to stay in McFarland. Depending on the situation, this may involve upgrading existing homes, with in-home services where necessary, or moving to other housing in the community. This suggests more senior-oriented housing in the community, which may include senior-restricted condominiums, independent living apartments, assisted living apartments, memory care facilities, and community based living arrangements. Such local moves will retain these valuable residents, while also making the existing housing stock available for new families. This concept relates to a broader initiative to enable McFarland's growing senior population to age and prosper within the community, described in Chapter 3—Culture and Community Character.

- Position McFarland for the next generations: Generation X'ers and the Millennial generation are other important groups to retain and attract to McFarland. Many Generation X'ers are now moving up to their final single family home. Millennials are now settling into careers and family roots, making long term housing decisions and selecting where they wish to reside. In 2016, the National Association of Realtors reported that "for the third straight year, the largest group of recent buyers were Millennials, who composed 35 percent of all buyers (32 percent in 2014), more than the combined amount of younger and older boomers." Millennials "will come and stay [in a community] if they feel connected, digitally and socially; if they can find or make their own opportunities; and if they are encouraged to participate in creating or fostering a sense of place," writes Tom Still of the Wisconsin State Journal.

Housing as a Revenue Builder

Communities may pursue alternative approaches to increase net property tax revenue. One approach includes increasing the number of households (and housing types) that place few demands on public services. This includes housing that is both compact in form and caters to relatively affluent, childless households such as empty nesters, retirees, and young professionals. Such a strategy can help broaden the tax base without the higher service needs that usually accompanies single family housing on larger lots.

By incorporating multiple family and retirement housing into a compact mixed use development, the need for auto trips and parking is reduced and a built-in market to help assure the success of the businesses is created. This type of development strategy could help both the Village's tax picture and revitalize its downtown and other mixed use areas.

2. Encourage Neighborhood Development on the Village's East Side

The Village's broad strategy for eastern expansion is explained in Chapter 4—Land Use. As represented on Map 6 and in the 2008 East Side Neighborhood Growth Area Plan, the Village plans the vast majority of these lands for neighborhood (i.e., predominately housing) development. The Village intends to undertake several efforts to encourage housing and compatible neighborhood development in the Village's east side growth area, which may include the following:

- Increase supply of appealing and functional neighborhoods: The Village will continue to work with current and prospective residential developers to increase the number of available lots and new houses. The Village also encourages new neighborhoods that by design promotes resident interaction and creates a sense of place. Design techniques include an interconnected street and sidewalk network; accessible and visible parks, trails, and other gathering places; houses oriented to the street and not dominated by garages; modest street pavement widths and street trees; and stormwater management systems integrated into the neighborhood design concept.

- Promote conservation neighborhood design: Conservation neighborhood design techniques are most appropriate for McFarland's east side given the varying topography, significant drainageways, large areas of wetlands and hydric

soils, and presence of some challenging adjacent uses (e.g., rod and gun club). Broadly speaking, in a suburban setting, conservation neighborhood design suggests smaller lots clustered in developable areas, in exchange for larger common open space areas (or "environmental corridors") on more marginal lands. These larger corridors should generally be open to public view and access. Street patterns are typically undulating to reflect the topography and negotiate around the corridors. The Village will work with developers to provide interconnected elements of the emerging environmental corridor and trail network as adjacent land develops.

- Promote a sustainable housing mix: The Village will pursue a future housing mix in the east neighborhood growth area that generally reflects the Village's historic housing mix and supports McFarland as a predominantly single family community, while recognizing changes in the housing and land use market and expands housing choices. The Village intends to ensure that future single family housing comprises at least 65% of the new units in the planned "Neighborhood" area on Map 6. This does not include areas specifically mapped "Multiple Family Residential," "Mixed Use/Flex Commercial," or otherwise on Map 6. The sidebar provides the Village's rationale.

Why manage the mix of new housing? Why 65%?

- Maintains the current character of McFarland. The Village's 2014 housing mix was 69% single family, per the American Community Survey.
- Is consistent with nearby growing communities, such as Verona (62% single family in 2014) and Cottage Grove (69% single family). Given its larger multiple family areas on its north side, Fitchburg was 43% single family in 2014. Monona, which is built out, was 54% single family.
- Responds to market and demographic changes. McFarland's population is aging, household size is shrinking, and younger generations are less interested in living in single family homes.
- Provides workforce housing, on the premise that people who work in McFarland should be able to afford to live in McFarland.
- Provides lifecycle housing, which will increase resident retention and the return of former residents back to the community.

- Site and acquire a community park: The Village will continue to advance the siting of a larger (20+ acre) community park serving the needs of surrounding neighborhoods and the broader McFarland community. The two primary functions of that park will be to provide for larger-scale field sports open to the public and to host community events. A handful of alternative sites have been identified—these are represented on Map 9. A couple of the alternatives depend on road and utility extension. One promising alternative is adjacent to Dane County's Lower Mud Lake Natural Area, southwest of the intersection of Elvehjem Road and Highway AB. This alternative may include collaborative acquisition and co-development between the Village and County. Regardless of location, the Village intends to remain in communication with other entities pursuing recreational improvements in the area. This includes the McFarland School District (see below). Further, at time of writing, the City of Madison and Ho-Chunk Nation were actively exploring development of an indoor/outdoor recreation complex geared to major sporting events and tournaments.

- Collaborate with the School District: The District's 20 acre parcel at the southeast corner of Broadhead St and Holscher Rd. may become home to relocated school athletic fields under the District's successful November 2016 referendum. The Village would like to work with the District on future uses for its vacant 20-acre parcel. Part or all of this site may, alternatively, be appropriate for a mix of residential land uses, as indicated on Map 6 and in the 2008 East Side Neighborhood Growth Area Plan. The District may also acquire additional land in the Village's east side growth area.

- Reserve lands for commercial and mixed use development: The Village supports neighborhood-scale mixed commercial/residential development in two nodes in its east side growth area. These areas are depicted as future "Mixed Use/Flex Commercial" areas on Map 6. One planned area is near the intersection of Highways AB and MN, and the second is along Siggelkow Road near its intersection with a planned northern extension of the Highway AB roadway. It will likely be several years until any type of non-residential development market emerges in either area. Patience will be required.

- Manage land use issues associated with the Rod and Gun Club: The Hope Rod and Gun Club is a valuable resource for the McFarland area. Unfortunately, it is in a general area that is planned for residential development and difficult to envision for non-residential suburban uses. Fortunately, there are now only a few existing homes in the immediate area. If the Rod and Gun Club is willing, the Village will work with the Club on relocation to an area that is more likely to

remain rural for years to come. With any such relocation, the current site may be appropriate for neighborhood or institutional development, following an assessment of soils for potential contamination. If the Club instead elects to remain, adjacent sites should be evaluated before development. The creation of buffers via distance, tree preservation, and berming may be required. As suggested via Map 9 and the East Side Neighborhood Growth Area Plan, park uses may be appropriate on adjacent lands. In the alternative or in addition, larger (i.e., fewer) home sites may be an acceptable nearby use.

3. Invest in and Maintain Existing Village Neighborhoods

The existing housing stock and neighborhoods are important components of the affordable housing supply and quality living environments, if well maintained. The Village intends to invest in its existing neighborhoods, with reference to the unique character and needs of each neighborhood. The purpose is to maintain and where necessary enhance quality of life, identity, and property value. The components of such a neighborhood investment strategy may include:

- Public infrastructure improvements: This may include a neighborhood entrance sign, roadway, sidewalk, trail, stormwater management, and landscape improvements—depending on the neighborhood. As suggested through the Utilities and Community Facilities chapter, the Village endeavors to modernize its parks, retooling buildings and equipment to meet the evolving needs of the surrounding neighborhood.
- Catalytic projects: This might involve improving a neighborhood park, addressing a particularly troublesome house or two, or supporting an energizing infill development or redevelopment project. The Land Use chapter and its Figure 4-2 include infill and redevelopment guidance. As a key area of a neighborhood improves, the benefits can reverberate through the entire neighborhood.
- Housing maintenance assistance: This includes reinvestment in existing duplexes and multiple-family buildings, and accessibility improvements for homes of older residents. McFarland can connect with other entities and programs for weatherization and home rehabilitation assistance.

- Code enforcement: Resources permitting, the Village may engage in proactive code enforcement coupled with professional building, housing, zoning, and property maintenance code enforcement under a policy of active monitoring, in addition to responding to complaints.
- Zoning district fit: The Village will review its setback and other standards in zoning districts in older sections to assure they do not unnecessarily stymie home improvements.

Well maintained multiple family residential properties contribute to an attractive streetscape and neighborhood, even as they age.

Sec. 62-67. - PD Planned Development District.

(a) *General requirements.*

(1) *Use regulations.* The uses allowable in this district are the uses approved as part of the general or detailed plan for particular sites that are placed in the Planned Development District.

(2) *Density and dimensional regulations.* This Section sets no prescribed density or dimensional regulations in the Planned Development District.

(3) *Off-street parking and loading.* There shall be no prescribed requirements for off-street parking and loading in the Planned Development District. However, in the review and approval of any general or detailed plan in a Planned Development District, due consideration shall be given to Subdivision IV of this Division of regulations and requirements for off-street parking and loading facilities for uses similar to those proposed in such plan.

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

a. The uses proposed in the planned development shall be in general conformance with the Village Comprehensive Plan.

b. The establishment, maintenance or operation of the uses proposed in the planned development shall not substantially impair or diminish the use, value and enjoyment of other properties within the neighborhood.

c. Traffic circulation into and within the development shall be designed to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also provide for the safe and convenient movement of both vehicles and pedestrians.

d. The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and natural bodies of waters, and other significant natural features and control of erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances.

e. The planned development shall provide for convenient and harmonious groups of buildings, structures and uses; and buildings shall be spaced and sited to ensure adequate safety, light, ventilation and privacy.

f. The following provisions shall apply:

1. In a planned development for residential use, adequate open space and recreational areas shall be provided in appropriate locations, and all public and common open spaces shall be designed and located to provide safe and convenient access to residents.

2. Planned Development District housing impacts on community resources in the same manner as other new developments, which are characterized by division of land into lots. In particular, the additional population density places demands upon Village parks and recreation areas. Accordingly, each dwelling unit newly established shall be required to dedicate land or provide fees in lieu of land, in accordance with the procedures set forth in Section 62-64.

g. The planned development will not adversely affect the ability of public agencies to provide school or other municipal services.

h. The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based on a determination of the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village.

i. The proponents of a Planned Development District application shall provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties.

j. The proponents of a Planned Development District shall submit a reasonable schedule for the implementation

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

(5) *Minimum area.* A Planned Development District shall not be less than three acres of contiguous land under the same ownership. This Subsection shall not be interpreted to prohibit the post-development sale of all or part of an approved PD subject to the provision of this Section and all applicable statutes and Subdivision regulations.

(6) *Subdivision review.* The applicable Subdivision review under Chapter 56 shall be carried out as an integral part of the review of a Planned Development District. The plan required must be submitted in a form that substantially satisfies requirements of the Subdivision regulations for the Preliminary and Final Plat approvals. Subdivision application may be submitted for the whole, a part, or parts of the overall planned development as indicated by phases in the detailed plan for staged development.

(b) *Procedure for establishment of Planned Development Districts.* The provisions set forth in Division 4 of this Article shall apply for the establishment of any Planned Development District, provided the amendatory ordinance shall be considered only in conjunction with a general or detailed plan.

(c) *Preapplication procedures.* Applicants are encouraged to seek preapplication, conceptual review of proposed plans by the Plan Commission. The Plan Commission is under no obligation to give a response to such submittals at the same meeting as they are presented. The Plan Commission is entitled to seek outside assistance and sources of critique. No responses by the Plan Commission or by individual Plan Commissioners shall bind the Plan Commission or the Village unless the response is on behalf of the Plan Commission, is in writing and is expressed as a binding response.

(d) *Approval of general or detailed plan and adoption of zoning ordinance amendment.* In the event that the Village Board approves a general (or detailed) plan and adopts a zoning amendment creating a Planned Development District in connection with such general (or detailed) plan, the requirements of the plan shall constitute the zoning regulations for the district and the zoning district maps shall be amended to show all lands included in such general (or detailed) plan as within the Planned Development District. In the approval of any general (or detailed) plan, the Village Board may stipulate any conditions or restrictions in the establishment, maintenance and operation of any uses proposed in such plan and may also require any guarantees, including the filing of a contract together with a surety, satisfactory in form to the Village Attorney and satisfactory in amount to the Village Engineer, with the Village to ensure that improvements will be installed and completed as proposed in the plan.

(e) *Recording of approved general or detailed plans and zoning ordinance amendments.* Whenever the Village Board designates land as being within a Planned Development District, the Village Attorney shall record in the Office of the Register of Deeds of Dane County a facsimile copy of the approved general (or detailed) plan, together with a certified copy of the related zoning ordinance amendment and any other action taken thereon by the Village Board. The cost for preparing a facsimile copy of the general (or detailed) plan in recordable form and the recording fee shall be paid by the owners of the lands included in the general (or detailed) plan.

(f) *Changes or modifications to general or detailed plans and zoning ordinance amendments.* Any approved general or detailed plan, together with the related zoning ordinance amendment, may be amended in whole or in part pursuant to the same procedure and subject to the same limitations by which general or detailed plans were approved and the zoning ordinance amended. However, minor modifications may be made by any general or detailed plan upon approval of the Village Plan Commission provided that such modifications shall be in general conformity with the approved general or detailed plan and shall not substantially change the concept of such approved plan. All approved minor modifications shall become a part of the approved general or detailed plan and shall be recorded as provided in Subsection (e) of this Section. The Plan Commission shall decide whether a proposed amendment is minor or major, with appeals made to the Village Board.

(g) *Construction of building and establishment of uses.* No zoning or building permit shall be issued until the detailed plan and the related zoning ordinance amendment have been recorded as required above. Within one year of the date of recording of any detailed plan and the zoning ordinance, construction thereon must begin; and construction must be substantially completed throughout the project within three years of such date of recording, unless extensions are

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

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

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

a. A legal description describing all of the tract of land included in the proposed development.

b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.

c. A statement describing the proposed development, including the character, method and operation of the development and a development schedule or timetable for construction.

d. A statement as to the following data or graphic information referenced to a map or plan of the proposed development:

1. The location and size of the site including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets, including all public utilities and public easements.

2. The use and approximate location and bulk of buildings and structures, including number of stories and dimensions of buildings.

3. The approximate location of vehicular and pedestrian facilities, such as streets, sidewalks and off-street parking areas, including approximate number of parking spaces.

4. The approximate location of areas for public or common open spaces and for other public or semipublic uses.

5. A tabulation of land areas for the different types of uses in relation to the total area.

6. A tabulation of the gross floor areas of buildings by types of uses.

7. A tabulation of the number of types of dwelling units.

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

(3) *Approval of general plan.*

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

b. In the event the Village Board fails to approve the general plan and ordinance, the Village Board shall communicate its objections back to the Plan Commission for reconsideration and further discussions.

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

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

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

a. A legal description describing all of the tract of land included in the proposed development, referenced to a locational map indicating the relationship of the tract to the total general plan.

b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.

c. A statement describing the proposed development, including the character, method and operation of the development, and a development schedule or timetable for construction. Where the formation of organizations such as a homeowners' association is proposed, such statement shall include any agreements, bylaws or covenants which govern the organizational structure, use, maintenance and protection of the development and any of its common services, common open spaces or other common facilities.

d. A statement as to the following date or graphic information referenced to a map of the proposed development:

1. The location and size of the site, including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets.
2. The use and location of all buildings or structures, including the architectural character and design of each building, the number of stories and dimensions of each building, and the dimensioned yards between buildings or structures and lot lines.
3. The location of vehicular and pedestrian facilities, including dimensioned streets, walkways, access driveways, off-street parking spaces and loading berths, and refuse receptacle areas.
4. The location and size of areas for public or common open spaces and for other public and semi-public uses.
5. A grading plan, including any storm sewer system, a landscaping plan, and an erosion control plan.
6. A sanitary sewer and water distribution system plan.
7. A tabulation of land areas for the different uses in relation to the total tract area.
8. A tabulation indicating the number of buildings and the use and the total gross floor area for each building.
9. A tabulation indicating the number and types of dwelling units in each building.

(2) *Review of the detailed plan.*

a. The Plan Commission shall review the detailed plan as a conditional use review and shall determine whether the plan complies with the standards set forth in Subsection (h)(1) of this Section and is in general conformance with the approved general plan. Following Plan Commission approval of a detailed plan, the Village Attorney shall record in the Office of the Register of Deeds of Dane County a facsimile copy of the approved detailed plan and a certified copy of the Plan Commission action approving the same. The costs for copies and recording shall be paid by the owners of land within the plan areas.

b. The action of the Plan Commission on the proposed detailed plan shall be appealable to the Village Board. The Village Board shall consult with the Plan Commission before making its appeal decision, but in no case shall a detailed plan be approved that is out of conformity with a general plan approved.

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

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

(Code 1998, § 13-1-46; Ord. No. 2003-03, § 1(13-1-46), 3-24-2003; Ord. No. 2017-13 , § 29, 7-24-2017)

Sec. 62-70. - Bulk standard—Residential Districts.

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

RESIDENTIAL DISTRICT BULK STANDARDS

Bulk Standards	A-1	R-1	R-1A (9)	R-1B (9)	R-2 (3)	R-3 (3)	R-MH	R-E	RH-1
Minimum lot area (sq. ft.)	35 acres	10,000	6,000	6,000	10,000	None	6,000	None	1 acre
Minimum lot width (ft.)	-	80	50	50	80	80	50	80	150
Building height (ft.)	35 (1)	35	35	35	35	35	35	35	35
Yards (7)(10)									
Front yard (ft.) (11)	-	25	25	20/7 (6)	25	25 or 35 (4)	25	25	40
Front yard with snout garage (2)	-	30	30	20	30	25 or 35 (4)	30	30	40
Side yard (ft.)									
One story building	6	6	7	7	8	8	6	8	10
Both sides combined	14	14	14	14	18	20	14	20	20
Two story building	7	7	7	7	8	10	7	10	10
Both sides combined	18	18	14	14	18	20	18	25	20
Reversed corner	25	25	25	7	25	25 or 30 (8)	15	25	40
Rear yard (ft.)	30	30	30	30 or 40 (7)	30	35	25	30	50
Usable open space per dwelling unit (sq. ft.)	-	1,300	1,000	1,000	750	500	1,000	500	4,000
Minimum lot area per dwelling unit (sq. ft.)	-	10,000	6,000	6,000	5,000	5,445	6,000	4,356	1 acre
As conditional use	-	10,000	6,000	6,000	5,000	2,904	6,000	2,178	1 acre
Parking spaces required per dwelling unit (sq. ft.)									
Efficiency		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
One bedroom	-	2.0	2.0	2.0	2.0	2.0	2.0	1.0	2.0
Two bedrooms	-	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Three bedrooms	-	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Four+ bedrooms	-	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Minimum landscaping points (5)									
Per 100 ft. of bldg. foundation						50		45	

Per 1,000 sq. ft. gross floor area						20		20	
Per 100 ft./street frontage						50		45	
Per 10,000 sq. ft. of paved area						100		90	

(1) Barns, sheds, silos and other farm buildings shall not exceed in height twice their distance from the nearest lot line; however, these buildings have to be setback at least 60 feet from the street and no closer than 100 feet from the property line of adjacent properties, if those properties are located in a Residence District.

(2) Attached garages that are closer to a street than any other portion of structure are snout garages.

(3) R-2 and R-3 Districts allow zero lot line duplexes of 5,000 square feet minimum lot area and a 40 feet minimum lot width, with side yard setback requirements of eight feet for a one-story structure and ten feet for a two-story structure.

(4) Twenty-five feet applies to lots if no motor vehicle garage door opening faces street side; 35 feet applies if motor vehicle garage door opening faces street side.

(5) See Appendix B, Village of McFarland Landscaping Standards.

(6) Corner lots have at least two street yards, one of which is the front yard. In the R-1B District, the front yard is subject to the 20-foot yard requirement, and additional street yards are subject to the 7-foot yard requirement.

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

(8) Twenty-five feet applies to street side with no motor vehicle garage door opening; 30 feet applies to street side with a motor vehicle garage door opening.

(9) The side yard setback amendments enacted by Ordinance No. 2014-13 shall apply only to property for which a new home construction permit is issued after December 11, 2014.

(10) All yards in the RH-1 District abutting a collector or arterial street shall be set back 60 feet from the property line.

(11) All street yards are subject to the requirements for front yards, unless otherwise provided.

(Code 1998, § 13-1-49; Ord. No. 2003-03, § 1(13-1-49), 3-24-2003; Ord. No. 2005-08, § 1, 4-25-2005; Ord. No. 2011-06, § 3, 5-23-2011; Ord. No. 2014-13, § 1, 10-27-2014; Ord. No. 2018-02 , § 9, 1-22-2018; Ord. No. 2019-15 , § 2, 8-26-2019)

Project	Units	Lot Size (AC)	Density (DU/AC)
MSP Taylor Pointe (Larson Beach/Taylor Road)	51	1.37	37.2
Farwell Place (Farwell Street)	38	0.94	40.4
Waubesa Shores (Lake Edge Road)	29	1.8	16.1
The Atwater (Farwell Street)	47	1.07	43.9
Waubesa Village (Siggelkow Road)	74	4.7	15.7
The Waterford (Holscher & Broadhead)	*80*	*3.3*	*24.2*

McFarland Fire & Rescue Department
5915 Milwaukee Street • PO Box 110 • McFarland, WI 53558-0110
(608) 838-3278 • Fax: (608) 838-3619
Emergency: 911

May 27, 2020

Andrew Bremer, AICP
Community & Economic Development Director
5915 Milwaukee St.
McFarland, WI 53558

RE: Site Plan Review for proposed Lot 56 Prairie Place development

Dear Andrew,

I have reviewed the proposed site development on the property on Lot 56-Prairie Place at the corner of Broadhead Street and Holscher Road. There are several areas of missing information that the fire department will need to make a complete recommendation for the development of this parcel. They are, but not limited too:

1. The topography of the area
2. Utility placement

This review is based on compliance with the International Building Code (IBC)- 2015 Edition, section 420, all buildings within the proposed development having fire sprinkler and fire alarm protection.

The following will also be required for conditional approval:

1. All new commercial or multi-residential properties will require a Knox Box to be installed.
2. McFarland Fire & Rescue is a Delegated Agency of the Department of Safety and Professional Services (DSPS). Therefore, all fire protection systems plans (fire alarm and sprinkler) shall be submitted for approval to the McFarland Fire & Rescue along with a completed application and corresponding fees.
3. A Fire Prevention Inspection will take place upon building construction completion and building occupancy permit issued

McFarland Fire & Rescue would request electronic floor plans of the building if available.

The McFarland Fire & Rescue would like to offer having a meeting with the project engineers and project developer to address any issues in regards to the fire protection systems and fire hydrant requirements. The goal would be to attempt to achieve an agreement that addresses the concerns of the fire department yet allowing the developer to meet their project objectives.

If you have any questions regarding the above, please contact me via phone at 608-838-3278 or via email at mitchell.sutter@mcfarland.wi.us

Sincerely,

Mitchell Sutter

Mitchell Sutter
Fire Inspector/Public Education Specialist

Cc: Chris Dennis, Fire & EMS Chief (McFarland Fire & Rescue Department)

Village of McFarland Police Department

5915 Milwaukee St. • P.O. Box 110 • McFarland, WI 53558 • 608/838-3151 • Fax 608/838-7954

Craig J. Sherven • Chief of Police

May 28, 2020

Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland

RE: Comments regarding Northpointe Development - Lot 56 Prairie Place - Staff Review

Andrew, see below:

- As I generally do with a project this size, I recommend the Village require the developer to conduct, or cause to have conducted a traffic impact study, specifically how the additional traffic this project adds will affect the intersections of Holscher and MN/Brodhead St. as well as Holscher Rd. and Siggelkow rd. Both of these intersections have grown much busier over the past few years, with increased reports/complaints regarding traffic volume and speed related concerns. I would like to see the study include recommendations for future traffic control device needs as this area continues to expand and build out.

