

PLAN COMMISSION

Monday, August 17, 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/89423693203>

Or Telephone: Dial US: +1 (312) 626-6799

Webinar ID: 894 2369 3203

1. CALL TO ORDER
2. PUBLIC APPEARANCES.
3. APPROVAL OF MINUTES.
 - a. Review and possible approval of the July 20, 2020 Plan Commission minutes.
4. PUBLIC HEARING
 - a. Public hearing regarding a Conditional Use Permit (CUP) requested by Shaun O'Hearn, for the addition of two apartment units located at 5923 Exchange Street, McFarland, property zoned C-C Central Commercial.
 - b. Public hearing on a Planned Development Infill District - Detailed Implementation Plan application by MSP Real Estate Inc. for 4845 Taylor Road and 4900 Larson Beach Road, McFarland, to construct a 51 unit multi-family apartment building. Property zoned Planned Development Infill District - General Implementation Plan Approved.
5. BUSINESS.
 - a. Discussion and possible action on the specification of a Urgent Care Clinic as a permitted or conditional use within the Commercial - General District under Sec. 62-71, Permitted or Conditional Uses of the McFarland Zoning Code.
 - b. Discussion and possible action on a Conditional Use Permit requested by Shaun O'Hearn, for the addition of two apartment units located at 5923 Exchange Street, McFarland. Property zoned C-C Central Commercial.
 - c. Discussion and possible action on a Planned Development Infill District - Detailed Implementation Plan application by MSP Real Estate Inc. for 4845 Taylor Road and 4900 Larson Beach Road, McFarland, to construct a 51 unit multi-family apartment building. Property zoned Planned Development Infill District - General Implementation Plan Approved.

- d. Discussion of a concept plan for two multi-family residential buildings, 8 total units, submitted by Kevin Urso, for a portion of parcel #061002495021 located along CTH AB, McFarland.
- e. Discussion of a concept plan for 8 residential condominium duplexes, 16 total units, submitted by Juniper Hollow LLC (David Harried) for parcel #071034396951, located on the 5300 block of Terminal Drive, McFarland.

6. STAFF REPORTS

- a. Property maintenance report
- b. Directors report

7. SCHEDULE NEXT MEETING DATE.

- a. Monday, September 21, 2020 at 7:00 PM.

8. ADJOURNMENT.

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

Working Draft -Minutes Plan Commission Meeting

July 20, 2020

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

Members Absent: Scott Peters

Staff Present: Andrew Bremer, Andrew Day, Karen Knoll, Brian Berquist; Town and Country Engineering, Allen Reuter; Village Attorney

1. CALL TO ORDER

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

2. PUBLIC APPEARANCES.

Ann Beyer – 4516 Field Avenue – Re: 5 (a) opposed
Beth Lindner -5106 Card Avenue – Re 5(a) – opposed
Rob Blancher - 5005 Card Avenue – Re: 5(a) – opposed
Sherri Blancher – 5005 Card Avenue – re: 5(a) – opposed
Tom Howell - 5016 Card Avenue – re: 5(a) - opposed
Tom Binger – 5006 Card Avenue – re: 5(a) - opposed

Judi Becker – 5757 Prairie Stone Drive – behalf of Prairie Ridge Neighborhood Association: Parking requirement ordinance 62-172J required off street parking facilities for elderly developments, the amount of parking in this ordinance is out of date with today's changing population, work and lifestyle habits of those 55 and older who average work until the age of 70, and own 2.17 @ 55 to 1.39 at age 75 and older. Developers using the Ordinance of 1 vehicle per unit will not provide enough on-site parking. There are also the changes of adult children who often move home, and add more autos to a property. The ordinance is long overdue in needing of being updated to reflect the active lifestyle of today's population.

Bridget Bell – 5608 N. Peninsula Way – re: 5(a) - opposed
Liz Riser-Lober – 5060 Frost Aster Court - re: 5(a) - opposed
Lori Downs – 6021 Exchange St – re: 5(a) & (b) – opposed

Dan Kolk – 6401 Pheasant Run – re: 5(a) & (b) - in favor
Liz Yszenga -6061 Shooting Star Court - re: 5(a) & (b) – opposed
John Heitzman – 6020 E. Linden Parkway re: 5(a) & (b) – opposed

Indicating opposition to 5(a) but not wishing to speak:

Chris Kussow – 5600 Lexington St

Jessica Schwednsky – 5600 Lexington Street

Joy Wheeler – 5413 Fayette Avenue

Janet Aeschliman – 4503 Field Avenue

Czebotar read into records emails from:

Chris St. Clair – 5602 Holscher Road - opposed

Shaun O’Hearn – 5205 Linden Parkway - in favor

Nicole Monzon – 5410 Eighmy Road - opposed

Comments in opposition: Residents voices not being heard, lack of transparency, taking away of greenspace, lack of meeting deadlines, spending money in an unstable time, increased trash, increased traffic by auto, foot, bike and boat; loss of children’s play area, increased noise, no traffic study being done, no market study having been done, increased burden on Police Department, loss of family atmosphere, small park not needing to be overwhelmed by structures, outside drinking, closeness to other businesses, failure to notify neighbors, not following Comprehensive Plan. Loss of trust in elected officials, Citizens saying no, and the Boards approval anyways, doing a site plan approval when the Board has already approved the spending of the money, handling approvals out of sequence, poor beach quality, and beach should be improved first, Village already in debt, prioritizing going into debt, lack of use of social media, bike safety in area, lack of parking, high cost of projects, congestion in the area, traffic pattern, and needed stop signs. Better communication needed, high end dog wash and bathrooms not needed, need to keep green space in the Village rather than building something on any green area we have, building things that are not needed, need to spend money just because, need to be fiscally responsible.

Comments in favor: The proposals have gone through proper channels, most of the traffic in McDaniel Park is by foot or bike, and improvements will give additional opportunities to the park and community. The facility in McDaniel Park will allow more to be able to enjoy and use the park, and have access to water usage. The dog park is highly used and needs amenities that are more permanent in nature.

3. APPROVAL OF MINUTES.

- a. Review and possible approval of the June 15, 2020 Plan Commission minutes.

Czebotar called the minutes from the June 15, 2020 approved by unanimous consent.

4. PUBLIC HEARING

- a. Public hearing on a Planned Unit Development Detailed Plan for Phase III Waubesa Village, by owner Ryan Quam, Waubesa Village LLC. The property is zoned Planned Development District General Plan Approved Phase III, and Detailed Plan

Approved Phases III. Owner plans to construct a 27 unit multifamily apartment building. The address is 4604 Siggelkow Road, McFarland, WI.

Czebotar opened the public hearing at 8:06 p.m.

Ryan Quam reviewed his submission in packets; this is for Phase III of Waubesa Village. It will be a 27-unit apartment, a mirror image of the building built in Phase II, and this is to complete the approved General Development Plan for the Waubesa Shores project. Quam indicated he has reviewed the staff comments for his submittal and agrees with all the comments. He revised his plans to comply; however, the revisions were not complete in time to make it into tonight's packets. Quam indicated part of his request tonight is to use the Village owned lot at 4902 Terminal Drive for material storage for his project.

Czebotar closed the public hearing at 8:10 p.m.

5. BUSINESS.

- a. Discussion and possible action on a Site/Design Review application by the Village of McFarland to improve shelter and restroom facilities at McDaniel Park, 4806 McDaniel Lane, McFarland, WI.

Schuenke reviewed Czebotar and Rupert are elected officials, other members of the Plan Commission are appointed residents, he is in the position of Village Administrator, and as such the applicant for this project. This plan has been in works for some time. It is for two projects, a site design review for a second open-air shelter on the north end, and the second project improvement is to renovate the existing bathroom facility, storage space for the Police Departments ATV, and create a building addition, which could house a concession stand in the future. The building was built in the mid to late 1990's. The concession stand would give the Village the ability to utilize at its discretion, to create a public/private partnership for the use of the space, possible public rental, special events and/or Village utilization for programs. Schuenke reviewed the submission for site design as provided in packets. It is not the Villages desire to create a bar at this location, if it was their intention there are other processes, which the Village would have to go through for review for outdoor consumption. The Village remains in complete control of how the facility is used. The Parks Committee decided they wanted to have something with a couple of different amenities; we presently do not have a concession stand within the park system.

Schuenke advised the lateness of the application was his fault, there were other issues, which were being handled at the same time, and he accepts responsibility for being a week late, and apologizes for such. Plan Commission deadlines are not set by code but by department process, there is administration discretion for

applications. Schuenke reviewed what are required notices, policies and practices for them. This project has been in works for a while and staff has been part of the ongoing review process, therefor there has been ample time for review of the project.

Schuenke addressed some of the questions, which had been brought forward by residents.

Chris St. Clair - 5602 Holscher Road – indicated concerns over the Village not abiding to own deadlines, processes for approval, lack of setting an example for others, He feels we need to delay in order to give a vote of confidence to residents that we follow our own policies.

Fischer would like someone to respond to St. Clair's concerns. Schuenke reviewed the timeline for this application and the meetings which it was brought forward to, along with the process for applications. Czebotar inquired of the Village Attorney if he feels there was any ordinance violation. Attorney Reuter reviewed the concern and feels there was no ordinance violation. Reuter also summarized different rules, deadlines, and processes. Czebotar inquired of Commissioners if they felt the need to postpone action. Bloechl-Anderson indicated he is not feeling positive on how the Village is portrayed in this current process, but does not see that there is anything needing to be done at this point. Rogers concurred with Bloechl-Anderson. Green felt there has been plenty of time to review.

Czebotar moved to approve a Site/Design Review application by the Village of McFarland to improve shelter and restroom facilities at McDaniel Park, 4806 McDaniel Lane, McFarland, WI. Rupert seconded the motion. Motion carried 6-0.

- b. Discussion and possible action on a Site/Design Review application by the Village of McFarland to improve parking and shelter facilities at the Dog Park in Urso Community Park, 6300 Elvehjem Road, McFarland, WI.

Schuenke reviewed the site design application as submitted in packets; it is to add a shelter to the area, which will include restrooms and indoor and outdoor dog washing stations along with a small storage/maintenance room. There will also be an improved paved parking lot, with improved access and drainage in the dog walking areas. Lighting will be added to the parking lot and around the structure as needed for security purposes. Brian Berquist, Town & Country Engineering reviewed the plans and how the project will include some storm water management. All of the proper permits have been submitted for approval. Bremer added for clarification there is an existing monument sign on the property and the plan is to relocate it closer to the relocated entrance.

Chris St. Clair - 5602 Holscher Road – opposed due to not following procedures, feels this is setting a poor precedence.

Czebatar called for Attorney Reuters comments. Reuter felt as this was an internal application, the staff has been part of the review process and he does not feel this will set a precedence for an outside developer, as it is a different process when the Village is the applicant.

Czebatar asked for Commissioners feedback. Bloechl-Anderson indicated he is frustrated with perceived way this was pushed through; he understands the process but is frustrated with the notion of how this was handled. Fischer feels the public had their opportunity to voice their opinions at the Park and Recreation meetings; he is concerned about the rumors about the projects.

Czebatar moved to approve a Site/Design Review application by the Village of McFarland to improve parking and shelter facilities at the Dog Park in Urso Community Park, 6300 Elvehjem Road, McFarland, WI. Rupert seconded the motion. Motion carried 6-0.

- c. Discussion and possible action on a Planned Unit Development Detailed Plan for Phase III Waubesa Village, by owner Ryan Quam, Waubesa Village LLC, for the property located at 4604 Siggelkow Road, in order to develop a 27 unit multifamily apartment building.

Bremer advised this is the final phase of the Waubesa Village project, and summarized the history of the project and its approvals. The CDA did move to approve the revised Developer's Agreement. There is no TIF request at this time for this project. Bremer reviewed the application as submitted in packets. Bremer reviewed the proposed access to Terminal Drive, which was discussed in 2017. At that time the Plan Commission proposed postponing action until Phase III was brought forward. Bremer reviewed the Fire Departments review of the project and need for access along Terminal Drive for emergency access through a gated access point, which would not be for use by tenants along with the additional access point being discussed at a staff level and for discussion tonight by the Plan Commission. Bremer indicated this proposal meets the design standard for the TIF district. Bremer reviewed consideration for additional exterior bike racks, and the need for the signage for the property to be updated and moved to be more visible. Bremer indicated Quam is comfortable with both suggestions.

Quam indicated they have storage lockers in the garage, and wall mounted bike racks for tenants, if they added outdoor bike racks they likely would be used by guests and visitors. Berquist reviewed his report as submitted.

Rogers asked for clarification on the secondary access for the Fire Department and EMT use. Bremer replied Quam initially did not want the second access point, the

Fire Department and staff are recommending there be a secondary access, which would be locked and gated for use by emergency vehicles. Commissioners discussed the details and need for one along with safety concerns for the secondary access. Commissioners also discussed the property at 4902 Terminal Drive how it offers the opportunity for future development in the area, and how it would not work to design the secondary access through the lot on Terminal Drive.

Czebotar moved to approve a Planned Unit Development Detailed Plan for Phase III Waubesa Village, by owner Ryan Quam, Waubesa Village LLC, for the property located at 4604 Siggelkow Road, in order to develop a 27 unit multi-family apartment building, conditioned on addressing items raised by the McFarland Fire and Rescue Department in its letter dated July 10, 2020; addressing the conditions in the Village Engineers letter dated July 17, 2020, the submittal of the final site plan to the Community and Economic Development Director; addressing those conditions 1 and 2 of the Director's staff report, the installation of one or more exterior bike racks within the property located off the existing sidewalks between the mailboxes and playground, relocating the existing directional monument sign closer to the driveway for better visibility. To install, as proposed by the Fire Department, an emergency vehicle exit on to Terminal Drive with a gate and Knox box to allow them access. Rupert seconded the motion. Quam asked for clarification on the use of the Village owned lot. Bremer indicated that request would be part of the modification of the Developers Agreement and would be discussed and action taken at a Village Board meeting. Motion carried 6-0.

7. STAFF REPORTS

- a. Property maintenance report –Bremer indicated John Griffith, Code Enforcement Officer resigned from the position earlier this month, other department staff is picking up the obligations to continue to monitor property and responding to resident inquiries regarding property maintenance. We have seen an increase in calls and emails related to property maintenance, and are attempting to respond in a timely manner.
- b. Director's report –No comments

8. SCHEDULE NEXT MEETING DATE.

- a. August 17, 2020 at 7:00 p.m.

9. ADJOURNMENT.

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

Please publish in the
McFarland Thistle on
July 30th and August 6th

**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, August 17, 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 Shaun O'Hearn, for addition of two apartment units located at 5923 Exchange Street, McFarland property zoned C-C Central Commercial.

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.).

COVID-19 RELATED INFORMATION

Due to the COVID-19 Pandemic, the Village recommends and **URGES** all residents to view the meeting that evening live on the Charter cable channel 982; TDS channel 1009 or online at mcfarlandcablechannel.com and those who wish to participate and provide public comment do so via Zoom(the Village's virtual meeting software). You can join the Zoom Webinar by visiting <https://us02web.zoom.us/j/89423693203> Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: Webinar ID: 894 2369 3203

Due to limitations from Dane County Public Health, only 10 non-employees are allowed in the Municipal Center at one time. **If you choose to attend the meeting in-person, the Village CANNOT GUARANTEE you will be allowed a spot inside the building to view the meeting.** Those who wish to provide public comment at the meeting will be ushered in and out of the building to accommodate the 10-person gathering limit.

If you cannot attend the meeting, please submit your written comments to the Plan Commission before August 17, 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

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Review and possible action on a request by MSP Real Estate, Inc. to approve a Planned Unit Development - Detailed Implementation Plan for properties located in the Village of McFarland at 4845 Taylor Road and 4900 Larson Beach Road. Properties are zoned Planned Development Infill – General Implementation Plan (PDI-GIP). MSP Real Estate Inc. plans to construct a 3-story 51-unit multi-family apartment building on the site.

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.).

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Respectfully submitted by,
Andrew Bremer
Community and Economic Development Director



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, August 17, 2020

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on the specification of a Urgent Care Clinic as a permitted or conditional use within the Commercial - General District under Sec. 62-71, Permitted or Conditional Uses of the McFarland Zoning Code.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

Stoughton Hospital is considering entering into a lease agreement to establish an Urgent Care Clinic within the planned commercial development at 5613 Lake Edge Road. A site plan for this 5,000 square foot commercial building, zoned Commercial-General (C-G), was approved by the Plan Commission on January 20, 2020. The building will be located between Walgreens and the McFarland Animal Hospital.

The clinic would offer a similar breadth of urgent type services you'd go to a Physician Clinic for: sore throat, fever, strain or sprains, ear aches, allergic reactions, etc. They won't provide scheduled elective things like annual physicals or surgeries, would not operate 24 hours a day, would not include inpatient beds and patient food services, and would not include an emergency room/department.

The Zoning Code does not specifically address "Urgent Care Clinics" as a defined use. Sec. 62-71 of the Zoning Code defines "Medical Services & Offices (NAICS Code 621100)" as permitted uses and "Hospitals & Clinics (NAICS Code 622110)" as conditional uses in the C-G district. Footnote 1 of the Land Use table, references that the land uses are from the 2007 NAICS Code (North American Industrial Classification System).

Sec. 62-10(d)(1) and (2) provides that the Plan Commission may determine if unspecified uses are sufficiently similar to a specified permitted or conditional use.

The 2007 NAICS Code, and 2017 NAICS Code (most recent), for 622110 (**actually termed "General Medical and Surgical Hospitals" in the 2007 and 2017 NAICS**) is described by the US Census Bureau as:

This industry comprises establishments known and licensed as general medical and surgical hospitals primarily engaged in providing diagnostic and medical treatment (both surgical and nonsurgical) to inpatients with any of a wide variety of medical conditions. These establishments maintain inpatient beds and provide patients with food services that meet their nutritional requirements. These hospitals have an organized staff of physicians and other medical staff to provide patient care services. These establishments usually provide other



services, such as outpatient services, anatomical pathology services, diagnostic X-ray services, clinical laboratory services, operating room services for a variety of procedures, and pharmacy services.

The same Census NAICS website says that Medical Services & Offices, Code 621100, is not a valid 2007 or 2017 NAICS Code. The next closest code is 62111 Offices of Physicians. *This industry comprises establishments of health practitioners having the degree of M.D. (Doctor of medicine) or D.O. (Doctor of osteopathy) primarily engaged in the independent practice of general or specialized medicine (e.g., anesthesiology, oncology, ophthalmology, psychiatry) or surgery. These practitioners operate private or group practices in their own offices (e.g., centers, clinics) or in the facilities of others, such as hospitals or HMO medical centers.*

Based on the above research, staff recommends classification of the proposed urgent care clinic as a permitted use in the Commercial-General District as the proposed use is sufficiently similar to the specified Medical Services and Offices, which is a permitted use in the Commercial - General District. NAICS Code 6221100 "Hospitals" includes inpatient services, food service and other services that are likely to have a larger impact on traffic, parking, light and noise for which a conditional use permit might be appropriate. The proposed urgent care use fits "Medical Services and Offices" more so than "Hospitals and Clinics" despite the word "clinic," particularly since the facility will not have an emergency room/department and will not operate 24 hours a day. The impact of the proposed use seems more akin to a medical office than a hospital. Also noting that the NAICS code 622110 is "General Medical and Surgical Hospitals", and does not include the word "clinic."

The Village Attorney has reviewed this information and has concurred with staff's opinion.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

Figure 7-1 of Volume Two of the Comprehensive Plan notes the following regarding potential future medical facilities:

"The Village relies on the private market, except for limited senior services. The clinics once located in the Village have moved to merge with larger corporations. The Village supports re-introduction of private health care providers to McFarland, improved in-home care options, and improved transportation to facilities outside of the Village."

ORDINANCE REFERENCE:

[Sec. 62.10\(d\), Uses not specified in Chapter](#)

[Sec. 62-71, Permitted or Conditional Uses - Commercial Districts](#)

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommend specifying an Urgent Care Clinic as sufficiently similar to Medical Services and Offices as a permitted use in the General Commercial District under Sec. 62-71 of the Zoning Code.



ATTACHMENTS:

None



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, August 17, 2020

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on a Conditional Use Permit requested by Shaun O'Hearn, for the addition of two apartment units located at 5923 Exchange Street, McFarland. Property zoned C-C Central Commercial.

PREVIOUS ACTION:

2002. A conditional use permit was approved to upgrade the living space on the second floor to include two apartment units.

ISSUE SUMMARY:

Shaun O'Hearn, O'Hearn Ventures LLC, is seeking to add two one-bedroom apartments to the third floor of the McFarland House Cafe (5923 Exchange Street). As part of the project, the owner will include a sprinkler system for the Cafe and adjacent Garden House, to meet building and fire codes. The sprinkler system will allow for the third floor apartments without the need for additional exterior egress modifications to the building. Currently, there is a domestic water lateral that serves the Cafe House and another that serves the Garden House. These laterals would remain, and the owner would install a new 6" lateral shown on the site plan in the packet on the south side of the driveway to the Garden House. The owner would connect the Cafe/apartments to the sprinkler system by running the piping through the existing tunnel from the Garden House to the Cafe House to avoid disturbing the foundation of the house.

While no other improvements are being considered to the Garden House at this time, the water improvement system, will enable the owner to increase the capacity/ability of the building to be used for commercial uses in the future. The addition of the two one-bedroom apartments will allow the owner to diversify property/business revenues, which will assist in increasing the financial viability of completing additional improvements to the Garden House for commercial uses.

In addition to the CUP permit for the two apartments, the owner is seeking TIF incentives for the project. The property is located in Tax Increment District #4. On July 1, 2020, the CDA met to review the TIF request and recommended to the Village Board a development incentive of \$50,000. The CDA's recommendation will be presented to the Village Board at their August 24th meeting.

Sec. 62-108(a)(5) requires CUP applicants to provide a detailed written description and proof meeting the substantial evidence standard showing each of the standards set forth in Sec. 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. Sec. 62-105 defines "substantial evidence" as 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.

The applicant has also provide a site plan showing the proposed water main addition and existing off-street parking for tenants. The property already contains 8 off-street parking stalls, which meets the requirement under Sec. 62-170 for 2 spaces/one bedroom dwelling units. There are no other proposed changes to the exterior of the buildings, no planned building expansions, or site improvements, beyond the water lateral, associated with this project/application.

FINANCIAL/BUDGET IMPACT:

The applicant has estimated an increase in the property assessment from \$348,800 to \$527,800 as a result of this project. This would generate an estimated \$3,591 in annual tax increment beginning in 2022; with a total estimated tax increment collection of \$46,681 prior to closure of TID #4. The Village can either donate or advance funds from TID #3 to cover the expense; with the option of zero interest for an advance. This would improve the overall performance, but the project would still not cash flow prior to TID closure under the stated assumptions. This assumes that there is no increase in the property value beyond the projected \$527,800 and that the tax rate would remain constant. Concerning the former, one of the objectives of this project is to provide infrastructure to the Garden House that will eventually enable additional structural improvements to repurpose the building for additional commercial uses, which would add additional taxable value to the property and general value to the Downtown. The current tax rate is also at a 10-year low, and has only been lower twice in the past 20 years. Any increase in the tax rate would improve the amount of tax increment generated from the project to allow the project to cash flow before closure of TID #4.

In addition to property tax revenues, the project would generate additional building permit revenues and impact fee revenues. Regarding the latter, the park land impact fee is \$5,439.80 (\$2,719.90 x 2) and park improvement fee is \$1,425.04 (\$712.52 x 2), for a total of \$6,864.84. In addition, library impact fees of \$862 (\$431 x 2) would also apply to the project.

VILLAGE PLAN REFERENCE:

2017 Comprehensive Plan. Property is identified as Downtown use in the Village's 2017 Comprehensive Plan. Desirable land uses include commercial services, retail, restaurants, lodging, office, multiple family residential (mainly in upper stories) and institutional, including buildings that mix uses.

2020-2030 Strategic Plan. 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. Developing affordable housing in the Village was also a theme that emerged from the Village's 2020-2030 Strategic Plan

2019-2020 Village Board Goals. 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. In addition, actively promoting and supporting affordable housing in the Village is included in the 2019-2020 Village Board Goals.

2010 Redevelopment District Plan No. 2.



2010 Downtown Strategic Market Analysis and Opportunities Assessment
2008 TIF District #4.

ORDINANCE REFERENCE:

Sec. 62-71, Permitted or Conditional Uses - Commercial Districts

Sec. 62-105, Conditional Uses

Sec. 62-310, Site/Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommend approval of the Conditional Use Plan and associated site improvements as submitted, conditioned on the following:

1. Applicant obtaining a street opening permit from the Village for the proposed water lateral connection and pavement patching extending to the center line of Exchange Street.
2. Any portions of public or private property damaged during the installation of the water lateral to be repaired to pre-existing condition.
3. It shall be incumbent on the property owner to make sure the water pipe installed in the tunnel between the Cafe House and Garden House has sufficient bracing to handle the system pressure without the pipes moving.
4. Addressing those conditions of approval in the August 13, 2020 letter from the Fire Inspector.
5. Applicant obtaining a Tourist Rooming House permit from the Village, per Sec. 11-353 of the Municipal Code, prior to any use of the property for tourist rooming housing.

ATTACHMENTS:

1. 8.17.20 - 5923 Exchange Street CUP (OHearn)
2. 5923 Exchange Street-O'Hearn Ventures LLC_F&RD Ltr_08.13.20
3. Subdivision II Conditional Uses - McFarland, WI Code of Ordinances

**Village of McFarland
Community Development Department**

RECEIVED

JUN 09 2020

VILLAGE OF MCFARLAND

Plan Commission Application – 2020

~Application must be completed in full~

Applicant - Owner	Sheva O'Hearn	Applicant's Agent	
	O'Hearn Ventures LLC	Name	
Address	5205 Linden Pkwy	Address	
Email	mcfarland@egymail.com	Email	
Phone #	608 217 6356	Phone #	
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)

Add (2) Apartments to 3rd Floor of McFarland House

What action is the applicant requesting of the Plan Commission?

CUP

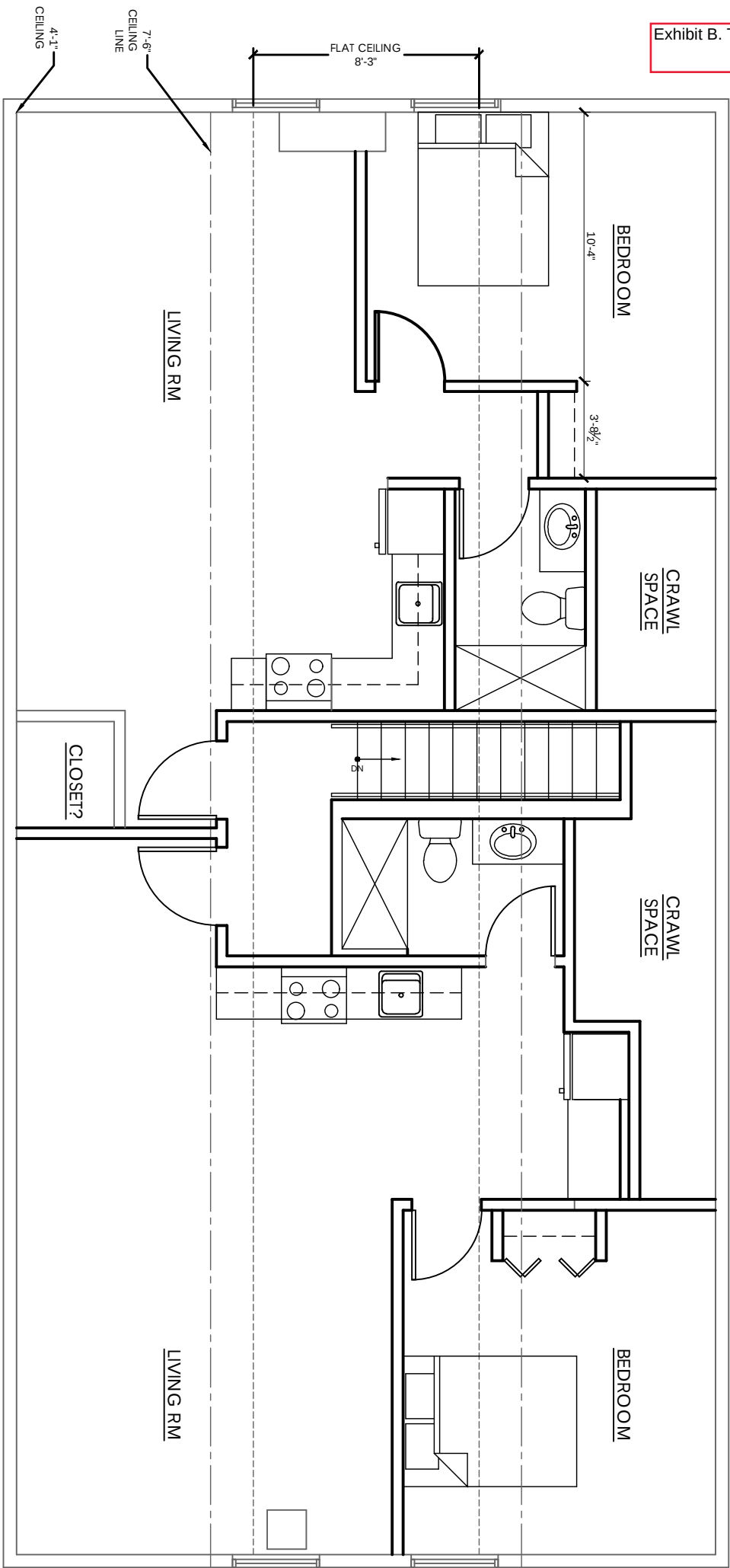
Has this specific proposal been previously discussed or acted upon by the Plan Commission?

☐ 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

Village of McFarland Plan Commission 2020 Schedule

Date _____



July 2, 2020

Applicant:

O'Hearn Ventures LLC
5205 Linden Parkway
McFarland WI 53558

Project Location & Legal Description:

McFarland Café House, 5923 Exchange Street. Parcels 061003169269 (Original Plat Block 29 Lot 6 EXC N 60 FT), 061003169152 (Original Plat Block 29 Lot 5 EXC N 60 FT), 061003168840 (Original Plat Block 29 Lot 4 EXC COM NW COR TH E 7FT SWLY to PT on W LN 60 FT S of NW COR N to POB)

Project Description:

Seeking a Conditional Use Permit to add two one-bedroom apartments to the third floor of the McFarland Café House. Project also includes the installation of a new water lateral from Exchange Street to the Garden House. The water lateral is for the purposes of providing a sprinkler system to both the Garden House and Café House and not for domestic use. Service connection to the Café House will be through the existing tunnel from the Garden House to avoid disturbing the foundation of the Café. There are two existing one-bedroom apartments on the second floor of the Café House. There are eight (8) existing off-street parking spaces available for tenant use on parcel 061003168840. The additional two one-bedroom units may be leased year-round or available for short-term rental as a Tourist Rooming House (TBD). No other site improvements, or improvements to the Garden House, are proposed at this time. The sprinkler system will enable use of the third floor for dwelling units and will also facilitate the eventual use and improvement of the Garden House for future commercial uses.

Sec. 62-111. CUP Standards Response:

- a. 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.
 - Creating additional usable space inside the McFarland House will have little to no impact on public health, safety, morals or comfort. In fact, the addition of a sprinkler system and updated HVAC will serve to benefit public health and safety/general welfare.
- b. 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.
 - The downtown neighborhood would only benefit from additional dwelling units. Having more people living in the area provides increased revenues for other downtown businesses. Almost all the uses adjacent are either completely commercial or mixed use. These units will be of similar size and quality to other units in the downtown.

- c. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- The establishment of the conditional use will actually bring the site back to more of a historic use. Once a bustling hotel and boarding house, the McFarland House once occupied some twenty-one rooms. Because of the historic nature of the neighborhood, little development in the future is expected on the site.
- d. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- The site has great access from Long Street as opposed to trying to navigate Exchange Street. The only utility upgrade required is a larger water lateral that will be installed through the project. The CDA unanimously recommended TIF assistance for the lateral. This project will eventually lead to the improvement of the Garden House expansion.
- e. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- The original CUP for McFarland House identified at 15' drive instead of the proposed 12' drive to access the parking in the rear of the property.
- f. The conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.
- All regulations have been taken into account through the design process of the project. We continue to make improvement to the property each and every year. The conditional use will allow for more updates in the future.
- g. The proposed use does not violate floodplain regulations governing the site.
- The use will have no impact on the floodplain regulations governing this site.
- h. That the proposed use will not violate any applicable regulation in the McFarland Municipal Code or any other applicable law or regulation.
- The additional dwelling units will not violate any regulations in the municipal code or any other laws/regulations.

1. The project will increase the health and safety conditions by providing an additional life safety system through sprinkling the entire building. Upgraded HVAC will also provide better air quality.
2. Only a small percentage of the project will disturb any soil. Trenching will be required for a new water lateral between the existing driveway and the rail spur. A section of SiltSock will be used to control sediment. All other work will occur inside an existing structure.
3. All disturbed soil will be replaced and landscaping repaired to its original condition. No drainage, topography or cover will be changed.
4. This project will have no impact with regards to floodplains or waterways.
5. There is no erosion potential.
6. This project has no impact on the existing or future roadways.
7. There is no need for shoreland use.
8. The addition of two apartments to this site fits well with the adjacent uses. To the south is a rail road, the north a mixed use building with a tavern and apartments upstairs, the east is a lumberyard, the west is a mixed use building with three commercial suites and five apartments, and the northwest is another mixed use building with two commercial suites and three apartments.
9. The waste water for the McFarland House site is able to handle the volume from the commercial space and two apartments already. The addition of two single bedroom units will have very limited impact on its capacity.



McFarland Fire & Rescue Department

5915 Milwaukee Street • PO Box 110 • McFarland, WI 53558-0110
(608) 838-3278 • Fax: (608) 838-3619

Emergency: 911

Christopher Dennis
Fire & Rescue Chief

August 13, 2020

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

RE: Site Plan Review for proposed apartment addition at 5923 Exchange Street, O'Hearn Ventures LLC

Dear Andrew,

I have reviewed the submitted plans for the proposed 5923 Exchange Street, O'Hearn Ventures LLC, Apartment Addition. Due to the additional apartments, the building will now be required to meet the 2015 IBC, Section 420.5 with sprinkler requirements to Section 903.2.8 of the 2015 IBC.

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

The McFarland Fire & Rescue would like to offer to have a meeting with the project engineers and project developer to address any issues in regards to the fire protection systems. 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,

A handwritten signature in black ink that reads "Mitchell Sutter". The signature is written in a cursive, flowing style.

Mitchell Sutter

Fire Inspector/Public Education Specialist

Cc: Chris Dennis, Fire & EMS Chief (McFarland Fire & Rescue Department)
Building Inspector (Community Development Department)

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 and comply with the provisions of Wis. Admin. Code Ch. HFS 197, relating to bed and breakfast establishments or Wis. Admin. Code HFS Ch. 197, relating to hotels, motels and tourist roominghouses.
 - (2) *Registry.* Each bed and breakfast establishment shall provide a register and require all guests to register their true names and addresses before assigned quarters. The register shall be kept intact and available for inspection by a Village representative for a period of not less than one year.
- (d) *Permit required.*
- (1) *Village permit required.* In addition to the permit required by Wis. Admin. Code Chs. HFS 195 or HFS 197, before opening for business every bed and breakfast establishment shall obtain a permit from the Building Inspector by application made upon a form furnished by said officer and shall obtain a conditional use permit.
 - (2) *Application requirements.* The following is required to be furnished at the time an application is filed for a conditional use permit in addition to the other application requirements of this Article:
 - a. Site plan showing location and size of buildings, parking areas and signs.
 - b. Number, surfacing and size of parking stalls.
 - c. Number, size and lighting of signs.
 - d. The application fee established by the Village Board from time to time and provided in Appendix A to this Code.
 - (3) *Display of permit.* The permit issued by the Building Inspector shall be conspicuously displayed in the bed and breakfast establishment.
- (e) *Off-street parking required.* See Section 62-172(j) for number of improved required off-street parking spaces. Establishments otherwise qualifying under this Section regulating bed and breakfast establishments shall not be subject to the other requirements of the Zoning Code with respect to traffic and access.
- (f) *On-site signs.* Total signage shall be limited to a total of 12 square feet and may be lighted in such manner and nature as to not alter or deteriorate the nature of the surrounding neighborhood. Establishments otherwise qualifying under this Section regulating bed and breakfast establishments shall not be subject to the requirements of this Zoning Code with respect to signs.
- (g) *Termination of permit.* A bed and breakfast use permit shall be void upon the sale or transfer of the property ownership. The Plan Commission shall review and conditionally approve or disapprove an application submitted by a person anticipating the purchase of premises for such use. A permit issued in accordance with Subsection (c) of this Section shall be valid until terminated by action of the Building Inspector for violation of the provisions of this Section, or of state regulations as set forth in Wis. Admin. Code Chs. HFS 195 or 197, or as provided in this Section.