- Also as typical, I recommend consideration be given to appropriate lighting and security measures.

Respectfully,

Craig J. Sherven

Craig J. Sherven
Chief of Police

TOWN & COUNTRY
ENGINEERING, INC.

June 6, 2020

Mr. Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland
5915 Milwaukee Street
P.O. Box 110
McFarland, WI 53558

Subject: North Pointe Development / Lot 56 of Prairie Place – PUD/General Plan Submittal Review

Dear Andrew:

We have received the proposed plans included in the May 11, 2020 CUP/Site Plan Submittal for proposed multi-family residential development at the northeast corner of CTH MN and Holscher Road. The submittal has been reviewed from a public works perspective. Our comments are shown below.

1. The eventual plan should provide some pedestrian connections to the path immediately east of the site.

2. The layout provides access to both Holscher Road and CTH MN. This should help with alternate emergency access when needed, but may also provide a cut-through route. I do not anticipate the intersection getting so busy that through traffic would utilize the site to avoid potential congestion.

3. The developer will need to engage Dane County Highway Department to provide review and approval for the proposed driveway along CTH MN.

4. The Holscher Road project anticipated a dense site, with large sewer and water laterals stubbed out on that project. The Holscher Road sewer will likely not be low enough to accept gravity flow from all of the buildings (particularly at Building 2 and 3). This can easily be handled with a private grinder pump.

5. A stormwater management plan will be needed to show that the site is sufficiently covered by the existing plat-level ponds and basins, or will be supplemented as needed.

6. An existing curb inlet is in the shared driveway. This will need to be replaced with a drive-over version. Accordingly, some sidewalk may also need to be replaced to accommodate a driveway.

7. The existing multi-use path adjacent to the site is heavily used. Appropriate fencing should be used to keep users off of the active construction site, and construction materials away from the path.

8. Similarly, Holscher Road is a popular pedestrian and bicycle corridor. Construction traffic should access the site using CTH MN only, not Holscher Road.

Please feel free to contact us with any questions or comments regarding this review. I will plan on attending the June 15 virtual Plan Commission meeting and can also answer any questions that come up then.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.

Brian R. Berquist, P.E.
President

cc: Mr. Jim Hessling, Director of Public Works, Village of McFarland *(5915 Milwaukee Street, P.O. Box 110, McFarland, WI 53558)*

Mr. Matthew Schuenke, Administrator, Village of McFarland *(5915 Milwaukee Street, P.O. Box 110, McFarland, WI 53558)*

BRB:sai
J:\JOB#S\McFarland\MC-179 Prairie Place Lot 56\Review Letter.docx

PLAN COMMISSION SUMMARY SHEET

MEETING DATE: **Monday, June 15, 2020**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Discussion and action on a Conditional Use Permit (CUP) and site/design review permit, requested by CF Investments, LLC, for 32 unit residential project on Lots 57 & 58 Prairie Place, located in the 5500 Block of Holscher Road, McFarland WI.**

PREVIOUS ACTION:
2017, Prairie Place Plat Approved including zoning of property to R-3 Residence District.

ISSUE SUMMARY:
Summary of Development Proposal
CF Investments LLC (Craig Frank) has an option to purchase Lots 57 & 58 of the Prairie Place subdivision. The project site is 2.25 acres and currently zoned R-3 General Residence. The developer proposes constructing 32 market rate dwelling units consisting of 24 two-story townhouse units in four separate buildings, each with two-car garages, and one two-story multi-family building with eight units and underground parking. Total gross density of the site would be 14.2 DU/acre. The developer will be petitioning for a conditional use permit and site plan approval. The R-3 District allows up to 15 DU/ac with a conditional use permit. The developer desires to break ground this summer.

Consistency with the Village Comprehensive Plan
The development site has been planned in previous Village master and comprehensive plans (1994, 2006) for multi-family development. The Village's current Comprehensive Plan adopted in 2017, also identifies the subject property in the "Multiple Family Residential" category on the Future Land Use Map. Figure 4.1 of the Comp Plan provides additional details regarding development policies for this future land use category. The general description of land uses includes a range of housing types, including multiple family residences (e.g. condominiums, apartments, multiplexes), including independent elderly housing. May also include single family residences. The Development Policies in Figure 4.1 further explain the desire to encourage design of multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with large parking lot dominance. In addition, the Comp Plan calls for developments to include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), garage or under building parking, and responsible management. Typical implementing zoning districts include **R-3**, R-E, PD and PD-I.

One of the goals of the Village of McFarland Comprehensive Land Use Plan is to promote quality, affordable housing for families and older residents within neighborhoods and mixed use settings that are organized around safety, conservation, recreation, and connections to the broader community. A related housing objective is to

expand the range of quality and affordable housing choices for empty nesters, seniors, and the McFarland workforce, while remaining a family-oriented community. A related housing policy is to promote affordable housing through allowing modest lot sizes and higher suburban densities, including appropriately planned and located multiple family housing, incentives where practical, and continued participation in County and State housing programs. The plan recommends dispersing townhouse residential uses through the Village rather than repeating blocks of this type of future land use in just a few areas. Townhouses are encouraged to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with garage-door dominance. Based on a review of the Comprehensive Plan, the proposed use of the property is consistent with the plan and the proposed density is allowed by conditional use permit in the R-3 district. Therefore, neither a Comprehensive Plan amendment or rezone are required to consider approval of this development.

Consistency with Zoning Code Provisions

The proposed development meets the setback and building height provisions of the R-3 District. The proposed development also meets the off-street parking requirements and landscaping minimum point requirements. Village Staff recommends revising Sheet C1 (Lighting Plan) to include footcandle measurements for door/wall mounted lighting fixtures for each unit facing Holscher Road. While the site meets minimum usable open space requirements, some of this space is limited by the steep contours of the site. Staff recommends consideration of incorporation of a switchback trail to connect the development to the existing rear recreational trail. Staff further recommends a discussion with the developer regarding energy efficiency and other potential sustainable design features they have incorporated into other development projects that could be considered for this development project.

FINANCIAL/BUDGET IMPACT:

The costs of improvements to the development property are the responsibility of the developer. The developer has indicated an estimated appraised value of $7.5M, which would yield approximately $50K in annual property tax payments to the Village. There are also deferred special assessments that will be due for this property related to Holscher Road and Lift Station #5 construction under the existing Development Agreement for Prairie Place. The amount due is approximately $82K. Additional revenue from park impact fees, library impact fees, and public water impact fees would be payable to the Village.

VILLAGE PLAN REFERENCE:

Village Comprehensive Plan, 2017

ORDINANCE REFERENCE:

Sec. 62-69, Residential Permitted & Conditional Uses
Sec. 62-70, Residential Bulk Standards
Chapter 62, Article II, Division 2, Subdivision II, Conditional Uses
Sec. 62-310, Site/Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommend approval with those conditions as recommended by the Plan Commission, include those

recommended by Village Staff as deemed appropriate.

ATTACHMENTS:

1. Prairie Place Lots 57 & 58_CF Investments_CUP Application_05.12.20
2. Prairie Place Lot 57-58_CF Investment_Development Fire & Rescue Dept Review_05.27.20
3. Prairie Place Lot 57-58_CF Investment_PD Review_05.28.20
4. Prairie Place Lot 57-58_CF Investment_VE Review_06.06.20
5. Conditional Use Regulations
6. Sec. 62-310 Site Design Review

RECEIVED
MAY 12 2020
VILLAGE OF McFARLAND

Village of McFarland
Community Development Department

Plan Commission Application – 2020
~Application must be completed in full~

Applicant - Owner	CF Investments,LLC/Craig Frank	Applicant's Agent	Same
		Name	
Address	3636 Skytop Rd, McFarland,WI 53558	Address	
Email	cfbuild@yahoo.com	Email	
Phone #	608 576-4309	Phone #	
Fax #		Fax #	

Parcel No(s). 061002126171 & 061002126281___ 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)

See attached

What action is the applicant requesting of the Plan Commission?

R3 Conditional Use and Site/Design approval for 31 unit residential project described in application.

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 AT THE BOTTOM ON THE REVERSE SIDE

Schedule: The Village of McFarland Plan Commission conducts meetings on the third Monday of each month at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; all potential agenda item materials -are required to be submitted per the schedule listed below. **Six (6) Copies** of all materials, **one (1) copy must be 8 ½ x 11, five (5) copies to be 11 x 17 and one (1) electronic copy** *(only one copy of application, completed in full, is necessary)* shall be submitted to the Community Development Department (608-838-3154), with fees paid **by *NOON of the deadline day**, according to the following schedule:

Village of McFarland Plan Commission 2020 Schedule

*Submittal Deadline Noon on:	For Scheduled 2020 Meeting date of:
December 12 (2019)	January Tuesday Jan. 21
January 7	February 17
February 11	March 16
March 10	April 20
April 7	May 18
May 12	June 15
June 9	July 20
July 7	August 17
August 11	September 21
September 8	October 19
October 6	November 16
November 3	December 21 (Pending)
December 8	(Pending) Tuesday, Jan. 19, 2021

*** Submittal deadline: No exceptions are given for above deadlines**

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

X _____ 05/11/2020

Signature of Applicant/Agent Date

Site and Design Plans

Check List

Date received: 05/12/2020

Subject property address: Lot 57 & 58 Prairie Place

Landowner's name: Gannon Construction

Landowner's address: 4719 Farwell St
McFarland,WI 53558

Landowner's phone/fax: 608 838-4101

Landowner's email: gannonco@hotmail.com

Agent's name: CF Investments/Craig Frank

Agent's address: 3636 Skytop Rd
McFarland, WI 53558

Agent's phone/fax: 608 576-4309

Agent's email: cfbuild@yahoo.com

RECEIVED
MAY 12 2020
VILLAGE OF McFARLAND

✓ A. Title Block that indicates name and address of the current property owner.

✓ B. Name and signature of the designer.

✓ C. Date of original plan and latest date of revised plan.

✓ D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.

✓ E. Existing zoning R3 Proposed rezoning yes X no

✓ F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.

✓ G. All required building setback lines.

✓ H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.

✓ I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.

✓ J. Existing and proposed site and building signage.

✓ K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.

✓ L. The location of all outdoor storage areas; including proposed screening materials and colors.

✓ M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.

✓ N. The location and type of any permanently protected green space areas.

✓ O. The location and elevation of any wetlands or floodplains.

✓ P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.

✓ Q. In the legend, data for the subject property:

(1) Lot area

(2) Building area

(3) Paved area

(4) Total impervious area

(5) Landscaping points provided and required for building foundations, gross floor area, street frontage, and paved area.

(5) Building height

(6) Existing zoning, proposed zoning

(7) Number of parking stalls provided and required.

✓ R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.

✓ S. Hydrant locations and Fire Department Connection.

✓ T. Lighting Plans including photometrics and description of fixture types, heights and orientation.

✓ U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.

✓ V. Existing or proposed easements.

✓ W. A legal description of the subject property.

General Comments: _____

Note: In addition to Site and Design Permit approval, a building permit from the Village Building Inspector is required prior to the start of construction of any building, fence, or sign.

Lots 57 and 58 Prairie Place

Project Description:

CF Investments LLC is proposing a 32-unit residential development consisting of 5 buildings with a mix of 2 and 3 bedroom units. Sizes range from 1280 sqft to 1960 sqft. All units to have 2 car garages or underground parking. The total parking stall requirement for the property is 76 parking stalls. There will be 117 parking stalls allowing for a surplus of 41 stalls. Total projected value of our proposal is $7,500,000.

Each unit to have wood/laminate and tile floors, solid surface countertops, stainless steel appliances, and quality cabinets. High efficiency mechanicals throughout.

With a goal of making the Holscher Rd frontage as attractive as possible, we are proposing a private driveway within the property allowing for rear facing garages and surface parking. This will allow for a very attractive facade fronting Holscher Rd as well as the wetland/walking trail to the east. The surplus of 41 parking stalls beyond the requirements will minimize the need for street parking along Holscher Rd and allow for guest parking to be contained within the site. With stormwater management also in mind, the buildings are designed to reduce impervious surface while still maximizing parking. 64 of the parking stalls for the site are underneath residential space as underground parking or 2-car garages with residential above. Thus, not adding to the total imperious area.

We feel this project is consistent with Village discussions related to this site. The proposed development will complement the existing neighborhood while maximizing the given site to its highest and best use and addressing a demand for townhome style housing in the area.

CF Investments LLC Background

To give a better understanding of myself (Craig Frank) and CF Investments LLC's background as a developer, below you will find information on current and past projects. I started my career in real estate in 1985, buying rental properties and renovating. In 1991, I started developing to increase my rental portfolio with new units. My current companies, CF Investments LLC and Dane County Builders LLC, focus on pursuing redevelopment opportunities, residential/mixed-use projects, and land development with over 180 million dollars in projects that are completed or currently under construction. Below are some examples of our most recent projects showing the diversity of development experience.

North Towne Apartments – Windsor

- Residential development consisting of a 42-unit apartment and six 3-unit townhome buildings
- Completed 2016
- Value: $9,800,000
- Reference: Amy Anderson Schweppe, Director of Planning and Development

Cottage Grove Commons – Cottage Grove

- 105 unit mixed use building w/ 8,000 sqft commercial and four 8-unit condominiums
- Under Construction
- Value: $30,000,000
- Reference: Erin Ruth, Director of Planning and Development

Freedom Townhomes Condominiums – Sun Prairie

- Three 8-unit townhome style condominiums w/underground parking
- 2018-2019
- Value: $5,500,000
- Reference: Sarah Sauer, Sun Prairie Planning Department

Driscoll Townhomes – Madison

- Eight 4-unit townhome style buildings w/ 2-car attached garages
- 2019
- Value: $7,840,000
- Reference: Daniel Brinkman, DSI Real Estate

Triumph Dr 12-unit Apartment – Sun Prairie

- 12-unit garden style apartment w/ underground parking and elevator
- Under Construction
- Value: $2,600,000

Stonehaven 17-unit Apartment – Sun Prairie

- 17-unit garden style apartment w/ attached garages
- Under Construction
- Value $2,600,000

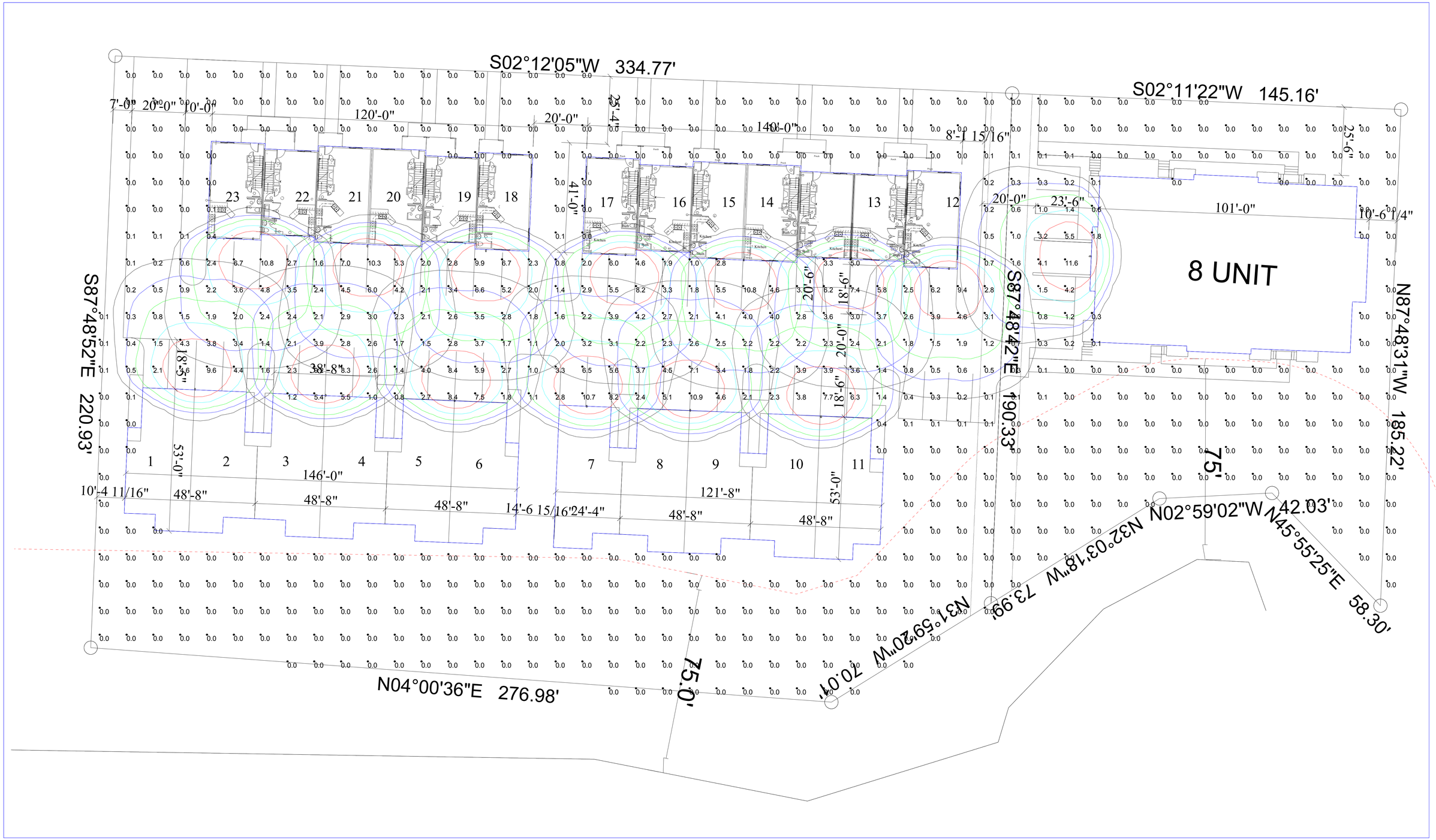
Project Renderings

Holscher Rd Frontage

Private driveway from south

Rear view from east

Interior renderings



Site Plan

Scale = 1/16"=1'-0"

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196

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Concepts In Architecture, LLC

Proposed for: CF Investments, LLC

Address: 3636 Skytop Road
McFarland 53558
608-576-4309

Project: 4 Unit
Address: Madison, WI

Sheet Title: Site Plan

Date: 07-23-2018
Scale: As Noted
Job #: 05-01

SHEET
C1

Lumark

DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaries provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaries are thermally optimized with eight lumen packages in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

Electrical
LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 58W, 81W and 102W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 58W and 81W models only. Crosstour MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

Emergency Egress
Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Area and Site Pole Mounting
Optional extruded aluminum 6-1/2" arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

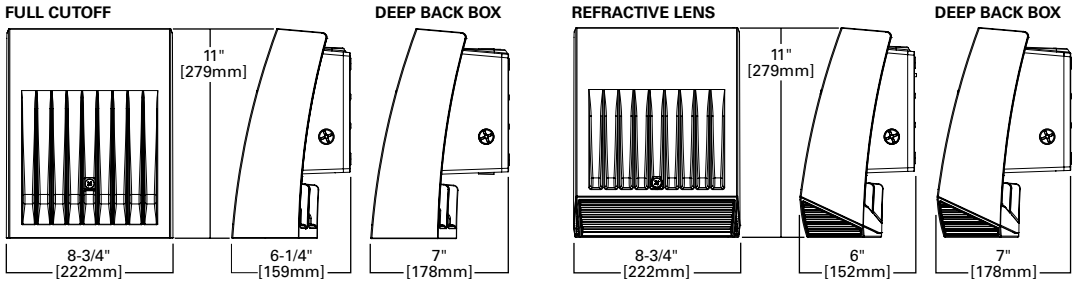
Finish
Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

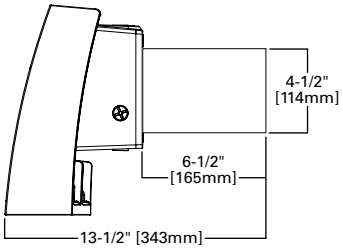
XTOR
CROSSTOUR MAXX LED

APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING

DIMENSIONS

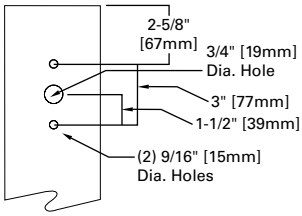


OPTIONAL POLE MOUNT ARM

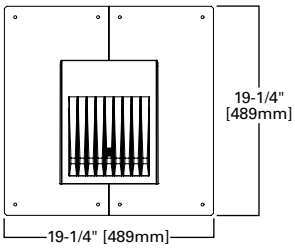


ARM DRILLING

TYPE "C"



ESCUTCHEON PLATES



CERTIFICATION DATA

UL/cUL Wet Location Listed
Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
DesignLights Consortium® Qualified*
LM79 / LM80 Compliant
ROHS Compliant
NOM Compliant Models
3G Vibration Tested
UL924 Listed (CBP Models)
IP66 Rated

TECHNICAL DATA

40°C Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR6B, XTOR8B, XTOR12B=0.54
With Pole Mount Arm=0.98

SHIPPING DATA:

Approximate Net Weight:
12-15 lbs. [5.4-6.8 kgs.]

COOPER Lighting Solutions

*www.designlights.org

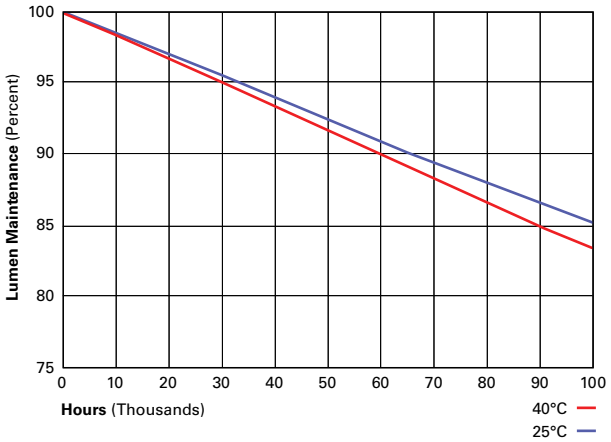
POWER AND LUMENS BY FIXTURE MODEL

58W Series						
LED Information	**XTOR6B**	**XTOR6BRL**	**XTOR6B-W**	**XTOR6BRL-W**	**XTOR6B-Y**	**XTOR6BRL-Y**
Delivered Lumens	6,129	6,225	6,038	6,133	5,611	5,826
B.U.G. Rating	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W	58W	58W
81W Series						
LED Information	**XTOR8B**	**XTOR8BRL**	**XTOR8B-W**	**XTOR8BRL-W**	**XTOR8B-Y**	**XTOR8BRL-Y**
Delivered Lumens	8,502	8,635	8,373	8,504	7,748	8,079
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W
102W Series						
LED Information	**XTOR12B**	**XTOR12BRL**	**XTOR12B-W**	**XTOR12BRL-W**	**XTOR12B-Y**	**XTOR12BRL-Y**
Delivered Lumens	12,728	13,458	12,539	13,258	11,861	12,595
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W

EGRESS Information	**XTOR6B, XTOR8B and XTOR12B Full Cutoff CBP Egress LED**	**XTOR6B, XTOR8B and XTOR12B Refractive Lens CBP Egress LED**
Delivered Lumens	509	468
B.U.G. Rating	N.A.	N.A.
CCT (Kelvin)	4000K	4000K
CRI (Color Rendering Index)	65	65
Power Consumption (Watts)	1.8W	1.8W

LUMEN MAINTENANCE

Ambient Temperature	**TM-21 Lumen Maintenance** (72,000 Hours)	**Theoretical L70** (Hours)
XTOR6B Model		
25°C	> 90%	246,000
40°C	> 88%	217,000
50°C	> 88%	201,000
XTOR8B Model		
25°C	> 89%	219,000
40°C	> 87%	195,000
50°C	> 86%	181,000
XTOR12B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000



CURRENT DRAW

Voltage	**Model Series**				
	XTOR6B	**XTOR8B**	**XTOR12B**	**XTOR6B-CBP (Fixture/Battery)**	**XTOR8B-CBP (Fixture/Battery)**
120V	0.51	0.71	0.94	0.60/0.25	0.92/0.25
208V	0.25	0.39	0.52	- -	- -
240V	0.25	0.35	0.45	- -	- -
277V	0.22	0.31	0.39	0.36/0.21	0.50/0.21
347V	0.19	0.25	0.33		- -
480V	0.14	0.19	0.24		- -

ORDERING INFORMATION

Sample Number: XTOR6B-W-WT-PC1

Series [1]	**LED Kelvin Color**	**Housing Color**	**Options** (Add as Suffix)
Full Cutoff **XTOR6B**=58W **XTOR8B**=81W **XTOR12B**=102W **Refractive Lens** **XTOR6BRL**=58W **XTOR8BRL**=81W **XTOR12BRL**=102W	**[Blank]**=Bright White (Standard) 5000K **W**=Neutral, 4000K **Y**=Warm, 3000K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**347V**=347V [2, 3, 4, 5] **480V**=480V [2, 3, 4, 5, 6] **PC1**=Photocontrol 120V [7] **PC2**=Photocontrol 208-277V [7, 8] **PMA**=Pole Mount Arm (C Drilling) with Round Adapter [3, 9] **MS-L20**=Motion Sensor for ON/OFF Operation [2, 3, 10, 11] **MS/DIM-L20**=Motion Sensor for Dimming Operation [2, 3, 10, 11, 12, 13, 14] **CBP**=Cold Weather Battery Pack [2, 3, 15, 16, 17] **HA**=50°C High Ambient [17]

Accessories (Order Separately)	
WG-XTORMX=Crosstour MAXX Wire Guard **PB120V**=Field Installed 120V Photocontrol **PB277V BUTTON PC**=Field Installed 208-277V Photocontrol [8] **VA1040-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon [18] **VA1041-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon [18] **VA1042-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon [18] **VA1043-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon [18] **VA1044-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon [18] **VA1045-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon [18] **VA1046-XX**=2@120° Tenon Adapter for 3-1/2″ O.D. Tenon [18]	**VA1033-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon [18] **VA1034-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon [18] **VA1035-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon [18] **VA1036-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon [18] **VA1037-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon [18] **VA1038-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon [18] **VA1039-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon [18] **EWP/XTORMX**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTORMX-WT**=Escutcheon Wall Plate, Summit White **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [14]

NOTES:

1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Not available with HA option.
3. Deep back box is standard for 347V, 480V, CBP, PMA, MS-L20 and MS/DIM-L20.
4. Not available with CBP option.
5. Thru-branch wiring not available with HA option or with 347V.
6. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
7. Not available with MS-L20 and MS/DIM-L20 options.
8. Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead.
9. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
10. For use in downlight orientation only. Optimal coverage at mounting heights of 9'-20'.
11. 120V thru 277V only.
12. Factory set to 50% power reduction after 15-minutes of inactivity. Dimming driver included.
13. Includes integral photo sensor.
14. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
15. 120V or 277V operation only.
16. Operating temperatures -20°C to 25°C.
17. Not available in XTOR12B or XTOR12BRL models.
18. Replace XX with housing color.

STOCK ORDERING INFORMATION

58W Series	**81W Series**	**102W Series**
Full Cutoff		
XTOR6B=58W, 5000K, Carbon Bronze	**XTOR8B**=81W, 5000K, Carbon Bronze	**XTOR12B**=102W, 5000K, Carbon Bronze
XTOR6B-PC1=58W, 5000K, 120V PC, Carbon Bronze	**XTOR8B-PC1**=81W, 5000K, 120V PC, Carbon Bronze	
XTOR6B-WT= 58W, 5000K, Summit White	**XTOR8B-WT**=81W, 5000K, Summit White	
XTOR6B-W=58W, 4000K, Carbon Bronze	**XTOR8B-PC2**=81W, 5000K, 208-277V PC, Carbon Bronze	
XTOR6B-PMA= 58W, 5000K, Pole Mount Arm, Carbon Bronze	**XTOR8B-PMA**=81W, 5000K, Pole Mount Arm, Carbon Bronze	
XTOR6B-PC2= 58W, 5000K, 208-277V PC, Carbon Bronze	**XTOR8B-347V**=81W, 5000K, Carbon Bronze, 347V	
Refractive Lens		
XTOR6BRL=58W, 5000K, Refractive Lens, Carbon Bronze	**XTOR8BRL**=81W, 5000K, Refractive Lens, Carbon Bronze	**XTOR12BRL**=102W, 5000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC1=58W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR8BRL-PC1**=81W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR12BRL-W**=102W, 4000K, Refractive Lens, Carbon Bronze
XTOR6BRL-WT=58W, 5000K, Refractive Lens, Summit White	**XTOR8BRL-WT**=81W, 5000K, Refractive Lens, Summit White	**XTOR12RBL-347V**=102W, 5000K, Refractive Lens, Carbon Bronze, 347V
XTOR6BRL-W=58W, 4000K, Refractive Lens, Carbon Bronze	**XTOR8BRL-PC2**=81W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	
XTOR6BRL-PMA=58W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR8BRL-PMA**=81W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	
XTOR6BRL-PC2=58W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR8BRL-W**=81W, 4000K, Refractive Lens, Carbon Bronze	
XTOR6BRL-347V=58W, 5000K, Refractive Lens, Carbon Bronze, 347V	**XTOR8BRL-347V** = 81W, 5000K, Refractive Lens, Carbon Bronze, 347V	

Left Elevation

Scale = 1/4""=1'-0"

Rear Elevation

Color Schedule	
Shingles: BP Mystique Lifetime	Antique slate
Lower Siding: Heartech Vinyl .044	Sea slate
Upper Siding: Heartech Vinyl .044	Granite
Stone: Stone Craft "Ledgestone"	Pensylvania
Trim/windows/gutters/soffit/facia	White

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196

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Concepts In Architecture, LLC

Proposed for: CF Investments, LLC

Address: 3636 Skytop Road
McFarland 53558
608-576-4309

Project: 6 Unit

Address: McFarland, WI

Sheet Title: Elevations

Date: 05-11-2020

Scale: As Noted

Job #: 05-01

SHEET

A3

Right Elevation

Scale = 1/4"=1'-0"

Rear Elevation

Color Schedule	
Shingles: BP Mystique Lifetime	Antique slate
Lower Siding: Heartech Vinyl .044	Sea slate
Upper Siding: Heartech Vinyl .044	Granite
Stone: Stone Craft "Ledgestone"	Pensylvania
Trim/windows/gutters/soffit/facia	White

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
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Concepts In Architecture, LLC

Proposed for: CF Investments, LLC

Address: 3636 Skytop Road
McFarland 53558
608-576-4309

Project: 6 Unit

Address: McFarland, WI

Sheet Title: Elevations

Date: 05-11-2020

Scale: As Noted

Job #: 05-01

SHEET

A2

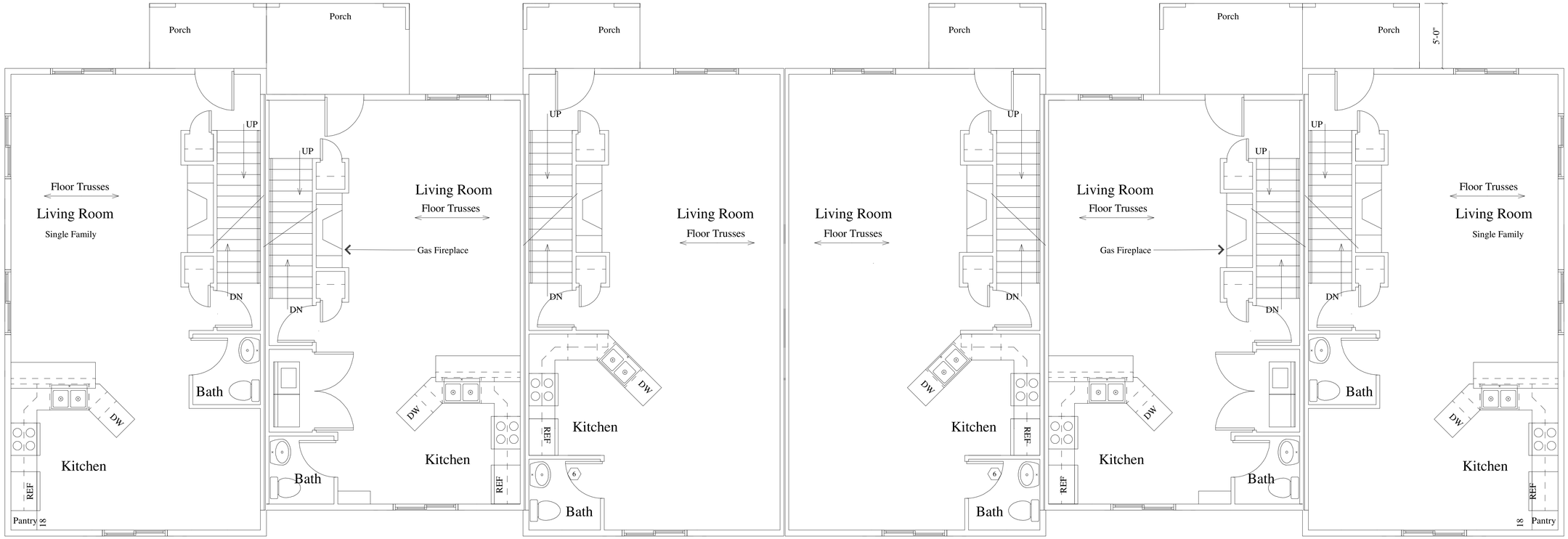
Townhomes style 1

Stone: Stonecraft Ledgestone “Pennsylvania” Shingles: BP Mystique “Slate Grey”

Siding 1: Sea Slate

Siding 2: Granite

Trim and band boards: White
Soffit/fascia: White
Gutters: White
Garage door: White
Windows: White



First Floor Plan

Scale = 1/4"=1'-0"

Second Floor Plan

Scale = 1/4"=1'-0"

Jeffery Groenier, Architect
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McFarland 53558
608-576-4309

Project: 6 Unit

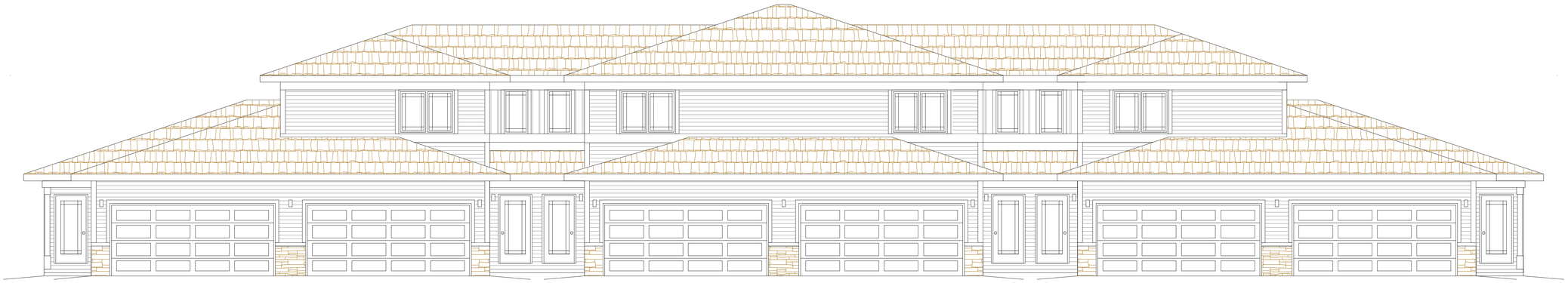
Address: McFarland, WI

Sheet Title: Floor Plans

Date:	04/29/2020
Scale:	As Noted
Job #:	05-01

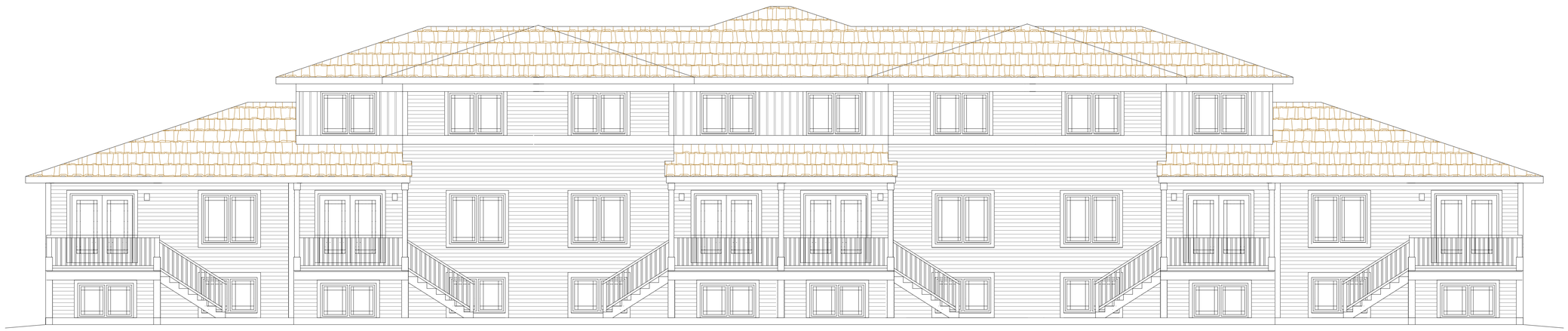
SHEET

A1



Front Elevation

Scale = 1/4""=1'-0"



Rear Elevation

Scale = 1/4""=1'-0"

Side Elevation

Scale = 1/4""=1'-0"

Color Schedule	
Shingles: BP Mystique Lifetime	Antique slate
Lower Siding: Heartech Vinyl .044	Nightfall
Upper Siding: Heartech Vinyl .044	Linen
Stone: Stone Craft "Ledgestone"	Wisconsin
Trim/windows/gutters/soffit/facia	White

Side Elevation

Scale = 1/4""=1'-0"

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196

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Concepts In Architecture, LLC

Proposed for: CF Investments, LLC

Address: 3636 Skytop Road
McFarland 53558
608-576-4309

Project: 6 Unit

Address: Madison, WI

Sheet Title: Elevations

Date:	10-18-2018
Scale:	As Noted
Job #:	05-01

SHEET

A4

Townhomes style 2

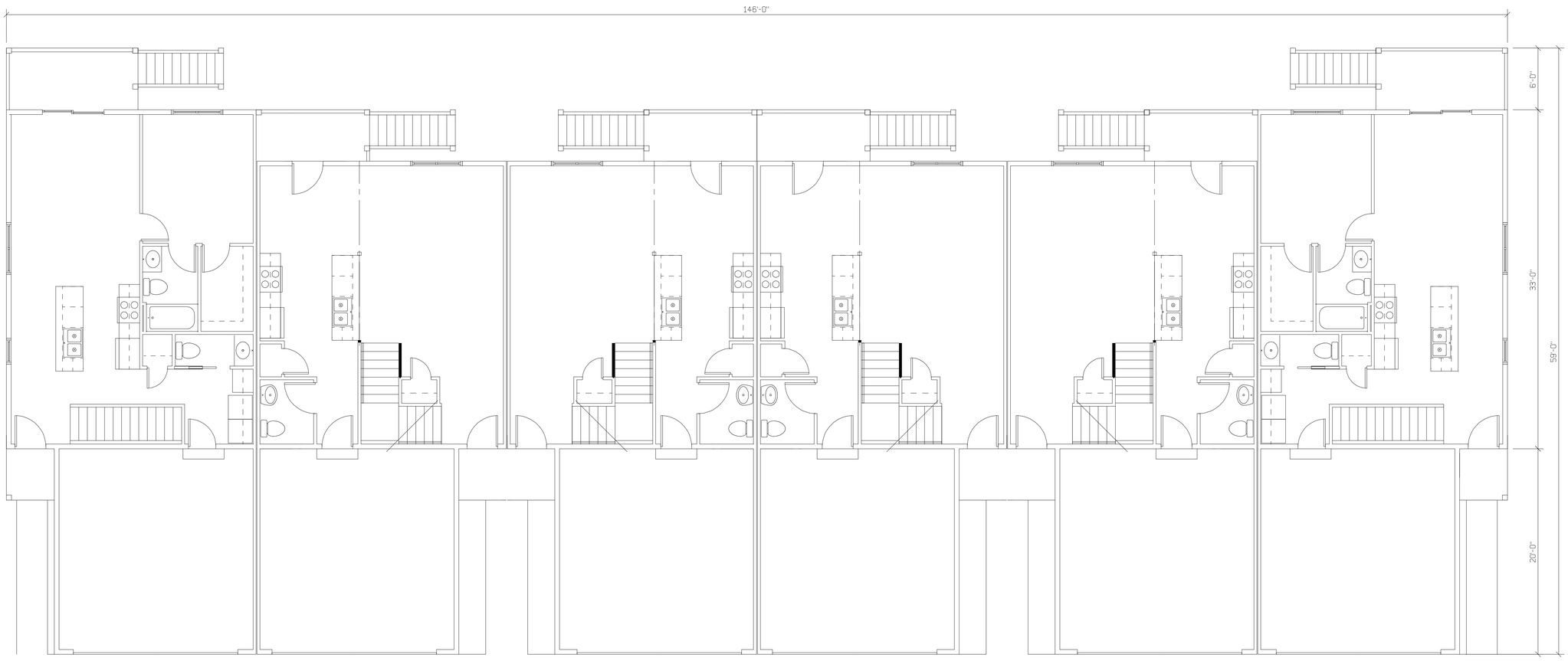
Stone: Stonecraft Ledgestone “Wisconsin”

Shingles: BP Mystique “Slate Grey”

Siding 1: Nightfall

Siding 2: Linen

Trim and band boards: White
Soffit/fascia: White
Gutters: White
Garage door: White
Windows: White



First Floor Plan

Scale = 1/4"=1'-0"

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196

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Concepts In Architecture, LLC

Proposed for: CF Investments, LLC

Address: 3636 Skytop Road
McFarland 53558
608-576-4309

Project: 4 Unit

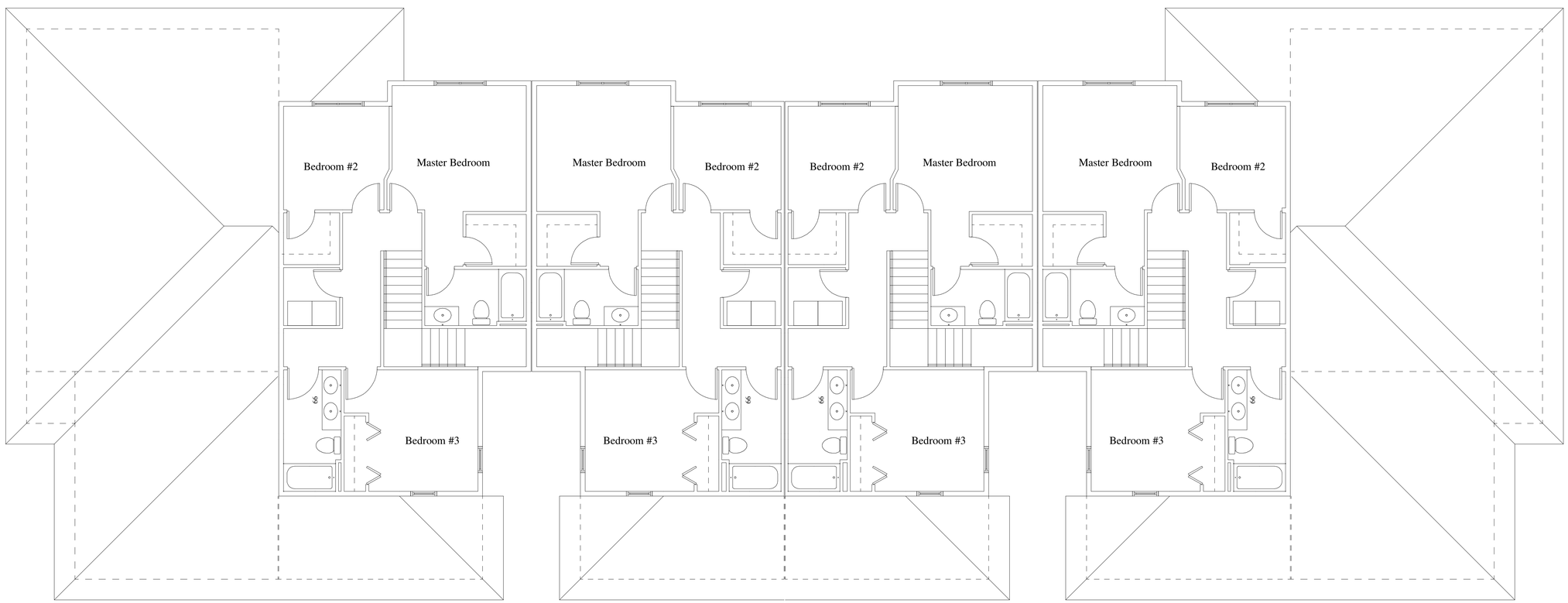
Address: Madison, WI

Sheet Title: First Floor Plan

Date:	11-29-2918
Scale:	As Noted
Job #:	05-01

SHEET

A2



Second Floor Plan 896 SF

Scale = 1/4"=1'-0"

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196

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Concepts In Architecture, LLC

Proposed for: CF Investments, LLC

Address: 3636 Skytop Road
McFarland 53558
608-576-4309

Project: 4 Unit

Address: Madison, WI

Sheet Title: Second Floor Plan

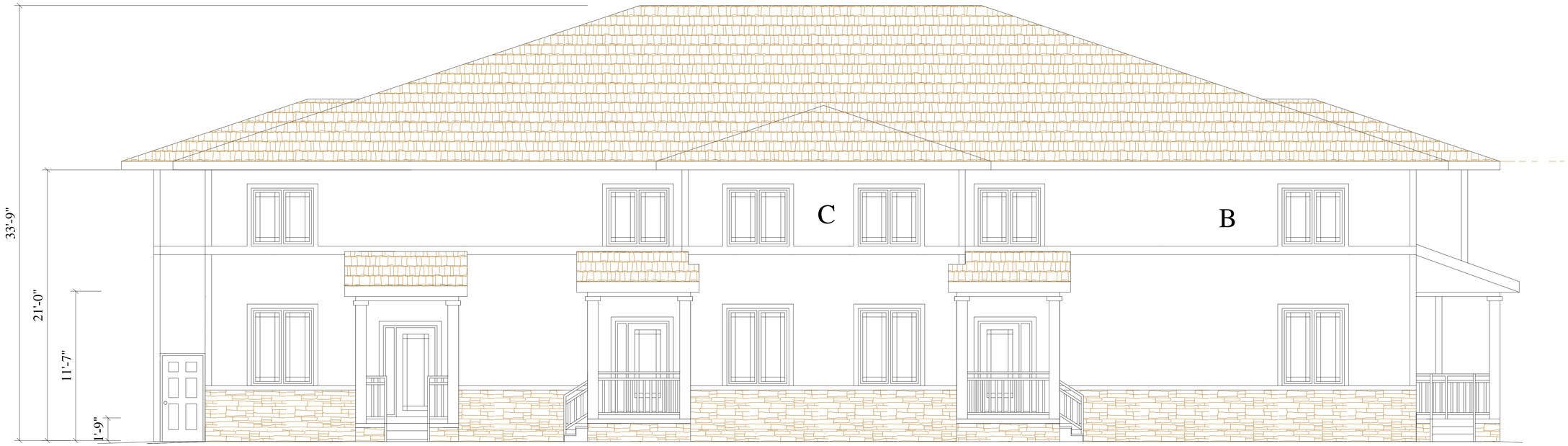
Date: 11-29-2918

Scale: As Noted

Job #: 05-01

SHEET

A3



South Elevation

Color Schedule	
Shingles: BP Mystique Lifetime	Antique slate
Lower Siding: Heartech Vinyl .044	Nightfall
Upper corner Siding: Heartech Vinyl .044	Linen
Upper middle siding: Heartech Vinyl .044	Sea slate
Stone: Stone Craft "Ledgestone"	Wisconsin
Trim/windows/gutters/soffit/facia	White