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

Secs. 62-118—62-147. - Reserved.



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, August 17, 2020

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on a Planned Development Infill District - Detailed Implementation Plan application by MSP Real Estate Inc. for 4845 Taylor Road and 4900 Larson Beach Road, McFarland, to construct a 51 unit multi-family apartment building. Property zoned Planned Development Infill District - General Implementation Plan Approved.

PREVIOUS ACTION:

November 25, 2020, approval of Ordinance 2019-21 to rezone 4845 Taylor Road and 4900 Larson Beach Road from Commercial Highway (C-H) to Planned Development Infill District - General Implementation Plan approved.

ISSUE SUMMARY:

MSP Real Estate Inc. is requesting approval of a Planned Development Infill District - Detailed Implementation Plan for 4845 Taylor Road and 4900 Larson Beach Road. The proposed development consists of 51 multi-family workforce-housing apartments in one three-story structure with both surface and underground parking. The development includes a mix of one-, two-, and three-bedroom units. Over 90% of the units will be reserved for individuals and families earning less than 60% of the area median income. The purpose of the meeting is to review and approve the proposed design details of the development including: site grading, parking, landscaping, lighting, utility service, building relationships, and building design.

Background

In the fall of 2019, the Village acquired 4900 Larson Beach Road and entered into a purchase agreement with MSP Real Estate. MSP also has an option to purchase 4845 Taylor Road. In November of 2019, the Plan Commission and Village Board approved rezoning the property from Commercial Highway (C-H) to Planned Development Infill District, and approved a General Implementation Plan (PDI_GIP) for the proposed development to include a 51 unit, three story, multi-family apartment building. In April, MSP was awarded housing tax credits through WHEDA. MSP is also working on securing funding support through Dane County and the Federal Home Loan Bank Affordable Housing Program. Announcements regarding these additional sources of project funding is anticipated to occur this Fall. Once all funding is secured, MSP will be able to proceed with closing on the properties (~December 2020), start construction (~January 2021), with an estimated project completion date of March 2022.

Detailed Implementation Plan Review

The packet includes MSP's PDI-DIP submittal, including associated civil site plans, floor plans, architectural



elevations, and stormwater management plan. The proposed PDI-DIP is in general conformance with the approved PDI-GIP. The packet also includes a copy of Sec. 62-66 and Sec. 62-67, which addresses PDI-DIP plan submittals. The submittal includes the information required under Sec. 62-67(i) for PDI-DIP submittals. The packet also includes staff review letters by the Village Engineer (dated August 7, 2020) and Fire Inspector (dated July 10, 2020). Additional Community Development Department staff comments were provided to the developer as part of the review of the submittal. Refer to bullet points below, including summary responses from developer. The developer has provided updated site plan sheets and architectural elevations (dated August 12, 2020) that already address most of the staff comments. Staff recommends the Plan Commission review these proposed changes for concurrence.

- Tot Lot. This will be a small commercial playground set. The developer will provide representative images as part of the meeting presentation.
- Veg Garden. Developer is working with their property management team regarding potential rules/system for divvying up the available space. This is an optional site improvement the Plan Commission should confirm their desire for inclusion.
- Bicycle Parking. MSP will have a bike rack outside the main entry that can accommodate three bicycles (not shown on site plan) and up to five bicycles in the basement. In addition, residents can park their bikes in front of their underground parking stall or in their underground 3'x6' storage unit.
- Lighting. The original submittal included four 18' tall parking lot lights and one 18' tall driveway light near Taylor Road. Staff noted that the adjacent day care facility includes two existing parking lot lights at the corners of the building that were not accounted for in the lighting plan. Staff suggested reducing the parking lot lights to three poles and respacing with these adjacent lights in mind. Staff also suggested moving the driveway light pole slightly closer to Taylor Road to improve the lighting of the driveway entrance. The revised lighting plan includes these adjustments, but also raises the height of the poles to 23' to improve light dispersion.
- Building Materials. Most of the buildings along Larson Beach Road include masonry material along the base of the entire building. Carrying the brick up to the bottom of the window sills would be in keeping with the architectural treatment of surrounding buildings. As an alternative approach, staff recommended using brick material around the base of each balcony support beam, as foundation landscaping would screen portions of the base of the building anyways. The revised architectural renderings includes the alternative building design modification.
- Landscaping. The original landscaping plan included a proposed State Street Maple tree near the driveway entrance on Larson Beach Road. While this tree would eventually soften the visual appearance of the building from Larson Beach Road upon maturity, staff was concerned the tree might impede visibility of the driveway entrance until it received mature height. Staff recommended moving the tree to the driveway along Taylor Road to help soften the view of the longer facade face on this side of the building. The revised landscaping plan includes this landscaping modification.

The revised Site Utility Plan, also addresses comments #1, 3, 4 from the Village Engineers staff report.

FINANCIAL/BUDGET IMPACT:

The developer has estimated \$8.0M in hard construction costs and \$11M in total project costs. These current undeveloped lots provide approximately \$4,500 in annual tax revenue to the Village. The development of



these lots should substantially increase the taxable revenue to the Village. For example, a final property assessment in the range of \$4-6M would provide \$30-40K in annual property tax revenue to the Village. The Village would also receive additional revenue from building permit fees, public water impact fees, library impact fees, and park impact fees. 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 need for this, or other Village financial assistance, will be determined after the developer has finalized the project design/budget and after notification of project funding from Dane County and AHP. The estimated impact fee revenues, based on 2020 rates, are:

- Park improvement fees: \$36,338.52 (\$712.52 x 51)
- Park land impact fees: \$138,714.90 (\$2,719.90 x 51)
- Library impact fees: \$21,981 (\$431 x 51)

VILLAGE PLAN REFERENCE:

2017 Comprehensive Plan. The properties are identified for Mixed Use/Flex Commercial development on the Future Land Use Map in the Village's Comprehensive Plan. According to Figure 4.1 of the plan, this land use category allows for PD-I zoning as a "typical implementing zoning district." The general description of the Mixed-Use/Flex Commercial land use is "a carefully designed blend or option of commercial services, retail, office, business park, multiple family residential, and/or institutional land uses, including mixed use sites and/or buildings. Compared to the Neighborhood future land use category, Mixed Use/Flex Commercial areas typically are denser, include some non-residential component, and do not typically include single-family housing. All uses are served by public sewer and water systems."

The Village's Comprehensive Plan also includes a number of references to promoting affordable housing, including:

- Housing and Neighborhood Goal: "Promote quality, affordable housing for families and older residents within neighborhoods and mixed use settings that are organized around safety, conservation, recreation, and connection to the boarder community.
- Housing and Neighborhood Objective: "Expand the range of quality and affordable housing choices for empty nesters, seniors, and the McFarland workforce, while remaining a family-oriented community.
- Housing and Neighborhood Policies: "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."

2019-2020 Village Board Goals. 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. In addition, actively promoting and supporting affordable housing in the Village is included in the 2019-2020 Village Board Goals.

2020-2030 Strategic Plan. Developing affordable housing in the Village was also a theme that emerged from



the Village's 2020-2030 Strategic Plan.

ORDINANCE REFERENCE:

Sec. 62.66, PD-I Planned Development Infill District

Sec. 62.67, PD Planned Development District

Sec. 62-310, Site/Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommend approval of the Planned Development Infill District - Detailed Implementation Plan, dated August 12, 2020, by MSP Real Estate Inc. for 4845 Taylor Road and 4900 Larson Beach Road conditioned on the following:

1. Prior to issuance of a building permit, submittal, for approval by the Village, a Certified Survey Map to combine Lot 1 and 3 of CSM #11273. Mutual access easements and shared parking agreement with the owner of 4986 Larson Beach Road to be included with as part of said CSM application.
2. Addressing those comments provided in the Village Fire Inspector's review letter dated July 10, 2020.
3. Addressing those comments provided in the Village Engineer's review letter dated August 7, 2020.
4. Resubmittal of a final copy of the PDI-DIP to the Community Development Director to address those conditions 2 & 3, inclusion of the proposed bicycle rack on Sheet C1.0, and any other conditions of approval as determined by the Plan Commission.

ATTACHMENTS:

1. 8.17.20 - 4845 Taylor Road & 4900 Larson Beach Road PDI-DIP (MSP Real Estate Inc.)
2. Sec. 62-66 and 62-67 PUD
3. 20200807 MSP Village Engineer Review Letter
4. 20200721 MSP Multi-Housing at Taylor Road and Larson Beach updated to address FDC
5. (REVIS~1

**Village of McFarland
Community Development Department**

Plan Commission Application – 2020

~Application must be completed in full~

Applicant - Owner	Tricycle Motors Properties, LLC	Applicant's Agent	MSP Real Estate, Inc.
	Matt Kuehl	Name	Daniel DiFrancesco
Address	5224 Farwell St. McFarland, WI 53558	Address	1295 Northland Drive, Suite 270 Mendota Heights, MN 55120
Email	mjkuehl17@gmail.com	Email	ddifrancesco@msphousing.com
Phone #	608-513-2989	Phone #	952-351-4546
Fax #		Fax #	952-935-7202

Parcel No(s). 061003216501 & 061003216801 **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)

MSP is proposing a 51-unit multi-family workforce housing development proposal at 4845 Taylor Road and 4900 Larson Beach Road in the Village of McFarland. The building will be 3 stories with underground parking with a mix of 1, 2, and 3 bedrooms. See attached for legal description of the 2 parcels.

What action is the applicant requesting of the Plan Commission?

Detail Plan Approval Site / Design Approval for PD-1 (Planned Development Infill General Plan Implementation.)

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 Danny DiFranco
Signature of Applicant/Agent

07/06/2020
Date

Village of McFarland, WI
Planned Development Infill District – General Implementation Plan
For
Taylor Pointe Apartments

Statement of Owner’s Intent and Description of Development

MSP is pleased to introduce a proposed workforce multi-family housing project located at 4845 Taylor Road and 4900 Larson Beach Road in the Village of McFarland. The development will provide much needed workforce housing in the Village with over 90% of the units being reserved for individuals and families earning less than 60% of the area median income.

Document Date:

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.

a. Legal Descriptions

4900 Larson Beach Road Legal Description (Parcel 0610-032-1650-1)

Lot 1 of Certified Survey Map No. 11273 recorded in the Office of the Register of Deeds for Dane County, Wisconsin, in Volume 68 of Certified Survey Maps, page 109, as Document No. 3998454, being a division of Lot 1, Woodland Commons and located in the NE 1/4 of the NW 1/4 of Section 3, Township 6 North, Range 10 East and the SE 1/4 of the SW 1/4 of Section 34, Township 7 North, Range 10 East, in the Village of McFarland, Dane County, Wisconsin.

4845 Taylor Road Legal Description (Parcel 0610-032-1680-1)

Lot Three (3) of Certified Survey Map No. 11273 recorded in the office of Register of Deeds for Dane County, Wisconsin on December 07, 2004, in Volume 68 of Certified Survey Maps, Page 109 as Document No. 3998454, being a division of Lot 1, Woodland Commons and located in the NE 1/4 of the NW 1/4 of Section 3, Township 6 North, Range 10 East and the SE 1/4 of the SW 1/4 of Section 34, Township 7 North, Range 10 East, in the Village of McFarland, Dane County, Wisconsin.

b. Statement indicating applicant's interest in the land included in the proposed development.

MSP Real Estate, Inc. is proposing a workforce multi-family housing project located at 4900 Larson Beach and 4845 Taylor Road.

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

MSP is proposing to develop a 3-story building with underground parking with a mix of 1, 2, and 3 bedrooms. The project will have a tenant target mix towards individuals, families, seniors, and veterans. Exterior elevations have not been completed at this time, but MSP is planning on featuring masonry at the base of the building that will turn into fiber cement lap siding with neutral colors that will complement the adjacent buildings.

Below is an anticipated development schedule for Taylor Pointe Apartments:

December 2019	Tax credit application submitted to WHEDA
March/April 2020	WHEDA announces tax credit awards
July 2020	Dane County affordable housing application submitted
September 2020	Dane County announces affordable housing awards
October 2020	Send out construction plans for bidding
December 2020	Close on construction/permanent financing and tax credit investor
January 2021	Submit for building permit/construction start
March 2022	Construction completed

d. Statement to the following data or graphic information referenced to a map or plan of the proposed development.

1. 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.

See attached site plan from Dimension IV Architects dated November 1, 2019.

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

Taylor Pointe Apartments will be one building consisting of 3 stories with underground parking. The building will consist of 51 units that will include approximately 23 1-bedrooms, 18 2-bedrooms, and 10 3-bedrooms. The dimensions of the building can be found on the attached site plan.

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

Taylor Pointe Apartments will have a total of 84 parking stalls (31 surface parking and 53 underground parking). This gives the project 1.65 parking stalls/unit. We have included on the site plan that we could add a potential 8 parking stalls and if needed, the project would have 1.80 parking stalls/unit.

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

This project will feature a community room and play area outside for children. These uses will be for the residents that live at Taylor Pointe Apartments. There is also a potential for a garden that will allow residents to use at their discretion.

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

See attached site plan.

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

See attached site plan.

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

See attached site plan.

MULTIFAMILY TAYLOR RD.

Larsen Beach Rd. at Taylor Rd.,
McFarland, WI



View to NW

Drawing List:

- Cover Sheet
- Aerial Vicinity Map
- CSM
- C1.0
- C2.0
- C3.0
- C4.0
- C5.0
- L1.0 Landscape Plan
- Site Photometrics
- Architectural Site Plan/Ground Floor Plan
- Schematic Parking & Upper Floor Plans
- Unit Plans
- Elevations 1
- Elevations 2
- 3D View to NW

Architecture :	Dimension IV - Madison Design Group 6515 Grand Teton Plaza, Suite 120, Madison, WI 53719 p: 608.829.4444 www.dimensionivmadison.com
Civil Engineering :	CJ Engineering 9205 W. Center St., Ste. 214, Milwaukee, WI 53222 p: 414.443.1312 www.cj-engineering.com
Landscape :	raSmith 221 S. 2nd St., Milwaukee, WI 53204-1412 p: 262.781.1000 www.rasmith.com



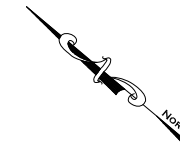
PROJECT LOCATION

DETAILED IMPLEMENTATION PLAN

G0.1

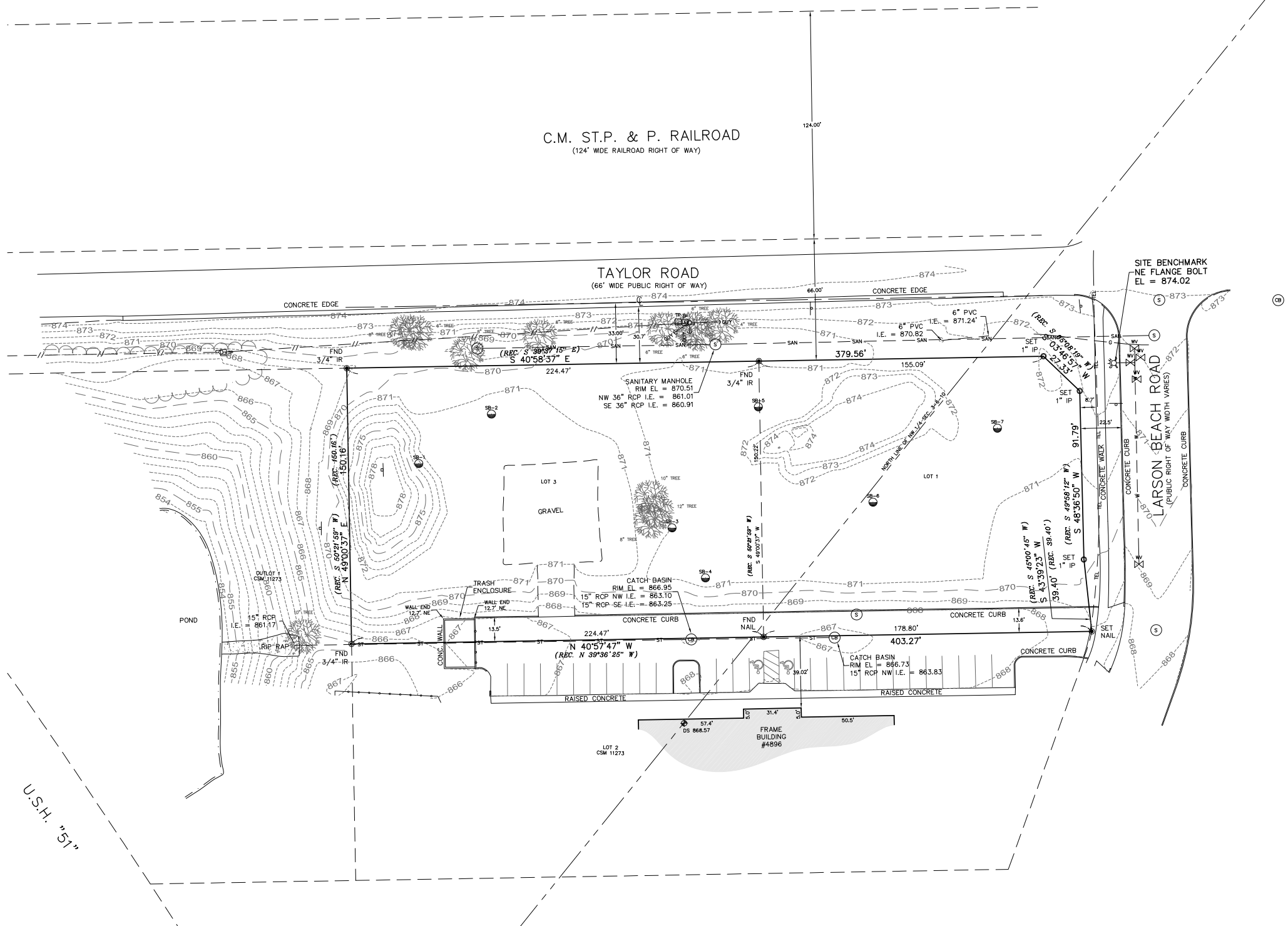


Aerial Vicinity Map



CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

CJ
engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH: (414) 443-1312
www.cj-engineering.com



LEGAL DESCRIPTION:
LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 11273, LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 3, T6N, R10E AND THE SE 1/4 OF THE SW 1/4 OF SECTION 34, T7N, R10E, VILLAGE OF MCFARLAND, DANE CO. WISCONSIN.
CONTAINING: 59,873 SQUARE FEET OR 1.3745 ACRES.

- NOTES
- LEGAL DESCRIPTION BASED ON INFORMATION FROM CSM 11273
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55025C043H, WITH A DATE OF IDENTIFICATION OF 09/17/2014, IN COMMUNITY NO. 550086, THE VILLAGE OF MCFARLAND, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
 - SITE BENCHMARK - NORTHEAST FLANGE BOLT OF HYDRANT AS SHOWN HEREON, EL = 874.02.
 - SURVEY DATUM: COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)). NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88(2012)), USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCORS & GEOID 12A).

LEGEND		
— SAN —	SANITARY SEWER	⊠ ELECTRIC TRANSFORMER
— ST —	STORM SEWER	⊠ ELECTRIC METER
— W —	WATER MAIN	⊠ ELECTRIC PEDESTAL
— G —	BURIED GAS LINE	⊠ ELECTRIC BOX AT GRADE
— TEL —	BURIED TELEPHONE LINE	⊠ TELEPHONE BOX AT GRADE
— F —	BURIED FIBER OPTIC LINE	⊠ TELEPHONE PEDESTAL
— CATV —	BURIED CABLE TELEVISION LINES	⊠ TV PEDESTAL
— COMB —	COMBINATION SEWER	⊠ GAS METER
— WOOD FENCE —	WOOD FENCE	⊠ AIR CONDITIONER
— METAL FENCE —	METAL FENCE	⊠ UTILITY POLE
— EDGE OF TREES AND BRUSH —	EDGE OF TREES AND BRUSH	⊠ WOOD SIGN
866.57 DS	DOOR SILL ELEVATION	⊠ METAL SIGN
—	FIRE DEPARTMENT CONNECTION	⊠ FLAG POLE
		⊠ BOLLARD
		⊠ BOLLARD LIGHT
		⊠ YARD LIGHT
		⊠ HYDRANT
		⊠ WATER VALVE
		⊠ GAS VALVE
		⊠ MANHOLE
		⊠ STORM MANHOLE
		⊠ CATCH BASIN
		⊠ CURB INLET
		⊠ METAL LIGHT POLE
		⊠ CONCRETE LIGHT POLE
		⊠ WOOD LIGHT POLE
		⊠ MAIL BOX
		⊠ FIBER OPTIC MARKER
		⊠ GUY WIRE

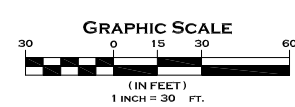
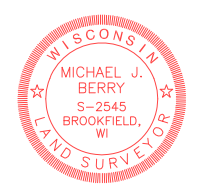
PLAT OF SURVEY WITH TOPOGRAPHY
FOR
MSP MCFARLAND
MCFARLAND, WI

DRAWN BY:	ES	DATE:	JUNE 14, 2020
CHECKED BY:	MJB	DRAWING No.	P - 0
CSE Job No.:	20 - 052	SHEET	1 OF 1

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

JUNE 14, 2020
DATE

MICHAEL J. BERRY, R.L.S.
REGISTERED LAND SURVEYOR S-2545



ST

⑤

CONCRETE CURE

MCFARLAND, WISCONSIN

WISCONSIN

★ CHRISTOPHER A. JACKSON ★

E-34614

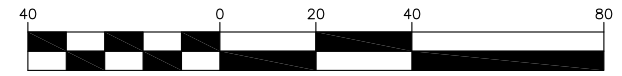
WAUWATOSA, WI

PROFESSIONAL ENGINEER



C1.0

~~Page 47 of 145~~



1 inch = 40 ft

TOTAL = 30
28 REGULAR SPACES
2 HANDICAPPED SPACES

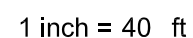
3. ALL DIMENSIONS TO THE FACE OF CURB OR EDGE OF PAVEMENT.

DIAL **811** OR (800) 242-8511

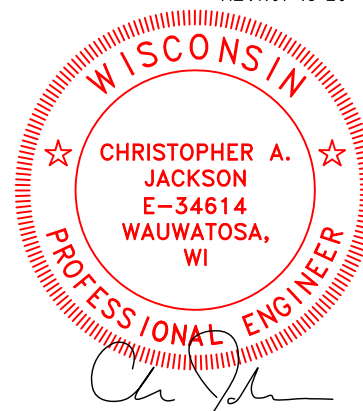


SHEET 2 OF 5

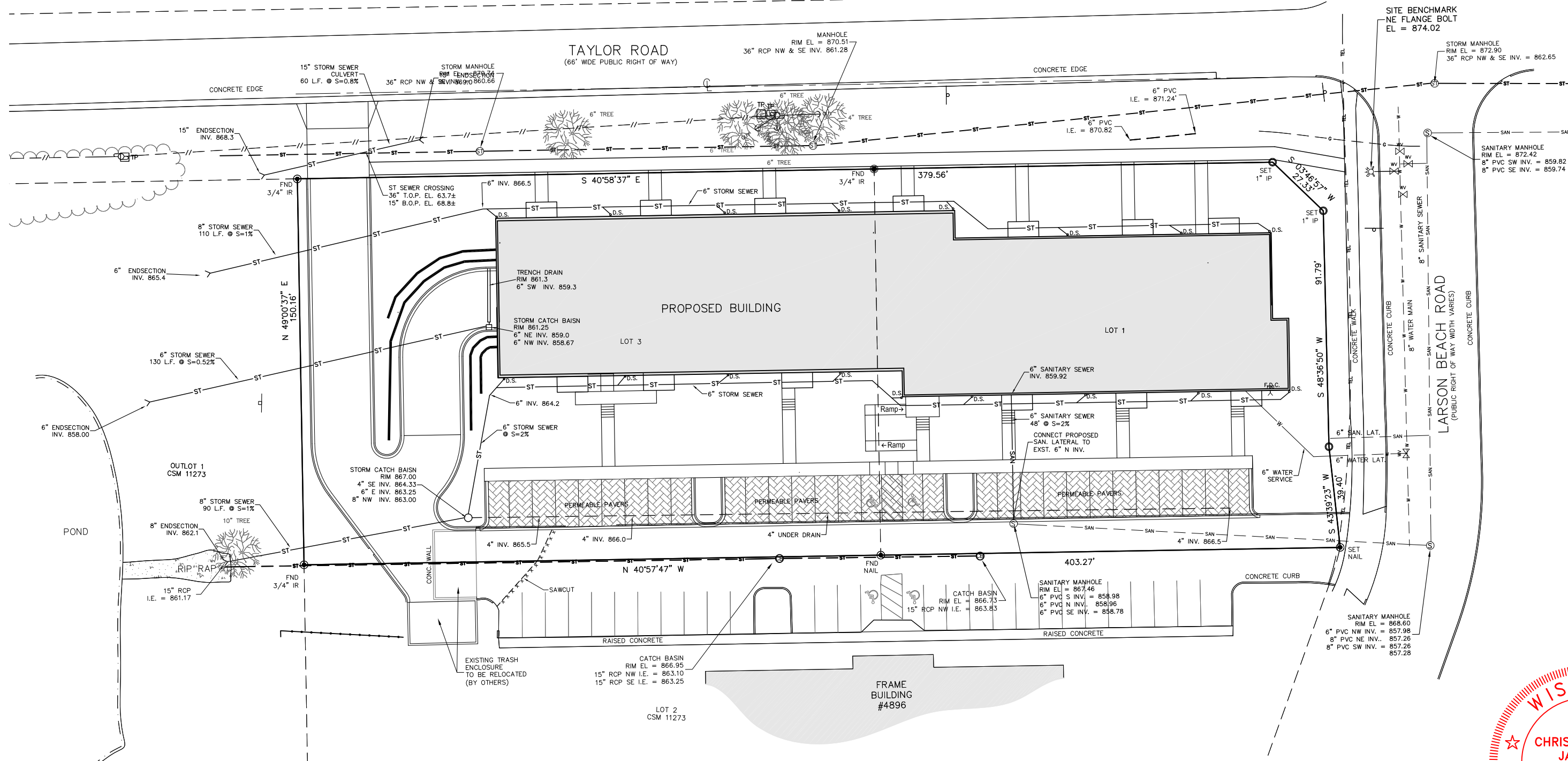
Page 48 of 145



1. STORM WATER MANAGEMENT FOR THIS PARCEL IS PROVIDED BY AN EXISTING STORM WATER POND TO THE NORTHWEST OF THIS DEVELOPMENT. ADDITIONAL STORM WATER MANAGEMENT MEETING THE CITY AND DNR REQUIREMENTS TO THE MAXIMUM EXTENT PRACTICAL IS PROVIDED BY THE USE OF POROUS PAVEMENT PAVERS.
2. ALL WORK IN THE RIGHT-OF-WAY PER CITY OF MCFARLAND REQUIREMENTS.
3. ALL SPOT GRADES ALONG THE CURB / RAISED WALK ARE AT THE BOTTOM OF THE CURB / WALK.



SITE UTILITY PLAN C3.0



LEGEND	
ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
SAN	EXISTING SANITARY SEWER
SAN	PROPOSED SANITARY SEWER
W	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
G	BURIED GAS MAIN
///	OVER HEAD WIRE
E	BURIED ELECTRIC UTILITY POLE



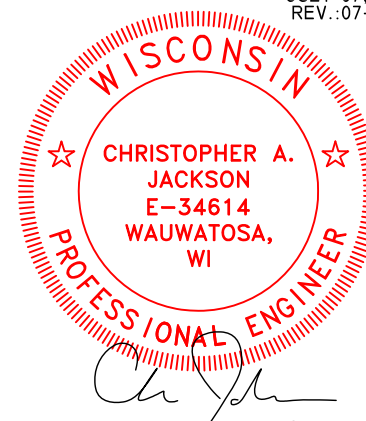
GRAPHIC SCALE



1 inch = 40 ft

NOTES:

1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF MCFARLAND REQUIREMENTS.
2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
3. EXACT SIZE AND LOCATION OF STORM, SANITARY AND WATER SERVICE TO PROPOSED BUILDINGS TO BE VERIFIED BY PLUMBING CONSULTANT/CONTRACTOR. CONTACT CJ ENGINEERING WITH ANY DISCREPANCIES.
4. PROPOSED WATER MAIN SHALL HAVE A MINIMUM 6 FEET OF COVER.
5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
6. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

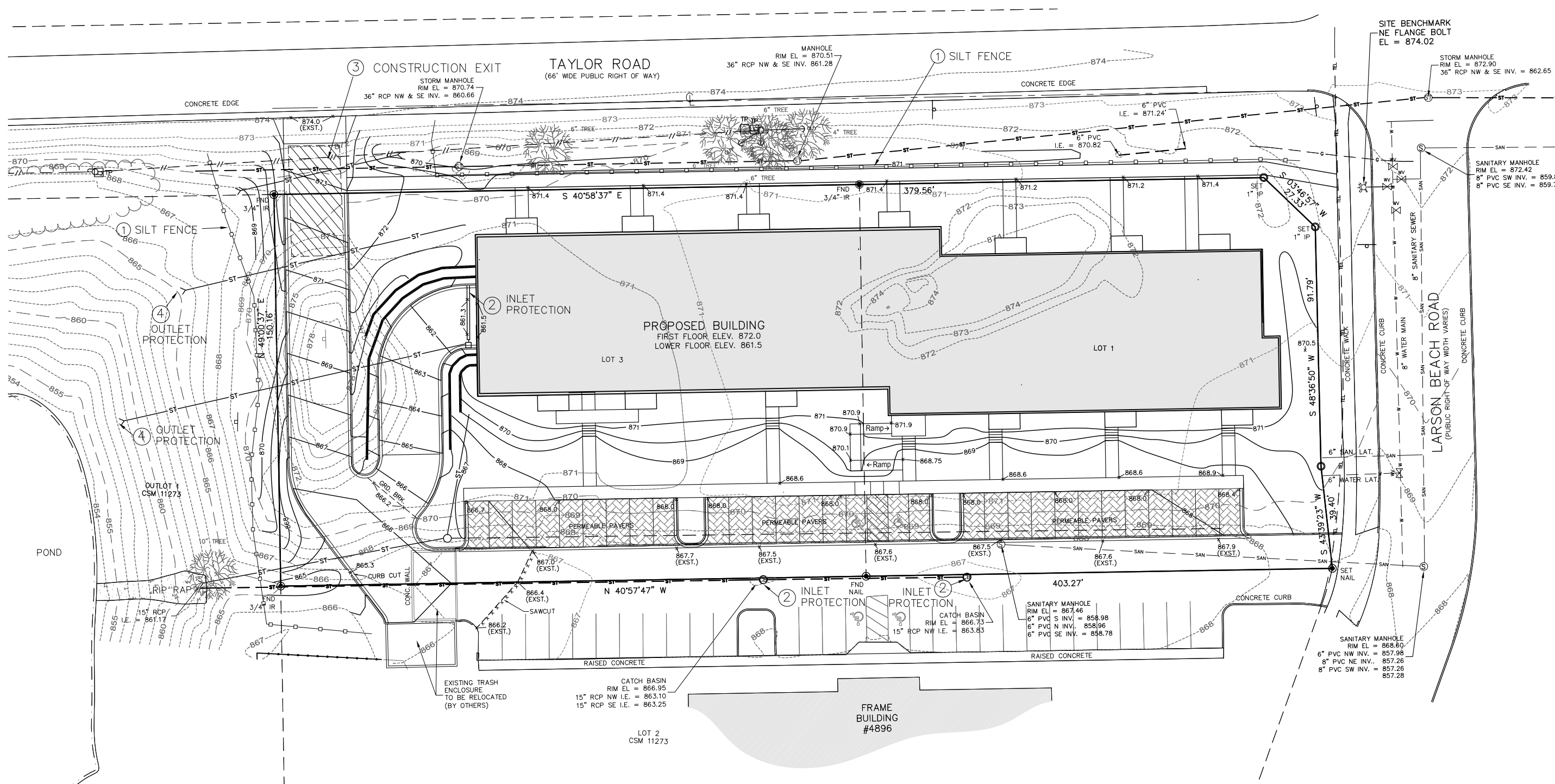


EROSION CONTROL
PRACTICES SCHEDULE

- ① SILT FENCE
- ② INLET PROTECTION
- ③ CONSTRUCTION EXIT
- ④ OUTLOT PROTECTION

EROSION CONTROL PLAN C4.0

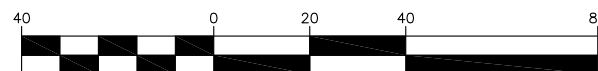
SHEET 4 OF 5



LEGEND	
----- 856 -----	EXISTING CONTOUR
----- 860 -----	PROPOSED CONTOUR
x 858.5	PROPOSED ELEVATION
----- ST -----	PROPOSED STORM SEWER
----- S -----	PROPOSED SILT FENCE

NOTE:
DISTURBED AREA = 61,500 S.F. (1.41 ACRES)

GRAPHIC SCALE



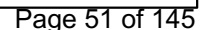
1 inch = 40 ft

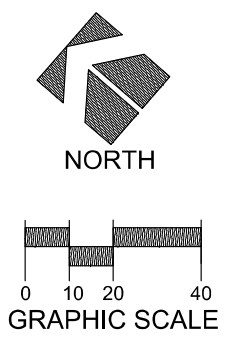
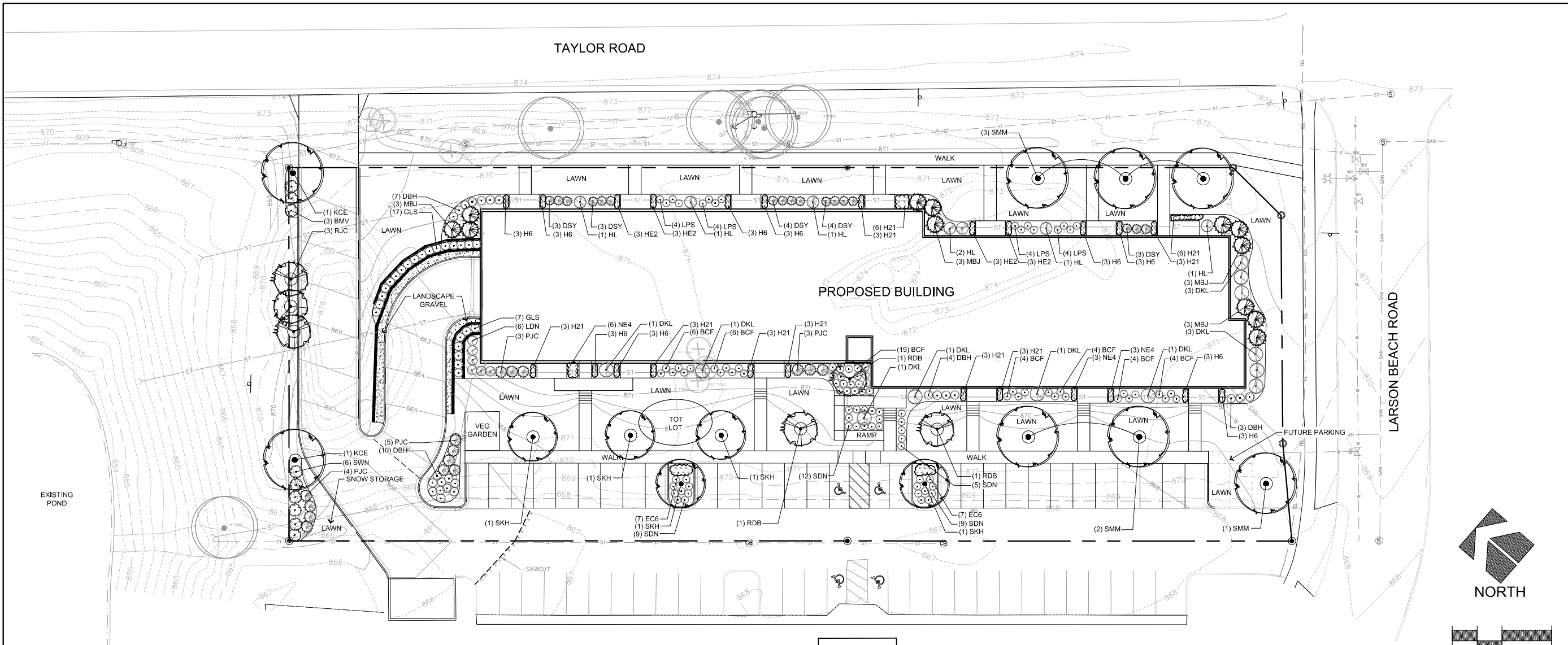
CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL SILT FENCE.
3. INSTALL INLET PROTECTION IN THE EXISTING STORM INLETS AND CATCH BASINS.
4. INSTALL CONSTRUCTION EXITS (TRACKING PADS)
5. SAWCUT PAVEMENT AND REMOVE PAVEMENT AS SHOWN.
6. ROUGH GRADE SITE.
7. BEGIN BUILDING CONSTRUCTION.
8. INSTALL PROPOSED UTILITIES.
9. INSTALL INLET GRATE SCREENS IN THE NEW TRENCH DRAIN.
10. INSTALL OUTLET PROTECTION ON THE NEW STORM ENDSECTIONS.
11. INSTALL CURB, WALK AND BASE COURSE OF PAVEMENT.
12. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MULCH ALL DISTURBED AREAS.
13. INSTALL POROUS PAVERS.
14. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
15. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
16. ESTIMATED TIME BEFORE FINAL STABILIZATION - 6 MONTHS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 1/2" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDING AREAS WILL BE WATERED, FERTILIZED, RESEEDING AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.