North Elevation

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Brooklyn, WI 53521
608-698-3196

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Concepts In Architecture, LLC

Proposed for: CF Investments, LLC

Address: 3636 Skytop Road
McFarland 53558
608-576-4309

Project: 8 Unit

Address: McFarland

Sheet Title: Elevations

Date:	05-11-2020
Scale:	As Noted
Job #:	05-01

SHEET
A6

West Elevation

Color Schedule	
Shingles: BP Mystique Lifetime	Antique slate
Lower Siding: Heartech Vinyl .044	Nightfall
Upper corner Siding: Heartech Vinyl .044	Linen
Upper middle siding: Heartech Vinyl .044	Sea slate
Stone: Stone Craft "Ledgestone"	Wisconsin
Trim/windows/gutters/soffit/facia	White

East Elevation

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Brooklyn, WI 53521
608-698-3196

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Concepts In Architecture, LLC

Proposed for: CF Investments, LLC

Address: 3636 Skytop Road
McFarland 53558
608-576-4309

Project: 8 Unit

Address: Cottage Grove, WI

Sheet Title: Elevations

02-09-2020

As Noted

05-01

SHEET

A5

8-unit w/underground parking

Stone: Stonecraft Ledgestone “Wisconsin”

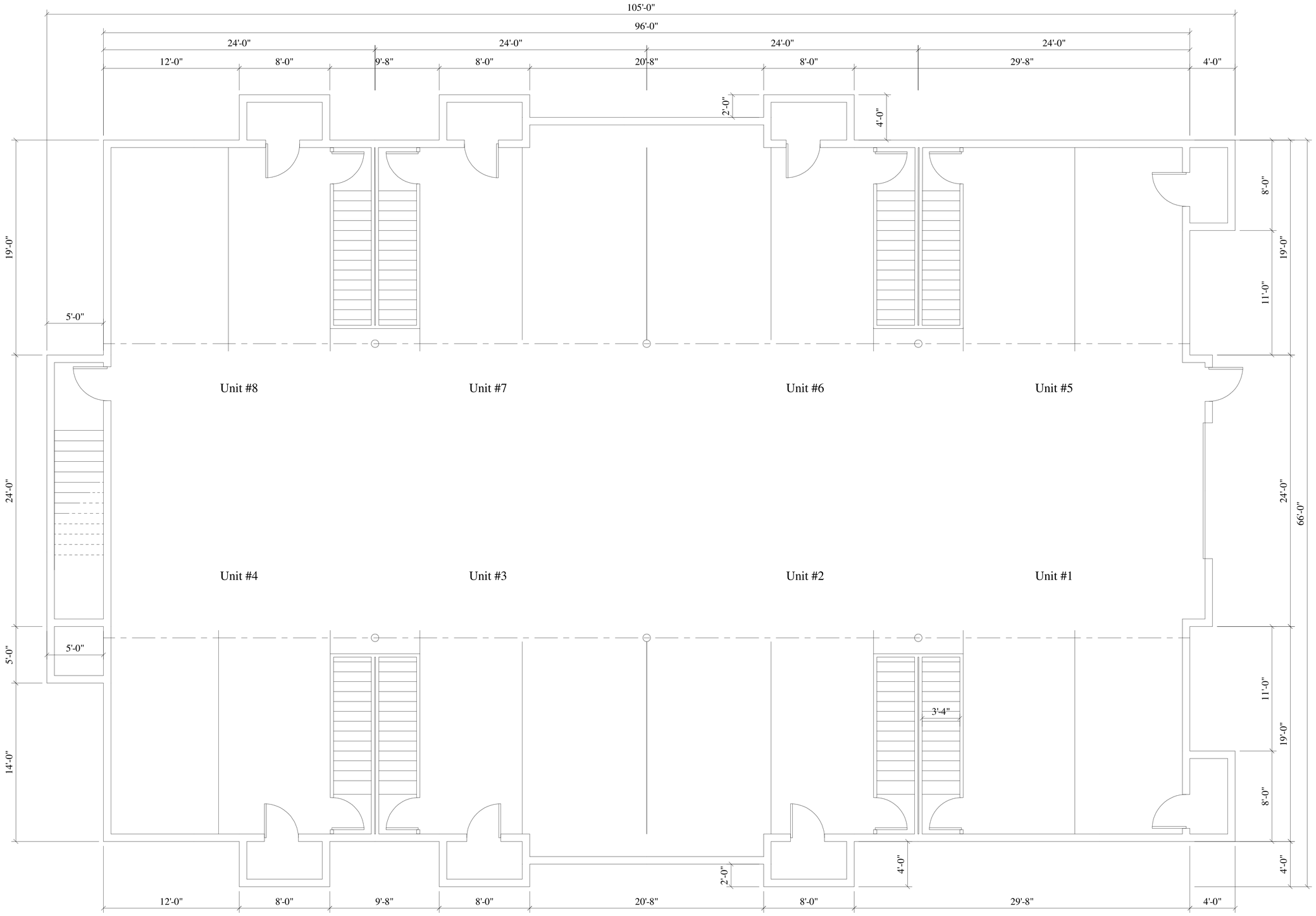
Shingles: BP Mystique “Slate Grey”

Siding 1: Nightfall

Siding 2: Sea Slate

Siding 3: Linen

Trim and band boards: White
Soffit/fascia: White
Gutters: White
Garage door: White
Windows: White



First Floor Plan

Scale = 1/4"=1'-0"

North

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196

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Concepts In Architecture, LLC

Proposed for: CF Investments, LLC

Address: 3636 Skytop Road
McFarland 53558
608-576-4309

Project: 8 Unit

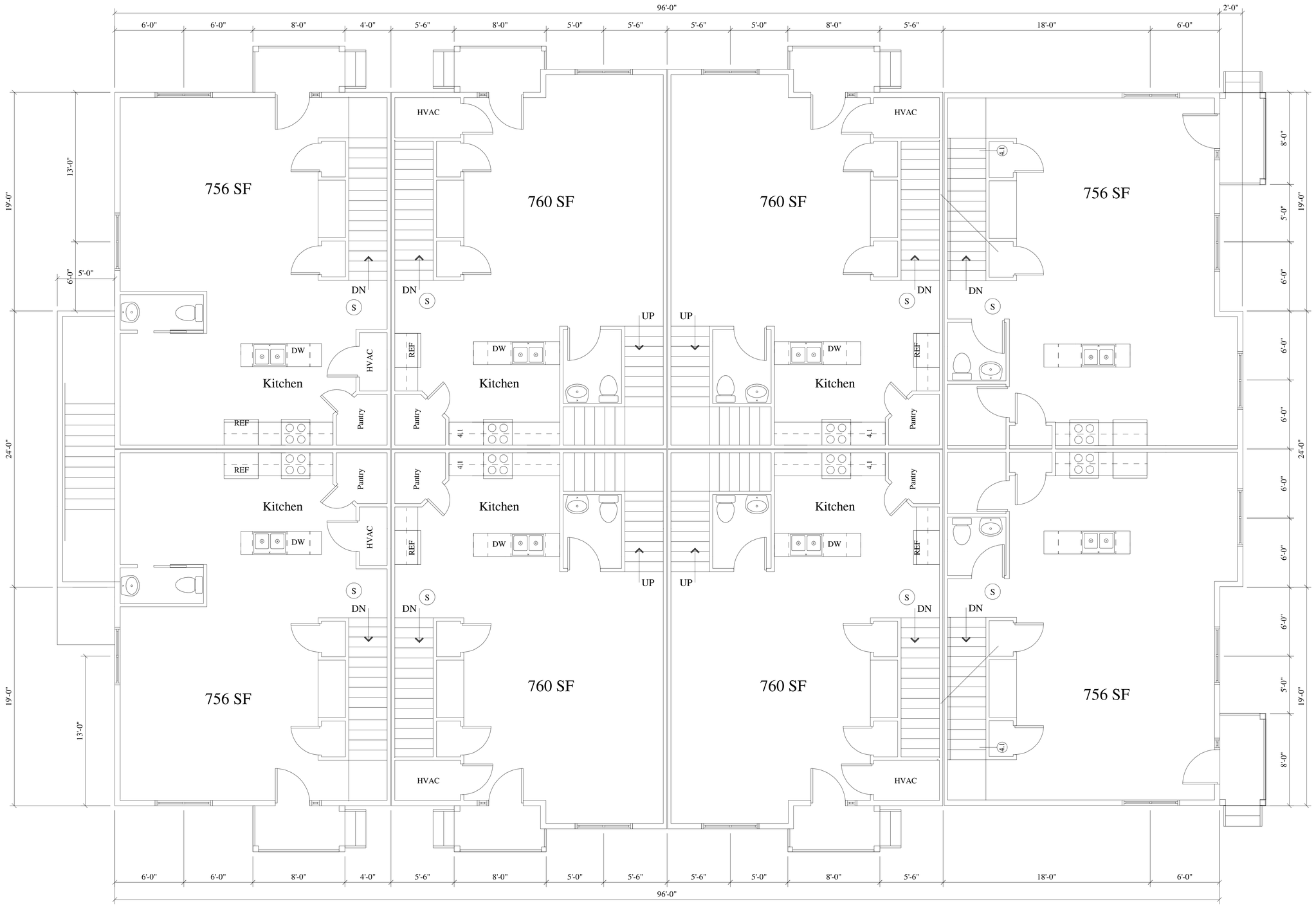
Address: McFarland

Sheet Title: Lower Level Plan

Date:	05-11-2020
Scale:	As Noted
Job #:	05-01

SHEET

A1



First Floor Plan

Scale = 1/4"=1'-0"

See sheets A9/A10 for unit plans

Jeffery Groenier, Architect
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Brooklyn, WI 53521
608-698-3196

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Concepts In Architecture, LLC

Proposed for: CF Investments, LLC

Address: 3636 Skytop Road
McFarland 53558
608-576-4309

Project: 8 Unit

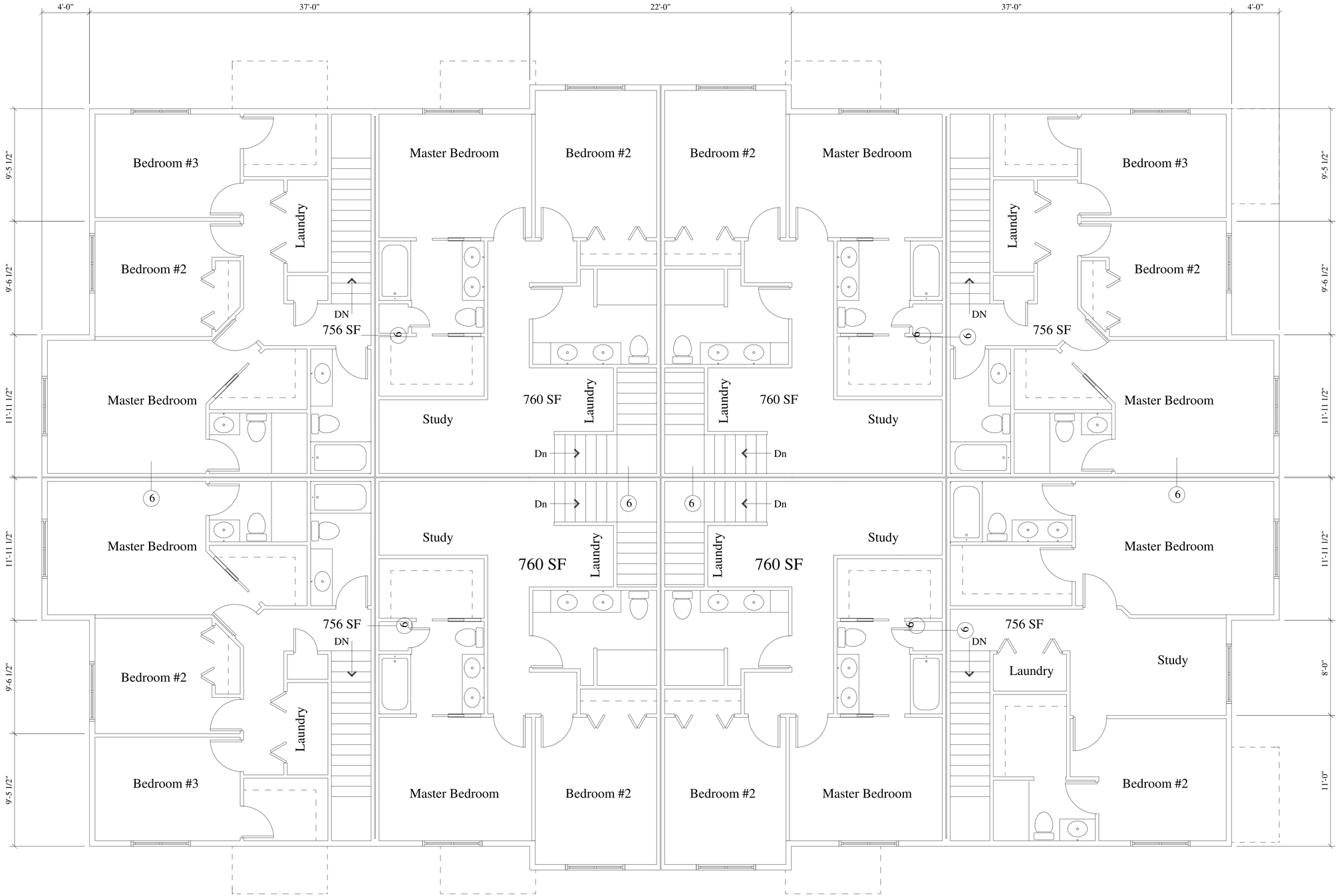
Address: McFarland

Sheet Title: First Floor Plan

Date:	05-11-2020
Scale:	As Noted
Job #:	05-01

SHEET

A2



Second Floor Plan

Scale = 1/4"=1'-0"

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196

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Concepts In Architecture, LLC

Proposed for: CF Investments, LLC

Address: 3636 Skytop Road
McFarland 53558
608-576-4309

Project: 8 Unit

Address: McFarland

Sheet Title: Second Floor Plan

Date:	05-11-2020
Scale:	As Noted
Job #:	05-01

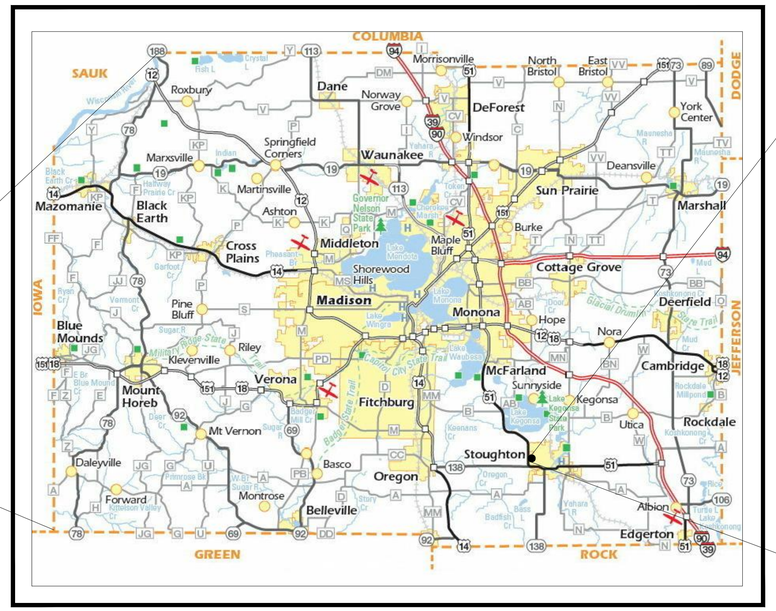
SHEET
A3

DEVELOPMENT PLANS

FOR

PRAIRIE PLACE - LOTS 57 & 58

VILLAGE OF MCFARLAND, DANE COUNTY, WI



DANE COUNTY

SCALE: NTS

LOCATION MAP

SCALE: NTS

Sheet List Table	
Sheet Number	Sheet Title
T 100	TITLE SHEET
C 200	SITE PLAN
C 300	GRADING PLAN
C 301	EROSION CONTROL PLAN
C 400	UTILITY PLAN
C 500	TRASH ENCLOSURE
L 100	LANDSCAPE NOTES
L 101	LANDSCAPE NOTES
L 200	RESTORATION PLAN
L 201	PLANTING PLAN
L 300	LANDSCAPE DETAILS

OWNER/DEVELOPER

CF DEVELOPMENT LLC
83636 SKYTOP ROAD
MCFARLAND, WI 5358
608-576-4309

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

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

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

MARK	REVISION	DATE	BY

Engineer: MLC | Checked By: CHKD | Scale: 1" = NONE
Technician: TECH | Date: 05-11-2020 | T-R-S: TTN-RRW-SS
Project No: 120.0462.30 | Sheet T 100

PRAIRIE PLACE - LOTS 57 & 58

VILLAGE OF MCFARLAND, DANE COUNTY, WI

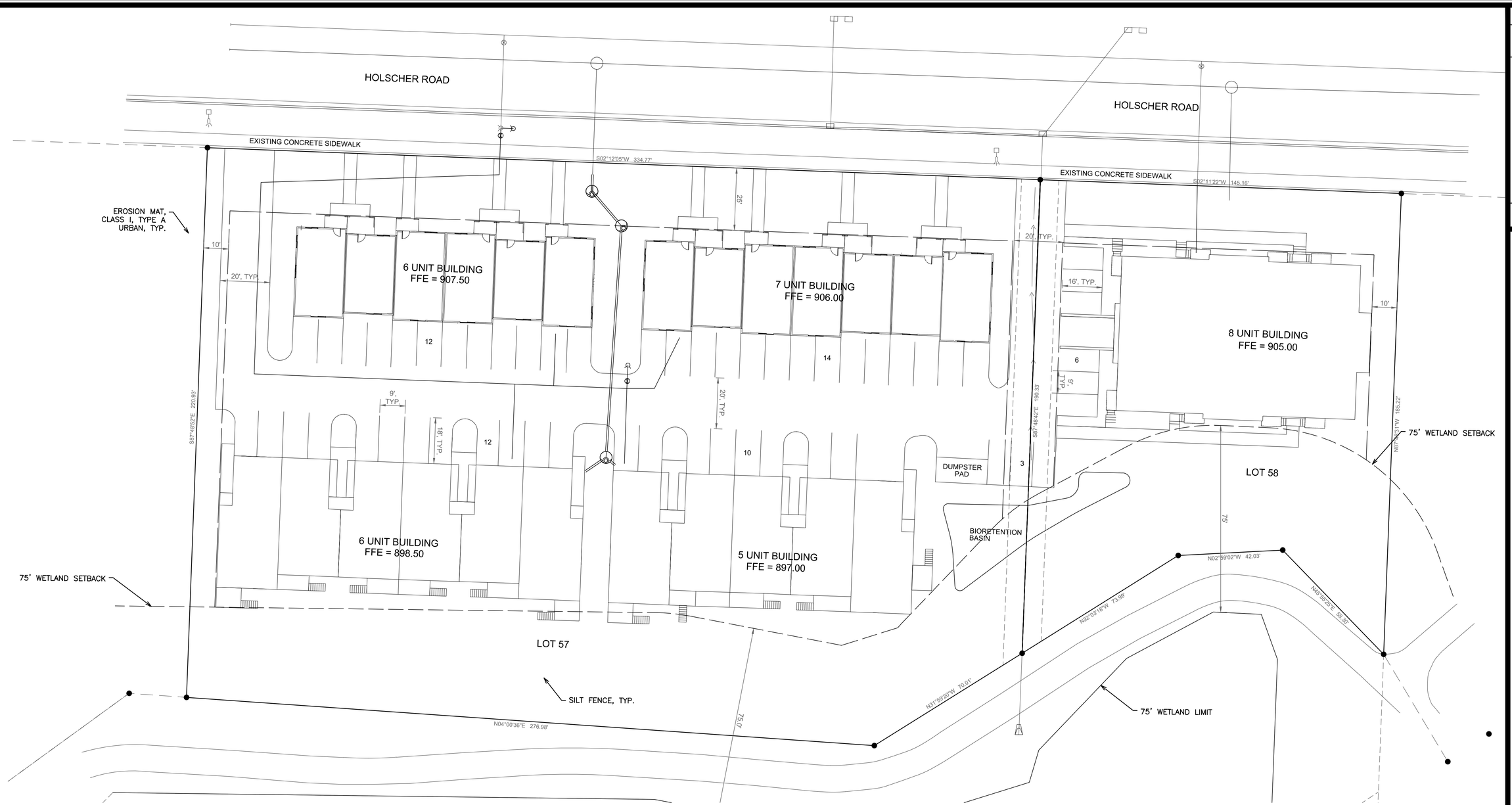
TITLE SHEET

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 120.0462.30

Sheet T 100



ZONING
R-3

PROPERTY DESCRIPTION
PRAIRIE PLACE - LOTS 57 & 58
2.25 ACRES

PARCEL NUMBERS
0610-021-2628-1
0610-021-2617-1-

GENERAL USE
MULTIFAMILY RESIDENTIAL

BUILDING DESCRIPTION
MULTIFAMILY
MAXIMUM BUILDING HEIGHT = 35'

PARKING STALL COUNT
LOT 57 REQUIREMENT: 5 - 2 BDRM = 10 STALLS, 19 - 3 BDRM = 48 STALLS,
LOT 57 TOTAL REQUIREMENT = 58 STALLS
LOT 57 PROVIDED: 95 STALLS

LOT 58 REQUIREMENT: 4 - 2 BDRM = 8 STALLS, 4 - 3 BDRM = 10 STALLS
LOT 58 TOTAL REQUIREMENT = 18 STALLS
LOT 58 PROVIDED: 22 STALLS

BASE SITE CALCULATIONS
LOT AREA = 98,006 SQ. FT.
PERVIOUS AREA = 44,356 SQ. FT. (45.3% LOT COVERAGE)
IMPERVIOUS AREA = 53,650 SQ. FT. (54.7% LOT COVERAGE)
BUILDING = 29,192 SQ. FT.
SIDEWALK = 3,460 SQ. FT.
PAVEMENT = 20,998 SQ. FT.