THIS PLAN IS FOR MUNICIPAL REVIEW
NOT FOR BIDDING
OR CONSTRUCTION PURPOSES

CITY OF MCFARLAND LANDSCAPE CALCULATIONS	
PD-1 and R-3 Zoning Requirements Division 2 Zoning Districts & District Regulations 62-66	
MINIMUM LANDSCAPE POINTS	
Foundation 760 LF	50 points per 100 LF
REQUIRED: 390 points PROVIDED: 455 points	
Gross Floor Area 56,944 SF	20 points per 1,000 SF
REQUIRED: 1,139 points PROVIDED: 1,150 points	
Street Frontage 390 LF	50 points per 100 LF
REQUIRED: 190 points EXISTING: 4 Canopy trees (greater than 2") - 160 points PROVIDED: 1 Canopy tree - 40 points	
Larson Beach Road 120 LF	60 points
REQUIRED: 60 points PROVIDED: 2 Canopy trees - 80 points	
Paved Area 15,720 SF	100 points per 10,000 SF
REQUIRED: 158 points PROVIDED: 529 points	
Multi-Family Residential Landscape Requirements (Appendix B Village of McFarland Landscape Standards Item 6)	
a) All yards sod or seed: provided	
b) Street yards: addressed above	
c) Rear yards and interior side yards:	
Mix of canopy, evergreen and other trees 1 per 50LF Large shrubs along 50% of LF	
Northwest property line 151 LF REQUIRED: 4 trees and 45LF tall shrubs PROVIDED: 4 trees and 45LF tall shrubs	
Southwest property line 403 LF Not applicable - length is part of shared parking and drive isle	

PLANT SYMBOL KEY			
	CANOPY TREES		TALL DECIDUOUS SHRUBS
	LOW DECIDUOUS TREES		MEDIUM DECIDUOUS SHRUBS
	MEDIUM EVERGREEN TREES		LOW DECIDUOUS SHRUBS
	DECIDUOUS TREE TO BE REMAIN		MEDIUM EVERGREEN SHRUBS
	DECIDUOUS TREE TO BE REMOVED		LOW EVERGREEN SHRUBS
	PERENNIALS		

- GENERAL LANDSCAPE NOTES**
- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
 - ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
 - MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH. TREES IN LAWN TO BE SURROUNDED BY 5' DIA MULCH RING
 - TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

PLANT SCHEDULE SITE							
CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	
SMM	6	State Street Miyabe Maple	Acer miyabei 'Morton' TM	2" CAL / 6' HT	B&B	Full, matching heads	
SKH	5	Street Keeper Honey Locust	Gleditsia triacanthos 'Draves'	2" CAL / 6' HT	B&B	Full, matching heads	
KCE	2	Espresso Kentucky Coffeetree	Gymnocladus dioica 'Espresso'	2" CAL / 6' HT	B&B	Full, matching heads	
LOW DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	
RDB	3	Eastern Redbud	Cercis canadensis	2" CAL / 6' HT	B&B	Full, matching heads. Northern grown	
RJC	3	Red Jewel Crab Apple	Malus x 'Red Jewel'	2" CAL / 6' HT	B&B	Full, matching heads	
LOW EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	
MBJ	12	'Mounbatten' Juniper	Juniperus chinensis 'Mounbatten'	4' HT	B&B	Unsheared	
TALL DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	
SWN	6	Summer Wine Ninebark	Physocarpus opulifolius 'Sewans'	24" HT	B&B		
BMV	3	Blue Muffin Arrowwood Viburnum	Viburnum dentatum 'Chisdom'	3' HT	B&B		
MEDIUM DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	
HL	7	Little Quick Fire Hydrangea	Hydrangea paniculata 'Little Quick Fire'	24" HT	CONT.		
LDN	6	Little Devil Dwarf Ninebark	Physocarpus opulifolius 'Little Devil' TM	24" HT	CONT.		
DKL	12	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	24" HT	CONT.		
MEDIUM EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	
DSY	17	Dense Yew	Taxus x media 'Densiformis'	18"SPD	CONT.		
LOW DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	
SDN	35	Nikko Slender Deutzia	Deutzia gracilis 'Nikko'	18" HT	CONT.		
DBH	24	Dwarf Bush Honeysuckle	Diervilla lonicera	18" HT	CONT.		
BCF	47	Beaver Creek Dwarf Fothergilla	Fothergilla gardenii 'Kintaro'	18" HT	CONT.		
GLS	24	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	18" HT	CONT.		
LPS	16	Little Princess Spirea	Spiraea x japonica 'Little Princess'	18" HT	CONT.		
LOW EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	
PJC	15	Kalley Compact Pfizer Juniper	Juniperus chinensis 'Kalleya Compact'	18"SPD	CONT.		
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	
EC6	14	Magnus Purple Corellower	Echinacea purpurea 'Magnus'	4 1/2"	POT	18" Spacing	
H6	30	Little Business Daylily	Heimerocallis x 'Little Business'	4 1/2"	POT	24" Spacing	
H21	36	Stella de Oro Daylily	Heimerocallis x 'Stella de Oro'	4 1/2"	POT	18" Spacing	
HE2	12	Palace Purple Coral Bells	Heuchera micrantha 'Palace Purple'	4 1/2"	POT	15" Spacing	
NE4	12	Kil Kat Catmint	Nepeta x faassenii 'Kil Kat'	4 1/2"	POT	18" Spacing	

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

DESCRIPTION	
DATE	

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Irvine, CA

**MSP MCFARLAND
MCFARLAND, WI**

LANDSCAPE PLAN

© COPYRIGHT 2020
R.A. Smith, Inc.
DATE: 07/06/2020
SCALE: 1" = 20'
JOB NO. 3200152
PROJECT MANAGER:
LUKE J. HAAS, PLA
DESIGNED BY: NJW/LJH
CHECKED BY: LJH
SHEET NUMBER
L1.0

Note
TYPE A - 15' POLE WITH 3' BASE.

Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Light Loss Factor	Wattage
	A	5	RAB LIGHTING INC.	ALED2T78N	1	79.5
	B	1	RAB LIGHTING INC. RC LIGHTING	SLIM26N	1	29.9
	C	2	RAB LIGHTING INC. RC LIGHTING	BLED24N	1	23.3



MSP - MCFARLAND
MCFARLAND, WI.



Designer RJE

Date

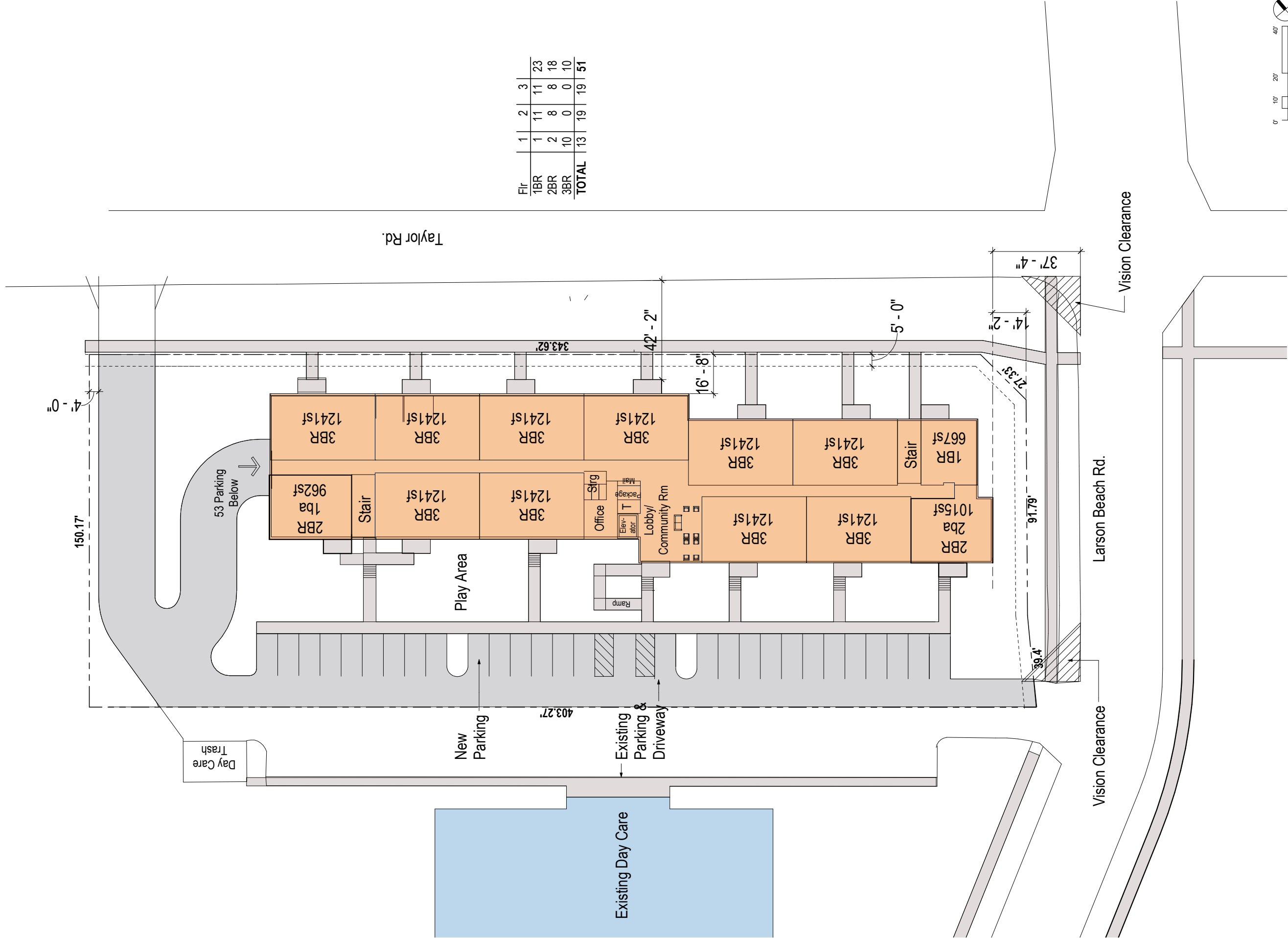
7/6/2020

Scale

Not to Scale

Drawing No.

Summary

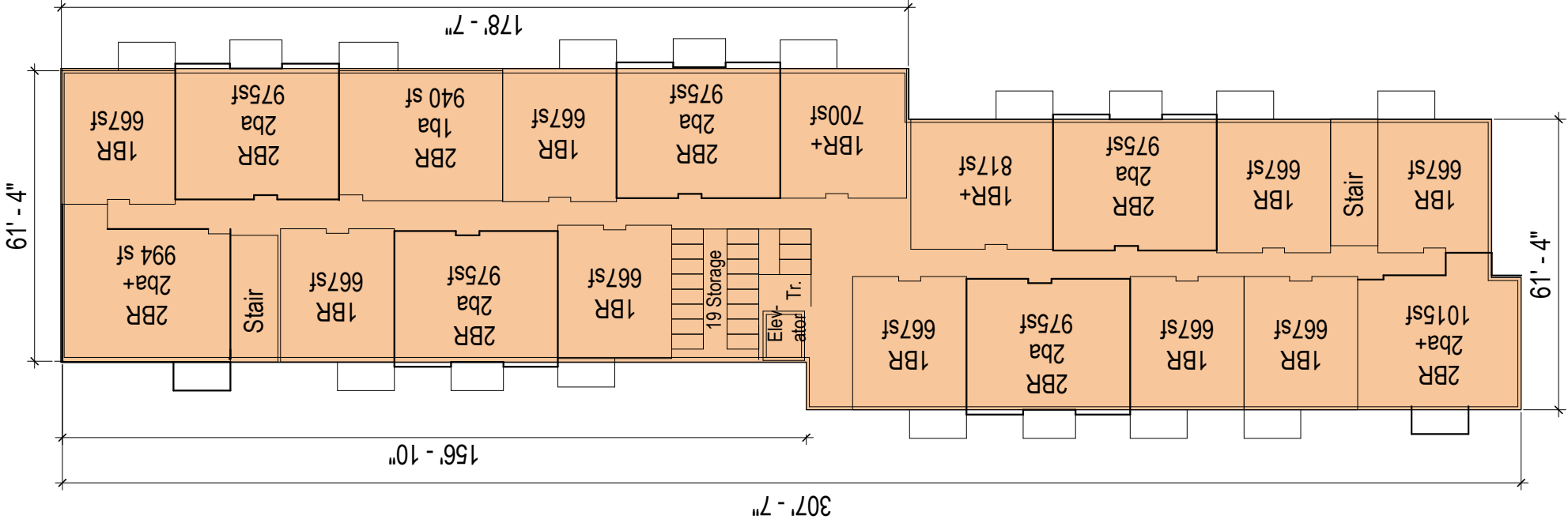


MULTIFAMILY TAYLOR RD.

Larsen Beach Rd. at Taylor Rd., McFarland, WI
ARCHITECTURAL SITE PLAN - GROUND FLOOR PLAN
7 JULY 2020
19111

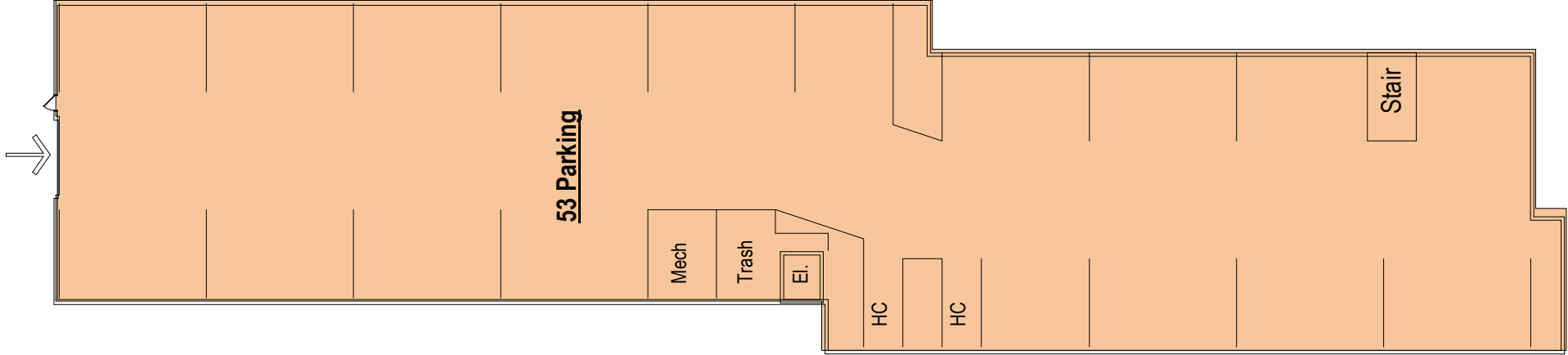
SITE PLAN - GROUND FLOOR PLAN

Fir	1	2	3
1BR	1	11	23
2BR	2	8	18
3BR	10	0	10
TOTAL	13	19	51

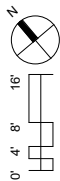


2 SECOND FLOOR PLAN
1/16" = 1'-0"

Third Floor Similar

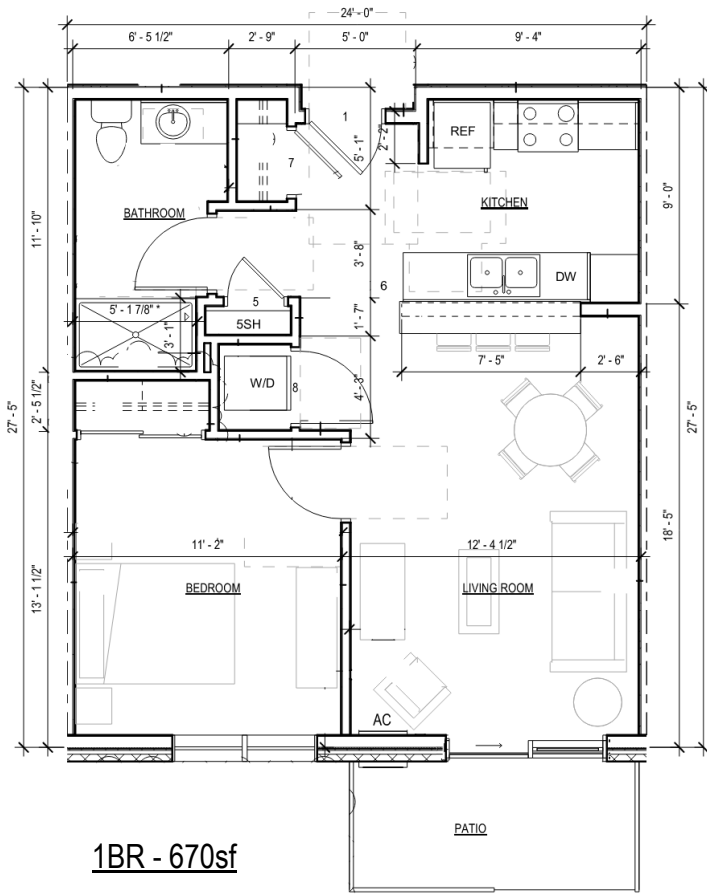


1 00-PARKING LEVEL
1/16" = 1'-0"

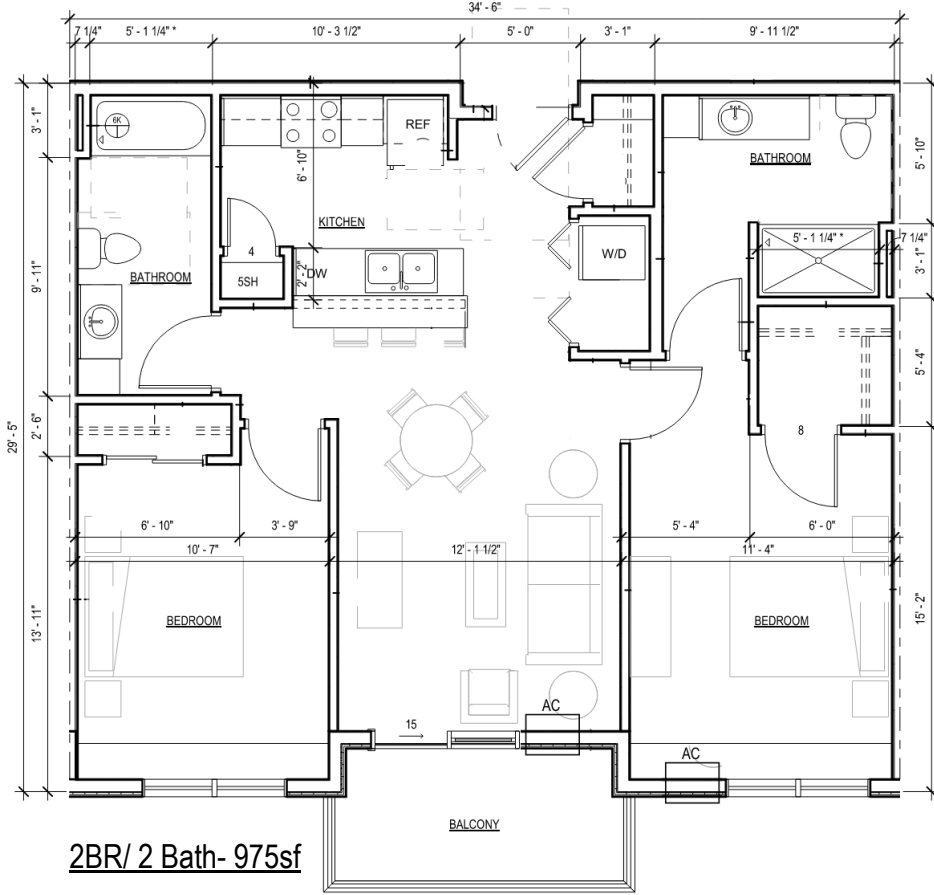


MULTIFAMILY TAYLOR RD.

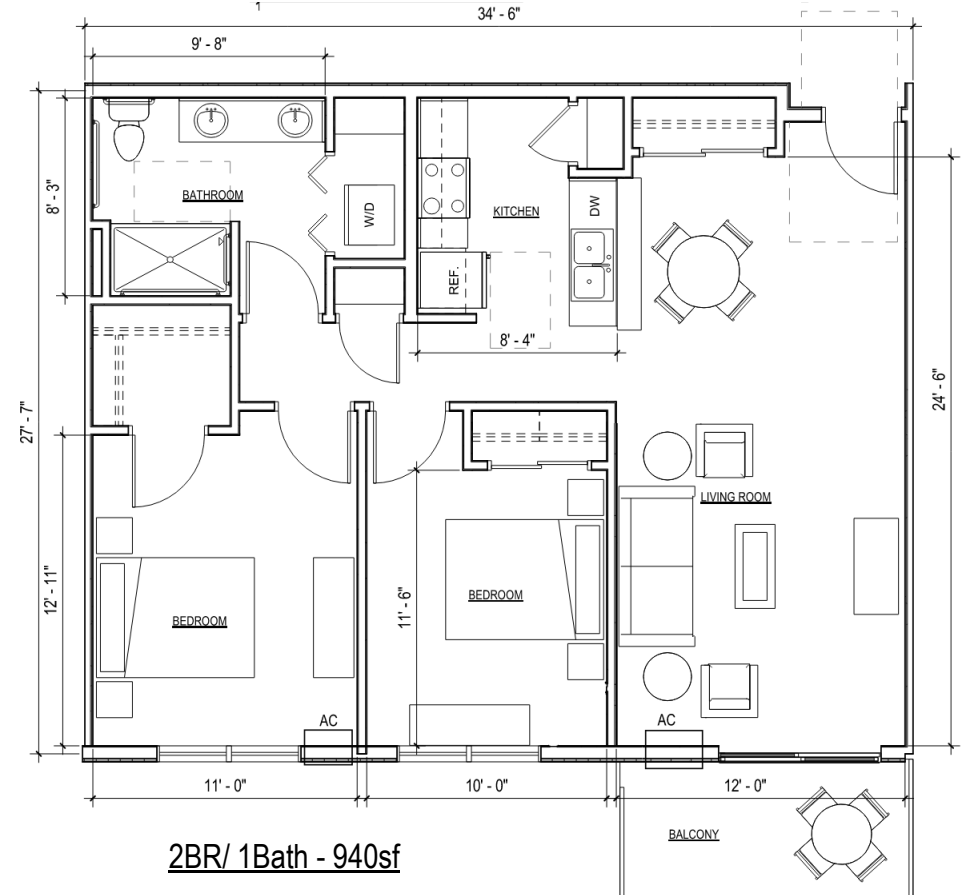
Larsen Beach Rd. at Taylor Rd., McFarland, WI
FLOOR PLANS
6 JULY 2020
19111



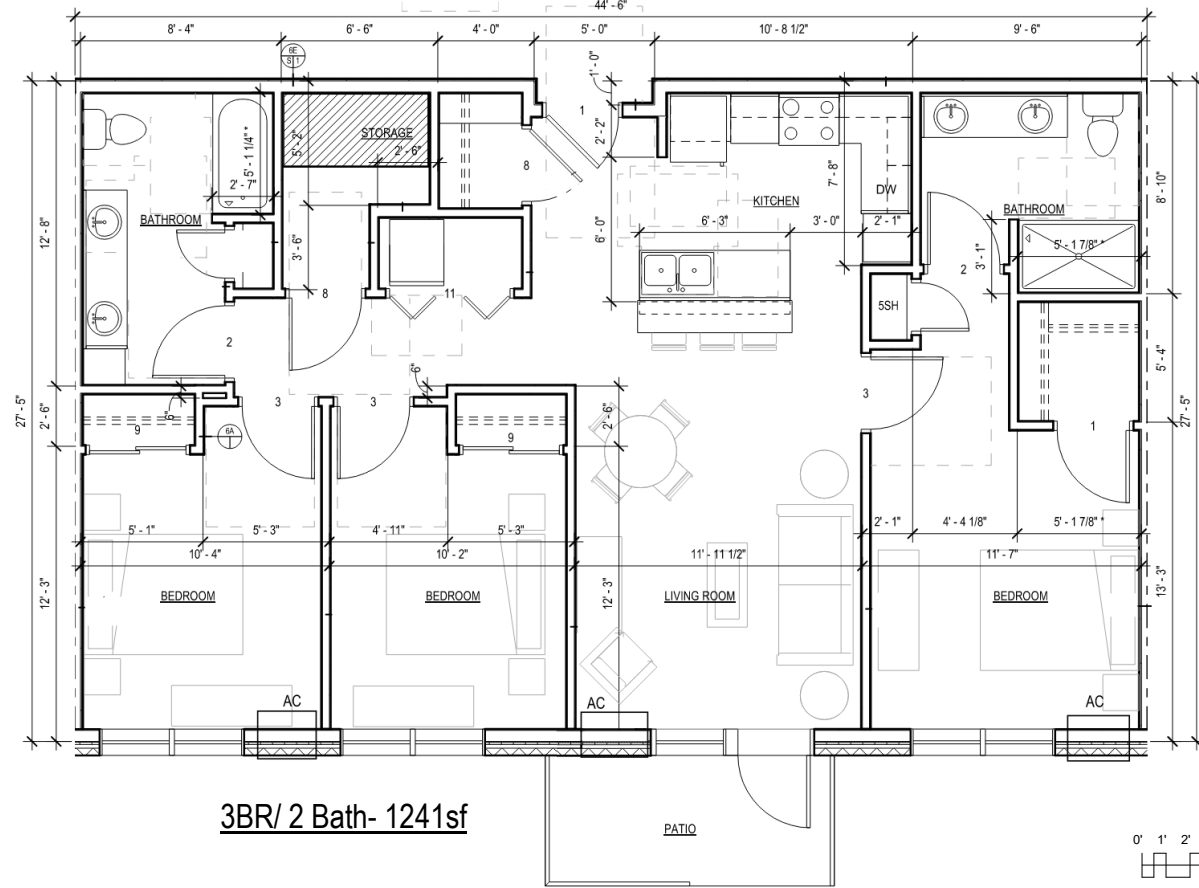
1BR - 670sf



2BR/ 2 Bath- 975sf

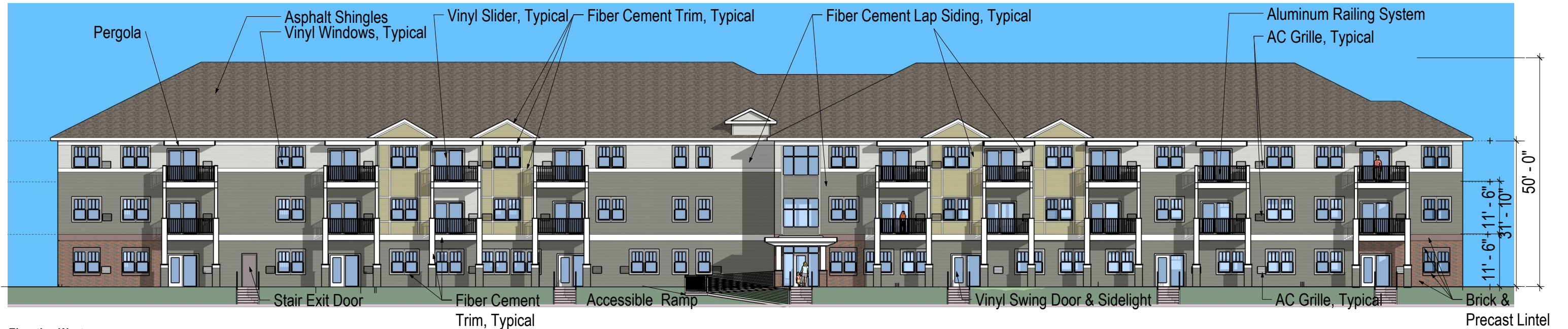


2BR/ 1Bath - 940sf



3BR/ 2 Bath- 1241sf

UNIT PLANS

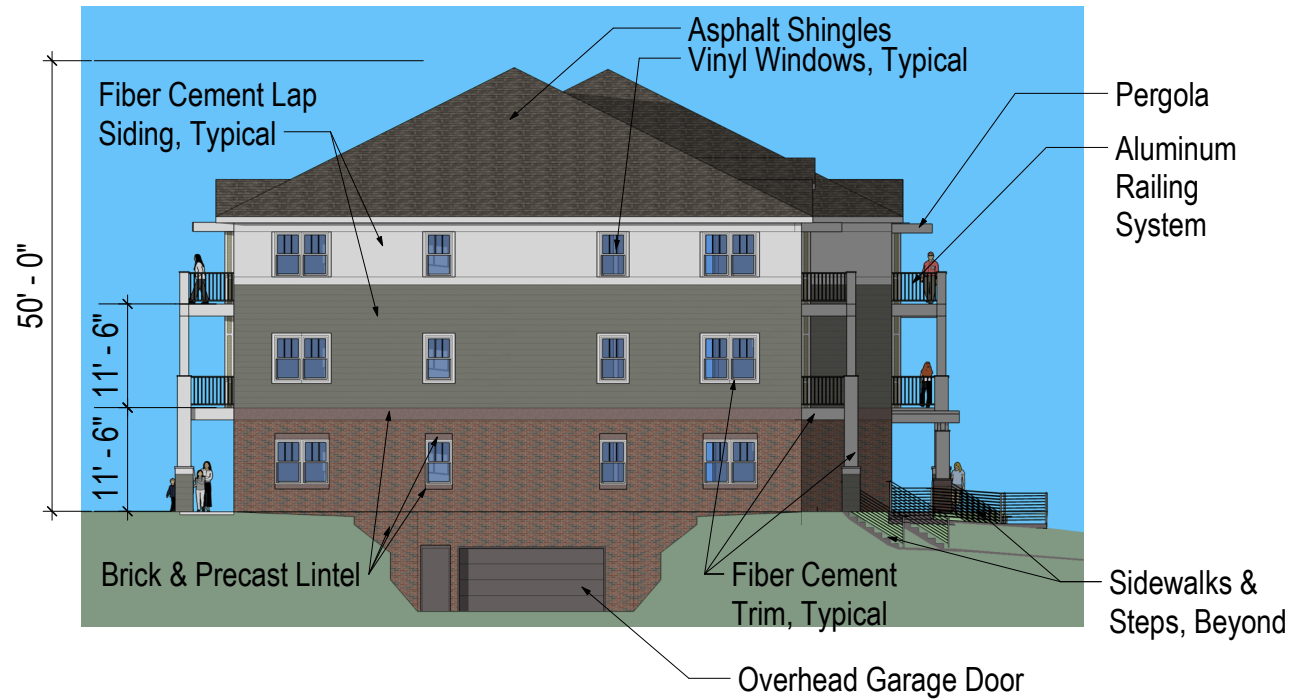


2 Elevation West
3/32" = 1'-0"

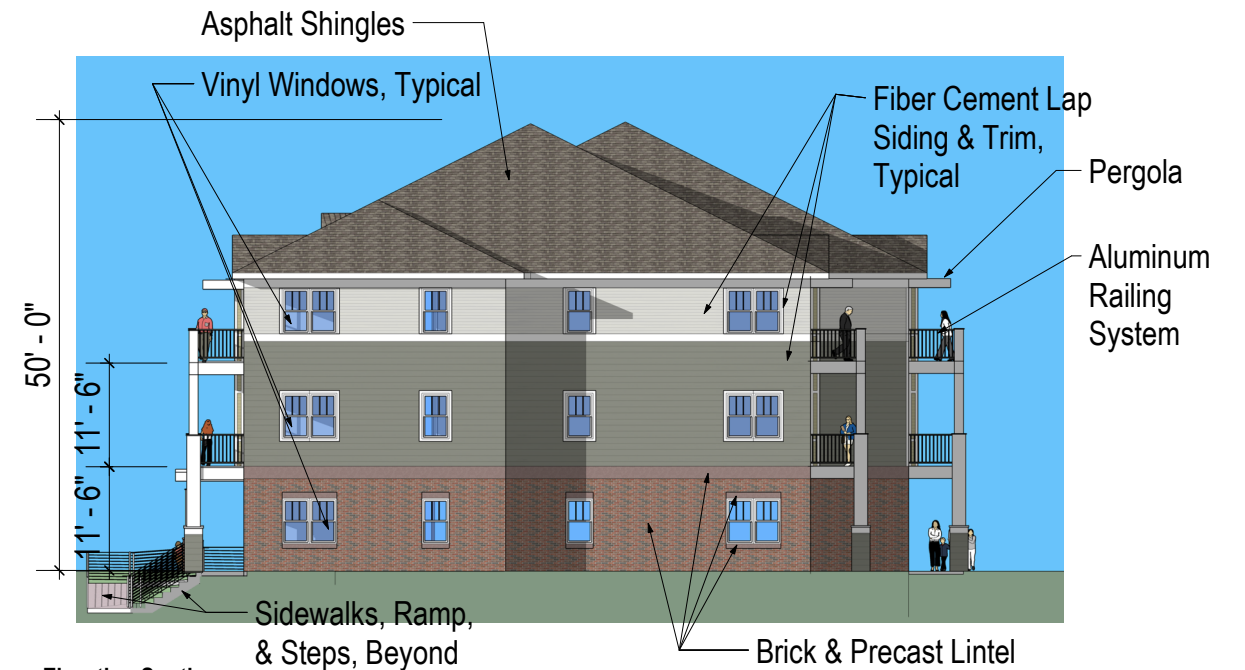


1 Elevation East
3/32" = 1'-0"





① **Elevation North**
3/32" = 1'-0"



② **Elevation South**
3/32" = 1'-0"



MULTIFAMILY TAYLOR RD.

Larsen Beach Rd. at Taylor Rd., McFarland, WI

ELEVATIONS 2

07/06/20

19111



3D View to NW



STORM WATER MANAGEMENT PLAN

FOR

MSP – McFarland

LARSON BEACH ROAD AND TAYLOR ROAD
McFarland, Wisconsin

July 7, 2020

PREPARED BY:

Christopher A Jackson, PE
CJ Engineering, LLC
9205 W. Center Street
Milwaukee, WI 53222
414-443-1312
chris@cj-engineering.com

CJE Job No.: 1948R0

TABLE OF CONTENTS

- 1.) Introduction
- 2.) Method of Analysis
- 3.) Water Quality
- 4.) Infiltration
- 5.) Conclusion
- 6.) Appendix
 - i. Geotechnical Report
 - ii. Proposed Conditions Plan
 - iii. WinSLAMM Water Quality Calculations
 - iv. Maintenance Requirements

Introduction:

The proposed MSP McFarland development will consist of a new 19013 s.f. apartment building with new surface parking, drives and sidewalks located just to the southeast of a shared existing parking lot on the northwest corner of Taylor Road and Larson Beach Road. This land is part of a larger development that has an existing regional storm water pond to the northwest. This pond was designed to provide runoff control for this property under future developed conditions. The pond also has a permanent water volume (it is a “wet” pond) that will provide sediment control prior to discharging the runoff to the north. As part of this project, the Village of McFarland is requiring some additional water quality control and infiltration practices to meet the goals and requirements of the current Village and WDNR storm water codes and ordinances. In order to meet the additional water quality and infiltration requirements we are proposing to install porous pavers in all the new surface parking spaces. There will be a 4” drain tile installed within the stone sub-base the will be connected to the existing storm sewer system. In addition to providing sediment removal, the porous pavers will also allow for infiltration into the underlying soils. As the enclosed calculations show, the storm water management features of this development along with the existing off site storm water pond allow this proposed development to meet the storm water management requirements of the Village and WDNR.

Method of Analysis:

Water quality and infiltration calculations were done using SLAMM for Windows “Source Loading and Management Model” version 10.2.1.

Water Quality:

Based on the installation of porous pavement, the water quality for the proposed development, (the Total suspended sediment – TSS) out of site analysis is as summarized below:

	Before Drainage System	After Controls	% Reduction
Proposed site	3605 lbs.	978.8 lbs.	72.85%

Infiltration:

Infiltration calculations were done using SLAMM for Windows and run over a period from August 1979 to December 1999. Over the this period the proposed development will infiltrate (reduce runoff volume) 65% off all the runoff volume.

Conclusion:

The proposed development drains to an existing storm water pond that provides water runoff quantity control and based on the normal water volume also provides some water quality control. In order to meet the addition storm water requirements for water quality and infiltration we are proposing to install porous pavers in the new surface parking stalls. As the enclosed plans and calculations show this site meets the goals and requirements storm water management requirements of the Village of McFarland ordinance and WI DNR requirements.