IMPERVIOUS SURFACE RATIO = 54.7%

0 20
FEET

MARK	REVISION	DATE	BY

Engineer: MLC | Checked By: CHKD | Scale: 1" = 20'
Technician: TECH | Date: 05-11-2020 | T-R-S: TTN-RRW-SS
Project No: 120.0462.30

Sheet C 200

PRAIRIE PLACE - LOTS 57 & 58

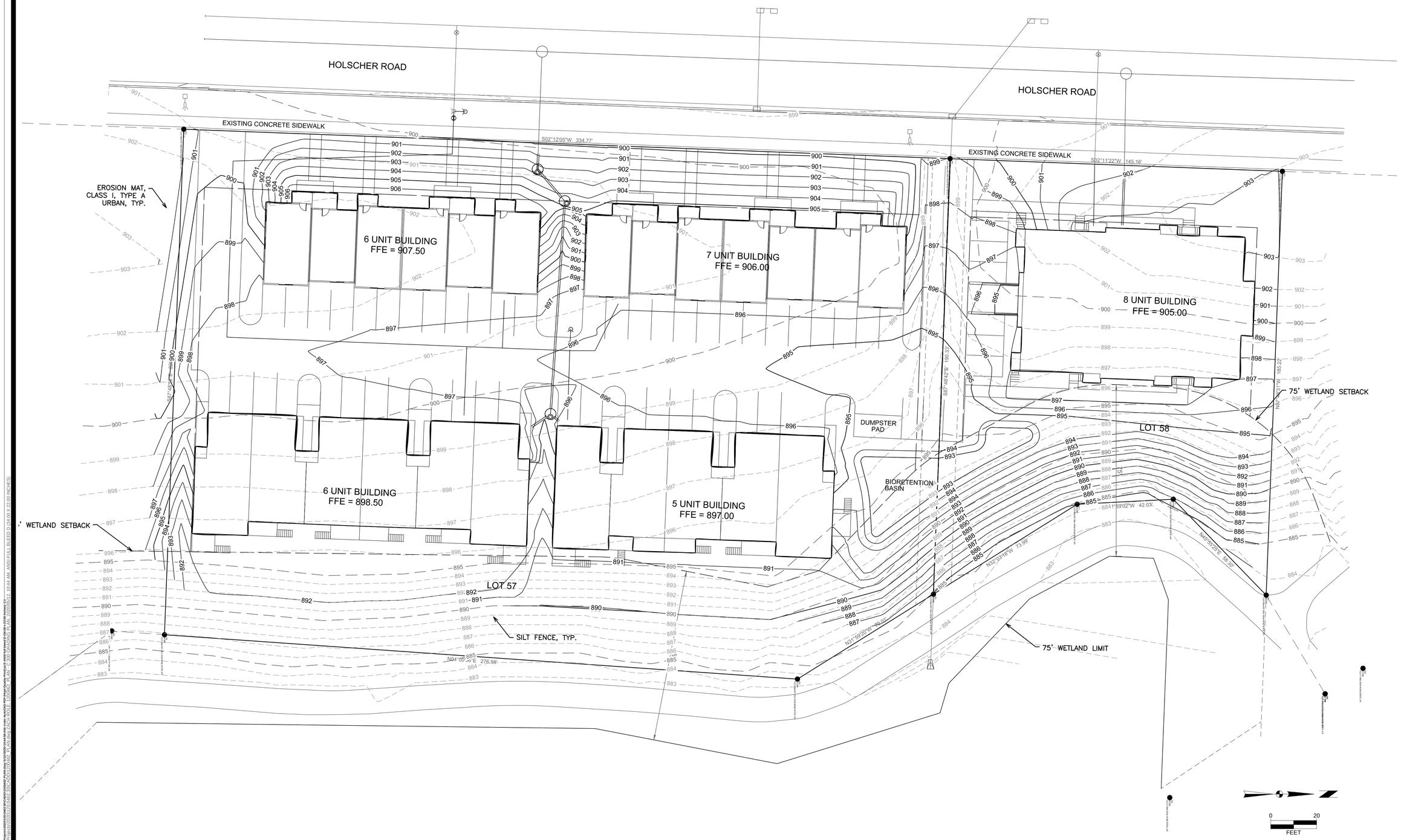
VILLAGE OF MCFARLAND, DANE COUNTY, WI

SITE PLAN

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 120.0462.30
Sheet C 200



MARK	REVISION	DATE	BY

Engineer: MLC | Checked By: CHKD | Scale: 1" = 20'

Technician: TECH | Date: 05-11-2020 | T-R-S: TTN-RRW-SS

Project No: 120.0462.30

Sheet C 300

PRAIRIE PLACE - LOTS 57 & 58

VILLAGE OF MCFARLAND, DANE COUNTY, WI

GRADING PLAN

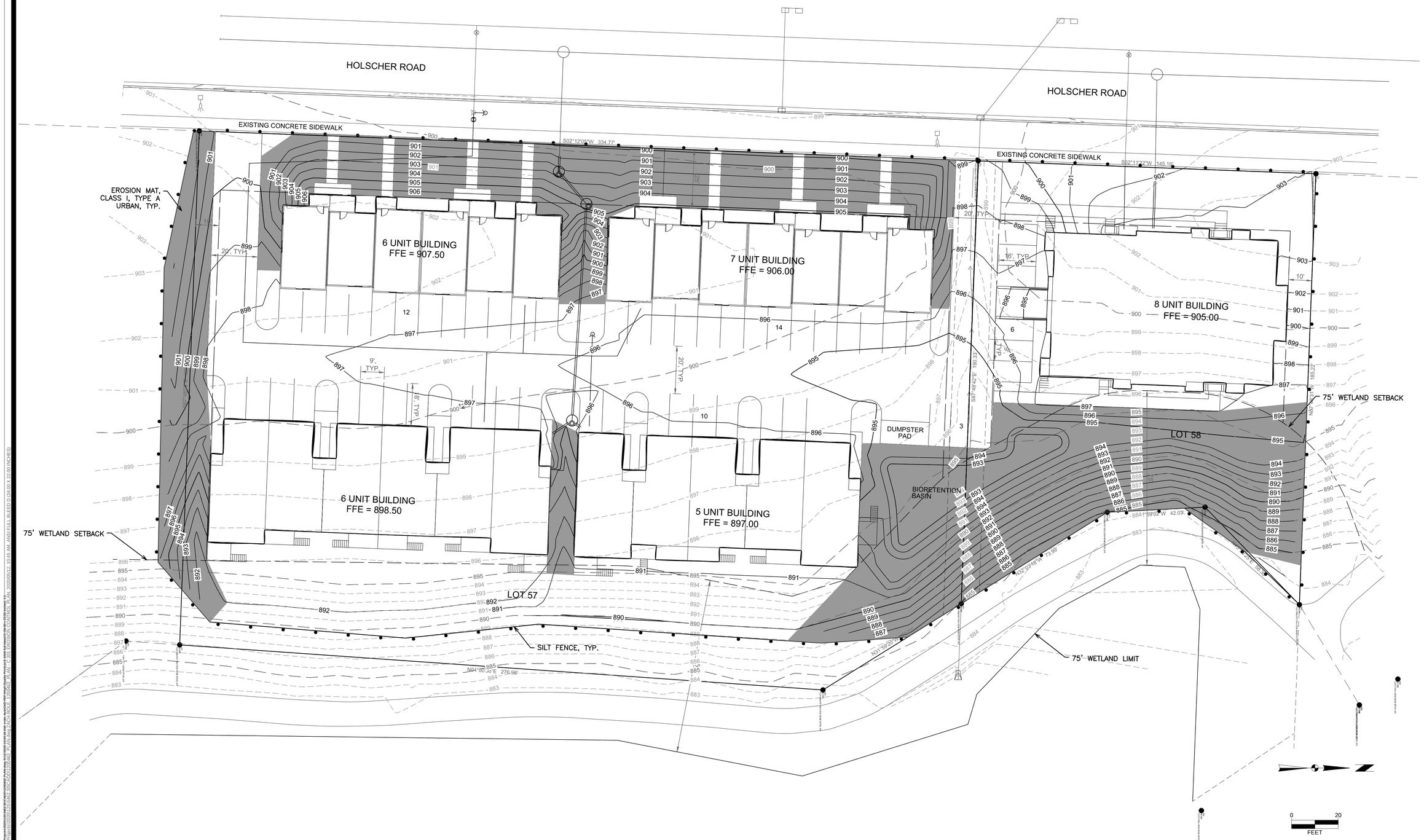
SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 120.0462.30

Sheet C 300



MARK	REVISION	DATE	BY

Engineer: ENGR. Checked By: CHKD Scale: 1" = 20'

Technician: TECH Date: MM-DD-YYYY T-R-S: TTN-RRW-SS

Project No: 120.0462.30

Sheet C 301

CITY COUNTY STATE

PRAIRIE PLACE - LOTS 57 & 58

EROSION CONTROL PLAN

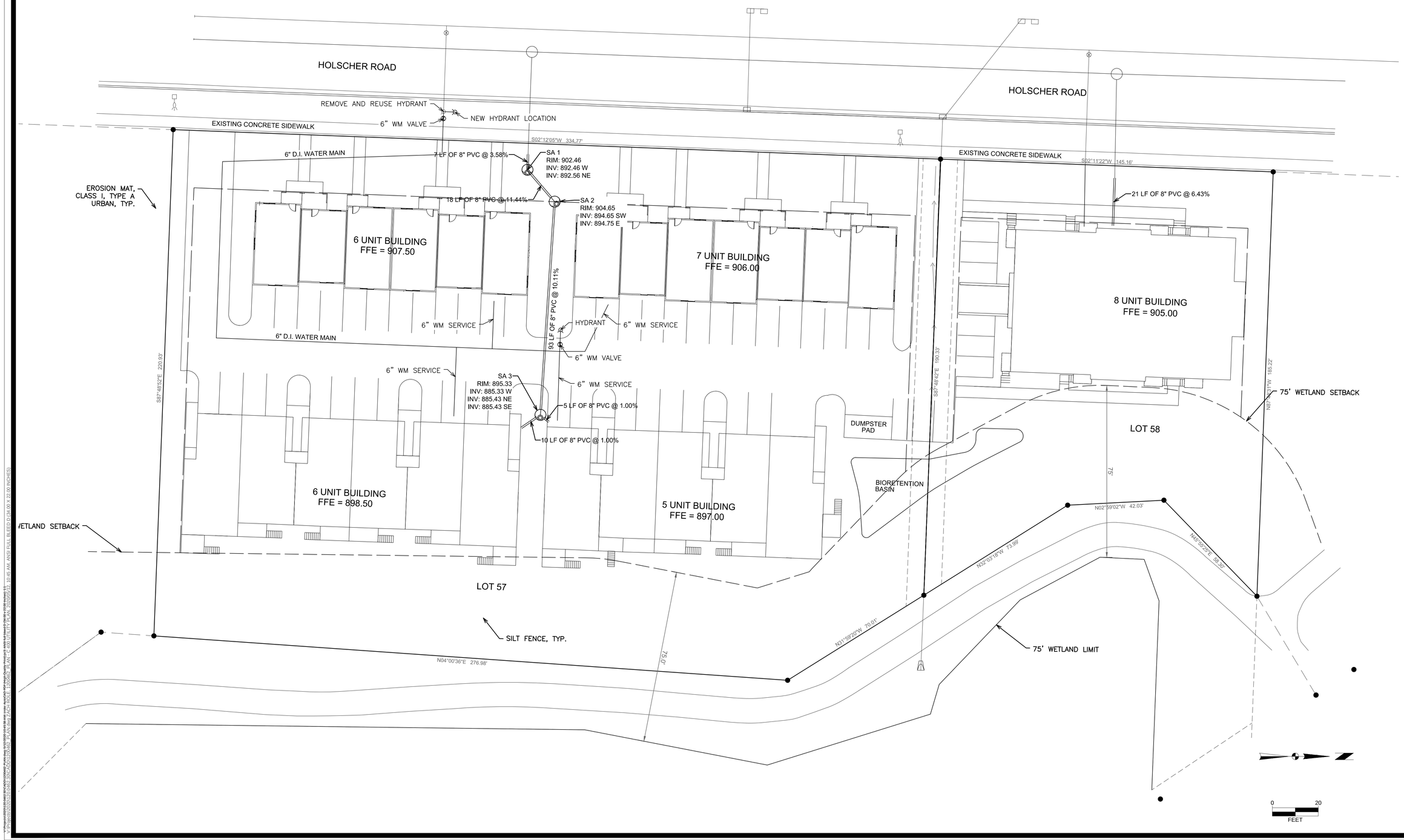
SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 120.0462.30

Sheet C 301



MARK	REVISION	DATE	BY

Engineer: MLC | Checked By: CHKD | Scale: 1" = 20'

Technician: TECH | Date: 05-11-2020 | T-R-S: TTN-RRW-SS

Project No: 120.0462.30

Sheet C 400

PRAIRIE PLACE - LOTS 57 & 58

UTILITY PLAN

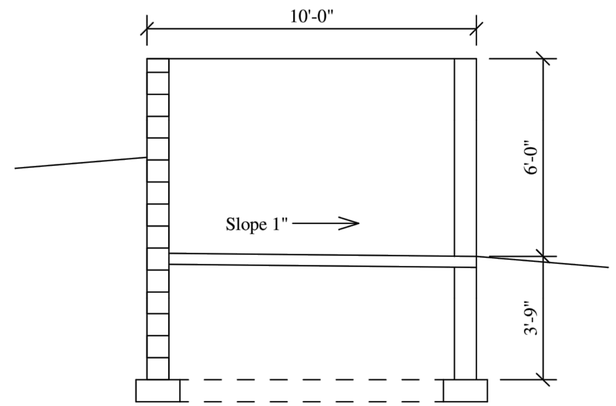
VILLAGE OF MCFARLAND, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

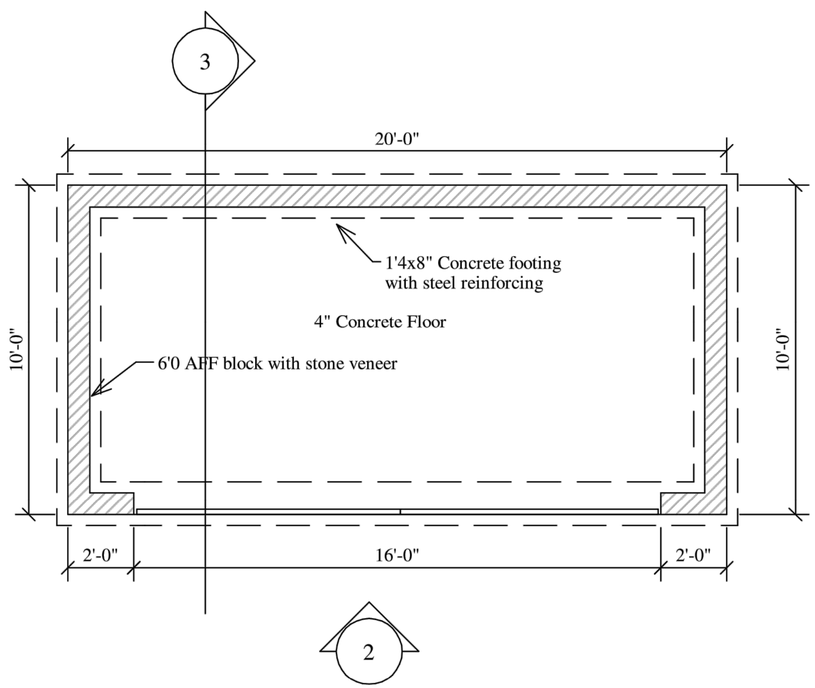
Project No: 120.0462.30

Sheet C 400



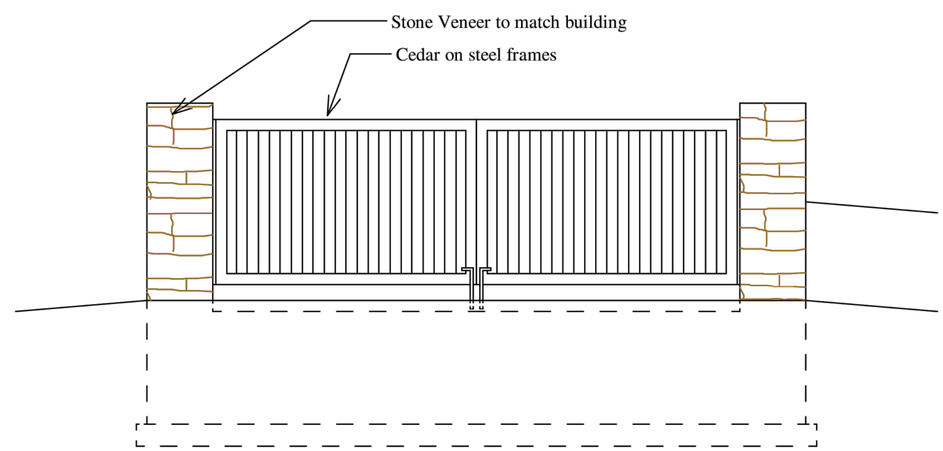
3 Trash Enclosure Section

Scale = 1/4"=1'-0"



1 Trash Enclosure Plan

Scale = 1/4"=1'-0"



2 Trash Enclosure Elevation

Scale = 1/4"=1'-0"

MARK	REVISION	DATE	BY

Engineer: MLC | Checked By: CHKD | Scale: 1" = NONE

Technician: TECH | Date: 05-11-2020 | T-R-S: TTN-RRW-SS

Project No: 120.0462.30

Sheet C 500

VILLAGE OF MCFARLAND, DANE COUNTY, WI

PRAIRIE PLACE - LOTS 57 & 58

TRASH ENCLOSURE

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 120.0462.30

Sheet C 500

GENERAL LANDSCAPE NOTES

1. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

2. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

3. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.

4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

5. MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.

6. ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.

7. TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.

8. LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM SEPTEMBER 1 TO OCTOBER 15 AND PRIOR TO JUNE 1, BUT NOT AFTER CANDLES EXCEED 1 INCH FOR EVERGREENS. DECIDUOUS PLANTS (B&B AND CONTAINER) TO BE INSTALLED AUGUST 15 TO OCTOBER 15 AND IN THE SPRING PRIOR TO JUNE 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.

9. PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY, CONSULTANT OR LANDSCAPE ARCHITECT WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.

10. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.

11. ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.

12. CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.

13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.

14. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.

15. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.

16. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.

17. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.

18. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.

19. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.

20. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.

21. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.

GENERAL LANDSCAPE NOTES CONT.

22. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.

23. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.

24. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.

25. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.

26. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.

27. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.

28. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.

29. WHEN PLANTER POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.

30. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.

31. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.

32. ALL TREES PLANTED WITHIN RIGHT-OF-WAY WILL INCLUDE CITY APPROVED ROOT BARRIERS.

GENERAL NOTES

1. DRAWINGS ARE INTENDED TO BE PRINTED ON 22 X 34 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.

2. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.

3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

4. GEOTECHNICAL SOILS REPORT RECOMMENDATIONS SHALL BE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID.

5. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.

6. THE CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.

9. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.

10. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.

GENERAL NOTES CONT.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.

13. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.

14. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.

15. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.

16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.

17. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.

18. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.

19. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.

20. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.

21. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.

22. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.

23. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.

24. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.

25. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

LAYOUT NOTES

1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

2. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.

3. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.

4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.

5. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.

6. LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.

7. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.

8. WHEN APPLICABLE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FALL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

9. CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

BIORETENTION PLANTING NOTES

1. BIORETENTION SHALL CONFORM TO WIS. DNR TECH STANDARD 1004.

2. ENGINEERED SOIL SHALL CONSIST OF 70%-85% SILICA SAND AND 15%-30% COMPOST WITH A PH OF 5.5-6.5

3. BIORETENTION BASINS SHALL BE EXCAVATED AND USED AS SEDIMENT TRAPS DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION AND SITE STABILIZATION, THE BASINS SHALL BE OVER-EXCAVATED 3 FEET MINIMUM AND THEN THE SAND LAYER AND ENGINEERED SOIL SHALL BE PLACED TO WITHIN THREE INCHES OF FINAL GRADE. ONCE THE ENGINEERED SOIL IS PLACED, A COCONUT FIBER MAT SHALL BE ADDED ON TOP OF THE ENGINEERED SOIL.

4. FIELD INFILTRATION TESTING: IMMEDIATELY AFTER ROUGH GRADING OF STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES, PROVIDE FIELD INFILTRATION TESTING CONDUCTED BY A THIRD-PARTY TESTING AGENCY TO VERIFY INFILTRATION RATES FOR ALL STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES. DETERMINE INFILTRATION RATES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) SITE EVALUATION FOR STORMWATER INFILTRATION, STANDARD 1002. FREQUENCY OF TESTING SHALL BE 1 TEST PER 5000 SQUARE FEET OF SURFACE AREA OF THE STORMWATER INFILTRATION DEVICE MEASURED AT THE DESIGN HIGH WATER LEVEL AND AT LEAST ONE TEST PER DEVICE. FURNISH A REPORT OF THE TEST RESULTS TO ARCHITECT/ENGINEER. TESTING SHALL BE COMPLETED AT THE EXPENSE OF THE CONTRACTOR.

5. SPECIFIC SPECIES OR CONTAINER SIZE SUGGESTED SUBSTITUTIONS SHALL BE PRESENTED TO CONSULTANT ALONG WITH THE REASONS FOR THE SUGGESTIONS. WITH CONSULTANT OR PROJECT ENGINEER'S APPROVAL, SUBSTITUTIONS MAY BE MADE.

6. LIVE PLANTS CAN BE PLANTED IN THE FIELD DURINGTHE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY CONSULTANT OR ENGINEER. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.

7. ALL PLANTED MATERIALS WILL BE WARRANTED BY INSTALLATION CONTRACTOR TO BE IN HEALTHY CONDITION WITH A REPLACEMENT GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING.

8. NATIVE PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY, CONSULTANT OR PROJECT ENGINEER WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.

9. PLANTS SHALL BE PLANTED IN THE BIORETENTION AREA AT A MINIMUM OF ONE PLANT PER EVERY 12" ON CENTER.

10. UPON COMPLETION OF EXCAVATING & GRADING OPERATIONS, A LOOSE, FRIABLE PLANT BED SHALL BE PREPARED FOR INSTALLATION OF NATIVE PLANT PLUGS.

11. CARE SHALL BE TAKEN TO MINIMIZE SOIL COMPACTION DURING CONSTRUCTION ACTIVITY. BY EXAMPLE OF A STANDARD SOIL PENETROMETER (COMPACTION TESTER), THE TOPSOIL COMPACTION READINGS SHALL BE LESS THAN 200 PSI AT THE 0-6 INCH DEPTH AND LESS THAN 250 PSI AT THE 6-18 INCH DEPTHS IN ALL AREAS TO BE PLANTED.

12. UNDULATIONS OR IRREGULARITIES IN THE PLANT BED WHICH WOULD INTERFERE WITH A CONSISTENT SEEDING OPERATION SHALL BE LEVELED PRIOR TO FINAL SEEDING.

13. FINAL PLANTING AREA SHOULD BE GRADED SUCH THAT THE AREAS TO BE PLANTED SHALL CONSIST OF A SMOOTH, FREE DRAINING, EVEN SURFACE WITH A LOOSE POROUS TEXTURE.

NOT FOR CONSTRUCTION

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

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

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

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" =
Technician: TECH | Date: 5-11-2020 | T-R-S: TTN-RRW-SS
Project No: 120.0462.30

Sheet L100

PRAIRIE PLACE - LOTS 57 & 58

MCFARLAND, DANE COUNTY, WISCONSIN

LANDSCAPE NOTES

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 120.0462.30
Sheet L100

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS	POINT VALUE PER PLANT	TOTAL POINT VALUE
CANOPY TREES								
5	AG	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	2" Cal.	50'h x 40'w	B&B (MALE ONLY)	40	200
9	GM	Acer saccharum 'Green Mountain'	GREEN MOUNTAIN MAPLE	2" Cal.	75'hx40'w	B&B	40	360
7	SO	Quercus bicolor	SWAMP WHITE OAK	2" Cal.	60'hx45'w	B&B	40	240
7	TE	Ulmus 'Morton Glossy'	TRIUMPH ELM	2" Cal.	55'h x 45'w	B&B	40	280
6	GT	Gleditsia tricanthos var. inermis 'Skycole'	SKYLINE HONEYLOCUST	2" Cal.	50'h x 20'w	B&B	40	240
LOW DECIDUOUS TREES								
6	MA	Malus x 'Prairifire'	PRAIRIFIRE CRABAPPLE	4' Ht.	20'h x 20'w	B&B	15	90
16	AS	Amelanchier x grandiflora	AUTUMN BRILLIANCE SERVICEBERRY	4' Ht.	25'h x 15'	CLUMP B&B	15	240
TALL DECIDUOUS SHRUBS								
2	VP	Virburnum prunifolium 'Forest Rogue'	BLACKHAW VIBURNUM	36" Ht.	14'h x 7'w	#5 CONT. (10' O.C.)	5	10
3	BH	Kolkwitzia amabalis	BEAUTYBUSH	36" Ht.	10'hx10'w	#5 CONT. (7' O.C.)	5	15
7	VB	Viburnum x burkwoodii	BURKWOOD VIBURNUM	36" Ht.	10'h x 7'w	#5 CONT. (7' O.C.)	5	35
MEDIUM DECIDUOUS SHRUBS								
26	SF	Forsythia x intermedia 'Mindor'	SHOW OFF FORSYTHIA	24" Ht.	6'h x 6'w	#5 CONT. (6' O.C.)	3	78
20	RD	Cornus sericea 'Farrow' ARCTIC FIRE	RED TWIG DOGWOOD	24" Ht.	5'h x 5'w	#5 CONT. (4' O.C.)	3	60
18	UC	Aronia 'Erecta'	UPRIGHT RED CHOKEBERRY	24" Ht.	5'h x 5'w	#5 CONT. (6' O.C.)	3	54
MEDIUM EVERGREEN SHRUBS								
18	MP	Pinus mugo var. pumilio	DWARF MUGO PINE	18" Tall/Wide	4'h x 10w	#5 CONT. (8' O.C.)	5	40
11	DY	Taxus cuspidata 'Nana'	DWARF YEW (BREVIFOLIA)	18" Tall/Wide	3'h x 6'w	#5 CONT. (6' O.C.)	5	55
LOW EVERGREEN SHRUBS								
10	JC	Juniperus chinensis var. sargentii	NEEDLED JUNIPER	12" Ht.	2"h x 10'w	#5 CONT. (6' O.C.)	3	30
13	JV	Juniperus virginiana 'Grey Owl'	GREY OWL JUNIPER	12" Ht.	2'h x 5'w	#5 CONT. (6' O.C.)	3	39
ORNAMENTAL GRASSES								
48	BA	Bouteloua gracilis 'blonde ambition'	BLOND AMBITION BLUE GRAMA GRASS	8'' Ht.	36'' Ht.	#1 CONT. (3' O.C.)		
69	PS	Panicum virgatum 'shenandoah'	SHENANDOAH SWITCH GRASS	8" Ht.	48'' Ht.	#1 CONT. (3' O.C.)		

BIO RETENTION PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS
PLUG MIX A						
	VR	Elymus virginicus	VIRGINIA WILD RYE	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
	FG	Glyceria striata	FOWL MANNA GRASS	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
	OP	Physostegia virginiana	OBEDIENT PLANT	PLUG	24-36" Ht.	4-5" CELL (1' O.C.)
	PC	Echinacea purpurea	PURPLE CONEFLOWER	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
	MS	Liatris spicata	MARSH BLAZING STAR	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
PLUG MIX B						
	RG	Leersia oryzoides	RICE CUT GRASS	PLUG	24-36" Ht.	4-5" CELL (1' O.C.)
	BS	Carex vulpinoidea	BROWN FOX SEDGE	PLUG	18-36" Ht.	4-5" CELL (1' O.C.)
	SW	Asclepias incarnata	SWAMP MILKWEED	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
	BE	Monarda fistulosa	BERGAMOT	PLUG	24-48" Ht.	4-5" CELL (1' O.C.)
	BW	Asclepias tuberosa	BUTTERFLY WEED	PLUG	24-48" Ht.	4-5" CELL (1' O.C.)
PLUG MIX C						
	DG	Scirpus atrovirens	DARK GREEN BULRUSH	PLUG	18-36" Ht.	4-5" CELL (1' O.C.)
	WB	Scirpus cyperinus	WOOLGRASS	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
	NA	Symphyotrichum novae-angliae	NEW ENGLAND ASTER	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
	BO	Eupatorium perfoliatum	BONESET	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)
	RB	Liatris aspera	ROUGH BLAZING STAR	PLUG	36-48" Ht.	4-5" CELL (1' O.C.)

4 BIO RETENTION PLANTINGS

NOTES:
PLANTS SHALL BE PLANTED IN THE BIORETENTION AREA AT A MINIMUM OF ONE PLANT PER EVERY 12" ON CENTER.
TOTAL SF = 1,168 SF
TOTAL PLUGS = 1,168

*PLUG MIX A = 40% OF TOTAL PLUGS
PLUG MIX B = 35% OF TOTAL PLUGS
PLUG MIX C = 25% OF TOTAL PLUGS

VILLAGE OF MCFARLAND
LANDSCAPE POINT CALCULATIONS
MINIMUM PONITS REQUIRED FOR R-3 ZONING DISTRICT

	SITE MEASUREMENT	POINTS REQUIRED	POINTS PROVIDED
BUILDING FOUNDATION	2,045 LF	50 PER 100 LF = 1,023	1,023
GROSS FLOOR AREA	29,192 SF	20 PER 1,000 SF = 584	346
STREET FRONTAGE HOLSCHER ROAD	480 LF	50 PER 100 LF = 240	400
PAVED AREA	20,998 SF	100 PER 10,000 SF = 210	337
TOTAL POINTS		2,057	2,301

MULTI-FAMILY RESIDENTIAL LANDSCAPING REQUIREMENTS

ALL MULTI-FAMILY 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.

1. ALL YARDS SHALL BE SEEDED OR SODDED.
2. STREET YARDS ON CORNER LOTS AND ALL FRONT YARDS SHALL CONTAIN A MINIMUM OF ONE (1) CANOPY TREE PER FIFTY (50) LINEAL FEET OF STREET FRONTAGE.
3. REAR YARDS AND INTERIOR SIDE YARDS SHALL CONTAIN A MIX OF CANOPY, EVERGREEN AND OTHER TREES EQUIVALENT TO AT LEAST ONE (1) PER FIFTY (50) LINEAL FEET, AND INCLUDING LARGE SHRUBS ALONG AT LEAST THIRTY (30) PERCENT OF THE INTERIOR SIDE AND REAR PROPERTY LINES. THE TREES AND SHRUBS MAY BE CLUSTERED.

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" =
Technician: TECH | Date: 05-11-2020 | T-R-S: TTN-RRW-SS
Project No: 120.0462.30 | Sheet L101

PRAIRIE PLACE - LOTS 57 & 58

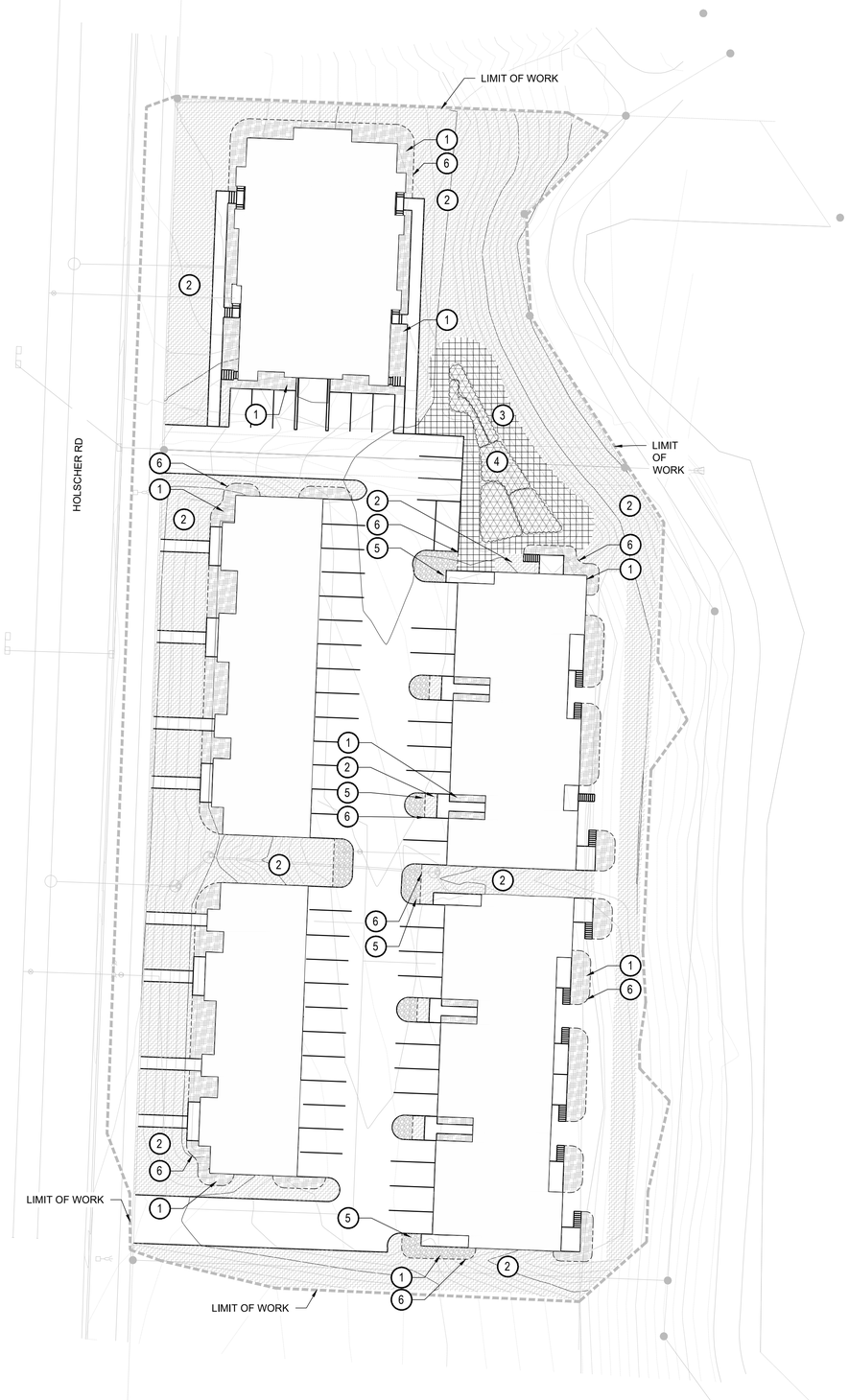
LANDSCAPE NOTES

MCFARLAND, DANE COUNTY, WISCONSIN

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 120.0462.30
Sheet L101



LANDSCAPE LEGEND

- (1) SHRUB BED WITH HARDWOOD MULCH (DOES NOT INCLUDE STAND-ALONG TREES OUTSIDE SHRUB BED AREAS), REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- (2) TURF SEED, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- (3) EROSION CONTROL SEED MIX, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- (4) BIO RETENTION PLANTINGS, SEE NOTES FOR PLANTING GUIDELINES AND BIO RETENTION PLANT SCHEDULE FOR TYPE
- (5) ROCK MULCH, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH
- LIMIT OF WORK
- CANOPY TREE
- LOW DECIDUOUS TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

LANDSCAPE CONSTRUCTION NOTES

1. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEO-TEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
2. TURF SEED SHALL BE SUN & SHADY GRASS SEED PROVIDED BY CIRCLE B LANDSCAPE SUPPLY (608.846.9200) OR APPROVED EQUAL.
3. EROSION CONTROL SEED MIX, PROVIDED BY PRAIRIE NURSERY (1-800-476-9453) OR APPROVED EQUAL.
4. BIORETENTION PLANTINGS, SEE NOTES FOR PLANTING GUIDELINES AND PLANT SCHEDULE FOR TYPE
5. 2 1/2" BIG JOHN'S RIVER ROCK PROVIDED BY MIDWEST DECORATIVE STONE (608.273.9787) OR APPROVED EQUAL.
6. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
7. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

N

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FEET

MULCH, SOD, & SEED PLAN

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" =
Technician: TECH | Date: 05-11-2020 | T-R-S: TTN-RRW-SS

Project No: 120.0462.30

Sheet L200

PRAIRIE PLACE - LOTS 57 & 58

MULCH, SOD, & SEED PLAN

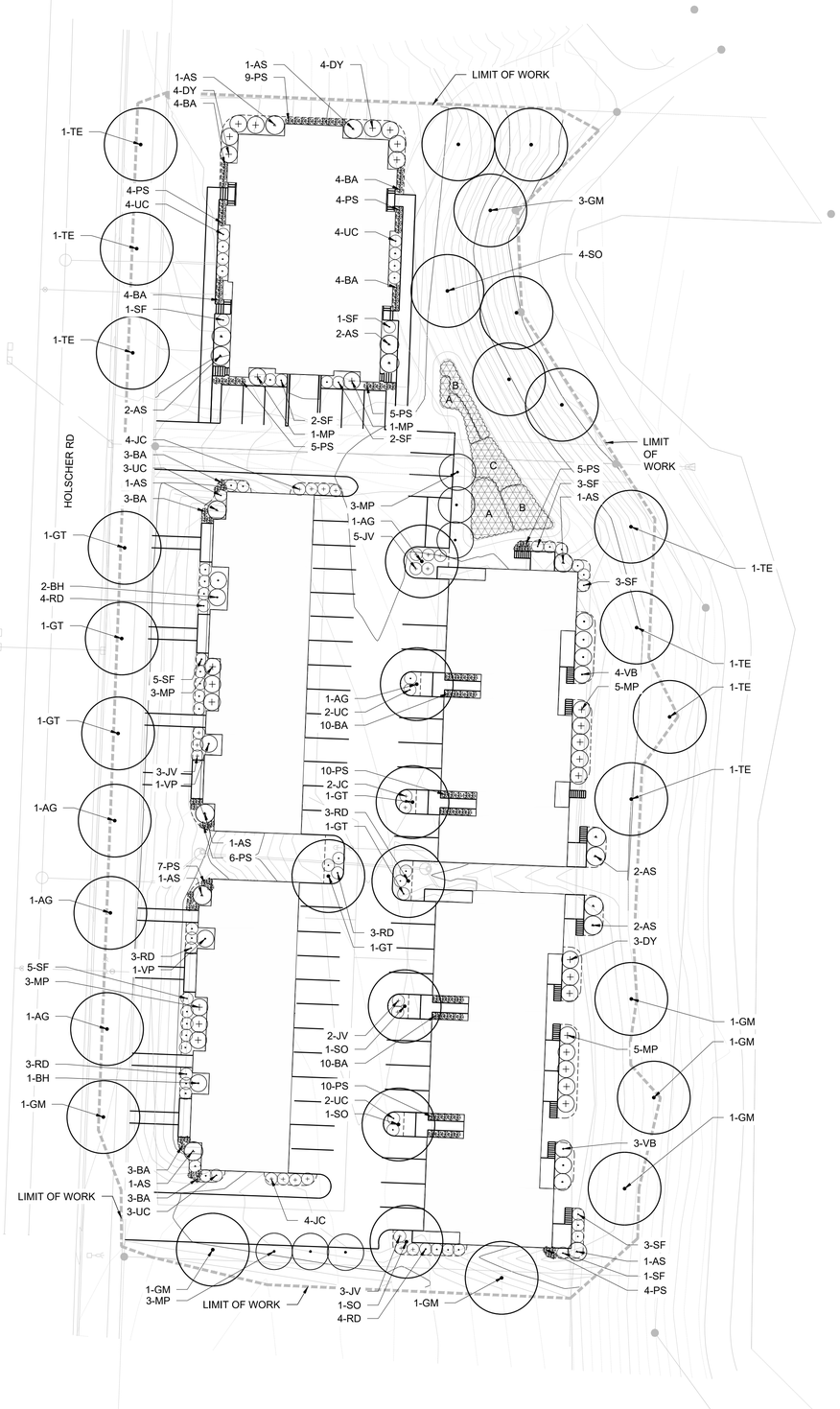
MCFARLAND, DANE COUNTY, WISCONSIN

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 120.0462.30

Sheet L200



PLANTING PLAN

LANDSCAPE LEGEND

- (1) SHRUB BED WITH HARDWOOD MULCH (DOES NOT INCLUDE STAND-ALONG TREES OUTSIDE SHRUB BED AREAS), REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- (2) TURF SEED, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- (3) EROSION CONTROL SEED MIX, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- (4) BIO RETENTION PLANTINGS, SEE NOTES FOR PLANTING GUIDELINES AND BIO RETENTION PLANT SCHEDULE FOR TYPE
- (5) ROCK MULCH, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH
- LIMIT OF WORK
- CANOPY TREE
- LOW DECIDUOUS TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

LANDSCAPE CONSTRUCTION NOTES

1. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEO-TEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
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7. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

PLANT SCHEDULE

QTY	KEY	COMMON NAME
CANOPY TREES		
	AG	AUTUMN GOLD GINKGO
	GM	GREEN MOUNTAIN MAPLE
	SO	SWAMP WHITE OAK
	TE	TRIUMPH ELM
	GT	SKYLINE HONEYLOCUST
LOW DECIDUOUS TREES		
	MA	PRAIRIFIRE CRABAPPLE
	AS	AUTUMN BRILLIANCE SERVICEBERRY
TALL DECIDUOUS SHRUBS		
	VP	BLACKHAW VIBURNUM
	BH	BEAUTYBUSH
	VB	BURKWOOD VIBURNUM
MEDIUM DECIDUOUS SHRUBS		
	SF	SHOW OFF FORSYTHIA
	RD	RED TWIG DOGWOOD
	UC	UPRIGHT RED CHOKEBERRY
MEDIUM EVERGREEN SHRUBS		
	MP	DWARF MUGO PINE
	DY	DWARF YEW (BREVIFOLIA)
LOW EVERGREEN SHRUBS		
	JC	NEEDLED JUNIPER
	JV	GREY OWL JUNIPER
ORNAMENTAL GRASSES		
	BA	BLOND AMBITION BLUE GRAMA GRASS
	PS	SHENANDOAH SWITCH GRASS

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0 30
FEET

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" =
Technician: TECH | Date: 05-11-2020 | T-R-S: TTN-RRW-SS
Project No: 120.0462.30

Sheet L201

PRAIRIE PLACE - LOTS 57 & 58

PLANTING PLAN

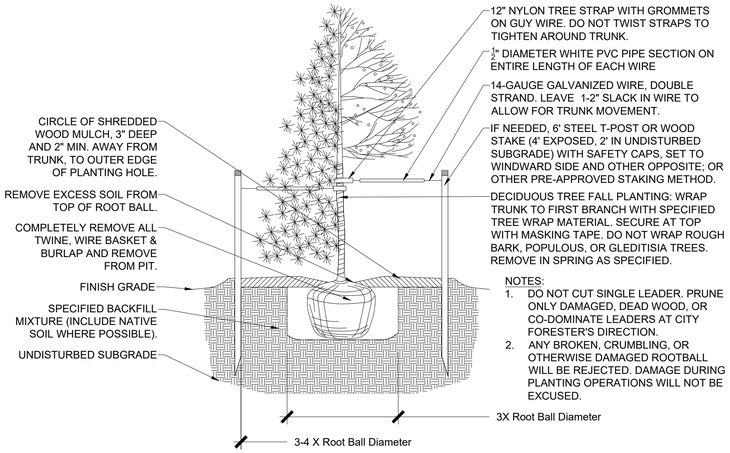
MCFARLAND, DANE COUNTY, WISCONSIN

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

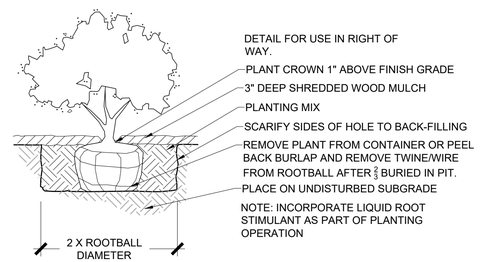
Project No: 120.0462.30

Sheet L201



1 TREE PLANTING

SCALE: 1/2" = 1'-0"



2 SHRUB PLANTING

SCALE: 1/2" = 1'-0"

MARK	REVISION	DATE	BY

Engineer: ENGR | Checked By: CHKD | Scale: 1" =

Technician: TECH | Date: 05-11-2020 | T-R-S: TTN-RRW-SS

Project No: 120.0462.30

Sheet L300

MCFARLAND, DANE COUNTY, WISCONSIN

PRAIRIE PLACE - LOTS 57 & 58

LANDSCAPE DETAILS

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 120.0462.30

Sheet L300

McFarland Fire & Rescue Department
5915 Milwaukee Street • PO Box 110 • McFarland, WI 53558-0110
(608) 838-3278 • Fax: (608) 838-3619
Emergency: 911

May 27, 2020

Andrew Bremer, AICP
Community & Economic Development Director
5915 Milwaukee St.
McFarland, WI 53558

RE: Site Plan Review for proposed Lot 57 and 58 Prairie Place development

Dear Andrew,

I have reviewed the proposed site development on the property on Lot 57 and 58-Prairie Place on Holscher Road. There are several areas we would like to confirm are in compliance with the applicable codes and ordinances. They are:

1. The grade entering into the parking area is not indicated and we want to confirm it doesn't exceed ten (10) percent.
2. The turning radius of the access driveways are not indicated and based on scale the drawing amounts appear to be insufficient. The Village has adopted the International Fire Code Appendix D for fire apparatus access roads (Sec. 26-83 (d))
3. All driveways entering into the parking area must be identified as "Fire Lane"
4. The grade and access to the rear of the buildings would require further review to confirm compliance with fire access requirements.

This review is based on compliance with the International Building Code (IBC)- 2015 Edition, section 420, all buildings within the proposed development having fire sprinkler and fire alarm protection.

The following will also be required for conditional approval:

1. All new commercial or multi-residential properties will require a Knox Box to be installed.
2. McFarland Fire & Rescue is a Delegated Agency of the Department of Safety and Professional Services (DSPS). Therefore, all fire protection systems plans (fire alarm and sprinkler) shall be submitted for approval to the McFarland Fire & Rescue along with a completed application and corresponding fees.
3. A Fire Prevention Inspection will take place upon building construction completion and building occupancy permit issued.

McFarland Fire & Rescue would request electronic floor plans of the building if available.

The McFarland Fire & Rescue Department would like to offer having a meeting with the project engineers and project developer to address any issues in regards to the fire protection systems and fire apparatus accessibility. The goal would be to attempt to achieve an agreement that addresses the concerns of the fire department yet allowing the developer to meet their project objectives.

If you have any questions regarding the above, please contact me via phone at 608-838-3278 or via email at mitchell.sutter@mcfarland.wi.us

Sincerely,

Mitchell Sutter

Mitchell Sutter
Fire Inspector/Public Education Specialist

Cc: Chris Dennis, Fire & EMS Chief (McFarland Fire & Rescue Department)

Village of McFarland Police Department

5915 Milwaukee St. • P.O. Box 110 • McFarland, WI 53558 • 608/838-3151 • Fax 608/838-7954

Craig J. Sherven • Chief of Police

May 28, 2020

Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland

RE: Comments regarding CF Investments - Lot 57 & 58 Prairie Place - Staff Review

Andrew, see below:

- As I generally do with a project this size, I recommend the Village require the developer to conduct, or cause to have conducted a traffic impact study, specifically how the additional traffic this project adds will affect the intersections of Holscher and MN/Brodhead St. as well as Holscher Rd. and Siggelkow rd. Both of these intersections have grown much busier over the past few years, with increased reports/complaints regarding traffic volume and speed related concerns. I would like to see the study include recommendations for future traffic control device needs as this area continues to expand and build out.