APPENDIX

SITE LOCATION

MSP Housing ■ SW Corner of Larson Beach St & Taylor Rd ■ McFarland, WI
June 2020 ■ Terracon Project No. 58205126

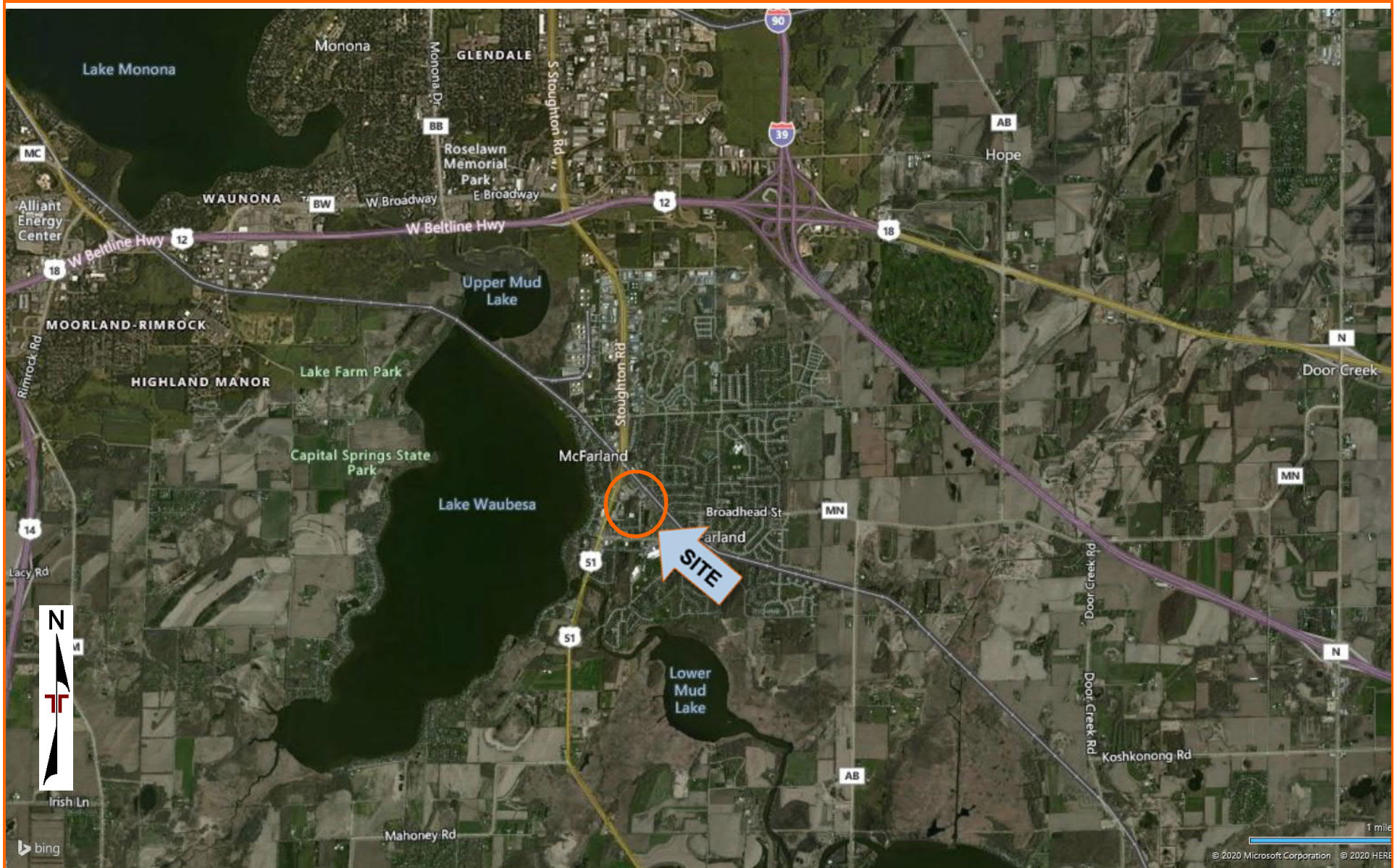


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

MAP PROVIDED BY MICROSOFT BING MAPS

EXPLORATION PLANS

MSP Housing ■ SW Corner of Larson Beach St & Taylor Rd ■ McFarland, WI
June 2020 ■ Terracon Project No. 58205126

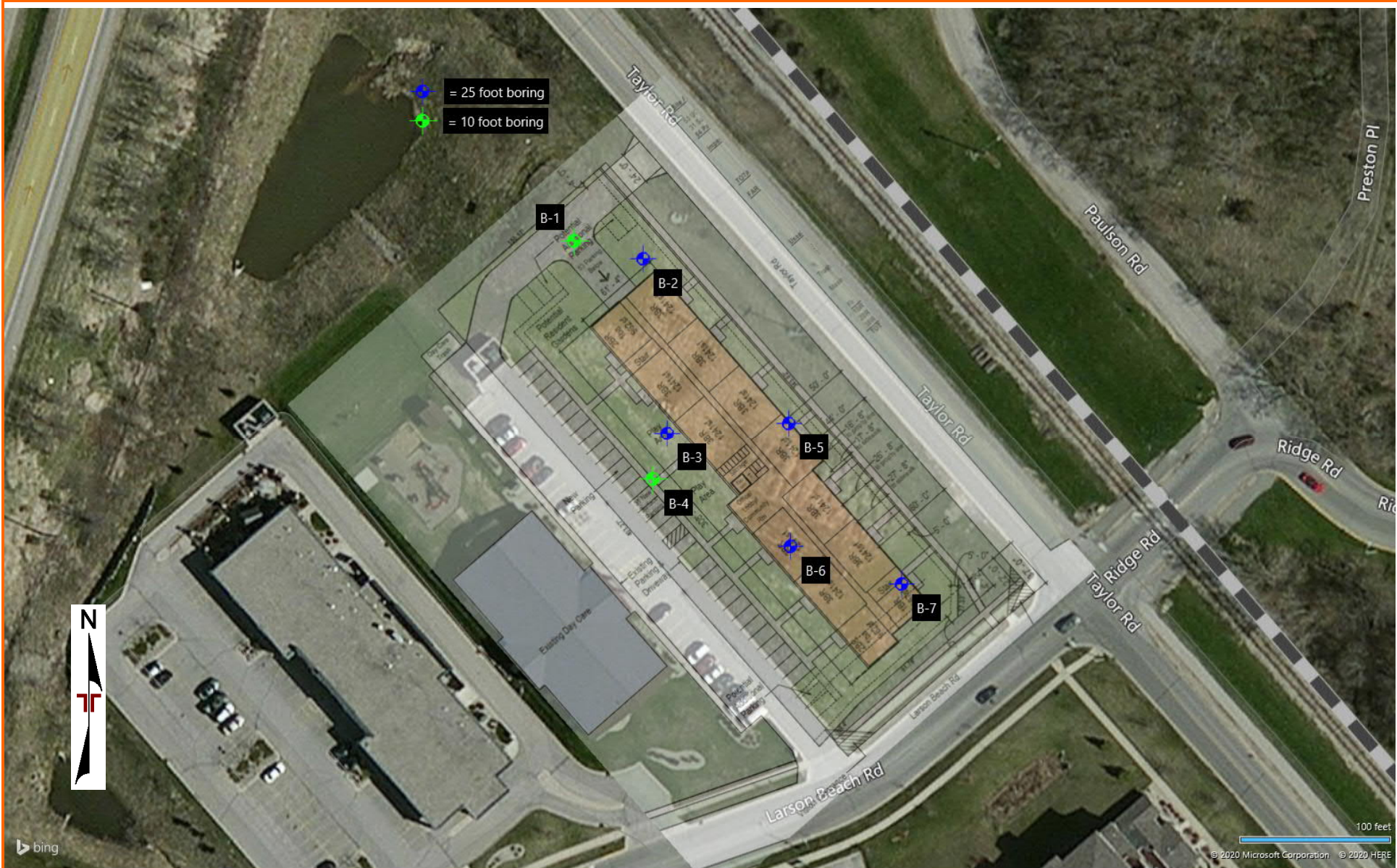
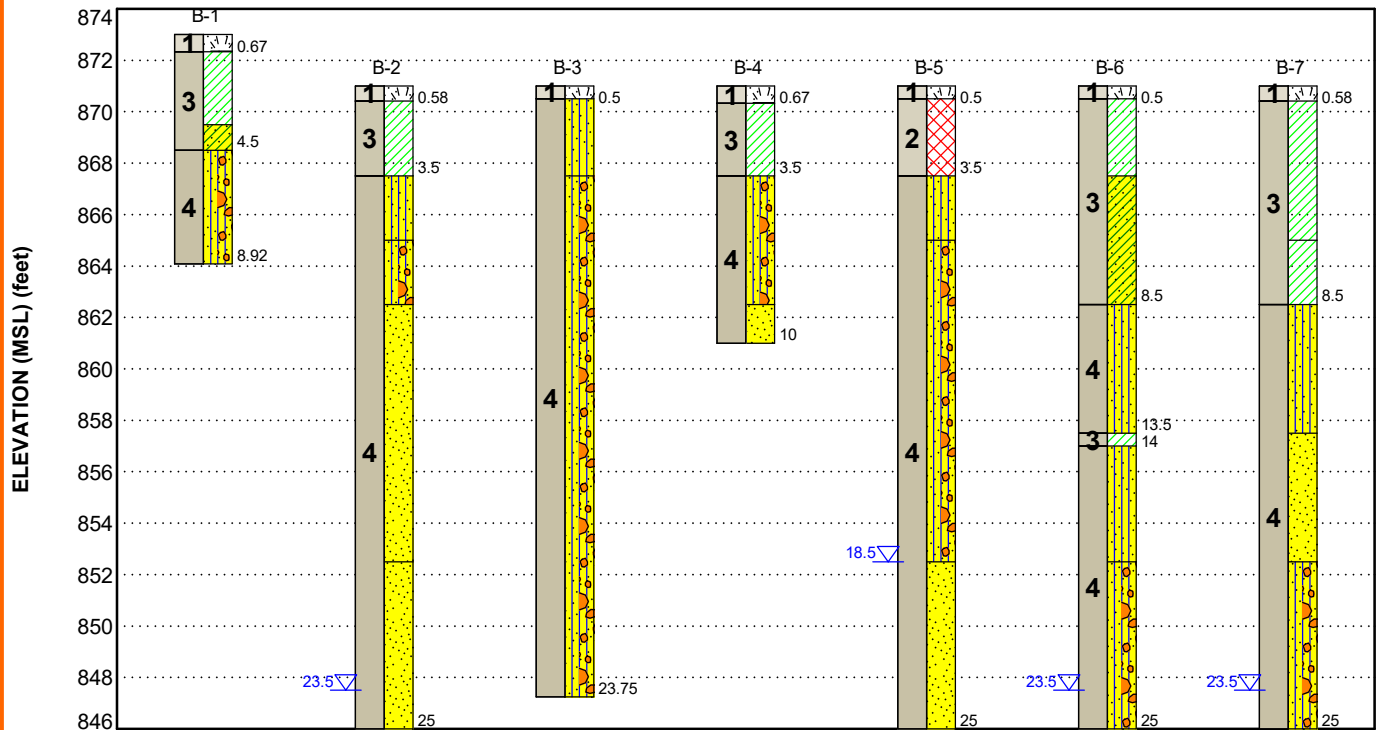


DIAGRAM IS FOR ENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

MAP PROVIDED BY GIS

GEOMODEL

MSP Housing McFarland ■ McFarland, WI
Terracon Project No. 58205126



This is not a cross section. This is intended to display the Geotechnical Model only. See individual logs for more detailed conditions.

Model Layer	Layer Name	General Description
1	Topsoil	Topsoil
2	Existing Fill	Existing Fill, Sandy Clay, trace organics, dark brown and brown
3	Native Lean Clay	Native Lean Clay, brown, stiff to hard
4	Native Non-Cohesive Soils	Native Silty Sand with Gravel or Sand, moist to wet, medium dense to very dense

LEGEND

	Topsoil		Silty Sand with Gravel		Fill
	Lean Clay		Silty Sand		
	Sandy Lean Clay		Poorly-graded Sand		

First Water Observation

NOTES:

Layering shown on this figure has been developed by the geotechnical engineer for purposes of modeling the subsurface conditions as required for the subsequent geotechnical engineering for this project. Numbers adjacent to soil column indicate depth below ground surface.

Groundwater levels are temporal. The levels shown are representative of the date and time of our exploration. Significant changes are possible over time. Water levels shown are as measured during and/or after drilling. In some cases, boring advancement methods mask the presence/absence of groundwater. See individual logs for details.

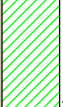
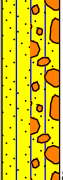
BORING LOG NO. B-1

Page 1 of 1

PROJECT: MSP Housing McFarland

CLIENT: MSP Real Estate, Inc.
West Allis, WI

SITE: Larson Beach Road and Taylor road
McFarland, WI

MODEL LAYER	GRAPHIC LOG	LOCATION See Exploration Plan Latitude: 43.0192° Longitude: -89.2986° DEPTH ELEVATION (Ft.)	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	RECOVERY (%)	FIELD TEST RESULTS	LABORATORY HP (tsf)	WATER CONTENT (%)
1		0.7 TOPSOIL , (8" thick) 872.5							
3		LEAN CLAY (CL) , trace sand and gravel, brown mottled gray, hard 3.5 869.5			X	17	5-5-7 N=12	3.25 (HP)	19
		SANDY LEAN CLAY (CL) , trace gravel, brown, stiff 4.5 868.5			X	14	13-15-16 N=31		8
4		SILTY SAND WITH GRAVEL (SM) , fine grained, brown, moist, dense to very dense 8.9 864	5		X	10	23-25-18 N=43		13
		Boring Terminated at 8.92 Feet			X	5	50/5"		5

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic

Advancement Method:
3 1/4" HSA

See [Exploration and Testing Procedures](#) for a description of field and laboratory procedures used and additional data (if any).

Notes:

Abandonment Method:
Boring backfilled with auger cuttings upon completion.

See [Supporting Information](#) for explanation of symbols and abbreviations.

WATER LEVEL OBSERVATIONS

Terracon
9856 S 57th St
Franklin, WI

Boring Started: 06-18-2020

Boring Completed: 06-18-2020

Drill Rig: CME 55

Driller: MS/PTS

Project No.: 58205126

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL 58205126 MSP HOUSING MCFARLAND.GPJ TERRACON_DATATEMPLATE.GDT 6/24/20

BORING LOG NO. B-2

Page 1 of 1

PROJECT: MSP Housing McFarland

CLIENT: MSP Real Estate, Inc.
West Allis, WI

SITE: Larson Beach Road and Taylor road
McFarland, WI

MODEL LAYER	GRAPHIC LOG	LOCATION See Exploration Plan Latitude: 43.0191° Longitude: -89.2984° DEPTH ELEVATION (Ft.)	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	RECOVERY (%)	FIELD TEST RESULTS	LABORATORY HP (tsf)	WATER CONTENT (%)
1		0.6 TOPSOIL , (7" thick)	870.5						
3		LEAN CLAY (CL) , trace sand and gravel, brown, very stiff			X	15	8-7-9 N=16	2.25 (HP)	15
		3.5 SILTY SAND (SM) , trace gravel, fine grained, brown, moist, dense	867.5		X	5	14-16-17 N=33		8
		6.0 SILTY SAND WITH GRAVEL (SM) , fine grained, light brown, moist, very dense	865		X	14	22-35-36 N=71		6
		8.5 SAND (SP) , fine grained, light brown, moist, dense	862.5		X	16	10-16-20 N=36		2
4		18.5 SAND WITH CLAY (SP) , fine to medium grained, light brown, moist to wet, dense	852.5		X	15	18-19-21 N=40		4
		25.0 SAND WITH CLAY (SP) , fine to medium grained, light brown, moist to wet, dense	846		X	10	15-17-19 N=36		11
				▽	X	17	18-20-21 N=41		17
		Boring Terminated at 25 Feet	25						

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic

Advancement Method:
3 1/4" HSA

See [Exploration and Testing Procedures](#) for a description of field and laboratory procedures used and additional data (If any).

Notes:

Abandonment Method:
Boring backfilled with auger cuttings upon completion.

See [Supporting Information](#) for explanation of symbols and abbreviations.

WATER LEVEL OBSERVATIONS

▽ Water observed at 23.5 feet while drilling.

Terracon

9856 S 57th St
Franklin, WI

Boring Started: 06-18-2020

Boring Completed: 06-18-2020

Drill Rig: CME 55

Driller: MS/PTS

Project No.: 58205126

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL_58205126 MSP HOUSING MCFARLAND.GPJ TERRACON_DATATEMPLATE.GDT 6/24/20

BORING LOG NO. B-3

Page 1 of 1

PROJECT: MSP Housing McFarland

CLIENT: MSP Real Estate, Inc.
West Allis, WI

SITE: Larson Beach Road and Taylor road
McFarland, WI

MODEL LAYER	GRAPHIC LOG	LOCATION See Exploration Plan Latitude: 43.0188° Longitude: -89.2984° DEPTH	ELEVATION (Ft.)	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	RECOVERY (%)	FIELD TEST RESULTS	LABORATORY HP (tsf)	WATER CONTENT (%)
1		0.5	870.5							
		TOPSOIL , (6" thick)	870.5							
		SILTY SAND (SM) , possible fill, trace clay and gravel, fine to medium grained, brown, moist, medium dense				X	15	6-7-7 N=14		20
		3.5	867.5	5		X	17	8-14-17 N=31		9
		SILTY SAND WITH GRAVEL (SM) , fine grained, light brown, moist, medium dense to very dense				X	15	13-12-13 N=25		5
				10		X	15	10-13-14 N=27		3
				15		X	14	20-22-21 N=43		8
				20		X	4	22-50/1"		16
		23.8	847.5			X	1	50/3"		3
		Boring Terminated at 23.75 Feet								

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic

Advancement Method:
3 1/4" HSA

See [Exploration and Testing Procedures](#) for a description of field and laboratory procedures used and additional data (If any).

Notes:

Abandonment Method:
Boring backfilled with auger cuttings upon completion.

See [Supporting Information](#) for explanation of symbols and abbreviations.

WATER LEVEL OBSERVATIONS

Terracon
9856 S 57th St
Franklin, WI

Boring Started: 06-18-2020

Boring Completed: 06-18-2020

Drill Rig: CME 55

Driller: MS/PTS

Project No.: 58205126

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL 58205126 MSP HOUSING MCFARLAND.GPJ TERRACON_DATATEMPLATE.GDT 6/24/20

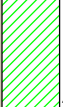
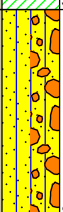
BORING LOG NO. B-4

Page 1 of 1

PROJECT: MSP Housing McFarland

CLIENT: MSP Real Estate, Inc.
West Allis, WI

SITE: Larson Beach Road and Taylor road
McFarland, WI

MODEL LAYER	GRAPHIC LOG	LOCATION See Exploration Plan Latitude: 43.0187° Longitude: -89.2984° DEPTH	ELEVATION (Ft.)	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	RECOVERY (%)	FIELD TEST RESULTS	LABORATORY HP (tsf)	WATER CONTENT (%)
1		0.7 TOPSOIL , (8" thick)	870.5							
3		LEAN CLAY (CL) , trace sand and gravel, brown, stiff				X	11	4-4-5 N=9	1.75 (HP)	
		3.5	867.5							
4		SILTY SAND WITH GRAVEL (SM) , fine grained, brown, moist, medium dense		5		X	11	5-11-17 N=28		
		8.5	862.5							
		SAND (SP) , fine to medium grained, light brown, moist, dense				X	15	6-9-13 N=22		
		10.0	861	10		X	15	9-16-20 N=36		
		Boring Terminated at 10 Feet								

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic

Advancement Method:
3 1/4" HSA

See [Exploration and Testing Procedures](#) for a description of field and laboratory procedures used and additional data (if any).

Notes:

Abandonment Method:
Boring backfilled with auger cuttings upon completion.

See [Supporting Information](#) for explanation of symbols and abbreviations.

WATER LEVEL OBSERVATIONS

Terracon
9856 S 57th St
Franklin, WI

Boring Started: 06-18-2020

Boring Completed: 06-18-2020

Drill Rig: CME 55

Driller: MS/PTS

Project No.: 58205126

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL 58205126 MSP HOUSING MCFARLAND.GPJ TERRACON_DATATEMPLATE.GDT 6/24/20

BORING LOG NO. B-5

Page 1 of 1

PROJECT: MSP Housing McFarland

CLIENT: MSP Real Estate, Inc.
West Allis, WI

SITE: Larson Beach Road and Taylor road
McFarland, WI

MODEL LAYER	GRAPHIC LOG	LOCATION See Exploration Plan Latitude: 43.0188° Longitude: -89.2981° DEPTH	ELEVATION (Ft.)	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	RECOVERY (%)	FIELD TEST RESULTS	LABORATORY HP (tsf)	WATER CONTENT (%)
1		0.5 TOPSOIL , (6" thick)	870.5							
2		FILL - SANDY LEAN CLAY , trace organics and gravel, dark brown and brown				X	15	10-11-13 N=24	4.5+ (HP)	16
		3.5	867.5			X	17	6-5-3 N=8		14
		SILTY SAND (SM) , trace clay, fine grained, brown, very moist, loose		5		X	15	9-11-13 N=24		6
		6.0	865			X	16	11-11-10 N=21		5
		SILTY SAND WITH GRAVEL (SM) , fine grained, light brown, moist, medium dense to dense				X	17	7-14-16 N=30		5
4		18.5	852.5		▽	X	14	9-12-14 N=26		23
		SAND (SP) , fine grained, light brown, wet, medium dense				X	16	10-11-15 N=26		18
		25.0	846	25						
		Boring Terminated at 25 Feet								

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic

Advancement Method:
3 1/4" HSA

See [Exploration and Testing Procedures](#) for a description of field and laboratory procedures used and additional data (If any).

Notes:

Abandonment Method:
Boring backfilled with auger cuttings upon completion.

See [Supporting Information](#) for explanation of symbols and abbreviations.

WATER LEVEL OBSERVATIONS

▽ Water observed at 18.5 feet while drilling.

Terracon

9856 S 57th St
Franklin, WI

Boring Started: 06-18-2020

Boring Completed: 06-18-2020

Drill Rig: CME 55

Driller: MS/PTS

Project No.: 58205126

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL_58205126 MSP HOUSING MCFARLAND.GPJ TERRACON_DATATEMPLATE.GDT 6/24/20

BORING LOG NO. B-6

Page 1 of 1

PROJECT: MSP Housing McFarland

CLIENT: MSP Real Estate, Inc.
West Allis, WI

SITE: Larson Beach Road and Taylor road
McFarland, WI

MODEL LAYER	GRAPHIC LOG	LOCATION See Exploration Plan Latitude: 43.0186° Longitude: -89.2981° DEPTH	ELEVATION (Ft.)	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	RECOVERY (%)	FIELD TEST RESULTS	LABORATORY HP (tsf)	WATER CONTENT (%)
1		0.5 TOPSOIL , (6" thick)	870.5							
		LEAN CLAY (CL) , trace sand and gravel, brown to brown mottled gray, very stiff				X	16	7-7-8 N=15	1.75 (HP)	16
3		3.5 SANDY LEAN CLAY (CL) , trace sand seams, brown, very stiff to stiff	867.5	5		X	14	5-7-10 N=17	3.75 (HP)	23
		8.5 SILTY SAND (SM) , fine grained, brown, very moist, loose	862.5			X	19	4-4-6 N=10	1.75 (HP)	29
4		13.5 LEAN CLAY (CL) , light brown with rust mottling, very stiff	857.5	10		X	18	3-4-4 N=8		12
		14.0 SILTY SAND (SM) , fine grained, light brown, moist, medium dense	857			X	17	5-12-15 N=27	2.5 (HP)	24
4		18.5 SILTY SAND WITH GRAVEL (SM) , fine grained, light brown, moist to wet, medium dense	852.5	20		X	13	5-10-13 N=23		10
		25.0 Boring Terminated at 25 Feet	846	25		X	13	11-12-14 N=26		15

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic

Advancement Method:
3 1/4" HSA

See [Exploration and Testing Procedures](#) for a description of field and laboratory procedures used and additional data (if any).

Notes:

Abandonment Method:
Boring backfilled with auger cuttings upon completion.

See [Supporting Information](#) for explanation of symbols and abbreviations.

WATER LEVEL OBSERVATIONS

Water observed at 23.5 feet while drilling.

Terracon

9856 S 57th St
Franklin, WI

Boring Started: 06-18-2020

Boring Completed: 06-18-2020

Drill Rig: CME 55

Driller: MS/PTS

Project No.: 58205126

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL 58205126 MSP HOUSING MCFARLAND.GPJ TERRACON_DATATEMPLATE.GDT 6/24/20

BORING LOG NO. B-7

Page 1 of 1

PROJECT: MSP Housing McFarland

CLIENT: MSP Real Estate, Inc.
West Allis, WI

SITE: Larson Beach Road and Taylor road
McFarland, WI

MODEL LAYER	GRAPHIC LOG	LOCATION See Exploration Plan Latitude: 43.0185° Longitude: -89.2978° DEPTH	ELEVATION (Ft.)	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	RECOVERY (%)	FIELD TEST RESULTS	LABORATORY HP (tsf)	WATER CONTENT (%)
1		0.6 TOPSOIL , (7" thick)	870.5							
		LEAN CLAY (CL) , trace sand and gravel, brown, hard								
3				5						
		6.0 LEAN CLAY (CL) , brown mottled gray, stiff	865							
		8.5 SILTY SAND (SM) , fine grained, brown, moist, loose	862.5	10						
		13.5 SAND (SP) , fine grained, light brown, moist, dense	857.5	15						
4		18.5 SILTY SAND WITH GRAVEL (SM) , fine grained, brown, moist to wet, medium dense to very dense	852.5	20						
		25.0 Boring Terminated at 25 Feet	846	25						

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic

Advancement Method:
3 1/4" HSA

See [Exploration and Testing Procedures](#) for a description of field and laboratory procedures used and additional data (If any).

Notes:

Abandonment Method:
Boring backfilled with auger cuttings upon completion.

See [Supporting Information](#) for explanation of symbols and abbreviations.

WATER LEVEL OBSERVATIONS

Water observed at 23.5 feet while drilling.

Terracon

9856 S 57th St
Franklin, WI

Boring Started: 06-18-2020

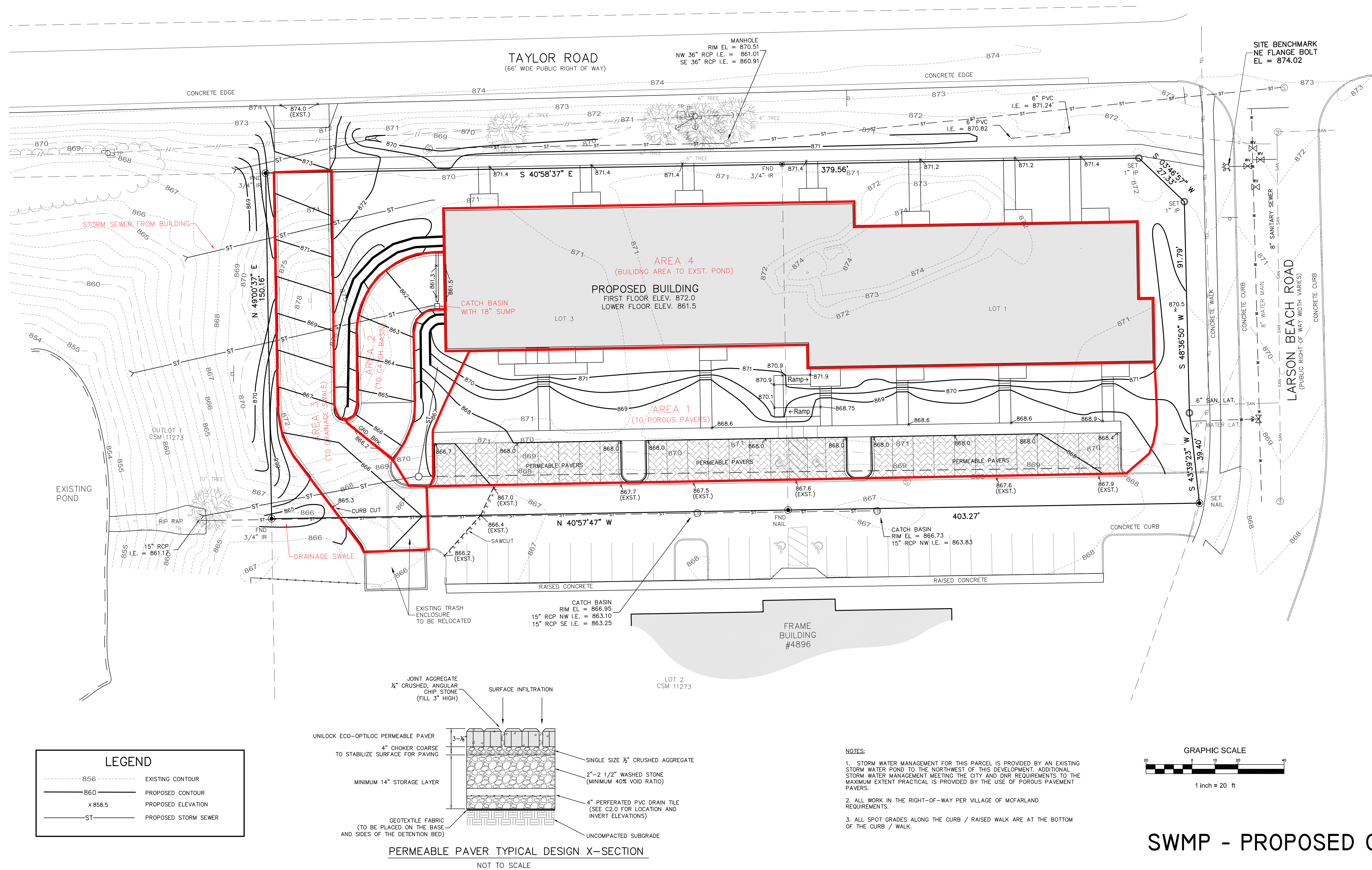
Boring Completed: 06-18-2020

Drill Rig: CME 55

Driller: MS/PTS

Project No.: 58205126

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL 58205126 MSP HOUSING MCFARLAND.GPJ TERRACON_DATATEMPLATE.GDT 6/24/20



MSP MCFARLAND
MCFARLAND, WISCONSIN

CJE NO.: 1948R0
JULY 07, 2020

SWMP - PROPOSED CONDITIONS

CJE1948R1-PC - InputData

Data file name: Z:\WinSLAMM\CJE1948R1-PC.mdb
 WinSLAMM Version 10.2.1
 Rain file name: C:\WinSLAMM Files\Rain Files\WI Madison Dane Co AP 4899.RAN
 Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
 Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
 Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
 Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
 Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
 Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
 Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
 Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
 Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
 Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppd
 Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
 Cost Data file name:
 Seed for random number generator: -42
 Study period starting date: 08/03/79 Study period ending date: 12/27/99
 Start of Winter Season: 12/02 End of Winter Season: 03/12
 Date: 07-07-2020 Time: 11:11:58
 Site information:

LU# 1 - Commercial: Commercial 1 Total area (ac): 0.375
 13 - Paved Parking 1: 0.113 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 31 - Sidewalks 1: 0.070 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 45 - Large Landscaped Areas 1: 0.192 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Commercial: Commercial 2 Total area (ac): 0.100
 13 - Paved Parking 1: 0.050 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 25 - Driveways 1: 0.050 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Commercial: Commercial 3 Total area (ac): 0.110
 25 - Driveways 1: 0.110 ac. Disconnected Normal Sandy Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 4 - Commercial: Commercial 4 Total area (ac): 0.436
 1 - Roofs 1: 0.436 ac. Pitched Disconnected Normal Sandy Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Porous Pavement CP# 1 (DS) - DS Porous Pavement # 1

Porous pavement area (ac): 0.113
 Inflow hydrograph peak to average flow ratio: 3.8
 Porous pavement thickness (in): 3.1
 Porous pavement porosity: 0.25
 Aggregate bedding thickness (in): 4
 Aggregate bedding porosity: 0.4
 Aggregate base reservoir thickness (in): 14
 Aggregate base reservoir porosity: 0.4
 Porous pavement surface area to aggregate base area ratio: 1
 Underdrain diameter (in): 4
 Underdrain outlet invert elevation (ft above datum): 4
 Number of underdrains: 1
 Subgrade seepage rate (in/hr): 2.5
 Use random number generation to account for uncertainty in seepage rate: 0
 Subgrade seepage rate COV: 0.6
 Surface pavement initial infiltration rate (in/hr): 100
 Surface Pavement Percent Solids Removal Upon Cleaning: 50
 Porous pavement surface clogging load (lbs/sf): 0.06
 Porous pavement restorative cleaning frequency: Every seven years
 TSS concentration reduction percentage through underdrain: 0
 Porous pavement particle size distribution file name: Not needed - calculated by program

CJE1948R1-PC - InputData

Control Practice 2: Catchbasin Cleaning CP# 1 (DS) - DS Catchbasins # 5

1. Fraction of area served by catchbasins = 1.00
2. Number of catchbasins = 1
3. Average sump depth below catchbasin outlet invert (feet) = 1.5
4. Depth of sediment in catchbasin sump at beginning of study period (ft) = 0
5. Typical outlet pipe diameter (ft) = 0.5
6. Typical outlet pipe Mannings n = 0.011
7. Typical outlet pipe slope (ft/ft) = 0.005
8. Typical catchbasin sump surface area (square feet) = 7
9. Total catchbasin depth (feet) = 4
10. Inflow hydrograph peak to average flow ratio = 3.8
11. Leakage rate through sump bottom (in/hr) = 0
12. Catchbasin Critical Particle Size File Name: Not needed - calculated by program
13. Catchbasin cleaning frequency: Once every two years

Control Practice 3: Grass Swale CP# 1 (DS) - DS Grass Swales # 1

Total drainage area (acres)= 0.110
Fraction of drainage area served by swales (ac) = 1.00
Swale density (ft/ac) = 350.00
Total swale length (ft) = 39
Average swale length to outlet (ft)= 39
Typical bottom width (ft) = 3.0
Typical swale side slope (_H:1V) = 4.0
Typical longitudinal slope (ft.H/ft.V) = 0.015
Swale retardance factor: B
Typical grass height (in) = 4.0
Swale dynamic infiltration rate (in/hr)= 1.250
Typical swale depth (ft) for cost analysis (optional) = 0.0
Particle size distribution file name: Not needed - calculated by program
Use total swale length instead of swale density for infiltration calculations: False

SLAMM for Windows Version 10.2.1
 (c) Copyright Robert Pitt and John Voorhees 2012
 All Rights Reserved

Data file name: Z:\WinSLAMM\CJE1948R1-PC.mdb

Data file description:

Rain file name: C:\WinSLAMM Files\Rain Files\WI Madison Dane Co AP 4899.RAN
 Particulate Solids Concentration file name: C:\WinSLAMM Files\WI_V10.1 WI_AVG01.pscx
 Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
 Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
 Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
 Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
 Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
 Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
 Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
 Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppd
 Start of Winter Season: 12/02
 Model Run Start Date: 08/03/79 Model Run End Date: 12/27/99
 Date of run: 07-07-2020 Time of run: 11:16:50
 Total Area Modeled (acres): 1.021
 Years in Model Run: 20.41

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction	Pollutant Yield With Controls mg/L	Concentration - No Controls 124.7	Concentration - With Controls 0.2608	Pollutant Particulate Solids	Pollutant Yield With Controls 978.8	Poll. Yield Units lbs	Percent Reduction 72.85 %
Total of all Land Uses without Controls:	462889	-	124.7	3605	-							
Outfall Total with Controls:	159885	65.46%	98.07	978.8	72.85%							
Annualized Total After Outfall Controls:	7834			47.96								
Pollutant												
Particulate Solids												
Particulate Phosphorus												

EXHIBIT B
Maintenance Provisions

Permeable Pavement (1008)

Wisconsin Department of Natural Resources Conservation Practice Standard

VIII. Operations and Maintenance

- A. An operation and maintenance plan shall be written for the intended life of the permeable pavement system. The plan shall include an inspection checklist and schedule.
- B. The following activities shall be prohibited from occurring on the permeable pavement surface:
 - 1. Temporary or permanent stockpiling of soil or other material that can potentially cause or contribute to clogging.
 - 2. Application of pavement seal-coating.
 - 3. Application of sand for deicing.
- C. Inspection of the permeable pavement system shall be conducted at least once per year to evaluate the following:
 - 1. Pavement Condition – Inspect permeable pavement surfaces for settlement, deformation or cracking.
 - 2. Surface Infiltration – Inspect permeable pavement surfaces for sedimentation or evidence of ponding.
 - 3. Drainage – Inspect observation wells, if present, 72 hours after a rain event of 0.5 inches or greater to verify that the aggregate storage reservoir is draining down effectively.
 - 4. Outfalls - Inspect underdrain outfall locations for obstructions and erosion.
 - 5. Run-on Areas – Inspect run-on areas for adequate cover and stability.
- D. Maintenance of the permeable pavement system shall be conducted as follows:
 - 1. Clean the pavement surface using industry recommended methods, such as regenerative air or vacuum sweeping, at least twice per year in accordance with Section V.G.
 - 2. If water ponding persists on the pavement surface after a storm event, clean the pavement surface to mitigate clogging.
 - 3. Repair any settlement, deformations or cracking that are significant enough to adversely impact the water quality function of the system.
 - 4. Repair blocked, restricted or eroding underdrain outfalls.
 - 5. Repair and/or replant eroding run-on areas.
 - 6. For permeable pavers/blocks with joints that are filled with aggregate:
 - a. Replenish the joint aggregate in accordance with industry recommendations.
 - b. If necessary, remediate the system by extracting accumulated debris and aggregate from the joints using a vacuum and re-filling the joints with new aggregate.
 - 7. For porous asphalt and pervious concrete, repairs may be done with conventional impervious materials if the total impervious repair areas do not exceed 10% of the original permeable surface area and runoff from the repair areas will run on to adjacent permeable areas. The 10% threshold may only be exceeded if design calculations confirm that the system is still able to accept the full loading for which it was originally designed.
- E. If the pavement surface infiltration rate is questionable at any time during the effective life of the pavement, the administering authority may require infiltration rate testing to verify that the surface infiltration rate is no lower than 10 in/hr. If the surface infiltration rate is lower than 10 in/hr, appropriate action shall be taken to restore the infiltration rate to an acceptable level based on the remaining effective life of the pavement.
- F. If verification of in place pavement surface infiltration rates is necessary, conduct pavement surface infiltration rate testing per ASTM C1701 Standard Test Method for Infiltration Rate of In Place Pervious Concrete for pervious concrete and porous asphalt, ASTM C1781 Standard Test Method of Surface Infiltration Rate of Permeable Unit Pavement Systems for permeable pavers/blocks or other methods approved by the administering authority.
- G. Qualified personnel, as determined by the administering authority, shall perform inspection, infiltration testing and maintenance work.
- H. All inspection, infiltration testing and maintenance activities shall be documented in written reports. All written reports shall be made available on request by the administering authority.

Sec. 62-66. - PD-I Planned Development Infill District.

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

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

- (6) Snow removal areas and procedures must be described in the plans.
- (7) All site lighting shall be controlled so as not to extend a direct light source onto abutting properties. Cutoff type luminaries shall be used and all lighting sheds shall be indicated in the plans.
- (8) The physical attributes of the site shall be respected with particular concern for preservation of natural features, tree growth and open space.
- (f) *Exceptions to standards.* Exceptions to these standards may be recommended by the Village Plan Commission, subject to final approval given by the Village Board.

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

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

(2) *Review of the detailed plan.*

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

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

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

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

August 7, 2020

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

Subject: MSP Real Estate, Inc. 4845 Taylor Road/4900 Larson Beach Road –
Detailed Implementation Plan Submittal Review

Dear Andrew:

We have received the proposed plans included in the July 6, 2020 Detailed Implementation Plan Submittal and subsequent revision dated July 16 for proposed multi-family residential development at the west corner of the Taylor Road and Larson Beach Road intersection. The submittal has been reviewed from a public works perspective. Our comments are shown below.

1. The sanitary sewer manhole they are proposing connecting to appears to be private (the pipes are 6-inch diameter, with 8-inch as the minimum diameter for public sewers). We recommend a dedicated sewer lateral, utilizing the existing line stubbed out in approximately 2004 out in Larson Beach Road. Alternatively, mutual easements could be provided by the applicant and their southerly neighbors for the existence and perpetual maintenance of a shared lateral.

Each parcel having its own lateral is preferred to eliminate future disputes about plugged sewers or eventual replacement. If separate laterals are utilized, the MSP parcel should recognize that the 4986 Larson Beach Road (day care) sewer lateral does encroach on the MSP property.

2. The existing parking lot for 4896 Larson Beach Road straddles the common property line. As part of an eventual CSM combining the properties, a mutual access easements should be included.
3. Some storm sewer piping is shown as 6-inch diameter. I recommend making all storm sewer piping, even the private lines, a minimum of 8-inch. 12-inch is preferred to reduce the chance of plugging with ice/debris, but that is a developer decision.
4. Similarly, the 4-inch drain tile under the parking area should be upsized to 6-inch to decrease the chance of plugging and make future cleaning easier.

5. The site discharges to an existing regional stormwater pond built in approximately 2004 to standards of that time. In order to comply with current Village and DNR requirements for TSS removal and infiltration, the applicant is proposing the use of permeable pavers for the all of the 31 proposed new parking stalls. This is an approach that has not been tried on a large scale in the Village, but one that has worked elsewhere. We recommend approval of the stormwater plan.
6. The site will disturb more than 1.0 acres, so DNR stormwater approval will also be needed. A copy of that approval should be provided before beginning construction.
7. The existing "ribbon" concrete along the south edge of Taylor Road was constructed with the regional development. It is different than the Village standard "barrier" curb, but in conferring with Jim Hessling it has been functioning well as-is. We see no technical reason to change it at this time.

Please feel free to contact us with any questions or comments regarding this review.

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:brb

J:\JOB#\SMcFarland\MC-164-M6 4845 Taylor - 4900 Larson Beach Redevelopment\Admin\Review Letter.docx



McFarland Fire & Rescue Department

5915 Milwaukee Street • PO Box 110 • McFarland, WI 53558-0110
(608) 838-3278 • Fax: (608) 838-3619

Emergency: 911

Christopher Dennis
Fire & Rescue Chief

July 10, 2020

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

RE: Site Plan Review for the proposed MSP Multi-housing project at Taylor Road and Larson Beach Road

Dear Andrew,

I have reviewed the proposed multi-family building within the property lot at the intersection of Larson Beach Road and Taylor Road.

The McFarland Fire & Rescue Department at this time does not have any concerns with the Fire & Rescue Department access and is within compliance of Village of McFarland Municipal Ordinance Section 26-83(d), as proposed.

However, the Fire Department Connection placement preferred location would be on the southwest side that faces Larson Beach Road. Per the 2015 International Fire Code (IFC) 912.2 the final location of the fire department connection shall approved by the fire chief. Finalization of the location will take place during Fire Sprinkler Plan Review with the contracted sprinkler fitters.

The building will be required to meet the 2015 IBC, Section 420.5, Automatic Sprinkler System, with sprinkler requirements to Section 903.2.8 of the 2015 IBC.

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

The McFarland Fire & Rescue would like to offer to have a meeting with the project engineers and project developer, at any time, 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,

A handwritten signature in black ink that reads "Mitchell Sutter". The signature is written in a cursive, flowing style.

Mitchell Sutter

Fire Inspector/Public Education Specialist

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

MULTIFAMILY TAYLOR RD.

Larsen Beach Rd. at Taylor Rd.,
McFarland, WI



View to NW

- Drawing List:
- Cover Sheet

Aerial Vicinity Map

Rendered Site Plan

CSM

C1.0

C2.0

C3.0

C4.0

C5.0

L1.0 Landscape Plan

Site Photometrics

Architectural Site Plan/Ground Floor Plan

Schematic Parking & Upper Floor Plans

Unit Plans

Elevations 1

Elevations 2

3D View to NW

Architecture :	Dimension IV - Madison Design Group 6515 Grand Teton Plaza, Suite 120, Madison, WI 53719 p: 608.829.4444 www.dimensionivmadison.com
Civil Engineering :	CJ Engineering 9205 W. Center St., Ste. 214, Milwaukee, WI 53222 p: 414.443.1312 www.cj-engineering.com
Landscape :	raSmith 221 S. 2nd St., Milwaukee, WI 53204-1412 p: 262.781.1000 www.rasmith.com



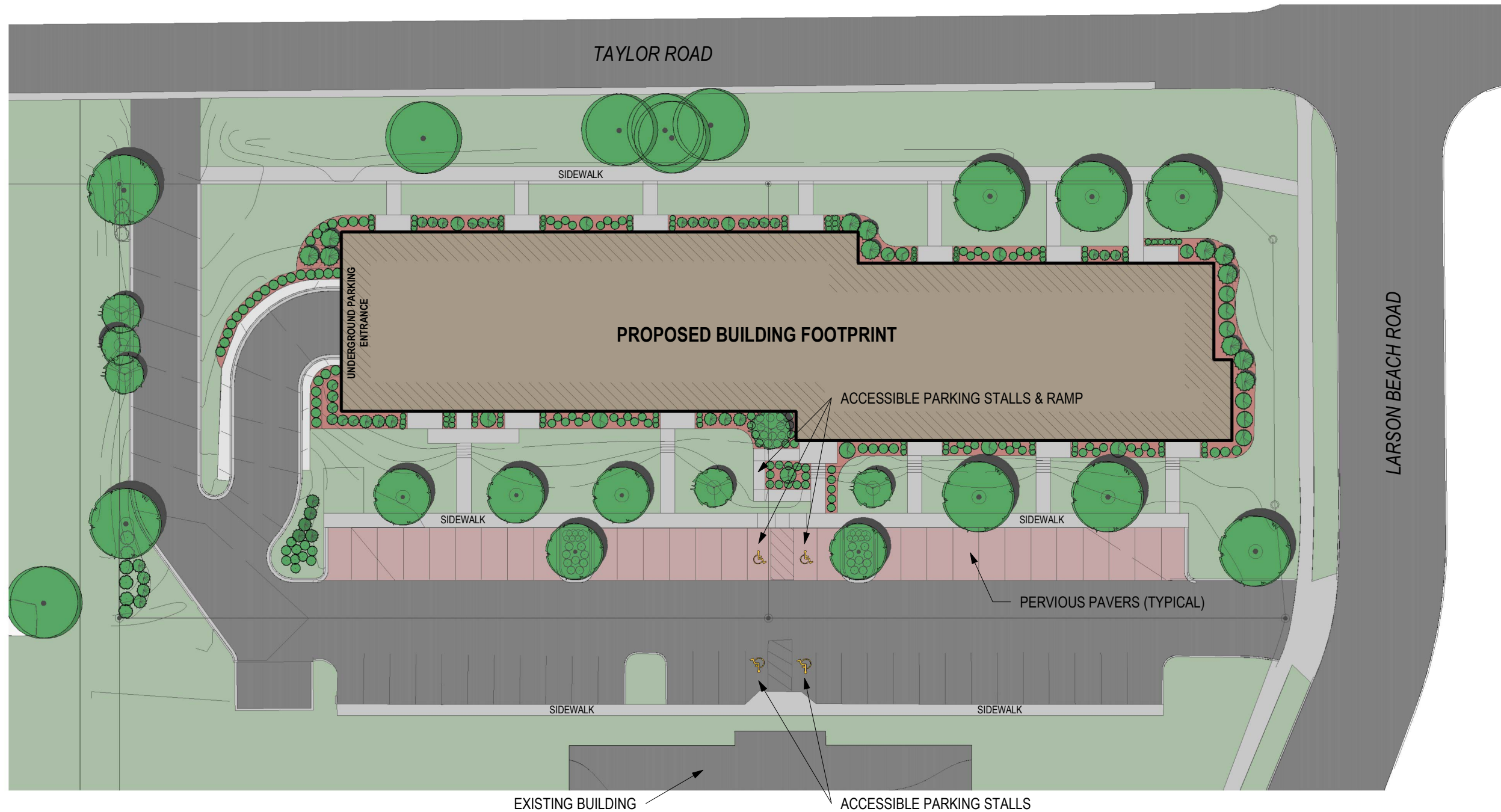
PROJECT LOCATION

DETAILED IMPLEMENTATION PLAN

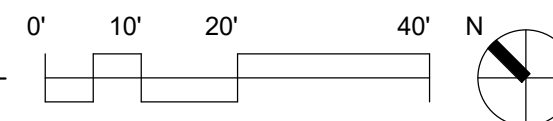
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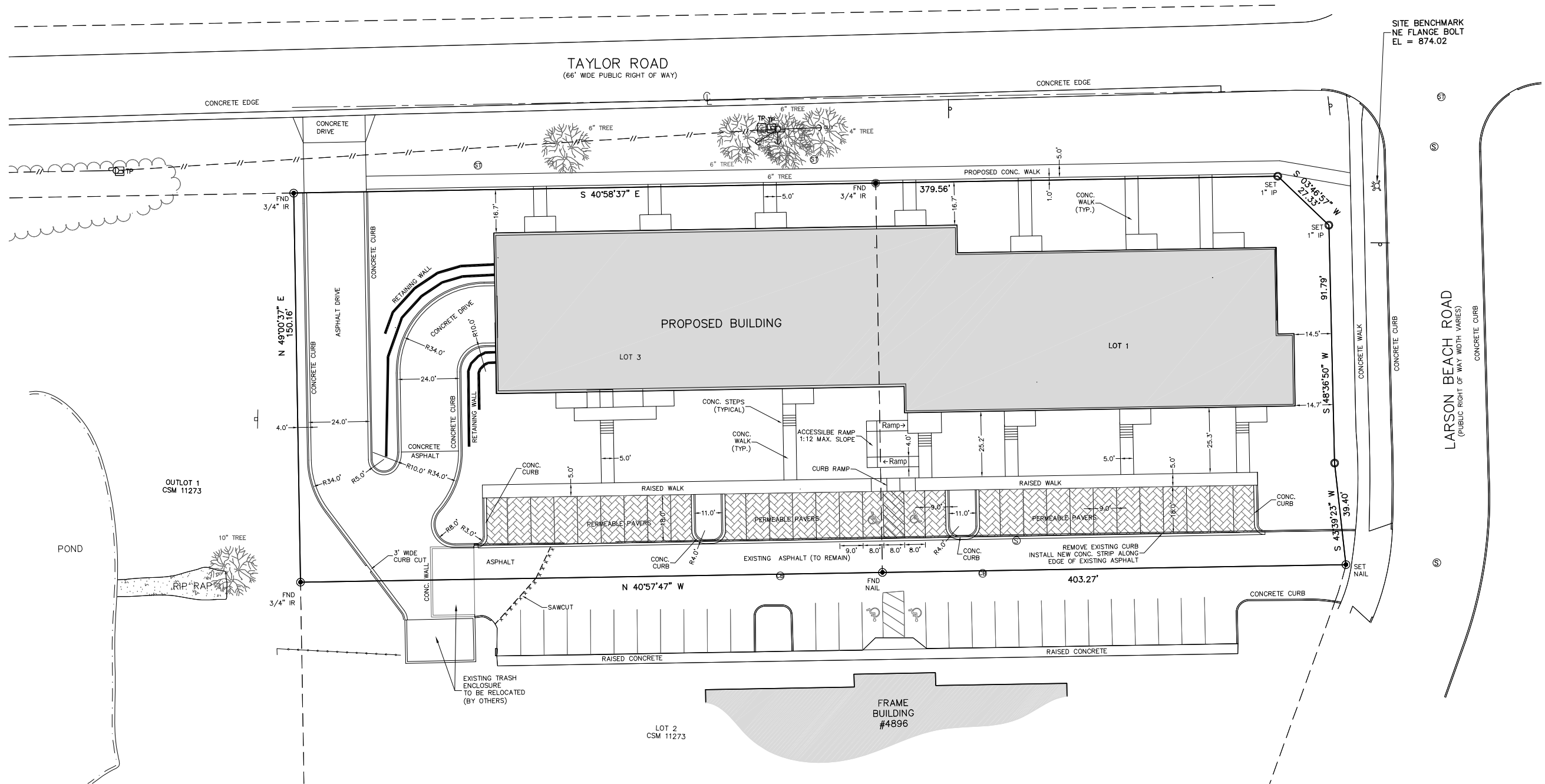
Aerial Vicinity Map



1 SITE PLAN



SITE BENCHMARK
NE FLANGE BOLT
EL = 874.02



NOTES:

1. STORM WATER MANAGEMENT FOR THIS PARCEL IS PROVIDED BY AN EXISTING STORM WATER POND TO THE NORTHWEST OF THIS DEVELOPMENT. ADDITIONAL STORM WATER MANAGEMENT MEETING THE CITY AND DNR REQUIREMENTS TO THE MAXIMUM EXTENT PRACTICAL IS PROVIDED BY THE USE OF POROUS PAVEMENT PAVERS.
2. ALL WORK IN THE RIGHT-OF-WAY PER CITY OF MCFARLAND REQUIREMENTS.
3. ALL DIMENSIONS TO THE FACE OF CURB OR EDGE OF PAVEMENT.

SITE AREAS

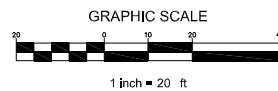
PROPOSED DEVELOPMENT AREAS:

APARTMENT SITE LOT = 59,870 S.F. (1.374 ACRES)
BUILDING FOOTPRINT = 19,013 S.F.
PATIOS = 936 S.F.
CONC. WALKS = 3,340 S.F.
PROPOSED ASPHALT / CONCRETE DRIVES = 7,050 S.F.
EXISTING ASPHALT DRIVES = 3,995 S.F.
PAVERS = 4,905 S.F.

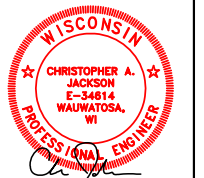
TOTAL PAVED AREA = 20,226 S.F.
TOTAL IMPERVIOUS AREA = 34,334 S.F. (DOES NOT INCLUDE THE PAVERS) [57%]
OPEN SPACE (LANDSCAPE AREA) = 20,632 S.F. - 34% OF THE SITE
DISTURBED AREA = 61,500 S.F. (1.41 ACRES)

SURFACE PARKING

TOTAL = 30
28 REGULAR SPACES
2 HANDICAPPED SPACES

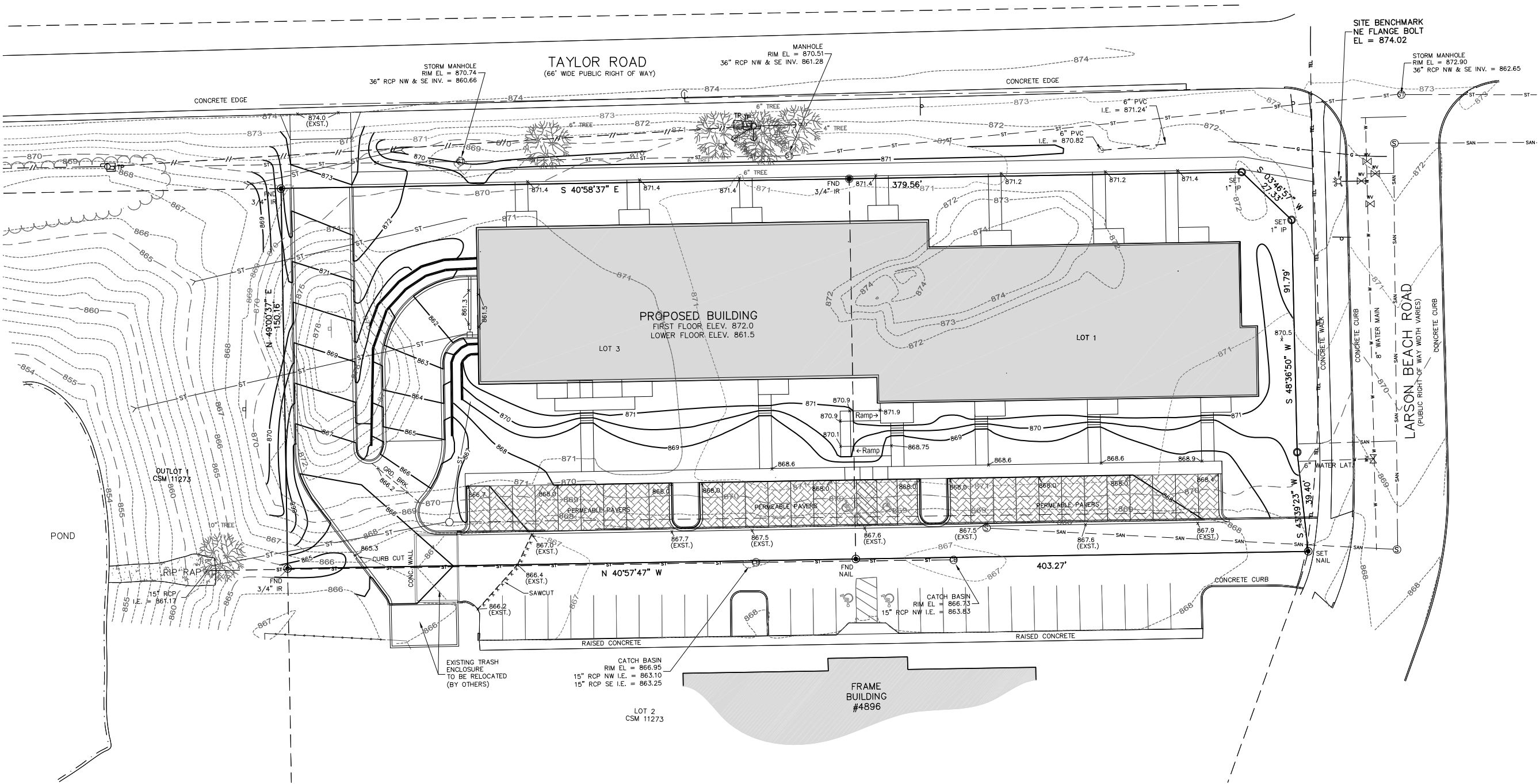
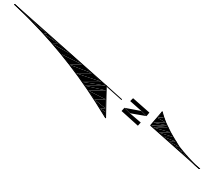


CJE NO.: 1948R2
JULY 07, 2020
REV.: 07-15-20
REV.: 08-11-20



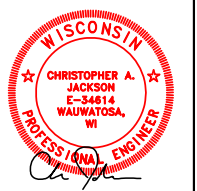
SITE PLAN

C1.0
SHEET 1 OF 5



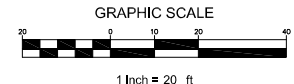
MSP MCFARLAND
MCFARLAND, WISCONSIN

CJE NO.: 1948R2
JULY 07, 2020
REV.: 07-15-20
REV.: 08-11-20



LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
x 858.5	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER

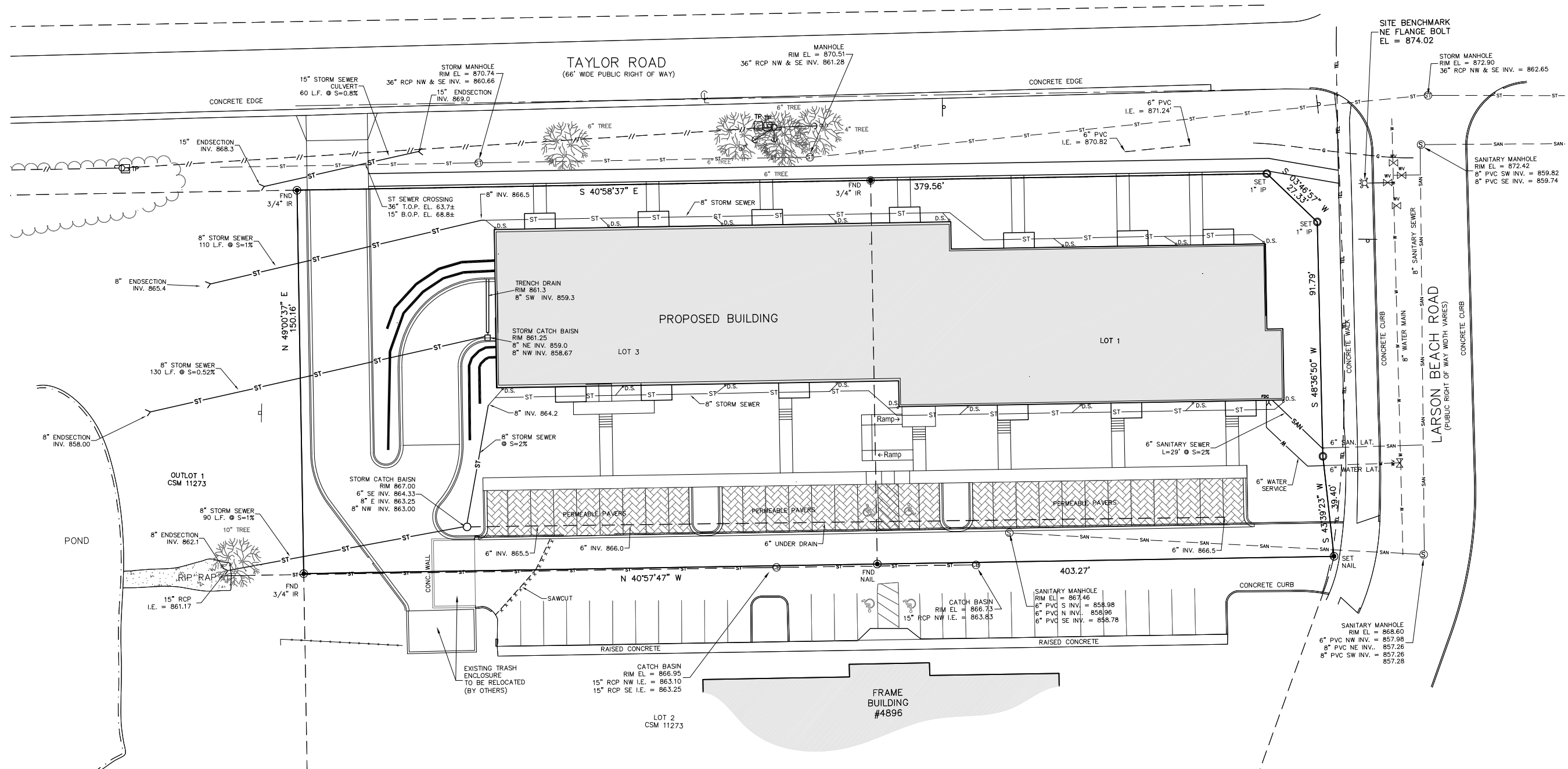
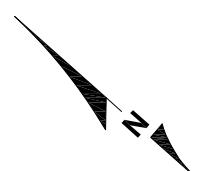
www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511



- NOTES:**
1. STORM WATER MANAGEMENT FOR THIS PARCEL IS PROVIDED BY AN EXISTING STORM WATER POND TO THE NORTHWEST OF THIS DEVELOPMENT. ADDITIONAL STORM WATER MANAGEMENT MEETING THE CITY AND DNR REQUIREMENTS TO THE MAXIMUM EXTENT PRACTICAL IS PROVIDED BY THE USE OF POROUS PAVEMENT PAVERS.
 2. ALL WORK IN THE RIGHT-OF-WAY PER CITY OF MCFARLAND REQUIREMENTS.
 3. ALL SPOT GRADES ALONG THE CURB / RAISED WALK ARE AT THE BOTTOM OF THE CURB / WALK.

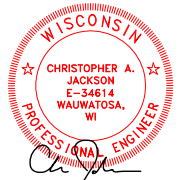
SITE GRADING PLAN C2.0

SHEET 2 OF 5

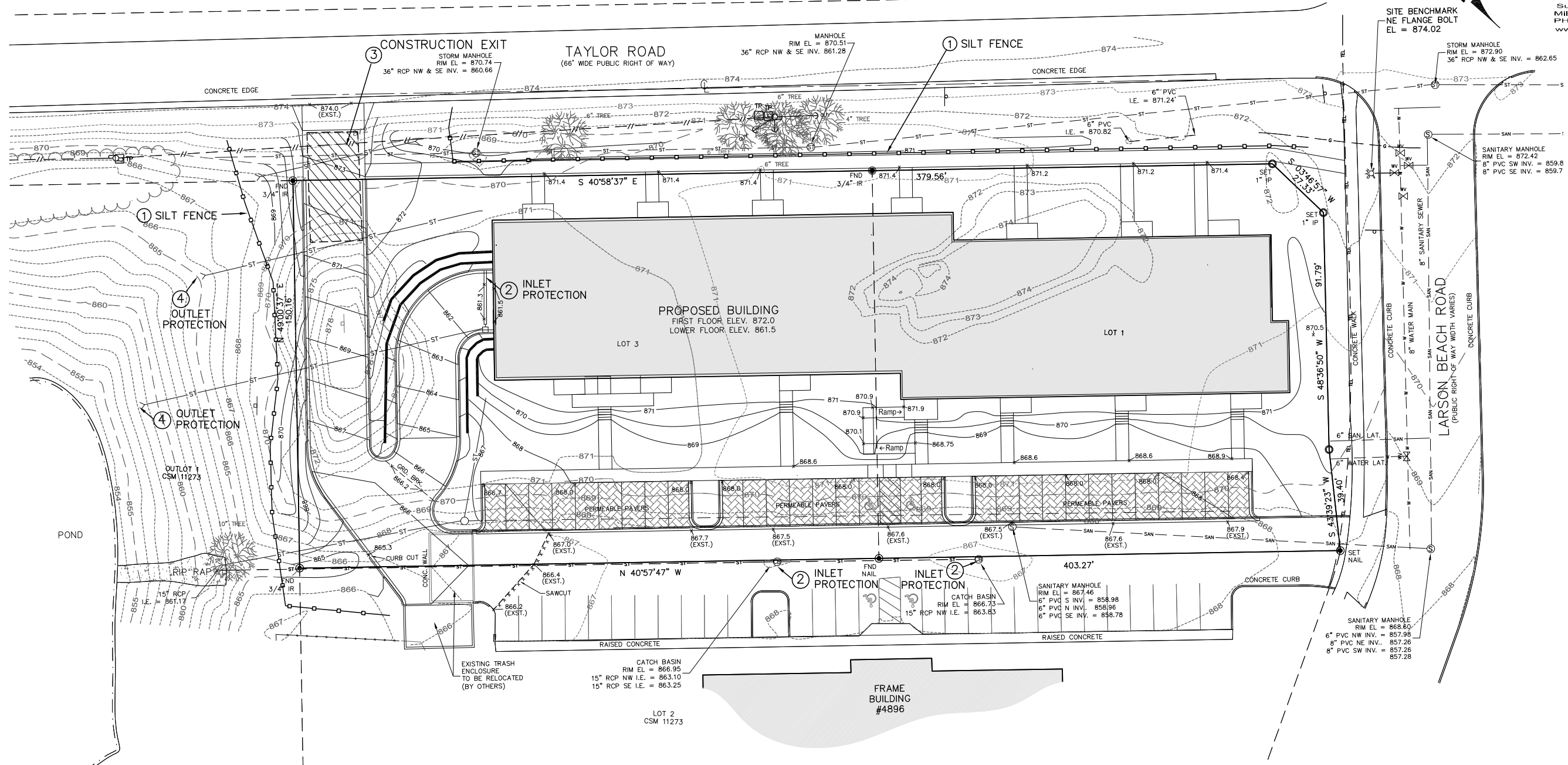


MSP MCFARLAND
MCFARLAND, WISCONSIN

CJE NO.: 1948R2
JULY 07, 2020
REV.: 07-15-20
REV.: 08-11-20



SITE UTILITY PLAN **C3.0**
SHEET 3 OF 5

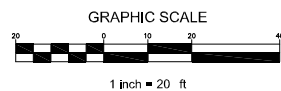


MSP MCFARLAND
MCFARLAND, WISCONSIN



LEGEND	
---856---	EXISTING CONTOUR
---860---	PROPOSED CONTOUR
x 858.5	PROPOSED ELEVATION
---ST---	PROPOSED STORM SEWER
---O---O---	PROPOSED SILT FENCE

NOTE:
DISTURBED AREA = 61,500 S.F. (1.41 ACRES)



CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL SILT FENCE.
3. INSTALL INLET PROTECTION IN THE EXISTING STORM INLETS AND CATCH BASINS.
4. INSTALL CONSTRUCTION EXITS (TRACKING PADS)
5. SAWCUT PAVEMENT AND REMOVE PAVEMENT AS SHOWN.
6. ROUGH GRADE SITE.
7. BEGIN BUILDING CONSTRUCTION.
8. INSTALL PROPOSED UTILITIES.
9. INSTALL INLET GRATE SCREENS IN THE NEW TRENCH DRAIN.
10. INSTALL OUTLET PROTECTION ON THE NEW STORM ENDOSECTIONS.
11. INSTALL CURB, WALK AND BASE COURSE OF PAVEMENT.
12. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MULCH ALL DISTURBED AREAS.
13. INSTALL POROUS PAVERS.
14. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
15. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
16. ESTIMATED TIME BEFORE FINAL STABILIZATION - 6 MONTHS.