- Also as typical, I recommend consideration be given to appropriate lighting and security measures.

Respectfully,

Craig J. Sherven

Craig J. Sherven
Chief of Police

TOWN & COUNTRY
ENGINEERING, INC.

June 6, 2020

Mr. Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland
5915 Milwaukee Street
P.O. Box 110
McFarland, WI 53558

Subject: CF Investments / Lot 57 & 58 of Prairie Place – CUP/Site Plan Submittal Review

Dear Andrew:

We have received the proposed plans included in the May 11, 2020 CUP/Site Plan Submittal for proposed multi-family residential development slightly north of CTH MN, on the east side of Holscher Road. The preliminary plans have been reviewed from a public works perspective. Our comments are shown below.

1. The eventual plan should provide some pedestrian connections to the path immediately east of the site. The grades will be challenging and may require switchbacks/stairs.

2. The Holscher Road project anticipated a dense site, with large sewer and water laterals stubbed out. The sewer appears to be low enough to accept gravity flow from the basements of the easterly row of buildings. If not, this can easily be handled with a private grinder pump.

3. The proposed water laterals show utilizing existing hydrant leads, as was the intention from the Holscher Road project. An additional valve should be added to the plumbing here to allow for hydrant replacement without affecting water service to the site.

4. The southerly parcel is shown to be served by a private water main and sanitary sewer network. This is acceptable, as ownership of all 4 buildings will be on the same party.

5. A stormwater management plan will be needed to show that the existing plat-level ponds and basins and supplemented basins are adequate.

6. The Village has a stormwater easement along the common sidelot lines of these 2 parcels for both an underground pipe and an emergency overflow route. The proposed plan has a private bioretention basin straddling the pipe and easement. The proposed basin should be relocated to completely avoid the easement to allow the Village to repair/replace the pipe in the future without harming the

basin. In addition, when the emergency overflow route is used, significant flows could come through this corridor.

7. The proposed site plan shows a shared driveway in this same stormwater easement. This is OK, but the Village and the developer should discuss who would be responsible for pavement replacement if needed for any future storm sewer work.

8. An existing curb inlet is in the shared driveway. This will need to be replaced with a drive-over version. Accordingly, some sidewalk may also need to be replaced to accommodate a driveway.

9. The existing multi-use path adjacent to the site is heavily used. Appropriate fencing should be used to keep users off of the active construction site, and construction materials away from the path.

10. Similarly, Holscher Road is a popular pedestrian and bicycle corridor. Construction traffic should access the site using CTH MN and Holscher Road, not Siggelkow Road.

Please feel free to contact us with any questions or comments regarding this review. I will plan on attending the June 15 virtual Plan Commission meeting and can also answer any questions that come up then.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.

Brian R. Berquist, P.E.
President

cc: Mr. Jim Hessling, Director of Public Works, Village of McFarland *(5915 Milwaukee Street, P.O. Box 110, McFarland, WI 53558)*

Mr. Matthew Schuenke, Administrator, Village of McFarland *(5915 Milwaukee Street, P.O. Box 110, McFarland, WI 53558)*

Mr. Mike Calkins, Snyder & Associates *(5010 Voges Road, Madison, WI 53718)*

BRB:sai
J:\JOB#S\McFarland\MC-180 Praire Place Lot 57-58\Review Letter.docx

Subdivision II. - Conditional Uses

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

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

(b) As used in this Subdivision, the term "substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

(Code 1998, § 13-1-60; Ord. No. 2003-03, § 1(13-1-60), 3-24-2003; Ord. No. 2019-08 , § 1, 5-28-2019)

Sec. 62-106. - Authority of the plan commission; requirements.

(a) The Plan Commission may authorize the Zoning Administrator to issue a conditional use permit for either regular or limited conditional use after review and public hearing, provided that such conditional use and involved structures are found to be in accordance with the purpose and intent of this Zoning Code and are further found to be not hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or the community. In the instance of the granting of a limited conditional use, the Plan Commission in its findings shall further specify the delimiting reasons or factors which resulted in issuing limited rather than regular conditional use. Such Plan Commission resolution, and the resulting conditional use permit, when, for limited conditional use, shall specify the period of time for which effective, if specified, the name of the permittee, the location and legal description of the affected premises. Prior to the granting of a conditional use, the Plan Commission shall make findings based upon the evidence presented that the standards herein prescribed are being complied with. The Plan Commission's findings and decision to approve or deny a conditional use permit must be supported by substantial evidence.

(b) Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operation control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this Chapter.

(c) Compliance with all other provisions of this Chapter, such as lot width and area, yards, height, parking, loading, traffic, highway access and performance standards shall be required of all conditional uses. No conditional use permit shall be issued unless the applicant provides a detailed written description and proof that all of the standards set forth in Sec. 62-111 shall be met, to the satisfaction of the Plan Commission.

(Code 1998, § 13-1-61; Ord. No. 2003-03, § 1(13-1-61), 3-24-2003; Ord. No. 2019-08 , § 1, 5-28-2019)

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

(a) Any person, firm, corporation or organization having a freehold interest or a possessory interest entitled to

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

(b) An applicant for a conditional use permit must demonstrate and prove, by substantial evidence, that the application and all requirements and conditions established by the Village relating to the conditional use are or shall be satisfied.

(Code 1998, § 13-1-62; Ord. No. 2003-03, § 1(13-1-62), 3-24-2003; Ord. No. 2019-08 , § 1, 5-28-2019)

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

(a) *Required application materials.* An application for a conditional use shall be filed in duplicate on a form prescribed by the Village. Such applications shall be forwarded to the Plan Commission on receipt by the Zoning Administrator. Such applications shall include where applicable:

(1) Names and addresses of the applicant, owner of the site, architect, professional engineer, contractor and all property owners of record within 100 feet.

(2) Description of the subject site by lot, block and recorded Subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees and the zoning district within which the subject site lies.

(3) Plat of survey prepared by a registered land surveyor showing all of the information required for a building permit and existing and proposed landscaping.

(4) Additional information as may be required by the Plan Commission or other authorities, boards, commissions or officers of the Village. The Plan Commission may require such other information as may be necessary to determine and provide for an enforcement of this Chapter, including a plan showing contours and soil types; high-water mark and groundwater conditions; bedrock, vegetative cover, specifications for areas of proposed filling, grading, and lagooning; location of buildings, parking areas, traffic access, driveways, walkways, open spaces and landscaping; plans of buildings, sewage disposal facilities, water supply systems and arrangements of operations.

(5) A detailed written description and proof meeting the substantial evidence standard showing each of the standards set forth in Section 62-111 (a) through (h) will be satisfied, including a detailed description of how each said standard is met, and how the proposed use will comply with any applicable regulations regarding light, noise, traffic, nuisance, health, safety, welfare and environment. When any applicable law, ordinance or other regulation prohibits a certain measurable level of any activity or substance, including, but not limited to, noise, light, dust, particulate emissions, odor, visibility, pollution, and vibration and frequency levels, the applicant shall also demonstrate and prove how the proposed use will comply with such regulations.

(6) Upon request by the Village Board, Plan Commission or Zoning Administrator, the applicant shall provide reports and studies, prepared by a qualified professional, addressing any applicable standard. The applicant is solely responsible for the cost of such reports and studies. A qualified professional is one with appropriate education, experience, license and/or certification pertinent to the applicable standard, and the professional's qualifications should be provided with the report or study (e.g. a curriculum vitae or resume).

(7) The fee established by the Village Board from time to time and provided in Appendix A to this Code for application for a conditional use. The applicant shall also pay all costs incurred by the Village in notifying

the public and property owners pursuant to Section 62-110.

(b) *Plans.* In order to secure information upon which to base its determination, the Plan Commission may require the applicant to furnish, in addition to the information required for a building permit, the following information:

(1) A plan of the area showing contours, soil types, high-water mark, groundwater conditions, bedrock, slope and vegetation cover;

(2) Location of buildings, parking areas, traffic access, driveways, walkways, open spaces, landscaping, lighting;

(3) Plans for buildings, sewage disposal facilities, water supply systems and arrangements of operations;

(4) Specifications for areas of proposed filling, grading, lagooning or dredging;

(5) Other pertinent information necessary to determine if the proposed use meets the requirements of this Chapter.

(c) *Third party consultants* . If necessary expertise is not available from staff or other appropriate governmental agency, the Village Board, Plan Commission or Zoning Administrator may consult with a third-party consultant to effectively evaluate the application. The Zoning Administrator will select the consultant. The applicant is solely responsible for all reasonable costs and expenses associated with such consultation. Applicants retain the right to withdraw an application if they choose not to pay consultant fees.

(Code 1998, § 13-1-63; Ord. No. 2003-03, § 1(13-1-63), 3-24-2003; Ord. No. 2006-04, § 1, 2-13-2006; Ord. No. 2019-08 , § 1, 5-28-2019)

Sec. 62-109. - Hearing on application.

All requests for conditional uses shall be to the Plan Commission or the Plan Commission can, on its own motion, apply conditional uses when applications for rezoning come before it. Upon receipt of the complete application and statement referred to in Section 62-108, the Plan Commission shall hold a public hearing on each application for a conditional use at such time and place as shall be established by the Plan Commission. The hearing shall be conducted and a record of the proceedings shall be preserved in such a manner and according to such procedures as the Plan Commission shall, by rule, prescribe from time to time. The Plan Commission may inform the applicant and members of the public attending the hearing of the substantial evidence standard and that statements and information will be considered subject to that standard. This may include examples that speculative opinions not based on reliable evidence or knowledge do not meet the evidentiary standard (such as a potential loss in value of a neighboring property based on pure speculation and not an appraisal, market analysis or other reliable information).

(Code 1998, § 13-1-64; Ord. No. 2003-03, § 1(13-1-64), 3-24-2003; Ord. No. 2019-08 , § 1, 5-28-2019)

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

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

(Code 1998, § 13-1-65; Ord. No. 2003-03, § 1(13-1-65), 3-24-2003; Ord. No. 2019-08 , § 1, 5-28-2019)

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

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

(a) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

(b) That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.

(c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

(d) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

(e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

(f) That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.

(g) That the proposed use does not violate floodplain regulations governing the site.

(h) That the proposed use will not violate any applicable regulation in the McFarland Municipal Code or any other applicable law or regulation.

(i) 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.

(j) That, in addition to passing upon a conditional use permit, the Plan Commission and Village Board shall also evaluate the effect of the proposed use upon:

(1) The maintenance of safe and healthful conditions.

(2) The prevention and control of water pollution including sedimentation.

(3) Existing topographic and drainage features and vegetative cover on the site.

(4) The location of the site with respect to floodplains and floodways of rivers and streams.

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

(6) The location of the site with respect to existing or future access roads.

(7) The need of the proposed use for a shoreland location.

(8) Its compatibility with uses on adjacent land.

(9) The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.

(Code 1998, § 13-1-66; Ord. No. 2003-03, § 1(13-1-66), 3-24-2003; Ord. No. 2019-08 , § 1, 5-28-2019)

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

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

(Code 1998, § 13-1-67; Ord. No. 2003-03, § 1(13-1-67), 3-24-2003; Ord. No. 2019-08 , § 1, 5-28-2019)

Sec. 62-113. - Appeals.

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

(Code 1998, § 13-1-68; Ord. No. 2003-03, § 1(13-1-68), 3-24-2003; Ord. No. 2019-08 , § 1, 5-28-2019)

Sec. 62-114. - Conditions and guarantees.

The following provisions shall apply to all conditional uses:

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

(1) Landscaping;

(2) Type of construction;

(3) Construction commencement and completion dates;

(4) Sureties;

(5) Lighting;

(6) Fencing;

(7) Operational control;

(8) Hours of operation;

(9) Traffic circulation;

(10) Deed restrictions;

(11) Access restrictions;

(12) Setbacks and yards;

(13) Type of shore cover;

(14) Specified sewage disposal and water supply systems;

(15) Planting screens;

(16) Piers and docks;

(17) Increased parking; or

(18) Any other requirements necessary to fulfill the purpose and intent of this Chapter.

(b) *Site review.* In making its decision, the Plan Commission shall evaluate each application and may request assistance from any source which can provide technical assistance. The Plan Commission may review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems and the proposed operation/use.

(c) *Alteration of conditional use.* No alteration of a conditional use shall be permitted unless approved by the Plan Commission.

(d) *Architectural treatment.* Proposed architectural treatment will be in general harmony with surrounding uses and the landscape. To this end, the Plan Commission may require the use of certain general types of exterior construction materials and/or architectural treatment.

(e) *Sloped sites; unsuitable soils.* Where slopes exceed six percent and/or where a use is proposed to be located on areas indicated as having soils that are unsuitable or marginal for development, on-site soil tests and/or construction plans shall be provided which clearly indicate that the soil conditions are adequate to accommodate the development contemplated and/or that any inherent soil condition or slope problems will be overcome by special construction techniques. Such special construction might include, among other techniques, terracing, retaining walls, oversized foundations and footings, drain tile, etc.

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

(g) *Provisions applicable to all conditional uses.* In addition to any conditions imposed under sub. (a), *supra* ., the following conditions apply to all conditional use permits:

(1) No building or use may violate any other provision set forth in the McFarland Municipal Code, or any other applicable law or regulation.

(2) No building or use is permitted unless all necessary permits, licenses and approvals are obtained from the applicable regulatory authority, including, but not limited to, approvals by the Wisconsin Department of Transportation for ingress and egress to the property, and permits issued by the Wisconsin Department of Natural Resources related to air, water, and other environmental regulations.

(Code 1998, § 13-1-69; Ord. No. 2003-03, § 1(13-1-69), 3-24-2003; Ord. No. 2019-08 , § 1, 5-28-2019)

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

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

(Code 1998, § 13-1-70; Ord. No. 2003-03, § 1(13-1-70), 3-24-2003; Ord. No. 2019-08 , § 1, 5-28-2019)

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

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

(Code 1998, § 13-1-71; Ord. No. 2003-03, § 1(13-1-71), 3-24-2003; Ord. No. 2019-08 , § 1, 5-28-2019)

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

(a) *Definitions.* The following words, terms and phrases, when used in this Section, shall have the meanings ascribed to them in this Subsection, except where the context clearly indicates a different meaning:

  (1) *Agent.* The person designated by the owner as the person in charge of such establishment and whose identity shall be filed in writing with the Zoning Administrator upon issuance of the permit and updated five days prior to a designated agent taking charge.

  (2) *Bed and breakfast establishment.* Has the meaning set forth in Wis. Stats. § 254.61(1).

(b) *As conditional use.* Bed and breakfast establishments shall be considered conditional uses and may be permitted pursuant to the requirements of this Article.

(c) *Regulations.*

(1) *Compliance with state standards.* All bed and breakfast establishments and licensees shall be subject to anc Wis. Admin. Code Ch. HFS 197, relating to bed and breakfast establishments or Wis. Admin. Code HFS Ch. 19 hotels, motels and tourist roominghouses.

(2) *Registry.* Each bed and breakfast establishment shall provide a register and require all guests to register their true names and addresses before assigned quarters. The register shall be kept intact and available for inspection by a Village representative for a period of not less than one year.

(d) *Permit required.*

(1) *Village permit required.* In addition to the permit required by Wis. Admin. Code Chs. HFS 195 or HFS 197, before opening for business every bed and breakfast establishment shall obtain a permit from the Building Inspector by application made upon a form furnished by said officer and shall obtain a conditional use permit.

(2) *Application requirements.* The following is required to be furnished at the time an application is filed for a conditional use permit in addition to the other application requirements of this Article:

a. Site plan showing location and size of buildings, parking areas and signs.

b. Number, surfacing and size of parking stalls.

c. Number, size and lighting of signs.

d. The application fee established by the Village Board from time to time and provided in Appendix A to this Code.

(3) *Display of permit.* The permit issued by the Building Inspector shall be conspicuously displayed in the bed and breakfast establishment.

(e) *Off-street parking required.* See Section 62-172(j) for number of improved required off-street parking spaces. Establishments otherwise qualifying under this Section regulating bed and breakfast establishments shall not be subject to the other requirements of the Zoning Code with respect to traffic and access.

(f) *On-site signs.* Total signage shall be limited to a total of 12 square feet and may be lighted in such manner and nature as to not alter or deteriorate the nature of the surrounding neighborhood. Establishments otherwise qualifying under this Section regulating bed and breakfast establishments shall not be subject to the requirements of this Zoning Code with respect to signs.

(g) *Termination of permit.* A bed and breakfast use permit shall be void upon the sale or transfer of the property ownership. The Plan Commission shall review and conditionally approve or disapprove an application submitted by a person anticipating the purchase of premises for such use. A permit issued in accordance with Subsection (c) of this Section shall be valid until terminated by action of the Building Inspector for violation of the provisions of this Section, or of state regulations as set forth in Wis. Admin. Code Chs. HFS 195 or 197, or as provided in this Section.

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

Secs. 62-118—62-147. - Reserved.

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

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

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

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

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

b. Any development in a Commercial District.

c. Any development in an Industrial District.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(3) *Building relationships.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

i. All building elevations are of importance and should be carefully designed. Building should avoid blank facades.

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

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

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

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

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

(Ord. No. 2011-06, § 1, 5-23-2011)

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

PLAN COMMISSION SUMMARY SHEET

MEETING DATE: **Monday, June 15, 2020**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Discussion of a concept plan for 32 residential duplexes (64 total units) by Elvehjem Acres LLC for 3408 & 3418 Elvehjem Road.**

PREVIOUS ACTION:
October 28, 2019, approval of Ordinance 2019-20 annexing property and temporarily zoning the lands A1 Agriculture Transition.

ISSUE SUMMARY:
Elvehjem Acres LLC (Kevin Urso) is appearing before the Plan Commission to discuss a preliminary concept for 32 residential duplexes (64 total units) on land located at 3408 & 3418 Elvehjem Road. This agenda item is for discussion only, no permit approvals are being requested at this time. The applicant would like to obtain feedback from the Plan Commission regarding proposed uses, densities, and general development layout for this property. The applicant completed a wetland delineation of the property in 2018 and had an erosion control permit approved by the Village Engineer in late April.

The proposed development lies on a 23 acre parcel (061001391611) adjacent to another 5 acre parcel (061001397011) owned by the Applicant. The property includes two existing single family homes, agricultural lands, open space and wetlands. The development envelope is approximately 14 acres. The gross density of the development is approximately 2.8 DU/AC and the net density is approximately 4.6 DU/AC (excluding wetland areas). The development includes an access drive from CTH AB, which would require review and approval by the Dane County Highway Department and Elvehjem Road. The access point to CTH AB is proposed for alignment with a future access drive to serve private development on the west side of CTH AB, which the Applicant has an option to purchase. Public sewer and water utilities would need to be extended to CTH AB in order to serve the development. The Village Engineer is currently working on the design of a sewer interceptor to extend from Devils Lake Way to CTH AB as part of the Village's east side growth.

Comprehensive Plan
The Village's Comprehensive Plan identifies the proposed development envelope for future "Neighborhood" uses. Figure 4.1 of the plan (page 35) provides a general description of land uses allowed, typical implementing zoning districts, and related development policies. The Neighborhood category is described as a carefully planned mix of mostly single-family residential development, with well-designed, limited components of two family, townhouse, multiple family and recreational land uses served by public sewer and water. The plan further directs review of Two Family and Townhouse Residential land use policies and the following the East Side Neighborhood Growth Area Plan.

East Side Neighborhood Growth Area Plan
The East Side Neighborhood Growth Area Plan identifies the building envelope for predominantly Large Lot Residential with some Traditional Residential development near the intersection of CTH AB and Elvehjem Road, with a green space buffer to CTH AB. The Large Lot Residential category is intended for an average density between one and two units per acre to serve as a transition between the Village and adjacent farmland or open spaces. It also recognizes the potential difficulty in developing some parts of the neighborhood, where soil conditions, a high water table, or the desire to protect natural features such as woodlands may pose difficulties for development at a higher density. The Traditional Neighborhood category is intended to contain a combination of single-family, two family, and 3-4 unit structures at a minimum density of four units per acre.

Items to consider as part of the discussion include providing feedback on unit mix/styles, density, transportation and trail design, parkland dedication, stormwater management, wetland setbacks, green space buffers, utility extensions, unit ownership and cost.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:
Comprehensive Plan, 2017
East Side Neighborhood Plan, 2008

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
This agenda item is for discussion only, no permit approvals are being requested at this time. The applicant would like to obtain feedback from the Plan Commission regarding proposed uses and densities for this property.

ATTACHMENTS:
1. Elvehjem Acres Concept Plan Aerial_05.27.2020
2. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
3. Figure 4.1(page 35)
4. Figure 4.1(page 34)
5. McFarland_East_Side_Map
6. Prairie Place Lot 56-58_Elizabeth Reiser-Loeber Comments_06.04.20

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REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

SCALE 1"=60' (22x34)

DATE 05/26/2020

DRAFTER MZIE

CHECKED MZIE

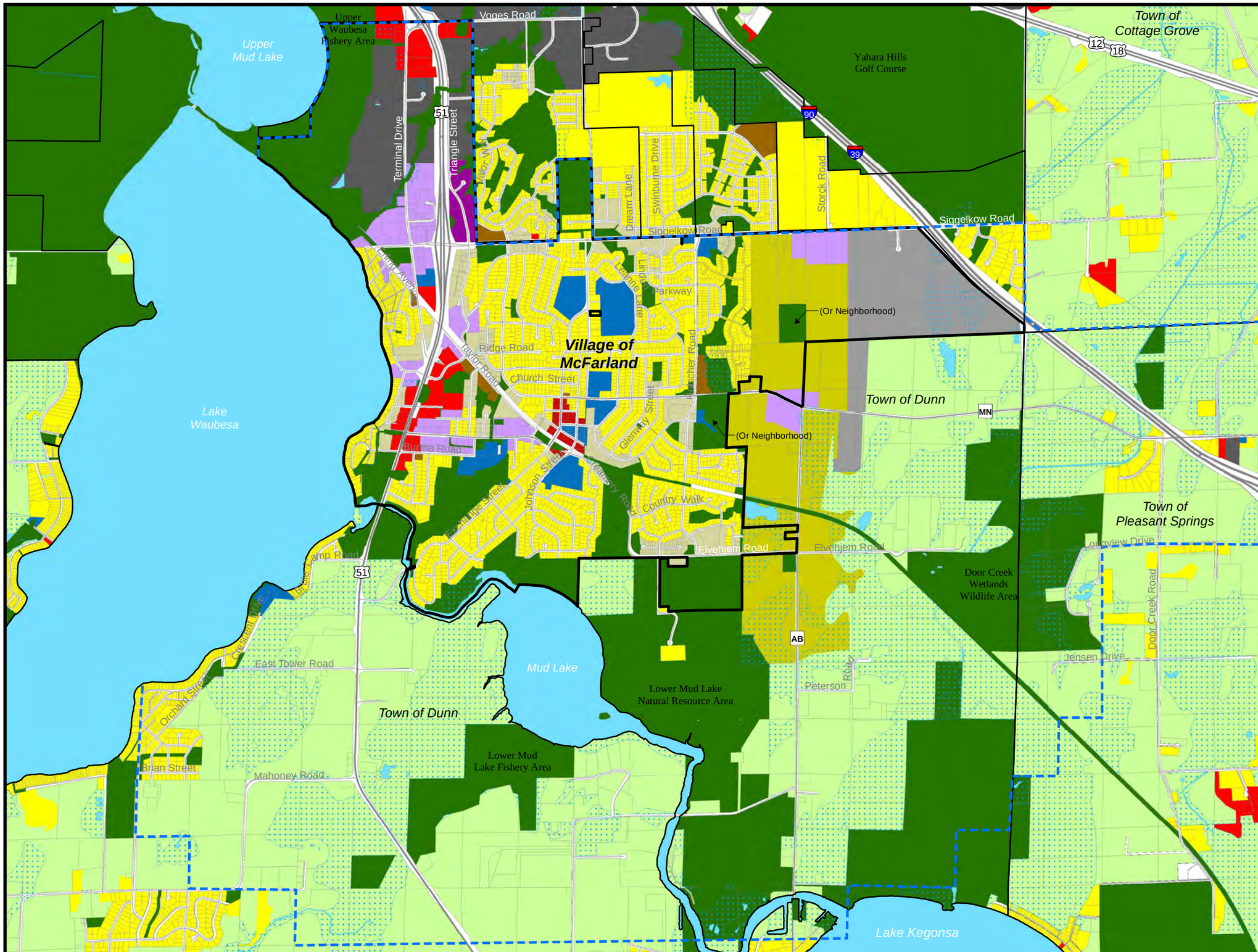
PROJECT NO. 180167

SHEET 1 OF 1

DWG. NO.

URSO - HELMKE PROPERTY CONCEPT LAYOUT

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898



MAP 6

FUTURE LAND USE

Village of McFarland

COMPREHENSIVE PLAN

Legend

Future Land Use

- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor
- DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands
- Agricultural Preservation
- Urban Reserve
- Water
- Rights-of-Way

- Village of McFarland Extraterritorial Jurisdiction Boundary
- Village of McFarland Limits (8/18)
- Other Municipal Limits (2018)

Shapes on this map represent the Village's vision for future land use within the Village and its extraterritorial jurisdiction. For such lands, this map is not intended to represent existing land use or zoning, or to compel property owners to change the use of their land. For example, owners of agricultural or other rural land may maintain their current land use. Actual boundaries between different future use categories and implementing zoning districts may vary somewhat from representations on this map. This map also identifies the City's Marsh Road Neighborhood Plan west of the Interstate and north of Siggelkow Road, and existing land use elsewhere beyond the Village's extraterritorial jurisdiction.

0 500 1,000 2,000
Feet

Date: May 2019

Data Sources: Village of McFarland, Dane County LIO, WDNR, and CARPC

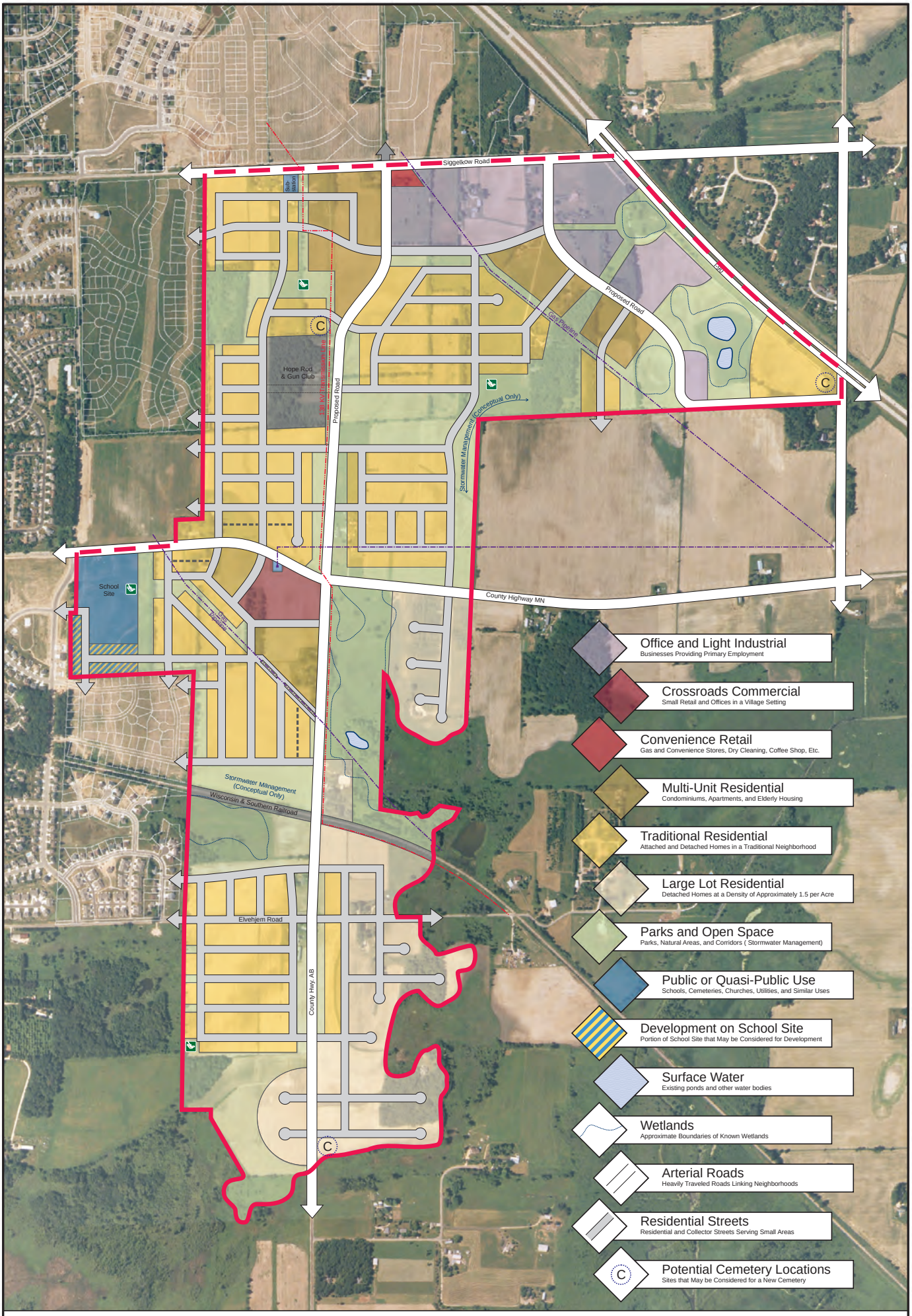
N W E S

Path: S:\MAD\3600--3699\3688\007\Data\GIS\Figures\Map 6 Future Land Use 11x17.mxd User: Danc Date: 5/6/2019 Time: 4:02:37 PM

Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Neighborhood	A carefully planned mix of mostly single-family residential development, with well-designed, limited components of two family and townhouse residential, multiple family residential, institutional, and recreational land uses. All served by public sanitary sewer and water systems.	R-1 Residence District R-2 Single- and Two-Family Residence R-3 General Residence R-E Elderly Residence PD, PD-I Planned Development (Village may also wish to establish a "neighborhood" zoning district)	1. Unless the developer is following the Village's East Side Neighborhood Growth Area Plan, require preparation of detailed neighborhood plans in advance of development applications in planned Neighborhood areas. Neighborhood development plans specify the arrangement of different land uses, environmentally sensitive areas, roadways, parks and trails, and other major infrastructure investments. 2. Accommodate a mixture of housing types, costs, and densities, while maintaining the predominance of single-family housing in the community. The Village policy is that at least 65% of new housing units in the planned Neighborhood area as a whole should be single family residences. 3. Promote neighborhoods that instill a sense of community with their design – including gathering places, parks, open spaces, pedestrian and bicycle access, schools, and churches. 4. Refer also to policies applicable to Single Family Residential, Two Family and Townhouse Residential, Multiple Family Residential, and other future land use categories that comprise each Neighborhood area.
Downtown	Mapped within the historic Downtown area of the Village, generally aligning with the Village's TID #4 boundary. Land uses and activities here are designed to create vibrant places and community gathering spots. Desirable land uses include commercial services, retail, restaurants, lodging, office, multiple family residential (mainly in upper stories), and institutional, including on sites and/or buildings that mix uses.	C-C Central Commercial PD-I Planned Development-Infill R-3 General Residence (limited use)	1. Follow the recommendations of more detailed plans for the Downtown area, such as the TID #4 Project Plan, the Downtown Strategic Market Analysis and Opportunities Assessment, the Downtown Plan (1999), and the Village Center Master Plan. Per the recommendations of the Economic Development chapter, the Village may update and possibly consolidate such plans. 2. Preserve the architectural and historic character of the Downtown with the application of such detailed plans, design standards there and in the zoning ordinance, and incentives where practical. 3. Arrange uses in a bike and pedestrian oriented environment with off- and on-street parking; minimal building setbacks; and building materials, designs, placement, and scale that are compatible with existing development form. 4. Retain and expand governmental facilities in the Downtown area to reinforce public commitment and enhance activity, perhaps including a new family-oriented recreational facility and/or municipal campus expansion.
Highway and General Commercial	A range of retail, commercial service, office, restaurant, lodging, health care, outdoor sales, and institutional uses, with limited outdoor display and storage. Mapped mainly along Highway 51. All uses served by public sanitary sewer and water services.	C-H Highway Commercial C-G General Commercial PD, PD-I Planned Development	1. Rezone sites designated for Highway and General Commercial use on Map 6 only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered. 2. Require larger-scale commercial developments to address traffic, environmental, and neighborhood impacts, including neighborhood-sensitive recommendations in areas adjacent to existing single family uses using the standards in Figure 4-2 and the zoning code.

Figure 4-1: Future Land Use Categories and Policies

Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Single Family Residential	Predominantly single family detached homes, generally in "subdivision" settings. May include limited two family residences where compatible with a predominantly single family environment. Within the Village, all such areas will be served by public sanitary sewer and water systems.	Within Village, R-1, R-1A, and R-1B Residence Districts and R-2 Single- and Two-Family Residence (more limited) CO Conservancy (for parks, stormwater, and other open areas)	1. Prepare or require a neighborhood plan/concept development plan in advance of each subdivision proposal. 2. Promote interconnection in road and trail networks; minimize long cul-de-sacs and dead-end streets. 3. Require submittal of stormwater management and erosion control plans for new developments. 4. Encourage conservation neighborhood design, including allowing smaller lots and preservation of large open space corridors, in areas with soil limitations and natural resource amenities. 5. Where smaller lots are permitted, pay careful attention to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements. 6. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.
Two Family and Townhouse Residential	Duplexes and two-flats, townhouses, single family residences, home occupations, and small-scale institutional and recreational uses, all served by public sanitary sewer and water systems.	R-2 Single- and Two-Family Residence R-E Elderly Residence PD, PD-I Planned Development	1. Disperse two family and townhouse residential uses through the Village, rather than repeating blocks of this type of future land use in just a few areas. 2. Encourage design of two family houses and townhouses to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with garage-door dominance. 3. Hold new two family houses and townhomes to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), and garage parking. 4. Work with County, State, and local lenders to assist with rehabilitation of older duplexes in the Village. 5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.
Multiple Family Residential	A range of housing types, including multiple family residences (e.g., condominiums, apartments, multiplexes), including independent elderly housing. May also include single family residences. Served by public sanitary sewer and water systems.	R-3 General Residence R-E Elderly Residence PD, PD-I Planned Development	1. Disperse higher-density residential uses through the Village, rather than high concentrations in a few areas. 2. Encourage design of multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with large parking lot dominance. 3. Hold new multiple family housing to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), garage or underbuilding parking, and responsible management. 4. Monitor areas of aging multiple family housing so that they are community assets. Work with owners and property managers to address problems, and direct them to County and State programs and local lenders. 5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.



Village of McFarland - East Side Neighborhood Growth Area - Concept Development Plan

R.A. Smith & Associates, Inc.

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

June 4, 2020

Re: Urso Bros. LLC for 3408 & 3418 Elvehjem Road
Re: Northpointe and CF Investments Lots 56-58

Please do not change the zoning of lots in question to alter the plan for McFarland's future.

My family and I moved to the area in December 2018. We thankfully found an off-season vacation rental while we built our home at 5060 Frost Aster Court. We had our pick of several states, and the Madison area 'won' as the best place to raise our children.

We specifically chose McFarland because there is a plan in place that makes sense for the present and future. Additionally, the people we have spoken to for assistance with schooling, building, etc. have always been courteous and kind. Randomly stopping in a store and going around the neighborhood, I always felt welcome.

I researched several areas before uprooting our family and agree with the vision seen throughout the Terminal and Triangle District Plan. There is a lot of information provided on the website to get a sense of what those passionate about McFarland envision for the future. Within that plan is a provision for apartments above street-level shops. We think that would be ideal and make far more sense for McFarland's future.

As far as building apartments, condos, townhomes, etc. we feel there needs to be more housing, but the plan needs to fit within the village's overall vision. Having a high-density apartment complex does not make sense. There are enough of those around the area. Having condos, townhomes, and detached homes will benefit McFarland if it fits within the zoned area as originally intended.

Although I looked at over 80 homes with our real estate agent, none were in McFarland. It was impossible to find a 4+ bedroom, 4+ bathroom, 3500+ sq. ft. home in McFarland last winter so we ended up building one. We could not even find a home on a large enough lot to renovate an existing home. There were a couple that came on the market during our search, but it was a 'formality' as they would be gone before we had a chance to even look.

There are hundreds of homes for sale in the Madison area, always. McFarland is a very desirable place to be, we do not see a need to alter zoning plans for a developer to put in high density housing.

Sincerely,

Elizabeth Reiser-Loehr

VILLAGE OF McFarland
Community Development

Memorandum

TO: Plan Commission Members

FROM: John Griffith, Code Enforcement Officer

DATE: June 8, 2020

RE: May Property Maintenance Report

ADDRESS-OWNER OR TENANT OCCUPIED (APRIL AND PRIOR LETTERS/CONTACT)	VIOLATION & DATE LETTER DELIVERED/SENT:	STATUS /DATE	DATE RESOLVED OR NEXT STEP
5911 Spartan Drive – (rental) NAK Development LLC	Furniture in yard of property - 3.16.20 – letter sent	5.7.20 – couch by dumpster - letter sent	6.9.20 – follow up
5905 Smith Ridge Road (Hemp) rental	Junk/brush/trailer on lawn (9/9/19)	Second notice to correct sent 10/13/19	Not corrected 11/1/19, 2/6/2020 – ticket issued – Court date 2/25/2020 – changed to 5-12-20 – Default judgement
5905 Smith Ridge Road (Hemp)- rental	Expired plates on vehicles stored on site (9/30/19)	Second letter to owner sent 10/30/19	Not corrected 11/1/19, 2/6/2020 – ticket issued. Court date 2/25/2020 – fine of $187.00 – 60 days to pay or appear at 5-12-20 hearing. – Default judgement
5603 Wimbledon Ct. (Dimeo)	Inoperable/ unlicensed vehicles, trash/debris on site 1.9.2020	Letter sent 1-9-2020 – Not corrected letter sent 5-8-2020	Checking weekly, owner working on 5.7.20 – still has auto with expired plates

5506 Valley Drive (Owner – Vogel)	Excessive # vehicles, vehicles on lawn, non-running/licensed vehicles 1.15.2020	Letter sent 1-16-2020	Citations issued 2/24/2020 Court date 3.24.20 – postponed to 5-12-20 –Default judgement 5.12.20
5012 Ridge Road – Glassmaker 3.20.20	Excessive number of vehicles outside on a property	Staff monitoring	Monitoring
5906 Main Street - Schneider	Request for Fire Inspection Letter Sent - 3.19.20	Fire & Building Inspection occurred on May 29, 2020. No interior violations found	Staff working with property owner on exterior property maintenance violations.
5506-08 Creamery Ct – Reilly (rental)	Non-running vehicles, unlicensed vehicles, vehicles parked on lawn; debris on site –	letter sent 5-5-20	Resolved in May
6119 Johnson St (Deyoe)	Min. maintenance accumulated debris on property, non-running vehicles, vehicles being used as storage	Letter sent 1.23.2020	Citations issued 2.27.2020 Court date 3.24.2020 – postponed to 5.12.20 – default judgment 5.12.20
5836 Osborne Drive – Aubey Jr.	Construction work without a permit	letter sent 4-15-20	Permit fees paid
5705 Black Walnut Drive - White	Waste and debris in yard – minimum maintenance	letter sent 5-5-20	No further action
5306 Paulson Road	Debris on site, noise, smell, running business out of a residential property –	watch list	Watch list
5105 Summer Trail - Schaller	Burning mid-week without permit & during burning ban – Forward to Fire Department 4-23-20	Fire Dept. went to property, advised of burning ban, and normal need for permit & what materials cannot be	n/a

		burned on site	
5911 Leanne Lane - Ruggles	Debris/garbage/furniture stored outside on property	– letter sent 5-4-20	Resolved in May

LETTERS /CONTACT IN MAY: **ADDRESS/ OWNER/RENTAL**	**VIOLATION AND DATE OF CONTACT/POSTING/ LETTER SENT:**
5410 Dennis Dr. (Taylor)	Lawn mowing issue –posted resolved
5315 Paulson Rd /Rub A Bud LLC	Noxious weeds correction explained by speaking to owner
5306 Olson Ct / Woodworth	Mowing issue/ posted and letter sent
6050 Shooting Star Ln./	Mowing issue/ called realtor property for sale
5705 Leanne La./ Mita	Sent to public Works to mow -repeat ticketed offense
5506 Valley Dr./ Vogel	Multiple vehicles etc. 3 tickets issued court 6-9-20
6119 Johnson St./ Devoe	Non running non-licensed, debris storage in vehicles, 3 tickets issued court 6-9-20
5905 Smith Ridge Rd. /Hemp	Unlicensed vehicle trailer on street yard 3 tickets issued court 6-9-20
5915 Exchange Street (Byrne)	Staff contact with property owner regarding crumbling concrete stoop on Long Street and broken shutter on front façade. Owner to fix concrete and secure shutter within the next 6-8 weeks.

VILLAGE OF McFarland
Community & Economic Development
www.mcfarland.wi.us/communityandeconomicdevelopment | 5915 Milwaukee St, McFarland, WI 53558 | 608.838.3154

Memorandum

To: Plan Commission

From: Andrew Bremer, AICP
Community & Economic Development Director

Date: June 12, 2020

Re: May Community & Economic Development Department Highlights

YTD New Construction Building Permits

	2019	5-Year	4-Year	3-Year	2020	2019	2018	2017
Building Permits (new construction)	**Actual**	**Average**	**Average**	**Average**	**Actual YTD**	**Actual YTD**	**Actual YTD**	**Actual YTD**
SF	67	52	60	66	23	27	28	18
MF	8	3	4	4	1	7	3	6
Com	1	3	3	3	1	0	1	3
Total	**76**	**58**	**67**	**74**	**25**	**34**	**32**	**27**

61 total building permits issued in May, including four new single-family dwellings, compared to zero for April. For comparison, there were seven new SF permits issued in the month of May in 2019, one in 2018, and three in 2017. The effects of COVID-19 on consumer spending on new home construction will likely continue to lag 2019; however, building activity picking back up is a positive sign. The Village is currently on pace for 55 new SF home permits for 2020. The year started with 61 vacant SF lots in the active east-side subdivisions.

YTD Department Revenues

		2019	5-Year	4-Year	3-Year	2020	2020	YTD % of	2019
Account		**Actual**	**Average**	**Average**	**Average**	**Budget**	**Actual YTD**	**Budget**	**Actual YTD**
44300-101	Building Permit	$ 107,314	$ 82,718	$ 94,578	$ 108,402	$ 100,000	$ 40,728	41%	$ 33,822
44300-102	HVAC Permit	$ 31,034	$ 31,097	$ 36,095	$ 40,128	$ 45,000	$ 14,095	31%	$ 11,807
44300-103	Plumbing Permit	$ 37,370	$ 33,420	$ 38,326	$ 42,774	$ 45,000	$ 12,976	29%	$ 13,244
44300-104	Electrical Permit	$ 47,101	$ 41,239	$ 47,273	$ 52,637	$ 50,000	$ 18,537	37%	$ 16,543
44300-105	Sprinkler Fee	$ 2,722	$ 2,594	$ 3,223	$ 4,297	$ 4,000	$ 3,730	93%	$ 50
44300-106	Fire Alarm Inspection Fee	$ 4,515	$ 2,489	$ 3,111	$ 4,148	$ 2,000	$ 1,815	91%	$ 2,245
44300-108	CD Occupancy Inspection Fee	$ 8,450	$ 7,870	$ 9,250	$ 9,483	$ 10,000	$ 4,050	41%	$ 3,105
44900-000	Misc. CD Permit Fees	$ 109,484	$ 123,997	$ 143,617	$ 165,481	$ 100,000	$ 53,540	54%	$ 38,328
46800-000	Community Development Fees	$ 9,777	$ 9,753	$ 9,840	$ 9,188	$ 10,000	$ 10,347	103%	$ 3,239
47210-000	City - Building Inspection	$ -	$ 22,435	$ 19,456	$ 13,546	$ -	$ -	0%	$ -
	Total Revenue	**$ 357,767**	**$ 357,613**	**$ 357,574**	**$ 450,085**	**$ 366,000**	**$ 159,818**	**43.7%**	**$ 122,383**
	Percent Change	**-30.3%**	**x**	**x**	**x**				

* As of 05/31, 33% through calendar year

Total C&ED deposits for the month of May were $38,911. Prior year May totals were $31,997 in 2019, $80,608 in 2018, and $27,962 in 2017. Through the first quarter of 2020, total C&ED revenues are 2% higher than the YTD percent of budget; however, YTD revenues are likely to return or dip below the YTD % of budget pace if COVID-19 has a lasting impact on consumer spending on new home construction and new commercial development.

Summary of Department Activities:

- Village Board action on May Plan Commission & CDA recommendations:
    - 4703 Terminal Drive (Ezra Properties), request to amend Development Agreement denied.
    - 5407 Bashford Street, moved to seek right of first refusal.
    - 4706 Farwell Street, approved outdoor consumption area.
    - 5923 Exchange Street, approved outdoor consumption area and limited liability agreement.
    - Approved Utterback Partnership annexation request.
    - Rosewood Fields, approved rezone petition and preliminary plat.

- Status update of larger development projects previously approved:
    - 4703 Terminal Drive (Ezra Properties 27-unit MF). Temporary occupancy permit granted. Completion of elevator continues.
    - 4719 Farwell Street (The Atwater, mixed use). Building permits approved, construction on-going.
    - 4900 Larson Beach Road (MSP, 51-unit MF). MSP was awarded WHEDA affordable housing tax credits for their proposed development. Next step is to submit for Federal and County financial aid.

- Meetings & Conferences:
    - May 6th, CDA meeting
    - May 11th, Village Board meeting
    - May 12th, Joint Public Works and Public Utilities meeting
    - May 12th, Meeting with City of Madison Planning Staff regarding McFarland Park neighborhood
    - May 13th, Webinar: WI-APA Annual Case Law and Legislative Update
    - May 18th, Landmarks Commission meeting
    - May 18th, Plan Commission meeting
    - May 19th, Chamber Board meeting
    - May 21st, Dane County Sustainable Leadership Collaborative
    - May 21st, MadREP Economic Professionals meeting
    - May 26th, Village Board meeting

Look ahead to potential July 1st CDA Agenda Items:

- 5923 Exchange Street. Potential request for TIF incentives for sprinkler system/building improvements.
- 4608 Siggelkow Road, Waubesa Village Developer Agreement revision

Look ahead to potential July 20th PC Agenda Items:

- 5923 Exchange Street, McFarland Café CUP for two one-bedroom apartments on third floor.
- 4608 Siggelkow Road, Waubesa Village Phase 3 Detailed Plan approval for 27-unit MF building.
- Public hearing and recommendation on a Zoning Code text amendment to add "pet training and grooming services and related accessory retail sales" as a conditional use in the C-P Commercial Park District.
- Discussion of Comprehensive Plan amendments.
- Review of draft sign code.