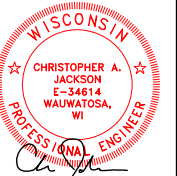
MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 1/2" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDING AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

EROSION CONTROL PRACTICES SCHEDULE

- ① SILT FENCE
- ② INLET PROTECTION
- ③ CONSTRUCTION EXIT
- ④ OUTLOT PROTECTION

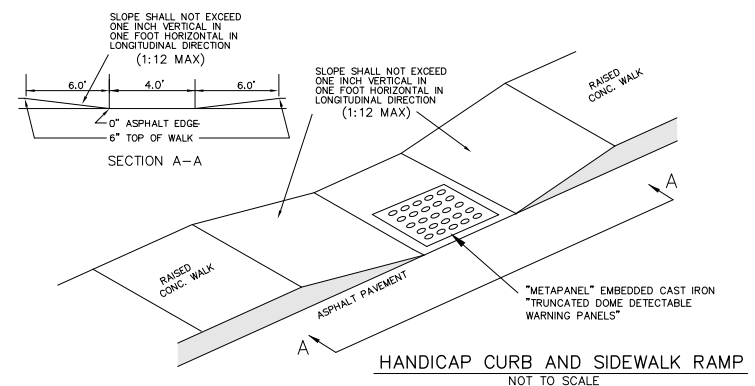
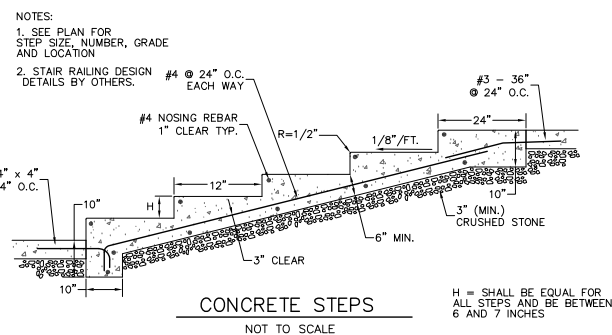
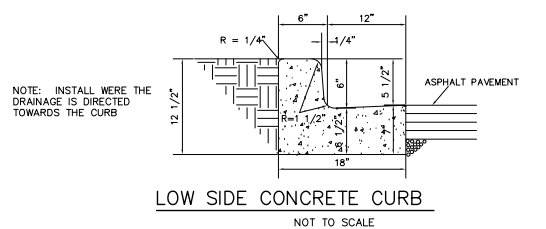
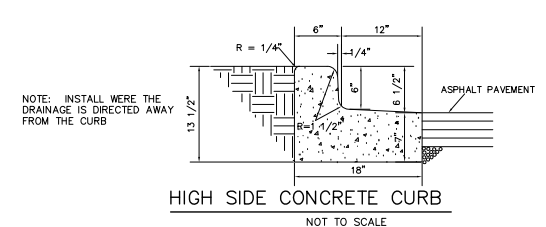
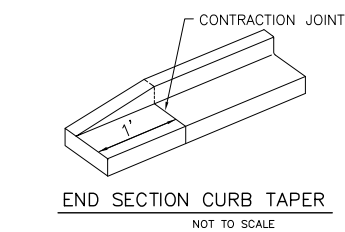
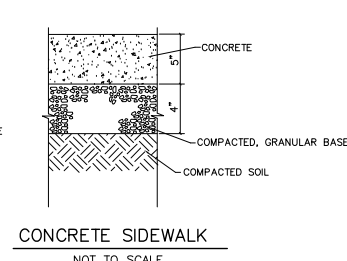
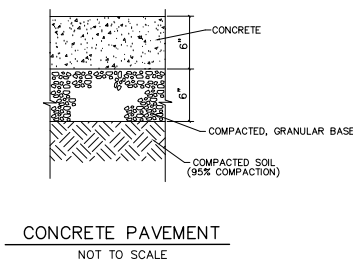
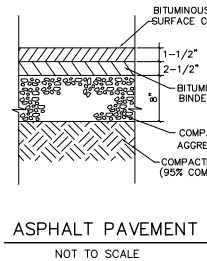
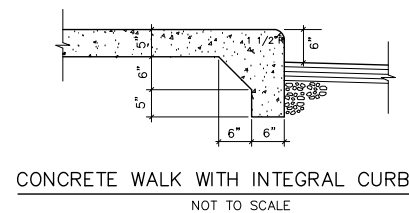
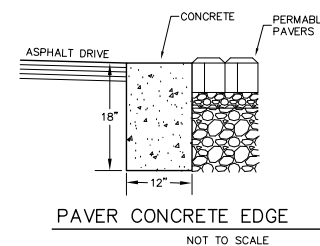
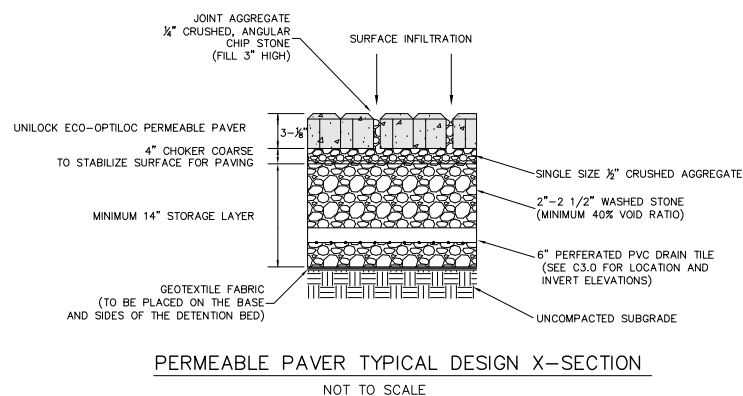
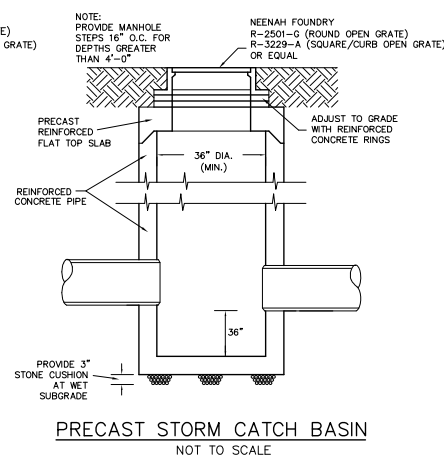
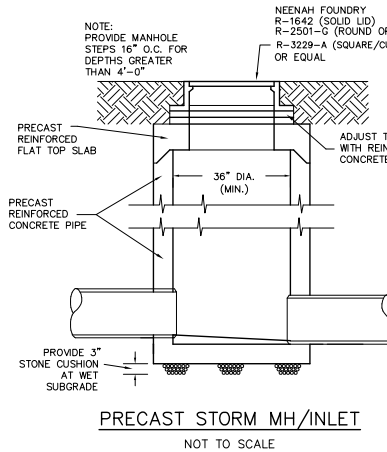
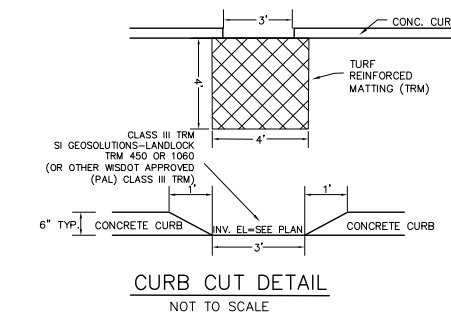
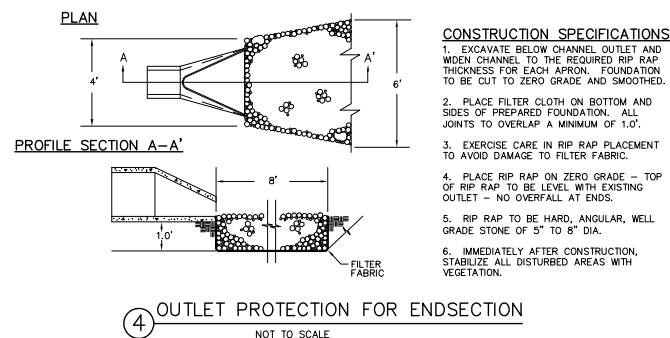
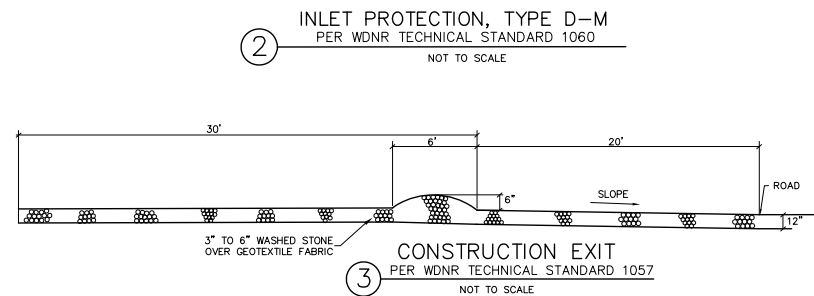
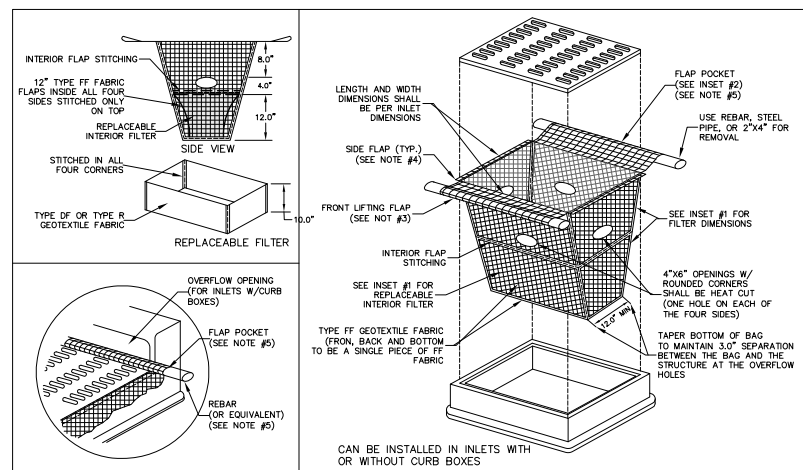
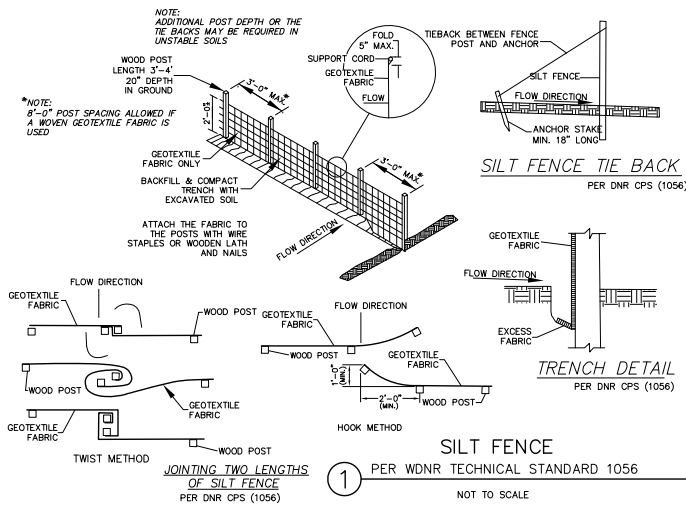
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JULY 07, 2020
REV.: 07-15-20
REV.: 08-11-20



EROSION CONTROL PLAN

C4.0

SHEET 4 OF 5



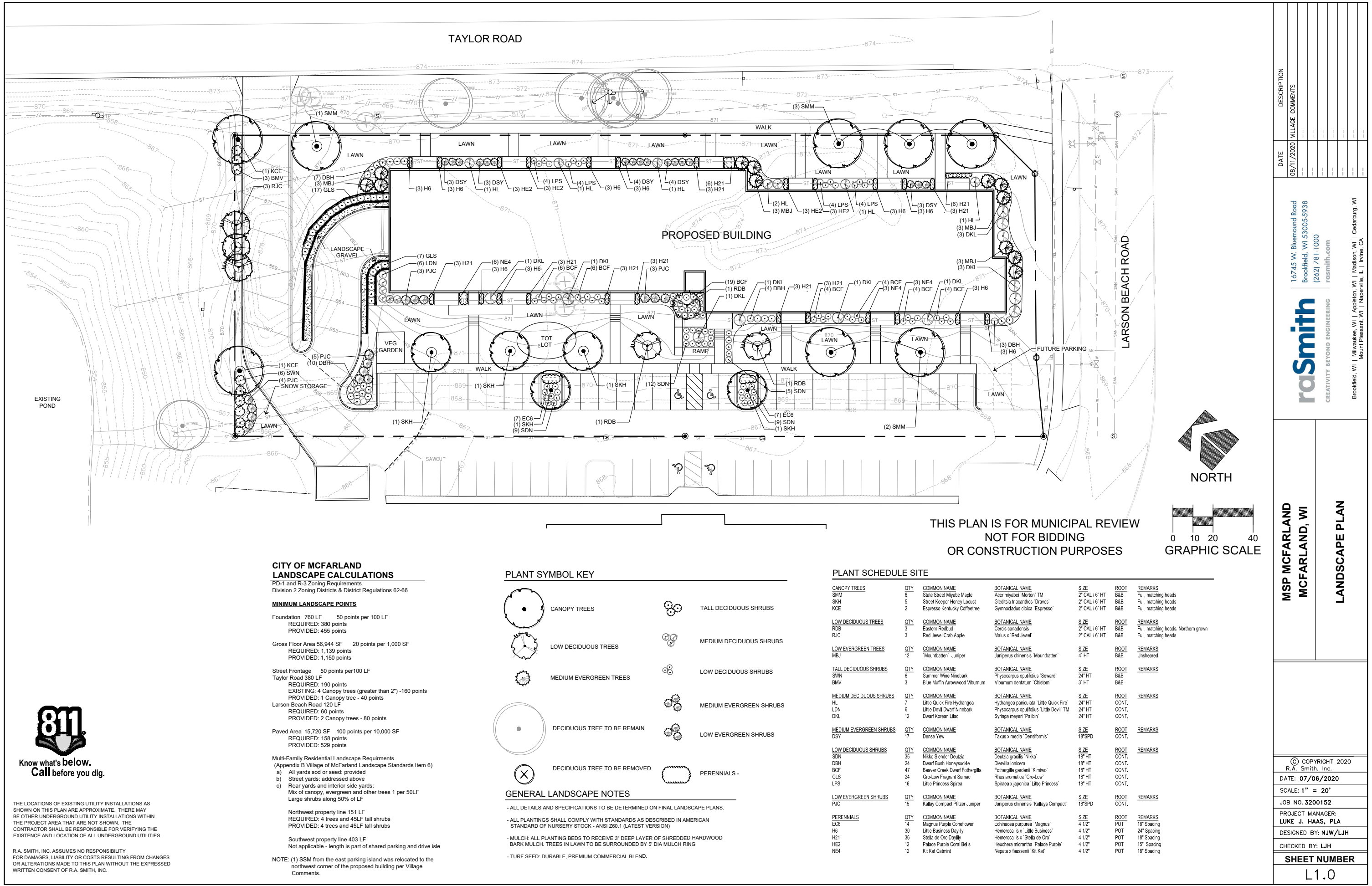
SITE DETAILS

CJE NO.: 1948R2
JULY 07, 2020
REV.: 07-15-20
REV.: 08-11-20



C5.0
SHEET 5 OF 5

MSP MCFARLAND
MCFARLAND, WISCONSIN



CITY OF MCFARLAND LANDSCAPE CALCULATIONS	
PD-1 and R-3 Zoning Requirements Division 2 Zoning Districts & District Regulations 62-66	
MINIMUM LANDSCAPE POINTS	
Foundation 760 LF	50 points per 100 LF
REQUIRED: 380 points	
PROVIDED: 455 points	
Gross Floor Area 56,944 SF	20 points per 1,000 SF
REQUIRED: 1,139 points	
PROVIDED: 1,150 points	
Street Frontage	50 points per 100 LF
Taylor Road 380 LF	
REQUIRED: 190 points	
EXISTING: 4 Canopy trees (greater than 2") -160 points	
PROVIDED: 1 Canopy tree - 40 points	
Larson Beach Road 120 LF	
REQUIRED: 60 points	
PROVIDED: 2 Canopy trees - 80 points	
Paved Area 15,720 SF	100 points per 10,000 SF
REQUIRED: 158 points	
PROVIDED: 529 points	
Multi-Family Residential Landscape Requirements (Appendix B Village of McFarland Landscape Standards Item 6)	
a) All yards sod or seed; provided	
b) Street yards: addressed above	
c) Rear yards and interior side yards:	
Mix of canopy, evergreen and other trees 1 per 50LF	
Large shrubs along 50% of LF	
Northwest property line 151 LF	
REQUIRED: 4 trees and 45LF tall shrubs	
PROVIDED: 4 trees and 45LF tall shrubs	
Southwest property line 403 LF	
Not applicable - length is part of shared parking and drive aisle	
NOTE: (1) SSM from the east parking island was relocated to the northwest corner of the proposed building per Village Comments.	

PLANT SYMBOL KEY			
	CANOPY TREES		TALL DECIDUOUS SHRUBS
	LOW DECIDUOUS TREES		MEDIUM DECIDUOUS SHRUBS
	MEDIUM EVERGREEN TREES		LOW DECIDUOUS SHRUBS
	DECIDUOUS TREE TO BE REMAIN		MEDIUM EVERGREEN SHRUBS
	DECIDUOUS TREE TO BE REMOVED		LOW EVERGREEN SHRUBS
			PERENNIALS

- GENERAL LANDSCAPE NOTES**
- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
 - ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
 - MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH. TREES IN LAWN TO BE SURROUNDED BY 5" DIA MULCH RING
 - TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

PLANT SCHEDULE SITE						
CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SM	6	State Street Miyabe Maple	Acer miyabei 'Morton' TM	2" CAL / 6' HT	B&B	Full, matching heads
SKH	5	Street Keeper Honey Locust	Gleditsia triacanthos 'Draves'	2" CAL / 6' HT	B&B	Full, matching heads
KCE	2	Espresso Kentucky Coffeetree	Gymnocladus dioica 'Espresso'	2" CAL / 6' HT	B&B	Full, matching heads
LOW DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
RDB	3	Eastern Redbud	Cercis canadensis	2" CAL / 6' HT	B&B	Full, matching heads. Northern grown
RJC	3	Red Jewel Crab Apple	Malus x 'Red Jewel'	2" CAL / 6' HT	B&B	Full, matching heads
LOW EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
MBJ	12	'Mountbatten' Juniper	Juniperus chinensis 'Mountbatten'	4' HT	B&B	Unsheared
TALL DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SWN	6	Summer Wine Ninebark	Physocarpus opulifolius 'Seward'	24" HT	B&B	
BMV	3	Blue Muffin Arrowwood Viburnum	Viburnum dentatum 'Chisom'	3' HT	B&B	
MEDIUM DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
HL	7	Little Quick Fire Hydrangea	Hydrangea paniculata 'Little Quick Fire'	24" HT	CONT.	
LDN	6	Little Devil Dwarf Ninebark	Physocarpus opulifolius 'Little Devil' TM	24" HT	CONT.	
DKL	12	Dwarf Korean Lilac	Syringa meyeri 'Paladin'	24" HT	CONT.	
MEDIUM EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DSY	17	Dense Yew	Taxus x media 'Densiformis'	18"SPD	CONT.	
LOW DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SDN	35	Nikko Slender Deutzia	Deutzia gracilis 'Nikko'	18" HT	CONT.	
DBH	24	Dwarf Bush Honeysuckle	Diervilla lonicera	18" HT	CONT.	
BCF	47	Beaver Creek Dwarf Forsythia	Forsythia gardenii 'Kilmtwo'	18" HT	CONT.	
GLS	24	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	18" HT	CONT.	
LPS	16	Little Princess Spiraea	Spiraea x japonica 'Little Princess'	18" HT	CONT.	
LOW EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PJC	15	Kalloy Compact Pfizer Juniper	Juniperus chinensis 'Kallays Compact'	18"SPD	CONT.	
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
EC6	14	Magnus Purple Coneflower	Echinacea purpurea 'Magnus'	4 1/2"	POT	18" Spacing
H6	30	Little Business Daylily	Hemerocallis x 'Little Business'	4 1/2"	POT	24" Spacing
H21	36	Stella de Oro Daylily	Hemerocallis x 'Stella de Oro'	4 1/2"	POT	18" Spacing
HE2	12	Palace Purple Coral Bells	Heuchera micrantha 'Palace Purple'	4 1/2"	POT	15" Spacing
NE4	12	Kit Kat Catmint	Nepeta x faassenii 'Kit Kat'	4 1/2"	POT	18" Spacing



THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

DESCRIPTION
VILLAGE COMMENTS

DATE
08/11/2020

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Irvine, CA

MSP MCFARLAND
MCFARLAND, WI

LANDSCAPE PLAN

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R.A. Smith, Inc.

DATE: 07/06/2020

SCALE: 1" = 20'

JOB NO. 3200152

PROJECT MANAGER:
LUKE J. HAAS, PLA

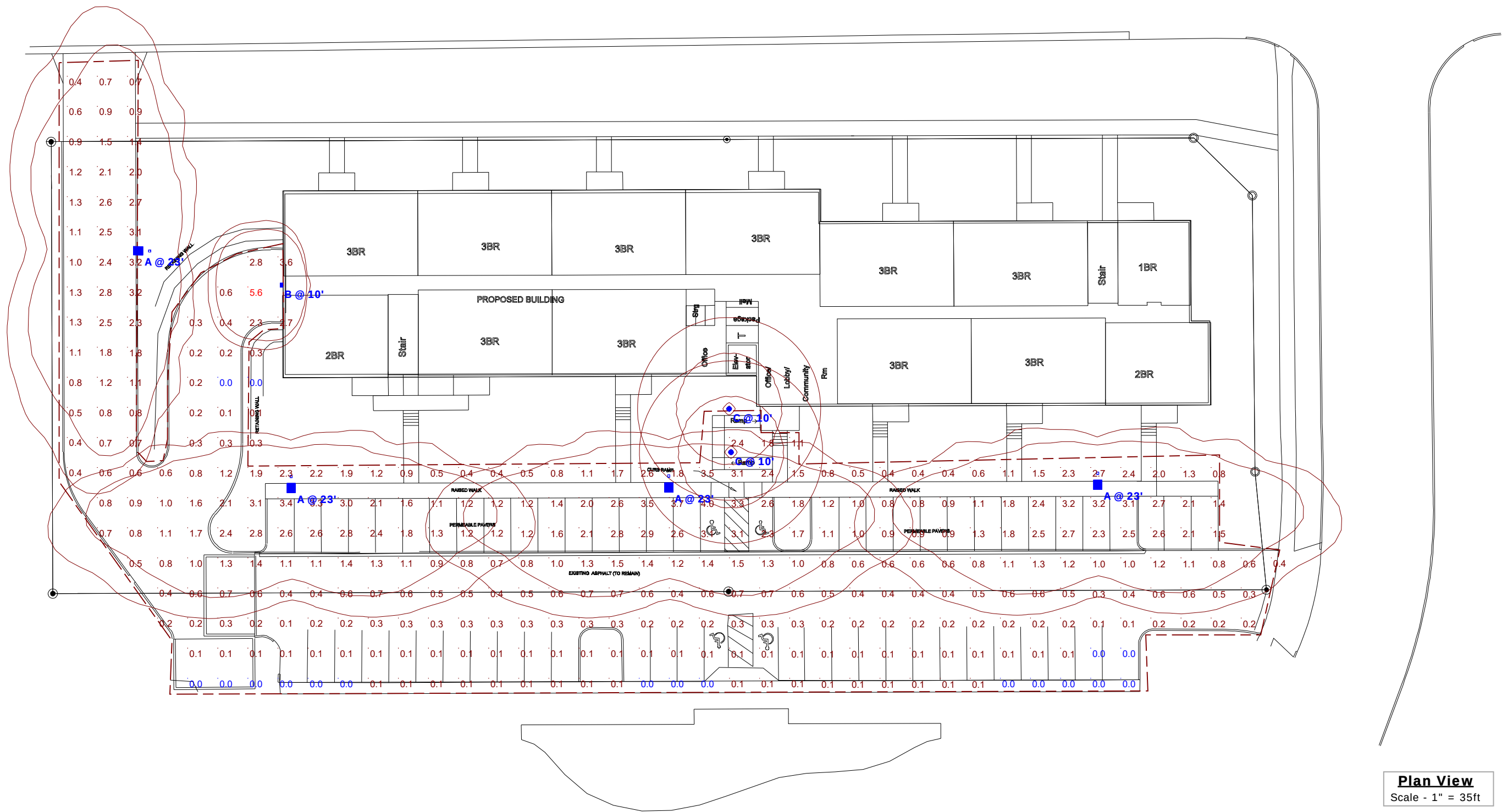
DESIGNED BY: NJW/LJH

CHECKED BY: LJH

SHEET NUMBER
L1.0

Note
TYPE A - 20' POLE WITH 3' BASE.

Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Light Loss Factor	Wattage
	A	4	RAB LIGHTING INC.	ALED2T78N	1	79.5
	B	1	RAB LIGHTING INC. RC LIGHTING	SLIM26N	1	29.9
	C	2	RAB LIGHTING INC. RC LIGHTING	BLED24N	1	23.3



Plan View
Scale - 1" = 35ft



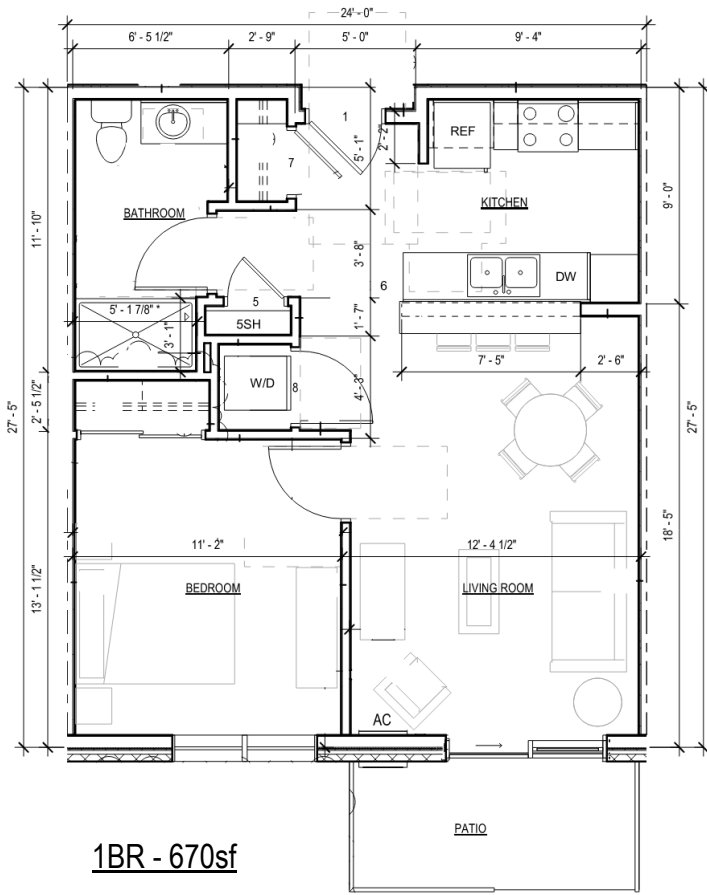
MSP - MCFARLAND
MCFARLAND, WI.

Designer RJE

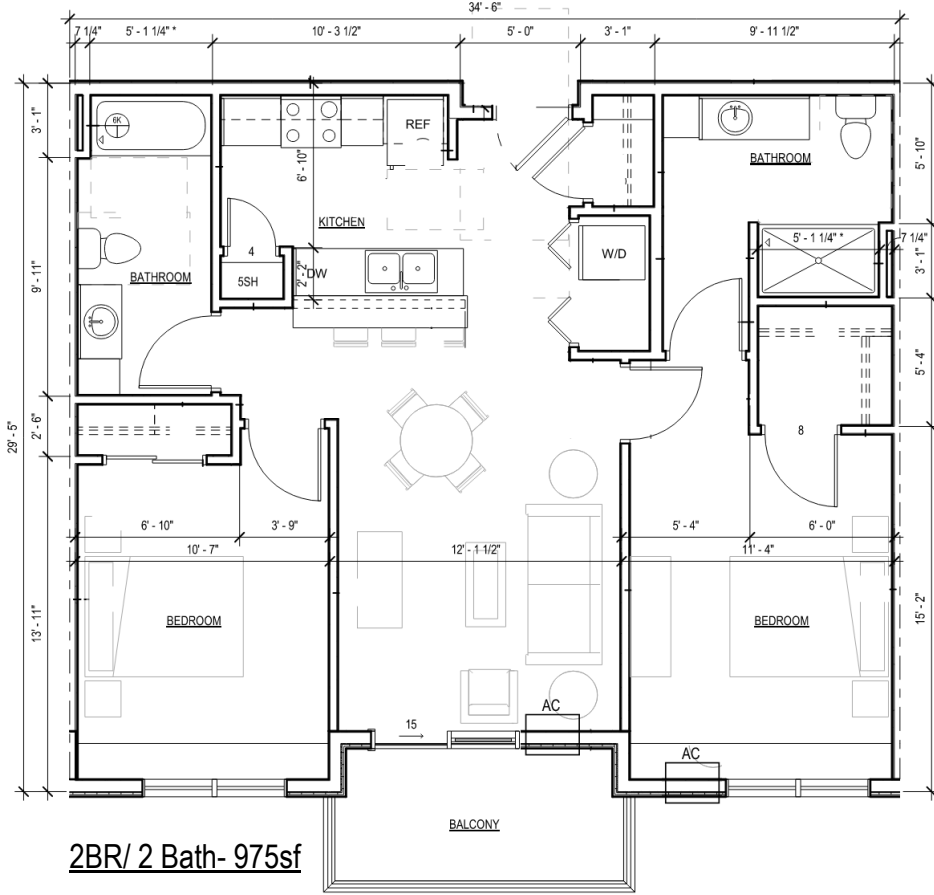
Date
8/11/2020

Scale
Not to Scale
Drawing No.

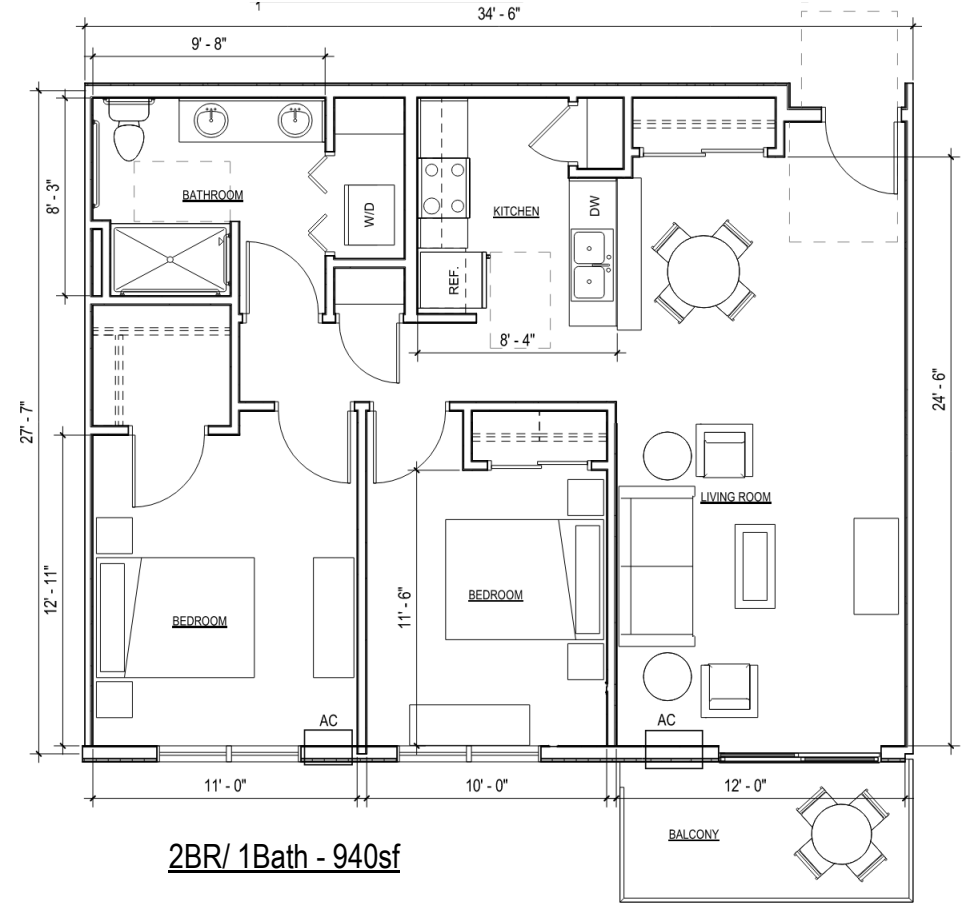
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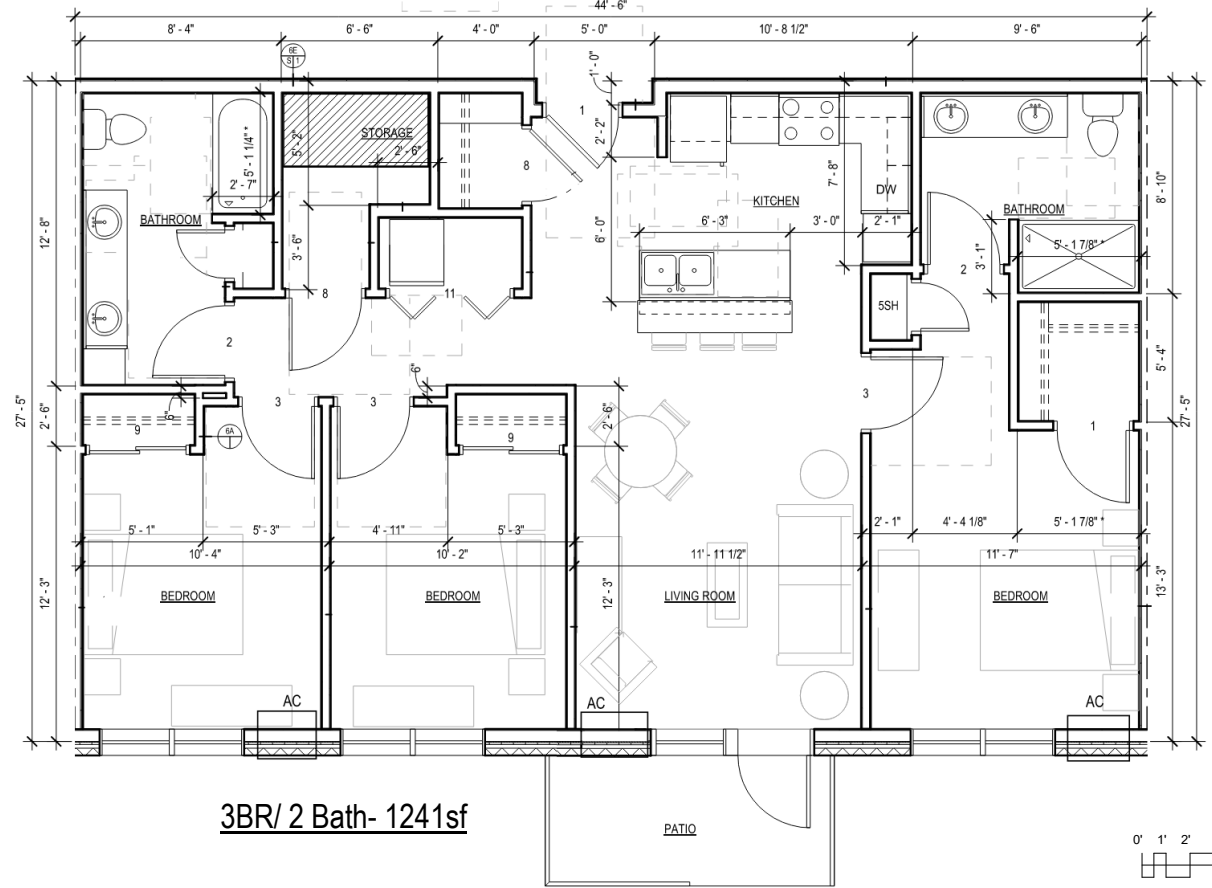
1BR - 670sf



2BR/ 2 Bath- 975sf



2BR/ 1Bath - 940sf



3BR/ 2 Bath- 1241sf

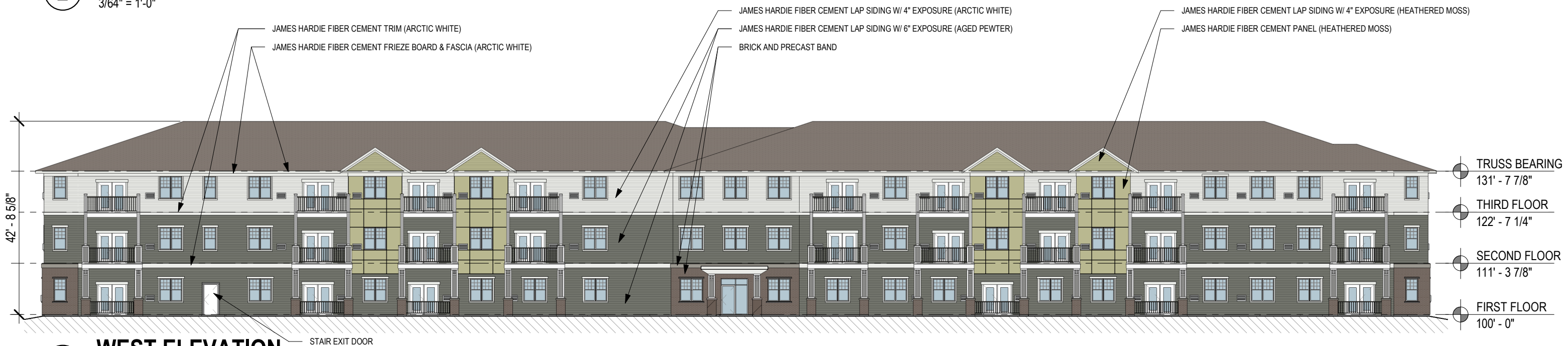
UNIT PLANS





2 EAST ELEVATION

3/64" = 1'-0"



1 WEST ELEVATION

3/64" = 1'-0"

DIMENSION 
— Madison Design Group

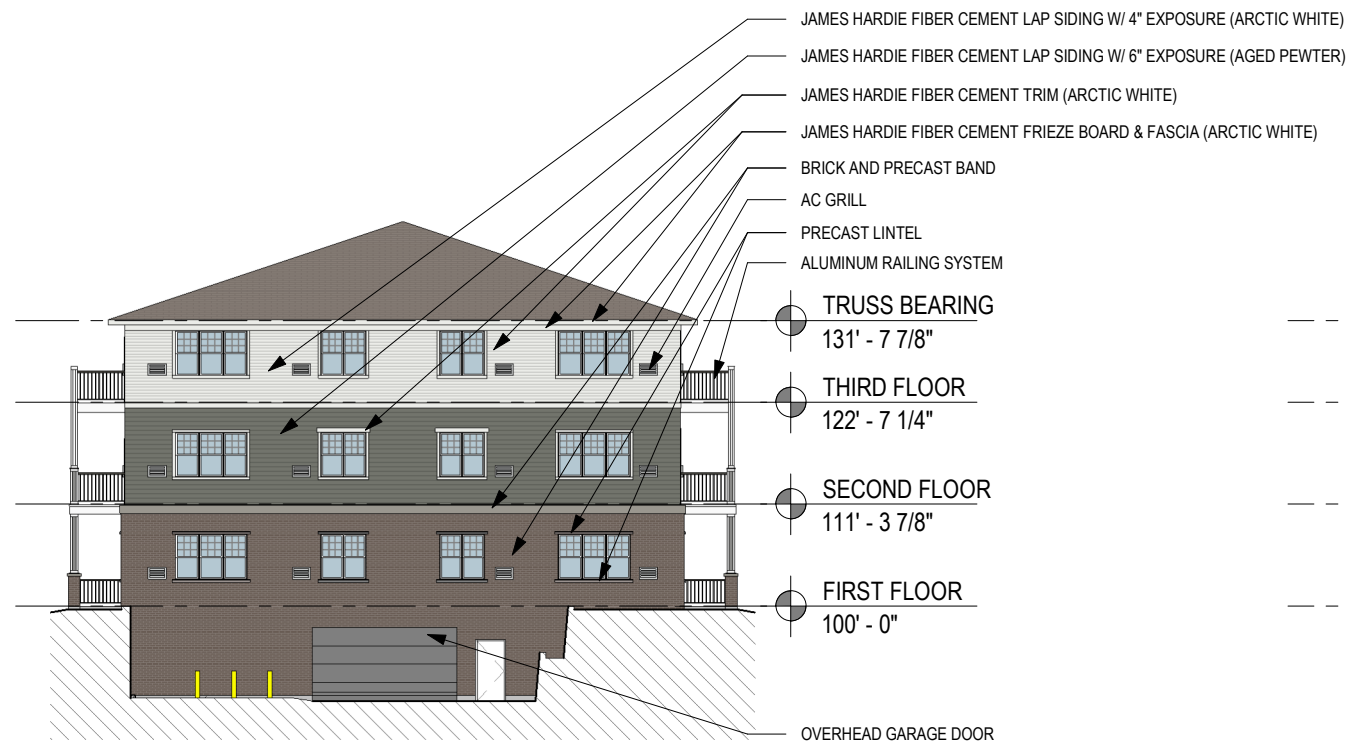
architecture · interior design · planning
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

TAYLOR POINTE APARTMENTS

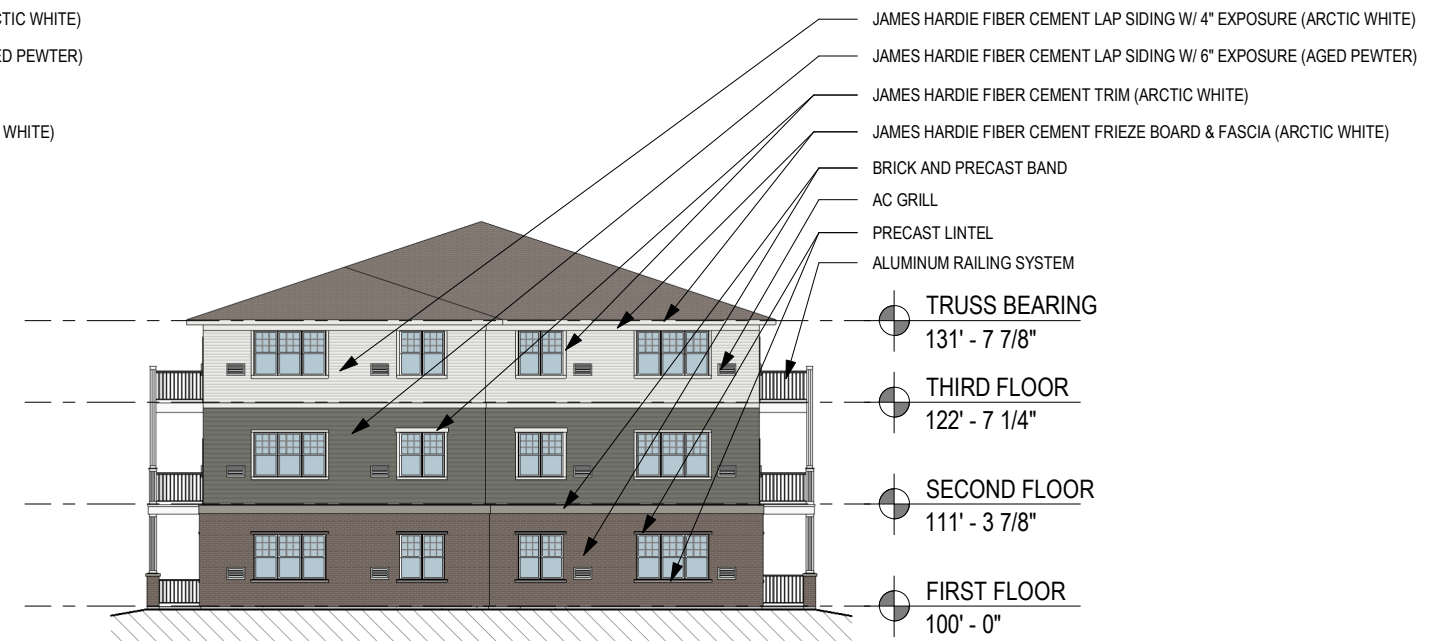
4845 TAYLOR & 4900 LARSON BEACH, MCFARLAND, WI 53558

EXTERIOR ELEVATIONS

19111



2 NORTH ELEVATION
3/64" = 1'-0"



1 SOUTH ELEVATION
3/64" = 1'-0"



James Hardie Fiber Cement Siding and Trim Finishes



Perspective View to NW

9205 W. Center Street
Suite 214
Milwaukee, WI 53222
(414) 443-1312

Village Review Response Memorandum:

To: Village of McFarland – Andrew Bremer

Comments Received: 08/07/2020

Project: MSP McFarland – MSP Real Estate, Inc. 4845 Taylor Road/4900 Larson Beach Road

Plans Reviewed:

1. Civil Plan Set (C1.0 – C5.0)
By: CJ Engineering
Dated: 07-16-2020

General Comments:

1. The sanitary sewer manhole they are proposing connecting to appears to be private (the pipes are 6-inch diameter, with 8-inch as the minimum diameter for public sewers). We recommend a dedicated sewer lateral, utilizing the existing line stubbed out in approximately 2004 out in Larson Beach Road. Alternatively, mutual easements could be provided by the applicant and their southerly neighbors for the existence and perpetual maintenance of a shared lateral.

Each parcel having its own lateral is preferred to eliminate future disputes about plugged sewers or eventual replacement. If separate laterals are utilized, the MSP parcel should recognize that the 4986 Larson Beach Road (day care) sewer lateral does encroach on the MSP property.

Response: Sanitary sewer lateral has been revised to show a connection to the existing sanitary sewer lateral stubbed out from Larson Beach Road.

2. The existing parking lot for 4896 Larson Beach Road straddles the common property line. As part of an eventual CSM combining the properties, a mutual access easements should be included.

Response: Comment to be addressed at time of eventual CSM drafting.

3. Some storm sewer piping is shown as 6-inch diameter. I recommend making all storm sewer piping, even the private lines, a minimum of 8-inch. 12-inch is preferred to reduce the chance of plugging with ice/debris, but that is a developer decision.

Response: Storm sewer piping has been upsized to 8 inch diameter in all sections previously called out as 6 inches.

4. Similarly, the 4-inch drain tile under the parking area should be upsized to 6-inch to decrease the chance of plugging and make future cleaning easier.

Response: 4-inch drain tile under paved parking areas has been upsized to 6-inches per

recommendation.

5. The site discharges to an existing regional stormwater pond built in approximately 2004 to standards of that time. In order to comply with current Village and DNR requirements for TSS removal and infiltration, the applicant is proposing the use of permeable pavers for the all of the 31 proposed new parking stalls. This is an approach that has not been tried on a large scale in the Village, but one that has worked elsewhere. We recommend approval of the stormwater plan.

Response: No additional response needed.

6. The site will disturb more than 1.0 acres, so DNR stormwater approval will also be needed. A copy of that approval should be provided before beginning construction.

Response: WDNR Stormwater Notice Of Intent (NOI) Permit will be provided upon receipt.

7. The existing “ribbon” concrete along the south edge of Taylor Road was constructed with the regional development. It is different than the Village standard “barrier” curb, but in conferring with Jim Hessling it has been functioning well as-is. We see no technical reason to change it at this time.

Response: No additional response needed.



Color: Bronze

Weight: 30.2 lbs

Project:

MSP - MCFARLANE

Type:

A

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.66A
208V	0.41A
240V	0.35A
277V	0.30A
Input Watts	79.50W

LED Info

Watts	78W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000
Lumens	9,523
Efficacy	119.8 lm/W

Technical Specifications

Listings

UL Listed:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000179R

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. This type is meant for lighting larger areas and usually is located near the roadside. This type of lighting is commonly found on smaller side streets or jogging paths.

Effective Projected Area:

EPA = 0.75

Ambient Temperature:

Suitable For use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior heat sinking with external Air-Flow fins

Technical Specifications (continued)

Construction

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

4.6% at 120V, 12.9% at 277V

Power Factor:

95.1% at 480V

Surge Protection:

4kV

Other

Patents:

The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144956, China ZL201230100154.X, and Mexico Pat. 38423. Pending patents in Taiwan.

BAA Compliance:

Click [here](#) for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Equivalent to 250W Metal Halide

Buy American Act Compliance:

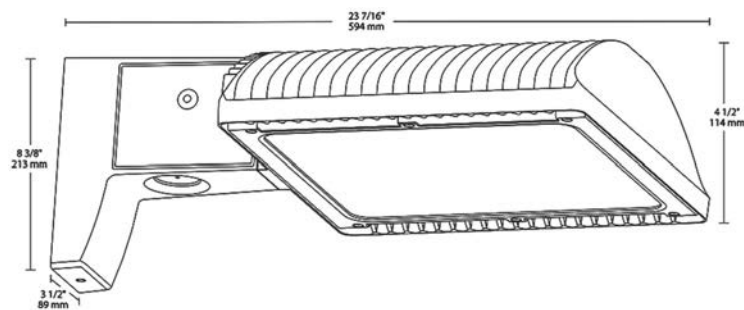
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G2

Dimensions



Features

66% energy cost savings vs. HID

100,000-hour LED lifespan

5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	2T	78		N				
	4T = Type IV 3T = Type III 2T = Type II	125 = 125W 150 = 150W 50 = 50W 78 = 78W 105 = 105W	Blank = Pole mount SF = Slipfitter	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze RG = Roadway Gray W = White K = Black	Blank = 120-277V /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming	Blank = No Option /LC = Lightcloud® Controller /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCT = 120-277V Twistlock Photocell /PCS4 = 480V Swivel Photocell /PCT4 = 480V Twistlock Photocell /WS = Multi-Level Motion Sensor /WS2 = Multi-Level Motion Sensor 20 ft. /WS4 = Multi-Level Motion Sensor 40 ft.	Blank = Standard USA = BAA Compliant



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 136.7 lbs

Project:
MSP -
MCFARLAND

Type:
A - 20' POLE

Prepared By:

Date:

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

20 FT

Weight:

137 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Technical Specifications (continued)

Construction

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available [online](#).

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:

70MPH 10.7 ft./360 lb.
80MPH 7.0 ft./350 lb.
90MPH 4.3 ft./350 lb.
100MPH 2.5 ft./350 lb.
110MPH 1.1 ft./350 lb.
120MPH 0.1 ft./340lb

Other

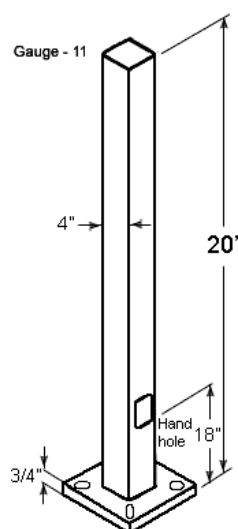
Terms of Sale:

Pole Terms of Sale is available [online](#).

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application



12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.8 lbs

Project:

MSP-MCFARLAND

Type:

B

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.27A
208V	0.15A
240V	0.15A
277V	0.13A
Input Watts	29.90W

LED Info

Watts	26W
Color Temp	4000K (Neutral)
Color Accuracy	74 CRI
L70 Lifespan	100,000
Lumens	3,524
Efficacy	117.9 lm/W

Technical Specifications

Listings

UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: P96TPDJK

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 22 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:

Multi-chip, long-life LED

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:

Replaces 175W Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U2 G0

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 6KV surge protection, 120V: 0.28A, 208V: 0.16A, 240V: 0.14A, 277V: 0.12A

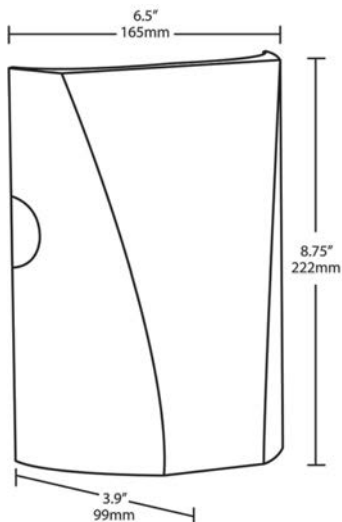
THD:

7.6% at 120V, 17.6% at 277V

Power Factor:

99.1% at 120V, 90.5% at 277V

Dimensions



Features

- Full cutoff, fully shielded LED wall pack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	26	N			
12 = 12W 18 = 18W 26 = 26W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White	Blank = Standard (120-277V) /D10 = Dimmable	Blank = No Option /PC = 120V Button /PC2 = 277V Button /LC = Lightcloud® Controller	



LED bollard with architectural quality and strength at an affordable price point. Cylindrical post with round head. Available in 4 light pattern configurations including 360° (24W), 270°(18W), 180°(12W option) & 90°(12W standard).

Color: Bronze

Weight: 22.1 lbs

Project:

MSP-MCFARLAND

Type:

C

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.26A
208V	0.18A
240V	0.15A
277V	0.14A
Input Watts	23.30W

LED Info

Watts	24W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000
Lumens	2,577
Efficacy	110.6 lm/W

Technical Specifications

Listings

UL Listed:

Suitable for wet locations. Suitable for mounting within 4 ft. (1.2m) of the ground.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: PJXRFB8V

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:

5-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017

Optical

BUG Rating:

B2 U3 G2

Construction

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The BLEDR is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

Housing:

Die-cast aluminum with extruded aluminum post

Lens:

Frosted vandal resistant polycarbonate

Reflector:

Vacuum-metalized polycarbonate

Technical Specifications (continued)

Construction

Mounting:

Four (4) anchor bolts provided for concrete pad mounting. Internal base support has leveling screws.

Gaskets:

High-temperature silicone gaskets seal out moisture gaskets seal out moisture

Anchor Bolt:

Anchor Bolt Dimension is available [here](#).

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Patents:

The design of BLEDR is protected by patents in US, Canada & China

Replacement:

Replaces up to 50W Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 4kV Surge Protection, 720mA, 120V: 0.26A, 208V: 0.18A, 240V: 0.15A, 277V: 0.14A

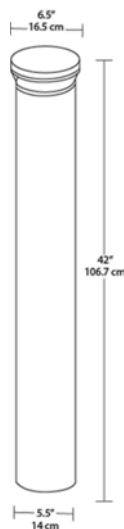
THD:

12.2% at 120V, 12.3% at 277V

Power Factor:

98.7% at 120V, 91.7% at 277V

Dimensions



Features

Patented base mount design for super sturdy installation

Durable construction and frosted vandal-resistant polycarbonate lens

4 configurations to provide 360°(24W), 270°(18W), 180°(12W) or 90°(12W) lighting pattern

Precision-engineered optics deliver maximum downward lighting without glare

Four leveling screws provided for easy installation

100,000-hour LED lifespan

Ordering Matrix

Family	Wattage	Color Temp	Finish		Distribution	Voltage	Dimming	Backup
BLEDR	24	N		—				
	12 = 12W 18 = 18W 24 = 24W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White K = Black		Blank = Standard 180 = 180 degrees (12W only)	Blank = No Option (120-277V) /480 = 480V (24W only)	Blank = None (Standard) /D10 = 0-10V Dimming	Blank = No Battery Backup /E = Battery Backup (24W only) /EC = Battery Backup Cold Weather (24W only)



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, August 17, 2020

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion of a concept plan for two multi-family residential buildings, 8 total units, submitted by Kevin Urso, for a portion of parcel #061002495021 located along CTH AB, McFarland.

PREVIOUS ACTION:

May 26, 2020, approval of Ordinance 2020-15 annexing property and temporarily zoning the lands A-1 Agriculture Transition District.

ISSUE SUMMARY:

Kevin Urso is appearing before the Plan Commission to discuss a preliminary concept site plan for two multi-family residential buildings, 8 total units, for a portion of parcel #061002495021 located along CTH AB, south of the railroad. This agenda item is for discussion only, no permit approvals are being requested at this time. The developer would like to obtain feedback from the Plan Commission regarding proposed uses, densities, and general development layout for this property.

Existing Property Uses & Zoning

The proposed development lies on a 15.7 acre parcel, which is part of existing parcel #061002495021, owned by Utterback LTD Partnership. Previously this year the Plan Commission approved a CSM to create the new 15.7 acre parcel, the recording of the CSM is still pending. Approximately 12.3 acres of the property is open space while the remaining 3.4 acres is agricultural lands. The developer completed a wetland delineation of the property earlier this year with the boundaries shown on the concept plan in the packet. The parcel is currently zoned A-1 Agricultural Transition.

Proposed Uses, Densities, and Zoning

The gross density of the proposed multi-family development is 0.51 DU/AC and the net density (excluding wetlands, parks, open space, stormwater areas) is approximately 4.0 DU/AC. The developer would likely petition to rezone the property to the R-3 General Residence District to facilitate the proposed development. The proposed development would meet the permitted use requirements for multi-family dwellings of up to 8 units/acre and would meet the associated lot size and setback requirements of the district.

Transportation Design

The development includes an access drive from CTH AB, which would require review and approval by the Dane County Highway Department. The access point to CTH AB is proposed for alignment with a future access drive to serve private development on the east side of CTH AB, which the developer already owns and



has previously appeared before the Plan Commission on June 15, 2020 for preliminary concept discussion. The concept plan includes two garage spaces per unit, plus an additional 8 surface parking stalls, for 24 total stalls, which would meet the maximum amount required for the site if all units included four or more bedrooms.

Site Utilities & Easements

Public sewer and water utilities would need to be extended from Devils Lake Way 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 planned east side growth. The concept plan includes easements along the southern and eastern property line for the proposed utility extensions and a public recreational trail that would connect to the planned trail in the proposed Rosewood Fields (Veridian) subdivision to the north and Lower Yahara River Trail to the south. The concept includes a stormwater detention basin. In addition, the concept includes a note that native/pollinator vegetation will be installed in the wetland buffer area.

Items to consider as part of the discussion include providing feedback on unit mix/styles, density, site layout, transportation and trail design, parkland dedication, site amenities, site utilities and stormwater management, wetland setbacks, landscaping/green space buffers, unit ownership and cost.

FINANCIAL/BUDGET IMPACT:

The developer would be responsible for the costs associated with developing the property, including proportionate share of utility expenses. In addition to building permit revenues, the following are the estimated impact fee revenues:

- Park improvement fees: \$5,700.16 ($\712.52×8)
- Park land impact fees: \$21,759.20 ($\$2,719.90 \times 8$), assuming no parkland dedication.
- Library impact fees: \$3,448 ($\431×8)

VILLAGE PLAN REFERENCE:

Comprehensive Plan

The Village's Comprehensive Plan identifies the parcel for future "Neighborhood" uses. Figure 4.1 of the plan (page 35) provides a general description of land uses allowed, typical implementing zoning districts (including R-1, R-2, R-3, R-E, PD, PD-I), 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 policies applicable to the Multiple Family Residential land use category (Figure 4.1, page 34) and the East Side Neighborhood Growth Area Plan, as applicable.

East Side Neighborhood Growth Area Plan

The East Side Neighborhood Growth Area Plan identifies the parcel within the Parks and Open Space land use category. This category is a reflection of the consideration for a potential regional stormwater detention basin on the property to supplement on-site stormwater basins within various upland developments. The land use designation may also be a reflection of an assumption that all Utterback LTD Partnership lands would be



developed by a single developer. This is described in more detail in Appendix B of the plan. Appendix B notes that the consideration for a regional detention approach was part of a study in 2000 by the Village Engineer. It has been the practice of the Village to require each developer to provide their own stormwater management facilities as part of each development to meet or exceed the Village's stormwater management regulations. As such, the entire parcel may not need to be reserved for stormwater management areas. Appendix B of the East Side Plan notes that, *"although a regional detention approach was recommended in the East Basin Stormwater Management Study, it appears that there are many applications for on-site stormwater management using low impact development techniques. These techniques may be further warranted as they often represent a more sustainable method of managing stormwater than can be achieved through regional detention, which often relies on piping water off-site to detention sites. Low impact development has demonstrated advantages in improving water quality, infiltration, and groundwater recharge."* The East Side Plan (page 29) further states *"The Village of McFarland has indicated a preference for a combination of on-site and regional stormwater management systems, depending on characteristics of the site, timing of development, and coordination between neighboring property owners. Any regional facilities may require participation by the Village in their financing, design, construction, and future maintenance."* If construction by the Village of a regional stormwater management facility, or a public park, is not preferred at this location, then the East Side Neighborhood Growth Area - Concept Development Plan could be amended to include the proposed building envelope in the Traditional Neighborhood land use category, while maintaining the majority of the parcel in the Parks and Open Space land use category. The Traditional Neighborhood land use category includes allowances for 3-4 unit structures, with a minimum net density of 4 DU/AC. This land use category would also be consistent with the designation of the adjacent property to the south.

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 development design for this property.

ATTACHMENTS:

1. 8.17.20 - CTH AB Multi-Family (Urso) Preliminary Concept Plan_08.10.20
2. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
3. Figure 4.1(page 34)
4. Figure 4.1(page 35)
5. McFarland_ESNGAP_Concept Development Map



NOTES:
1. IT WILL BE REQUIRED THAT NATIVE / POLLINATOR VEGETATION BE INSTALLED IN THE WETLAND BUFFER AREA.
2. A WETLAND DELINEATION WAS DONE ONLY FOR THE PROJECT SITE. WETLANDS CONTINUE TO THE SOUTH OF THE PROPERTY BUT THE EXTENTS ARE UNKNOWN.



vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Wetland Exhibit - Aerial

Utterback Site
Village of McFarland
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE
AS SHOWN

DATE
08/10/2020

DRAFTER
ZDRE

CHECKED
GBLA

PROJECT NO.
170272

SHEET
1 OF 1

DWG. NO.

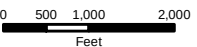
COMPREHENSIVE PLAN

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.



Date: May 2019

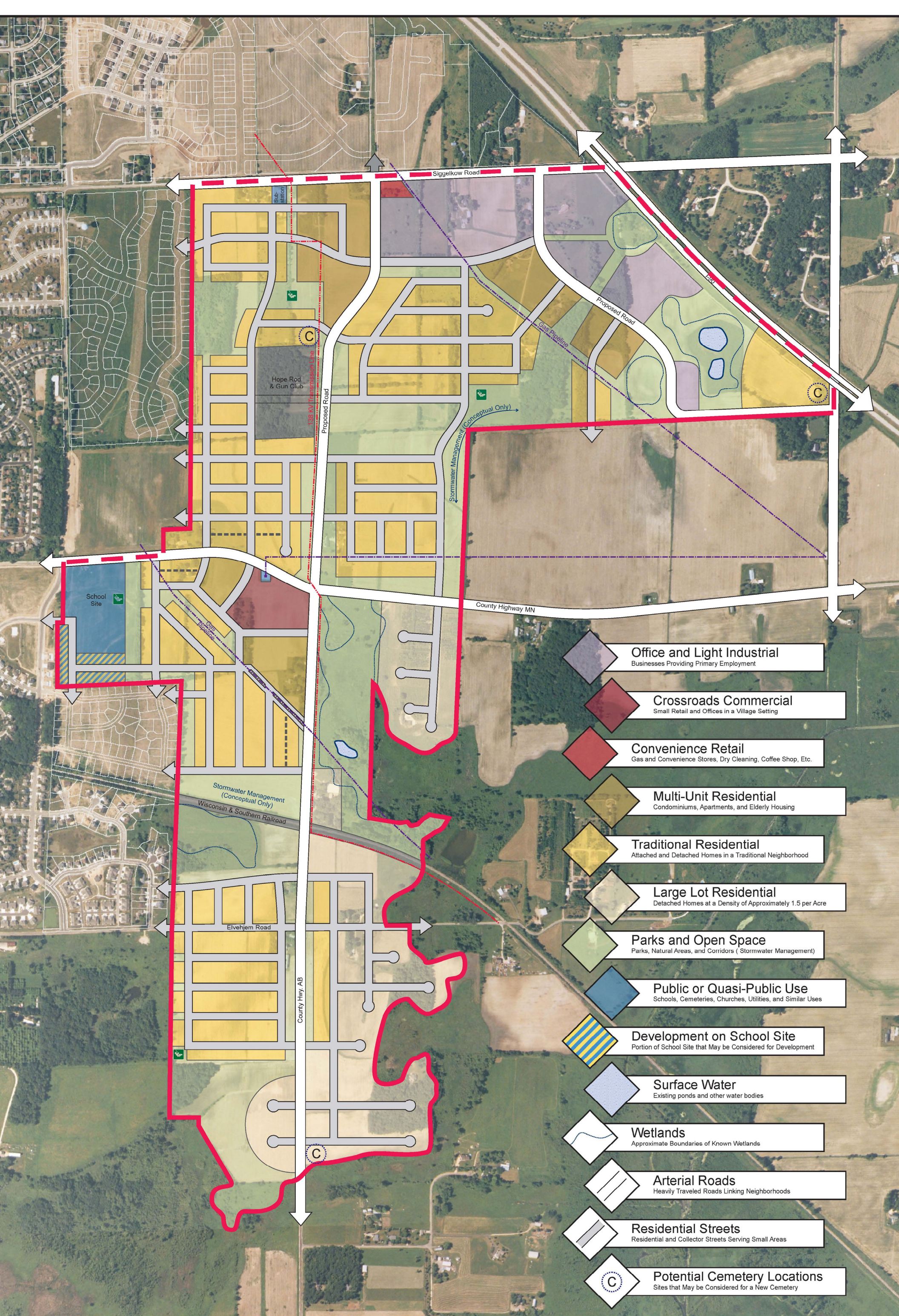
Data Sources: Village of McFarland,
Dane County LIO, WDNR, and CARPC



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.

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.



Village of McFarland - East Side Neighborhood Growth Area - Concept Development Plan



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, August 17, 2020

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion of a concept plan for 8 residential condominium duplexes, 16 total units, submitted by Juniper Hollow LLC (David Harried) for parcel #071034396951, located on the 5300 block of Terminal Drive, McFarland.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

David Harried is appearing before the Plan Commission to discuss a preliminary concept site plan for 8 residential condominium duplexes, 16 total units, for parcel #071034396951, located on the 5300 block of Terminal Drive, between Terminal Drive and USH 51. The developer would like to obtain feedback from the Plan Commission regarding proposed uses, densities, and general development layout for this property. In addition to the conceptual site plan in the packet, the developer has also completed some 3D elevations of the proposed development available at the sites below:

[Harried Duplex Exterior 1](#)

[Harried Duplex Exterior 2](#)

Existing Property Uses & Zoning

The proposed development lies on a 2.23 acre parcel between Terminal Drive and USH 51. The parcel is unimproved and contains steep slopes along both adjacent roadways. The parcel was created in 2009 as part of a four lot CSM, refer to CSM in packet. The parcel is currently zoned R-1 Single Family, as are the other lots in the CSM and the existing homes along Terminal Drive.

Proposed Uses, Densities, and Zoning

The gross density of the proposed eight residential duplexes is 7.2 DU/AC, which would be allowed as a permitted use within the R-3 General Residence District. However, the developer would likely petition to rezone the property to the Planned Development Infill District (PD-I) to facilitate the proposed development. The need for a PD-I designation is due to the fact that the topography of the site limits the ability to meet the minimum front yard setback requirements of the R-3 District (25 feet and 35 feet for snout garages). The site plan proposes 22 foot setbacks from the property line along Terminal Drive. Note, that a portion of the ROW widens near the end of Terminal Drive. The applicant desires to have this wider portion of the ROW vacated to the property to maintain the consistent 22-foot front building setback.



Transportation Design

Seven of the duplex units would have direct access from Terminal Drive, and one unit would have access from Taylor Road. Each unit includes a two car garage and two off-street surface spaces, for a total of 32 stalls, which would exceed the maximum amount required for the site if all units included four or more bedrooms. The preliminary site plan includes a notation for a proposed 10-foot recreational path easement, presumably to connect to the existing trail at the end of Terminal Drive, through the site to Taylor Road. This site amenity should be discussed in more detail.

Site Utilities & Easements

Preliminary grading, erosion control, utility, and stormwater basin plans are included in the concept plan submittal. Public water would be connected from the existing water main on Terminal Drive. Sanitary sewer would be connected from the rear of the buildings and piped south to connect to the Village's public sewer system.

Items to consider as part of the discussion include providing feedback on unit mix/styles, density, site layout, transportation and trail design, parkland dedication, site amenities, site utilities and stormwater management, landscaping/green space buffers, unit ownership and cost.

FINANCIAL/BUDGET IMPACT:

The developer would be responsible for the costs associated with developing the property. In addition to building permit revenues, the following are the estimated impact fee revenues:

- Park improvement fees: \$11,400.32 (\$712.52 x 16)
- Park land impact fees: \$43,518.40 (\$2,719.90 x 16), assuming no parkland dedication.
- Library impact fees: \$6,896 (\$431 x 16)

VILLAGE PLAN REFERENCE:

Comprehensive Plan

The Village's Comprehensive Plan identifies the parcel for future "Two Family and Townhouse Residential" uses. Figure 4.1 of the plan (page 34) provides a general description of land uses allowed, typical implementing zoning districts (including R-2, R-E, PD and PD-I), and related development policies. The Two Family and Townhouse Residential category is described as 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. The plan further directs applying standards and approaches in Figure 4.2 for residential infill development. The future land use map and Figures 4.1 and 4.2 are provided in the packet.

ORDINANCE REFERENCE:

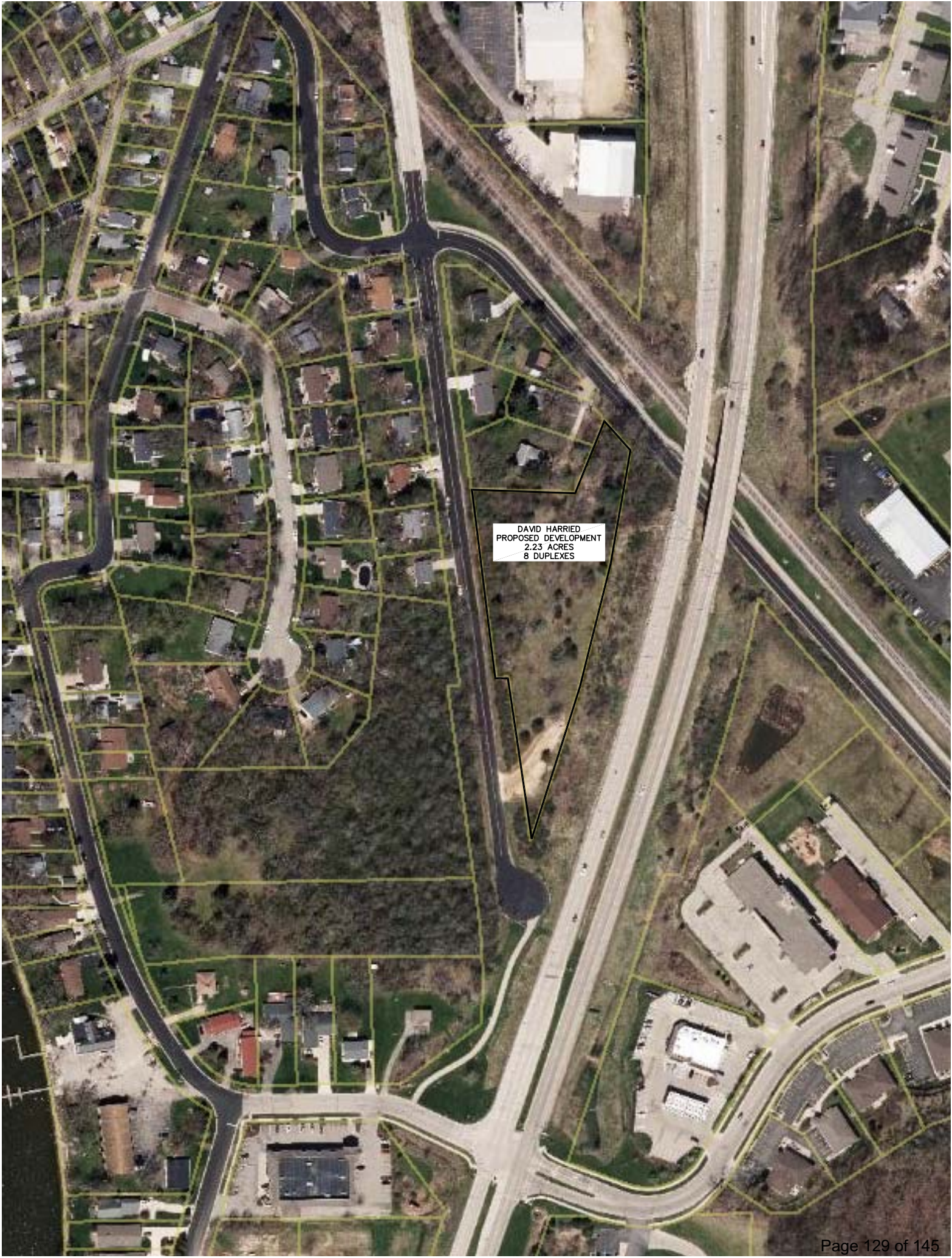
BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

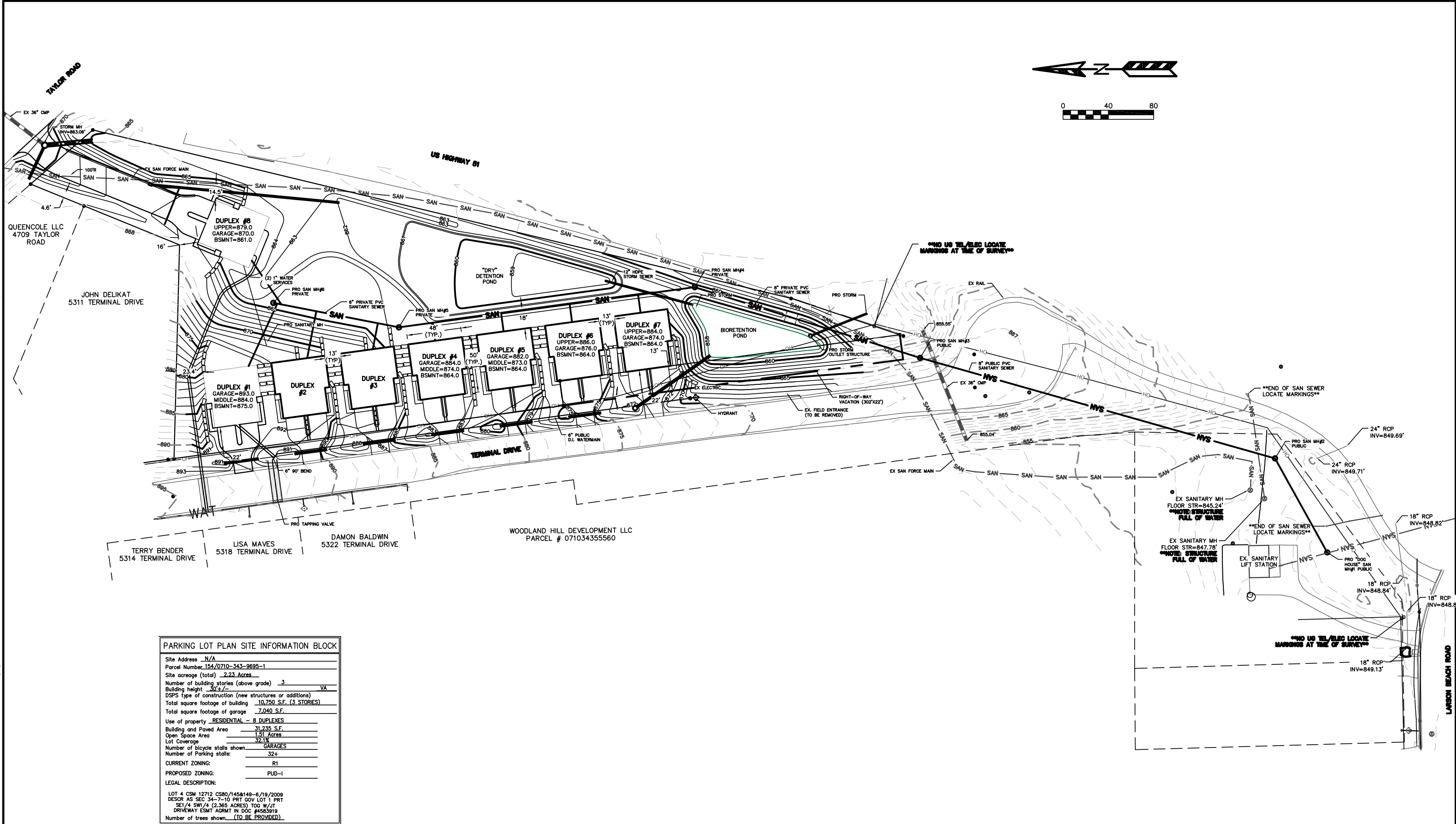
This agenda item is for discussion only, no permit approvals are being requested at this time. The applicant would like to obtain feedback from the Plan Commission regarding proposed uses and development design for this property.



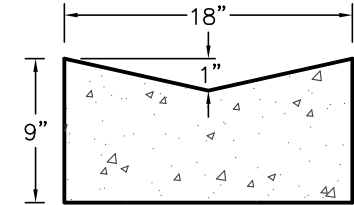
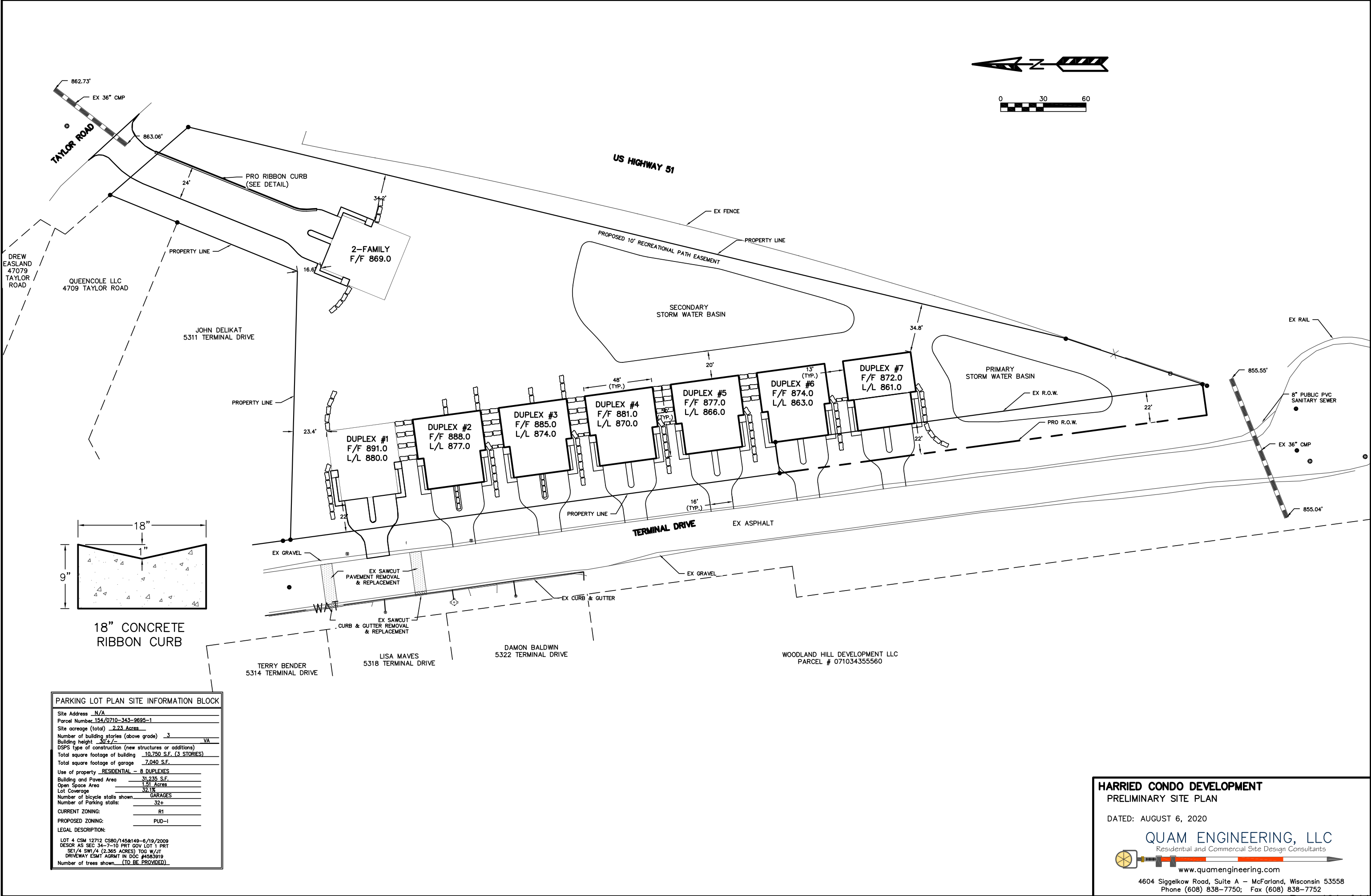
ATTACHMENTS:

1. 8.17.20 - Terminal Drive (Harried) Condo Preliminary Civil Site Plans
2. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
3. Figure 4.1(page 34)
4. Figure 4.2 (page 43)
5. CSM 12712





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



18" CONCRETE RIBBON CURB

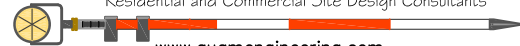
PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address	N/A
Parcel Number	154/0710-343-9695-1
Site acreage (total)	2.23 Acres
Number of building stories (above grade)	3
Building height	30 +/- VA
DSPS type of construction (new structures or additions)	
Total square footage of building	10,750 S.F. (3 STORIES)
Total square footage of garage	7,040 S.F.
Use of property	RESIDENTIAL - 8 DUPLEXES
Building and Paved Area	31,235 S.F.
Open Space Area	1.51 Acres
Lot Coverage	32.1%
Number of bicycle stalls shown	GARAGES
Number of Parking stalls:	32+
CURRENT ZONING:	R1
PROPOSED ZONING:	PUD-I
LEGAL DESCRIPTION:	
LOT 4 CSM 12712 CS80/145&149-6/19/2009	
DESCR AS SEC 34-7-10 PRT GOV LOT 1 PRT	
SE1/4 SW1/4 (2.365 ACRES) TOG W/IT	
DRIVEWAY ESMT AGMT IN DOC #4583919	
Number of trees shown	(TO BE PROVIDED)

HARRIED CONDO DEVELOPMENT
PRELIMINARY SITE PLAN

DATED: AUGUST 6, 2020

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

HARRIED CONDO DEVELOPMENT

PRELIMINARY GRADING AND EROSION CONTROL PLAN

PAGE: 3 OF 6
DATED: AUGUST 6, 2020

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

www.quamengineering.com

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

OWNER:

RSI LANDSCAPE
ATTN: DAVID HARRIED
5121 TERMINAL DRIVE
MCFARLAND, WI 53558

ENGINEER:

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

EROSION NOTES:

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

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

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

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

TIME SCHEDULE:

NOVEMBER 15, 2020 – NOVEMBER 22, 2020

INSTALL INITIAL EROSION CONTROL DEVICES AND CONSTRUCT DETENTION POND.

NOVEMBER 22, 2020 – JANUARY 1, 2021

CONSTRUCT UNDERGROUND UTILITIES.

JANUARY 1, 2021 – DECEMBER 31, 2021

CONSTRUCT BUILDINGS, DRIVES AND RESTORE DISTURBED AREAS.

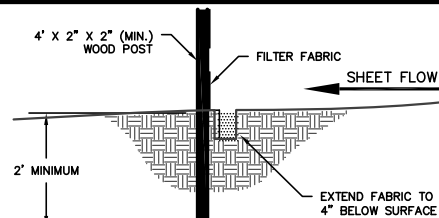
RESTORATION NOTES:

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

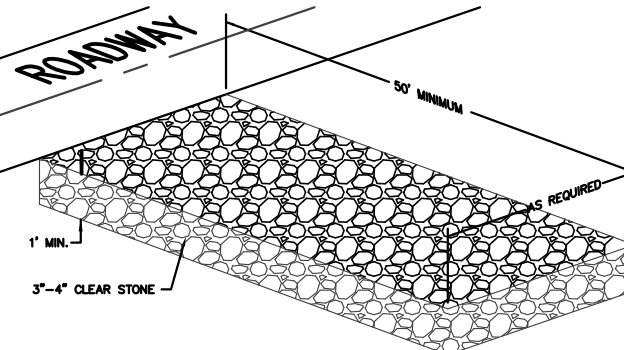
SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET.

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

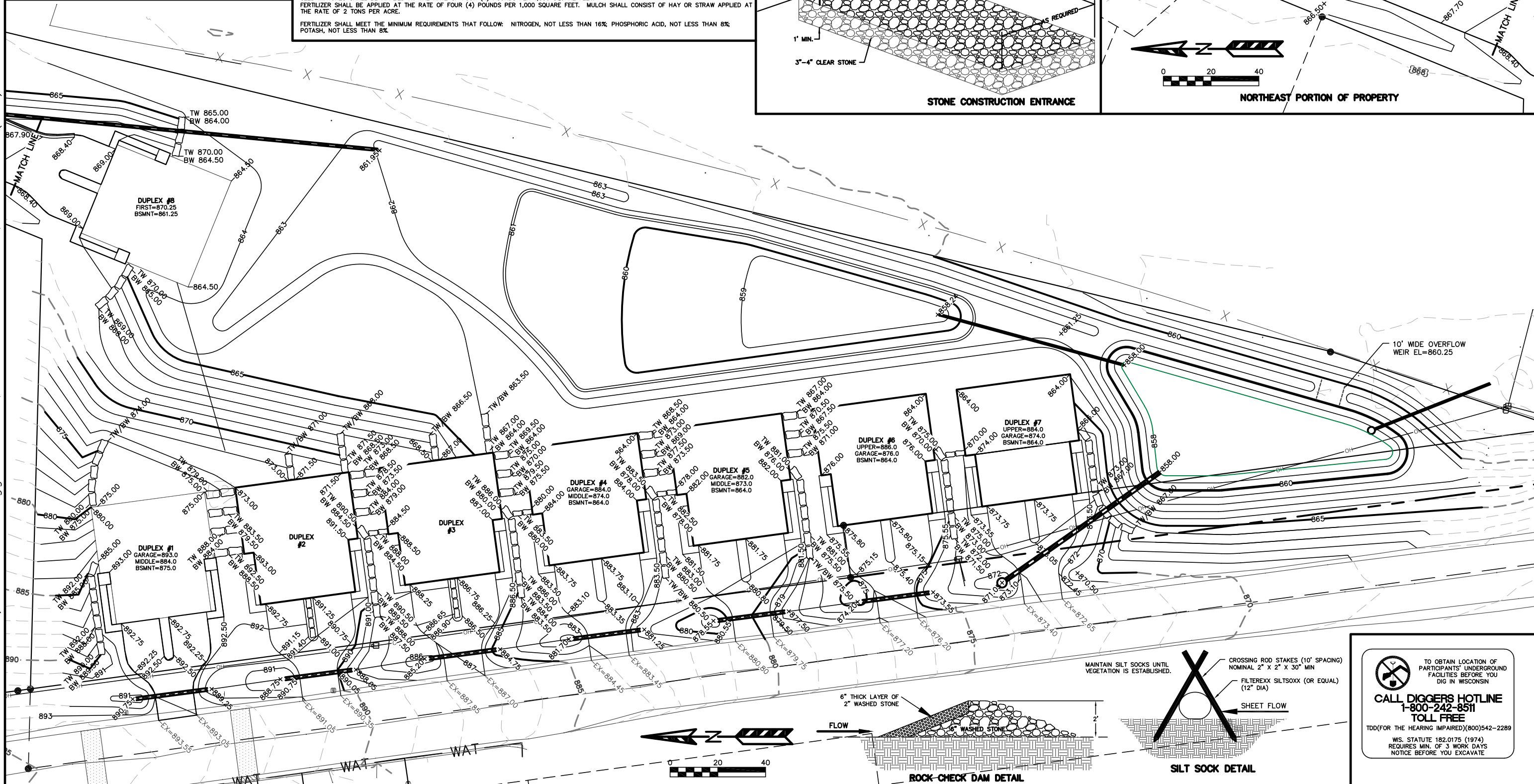
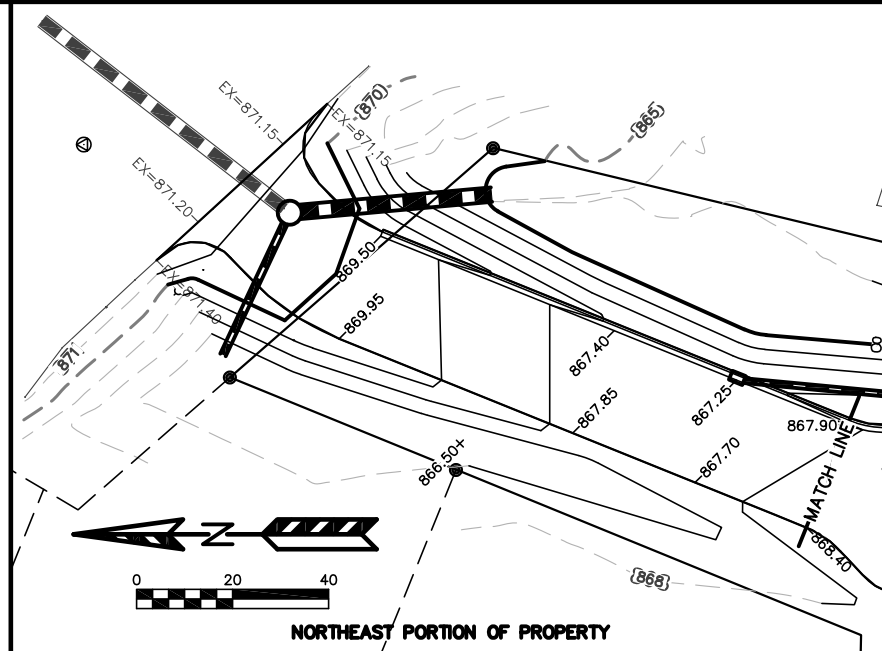
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.



SILT FENCE CONSTRUCTION (SHEET FLOW)



STONE CONSTRUCTION ENTRANCE



ROCK-CHECK DAM DETAIL

SILT SOCK DETAIL

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

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

TDD(FOR THE HEARING IMPAIRED)(800)542-2289
WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



ALL WATER AND SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF MCFARLAND AND WISCONSIN DSPS STANDARDS.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS
DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE
TOP OF WATER MAIN OR SERVICE.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL STORM SEWER SHALL BE ADS, INC. N-12 WT IB PIPE UNLESS NOTED OTHERWISE.

SANITARY SEWER SHALL BE PVC SDR35

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

DATED: AUGUST 6, 2020

Residential and Commercial Site Design Consultants

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558

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





MAP 6

FUTURE LAND USE



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.



Date: May 2019

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



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.



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.

Figure 4-2

**Infill and Redevelopment Standards
in Residential and Waterfront Settings**



WHY INFILL?

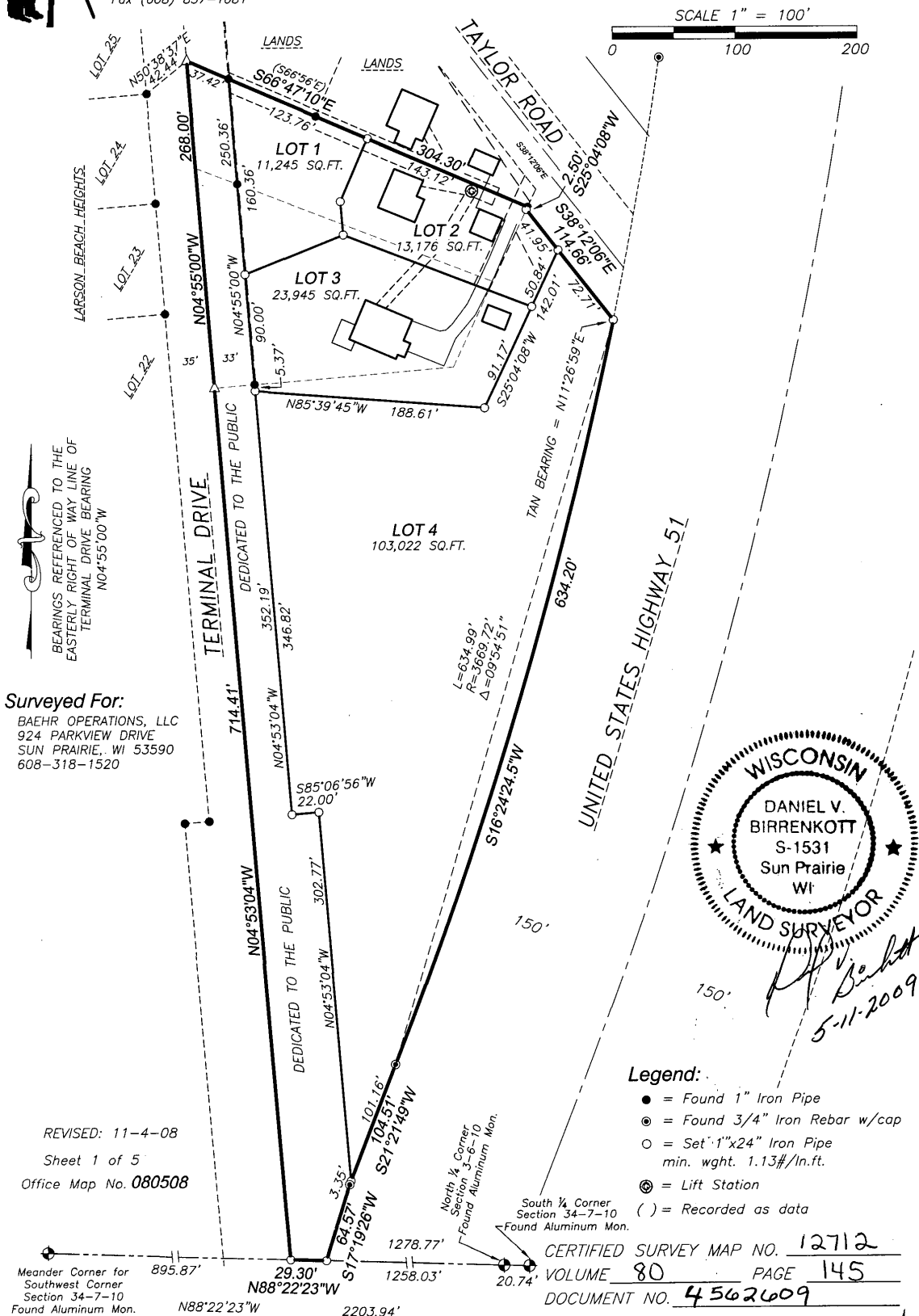
- Utilizes existing roads, utilities, and services.
- Renews obsolete, run-down, and vacant sites.
- Limits conversion of farmland and natural areas elsewhere.
- Increases property tax revenue and re-circulates dollars.
- Diversifies living options for empty-nesters, seniors, young professionals, and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

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ AND PART OF
GOVERNMENT LOT 1 ALL IN SECTION 34, T7N, R10E, VILLAGE OF
MCFARLAND, DANE COUNTY, WISCONSIN.

 $\frac{c}{2} \quad \frac{5}{10}$



**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI, 53590
Phone (608) 837-7463
Fax (608) 837-1081

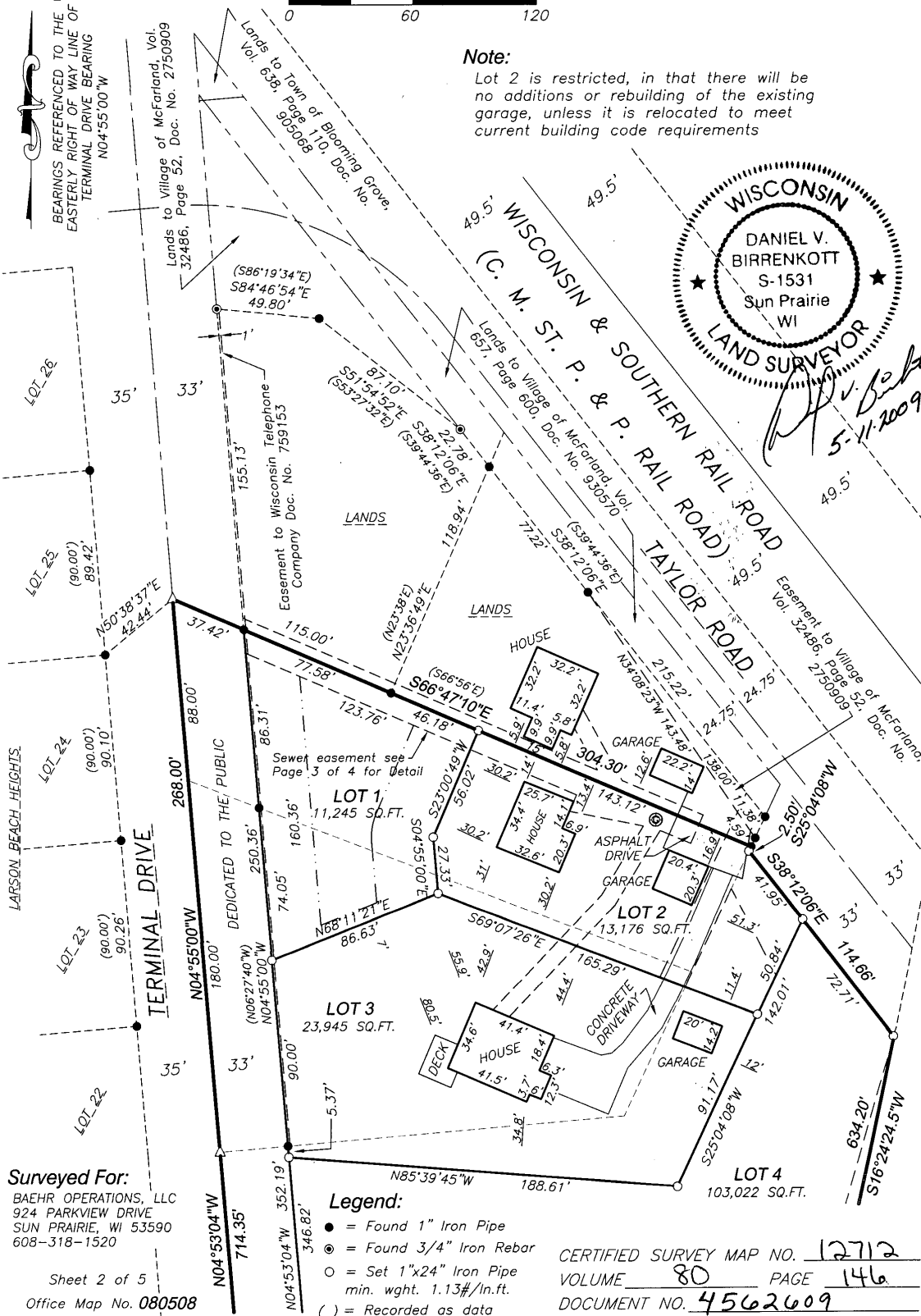
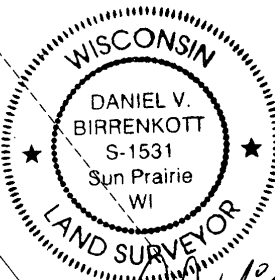
CERTIFIED SURVEY MAP

PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND PART OF
GOVERNMENT LOT 1 ALL IN SECTION 34, T7N, R10E, VILLAGE OF
MCFARLAND, DANE COUNTY, WISCONSIN.

SCALE 1" = 60'

Note:

Lot 2 is restricted, in that there will be no additions or rebuilding of the existing garage, unless it is relocated to meet current building code requirements





**BIRRENKOTT
SURVEYING, INC.**

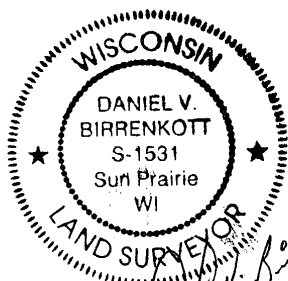
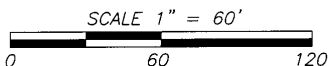
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI 53590
Phone (608) 837-7463
Fax (608) 837-1081

CERTIFIED SURVEY MAP

PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND PART OF
GOVERNMENT LOT 1 ALL IN SECTION 34, T7N, R10E, VILLAGE OF
MCFARLAND, DANE COUNTY, WISCONSIN.

Surveyed For:

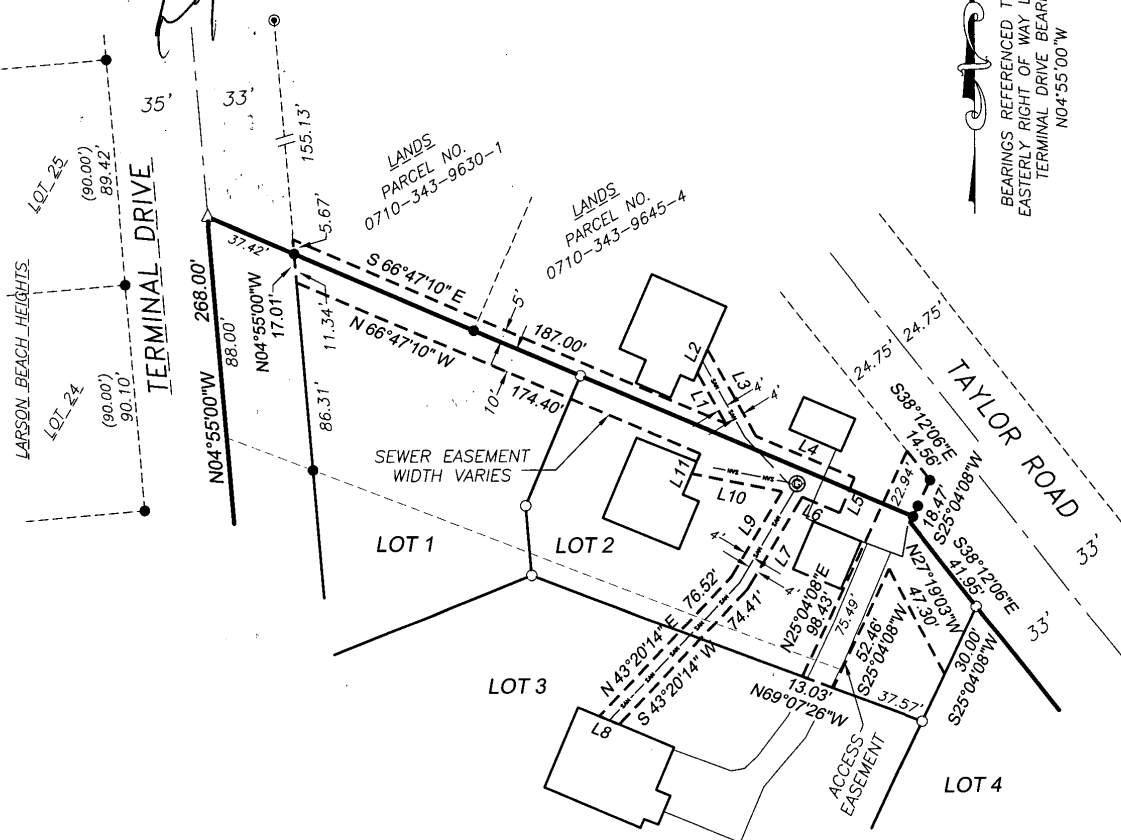
BAEHR OPERATIONS, LLC
924 PARKVIEW DRIVE
SUN PRAIRIE, WI 53590
608-318-1520



Line Data

Line	Bearing	Length
L1	N 28°44'37" W	23.18'
L2	N 23°36'13" E	10.10'
L3	S 28°44'37" E	39.57'
L4	S 66°47'10" E	42.33'
L5	S 23°12'50" W	15.00'
L6	N 66°47'10" W	16.03'
L7	S 31°02'36" W	42.02'
L8	N 67°01'53" W	8.53'
L9	N 31°02'36" E	38.90'
L10	N 78°37'36" W	36.40'
L11	N 23°12'50" E	8.61'

BEARINGS REFERENCED TO THE
EASTERLY RIGHT OF WAY LINE OF
TERMINAL DRIVE BEARING
N04°55'00" W



Legend:

- ⊙ = Lift station
- — — = Sewer lateral


**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

CERTIFIED SURVEY MAP

DATED: FEBRUARY 4, 2009

Surveyor's Certificate:

I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owner listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all of the exterior boundaries of the land surveyed and division of that land, in accordance with the information provided.

[Signature] 5-11-2009
Daniel V. Birrenkott, Registered Land Surveyor No. S-1531

Description:

Part of the Southeast 1/4 of the Southwest 1/4 and part of Government Lot 1 all in Section 34, T7N, R10E, Village of McFarland, Dane County, Wisconsin being more particularly described as follows: commencing at the South 1/4 corner of said Section 34; thence along the South line of the said Southwest 1/4 N88°22'23"W, 1278.77 feet to the Westerly right of way line of United States Highway 51 and the point of beginning; thence continuing along said South line N88°22'23"W, 29.30 feet; thence N04°53'04"W, 714.41 feet; thence N04°55'00"W, 268.00 feet; thence S66°47'10"E (recorded as S66°56'E), 304.30 feet to the Southwesterly right of way line of Taylor Road; thence along said Southwesterly right of way line S25°04'08"W, 2.50 feet; thence continuing along said Southwesterly right of way line S38°12'06"E, 114.66 feet to a point on a curve on the said Westerly right of way line of United State Highway 51; thence along said Westerly right of way line along a curve to the right having a radius of 3669.72 feet and a chord bearing and distance of S16°24'24.5"W, 634.20 feet to a point of tangency; thence continuing along said Westerly right of way line S21°21'49"W, 104.51 feet; thence continuing along said Westerly right of way line S17°19'26"W, 64.57 feet to the said South line of the Southwest 1/4 and the point of beginning. The above described parcel contains 190,802 square feet.

Owners Certificate:

TMS Investments, LLC as owner, hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. It also certifies that this Certified Survey Map is required to be submitted to the Village of McFarland for approval.

TMS Investments LLC

[Signature]
By: Gregory A. Thompson, Member

State of Wisconsin)

Dane County) ss Personally came before me this 11 day of MAY, 2009, the above-named owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, DANE County, Wisconsin.
My Commission Expires 10-7-2012

Owners Certificate:

Bahr Operations, LLC as owner, hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. It also certifies that this Certified Survey Map is required to be submitted to the Village of McFarland for approval.

Bahr Operations, LLC

[Signature]
By: David A. Bahr

State of Wisconsin)

Dane County) ss Personally came before me this 11 day of MAY, 2009, the above-named owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, DANE County, Wisconsin.
My Commission Expires 10-7-2012

Surveyed For :

Bahr Operations, LLC
924 Parkview Drive
Sun Prairie, WI 53590
608-318-1520

Surveyed: DAG
Drawn: RLM
Checked: DVB
Approved: D.V.B.
Field book: -----
Tape/File: J:\080466

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2009
at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey Maps
of Dane County on Pages _____.

Kristi Chlebowski, Register of Deeds.



Sheet 4 of 5
Office Map No.: 080508

Document No. 4562609
Certified Survey Map No. 12712, Volume 80, Page 148



CERTIFIED SURVEY MAP

DATED: FEBRUARY 4, 2009

**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Village of McFarland Approval Certificate:

This Certified Survey Map has been duly filed and approved by the Village of McFarland, Dane County, Wisconsin.

This 15th day of June, 2009.

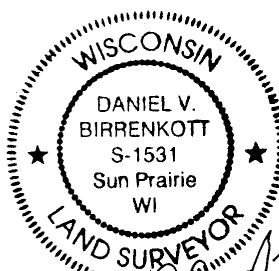
Deb Neal
Deb Neal, Village Clerk

Notes:

Utility Easement: No poles or buried cables are to be placed on any lot line or corner. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands if present have not been delineated.

This survey is subject to any and all easements and agreements both recorded and unrecorded.



[Handwritten signature]
5-11-2009

Surveyed For :

Baehr Operations, LLC
924 Parkview Drive
Sun Prairie, WI 53590
608-318-1520

Surveyed: DAG
Drawn: RLM
Checked: D.V.B.
Approved: D.V.B.
Field book: -----
Tape/File: J:\080466

Register of Deeds Certificate:

Received for recording this 19TH day of June, 2009

at 2:08 o'clock p. m and recorded in Volume 80 of Certified Survey Maps
of Dane County on Pages 145-149

Kristi Chlebowski, by Celeen M. Schweder, Deputy
Kristi Chlebowski, Register of Deeds

Sheet 5 of 5
Office Map No.: 080508

Document No. 4562609
Certified Survey Map No. 12712, Volume 80, Page 149

Received 6-15-09 9:57am



www.mcfarland.wi.us/communityandeconomicdevelopment | 5915 Milwaukee St, McFarland, WI 53558 | 608.838.3154

Memorandum

To: McFarland Plan Commission

From: Community Development Department Staff

Date: August 12, 2020

Re: **July Property Maintenance Report**

Date	Address	Owner	Complaint Type	Complaint Comments	Status
7/1/2020	5912 Lake Edge	Mueller	Other Property Maintenance	sump pump draining in neighbors yard	Letter Sent
7/7/2020	6611 Sleepy Hollow Road	Fugate	Lawn/Weeds	Grass over 8" in height	Resolved
7/6/2020	5619 Alben Avenue	Hund/Wexler	ROW/Sidewalk Encroachment	sidewalk encroachment	Resolved
7/7/2020	5606 Scott Street	Kristapovich III	Vehicle Improperly Parked	Car/trailer on lawn	Letter Sent
7/13/2020	5506/08 Creamery Road	Reilly	Inoperable Vehicle	non-running auto - second off	Letter Sent
7/14/2020	4806 Burma Road	Burma Woods LLC	Junk/Debris	mattress/furniture at curb	Resolved
7/20/2020	5513 Bremer Road	Hoenecke	Lawn/Weeds		Letter Sent
7/22/2020	4810 Burma Road	Klingelhoets/Gaudet	Junk/Debris	mattress on lawn	Resolved
7/23/2020	4707 Burma Road	Jensen	Junk/Debris	furniture at curb	Letter Sent

Memorandum

To: McFarland Plan Commission & Community Development Authority Members

From: Andrew Bremer, AICP
Community & Economic Development Director

Date: August 13, 2020

Re: **July Community & Economic Development Department Highlights**

The following is a summary of new construction activity for the month of July and YTD, including permit numbers and associated revenues.

YTD New Construction Building Permits

Community Development Department, Number of Permits Issued								
	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	32	38	45	26
MF	8	3	4	4	2	7	11	11
Com	1	3	3	3	1	0	3	5
Total	76	58	67	74	35	45	59	42

62 total building permits issued in July, including five new single-family dwellings. The effects of COVID-19 on consumer spending on new home construction will likely continue to lag 2017-19 YTD totals; however, these were very active construction years compared to the Village's prior 20-year average of 33 new SF residential units per year. 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

Community Development Department, Annual 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	\$ 57,152	57%	\$ 47,399
44300-102	HVAC Permit	\$ 31,034	\$ 31,097	\$ 36,095	\$ 40,128	\$ 45,000	\$ 19,626	44%	\$ 17,393
44300-103	Plumbing Permit	\$ 37,370	\$ 33,420	\$ 38,326	\$ 42,774	\$ 45,000	\$ 18,341	41%	\$ 18,868
44300-104	Electrical Permit	\$ 47,101	\$ 41,239	\$ 47,273	\$ 52,637	\$ 50,000	\$ 26,724	53%	\$ 24,159
44300-105	Sprinkler Fee	\$ 2,722	\$ 2,594	\$ 3,223	\$ 4,297	\$ 4,000	\$ 3,855	96%	\$ 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	\$ 5,120	51%	\$ 4,295
44900-000	Misc. CD Permit Fees	\$ 109,484	\$ 123,997	\$ 143,617	\$ 165,481	\$ 100,000	\$ 72,443	72%	\$ 58,214
46800-000	Community Development Fees	\$ 9,777	\$ 9,753	\$ 9,840	\$ 9,188	\$ 10,000	\$ 12,529	125%	\$ 4,689
47210-000	City - Building Inspection	\$ -	\$ 22,435	\$ 19,456	\$ 13,546	\$ -	\$ -	0%	\$ -
	Total Revenue	\$ 357,767	\$ 357,613	\$ 357,574	\$ 450,085	\$ 366,000	\$ 217,604	59.5%	\$ 177,312
	Percent Change	-30.3%	x	x	x				

* As of 07/31, 58% through calendar year

Total C&ED deposits for the month of July were \$51,593. Prior year July totals were \$39,960 in 2019, \$104,859 in 2018, and \$73,821 in 2017. Through the first quarter of 2020, total C&ED revenues are 1.1% higher than the YTD percent of budget; however, YTD revenues are likely to 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 July Plan Commission & CDA recommendations:
 - 4608 Siggelkow Road (Quam). Approved amendment to Waubesa Village Development Agreement for Phase 3, TID #3.
 - 5817 Milwaukee Street (Warne). Approved acquisition of property in TID #4. Closing August 28.
 - 5923 Exchange Street (O'Hearn). The previously recommended TIF incentive for the McFarland House Café will be considered at the Village Board's August 24th meeting, after review of the CUP by the Plan Commission on August 17th.
- Status update of larger development projects previously approved:
 - 4719 Farwell Street (The Atwater, mixed use). Construction on-going. Applied for reimbursement of \$250,000 WEDC Grant as part of Village's development incentive. Payment received. Phase II construction of the adjacent commercial development has been slowed due to COVID. Developer still working with perspective tenants.
 - CARPC and the WDNR approved the Village's Urban Service Area Amendment application to add 270 acres of land on the Village's east side.
- Meetings, Webinars & Conferences:
 - July 1st, CDA Meeting
 - July 6th, Prairie Ridge Neighborhood Association Meeting w/ CF Investments
 - July 7th, Ad Hoc Sustainability Committee Meeting
 - July 9th, CARPC meeting on Urban Service Area Amendment
 - July 13th, Village Board Meeting
 - July 20th Plan Commission Meeting
 - July 21st, Chamber Board Meeting
 - July 22nd, Prairie Ridge Neighborhood Association Meeting with Northpointe Development
 - July 23rd, WHEDA Workforce Housing Webinar: Identifying Local Needs, Municipal Tools, and Zoning Practices
 - July 27th, WDNR Green Tier Legacy Community Member Meeting
 - July 27th, Village Board Meeting
 - July 28th, [Smart Growth Online Missing Middle Housing Webinar](#)
 - July 29th, APA Housing for Diversity, Ending Segregation through Zoning Webinar

Look ahead to potential September 2nd CDA Agenda Applications:

- No submitted TIF requests at this time but staff is engaged with a couple potential future applicants.

Look ahead to potential September 21st PC Agenda Applications:

- Maple Tree Restaurant site plan application to expand outdoor patio area
- Lot 57 & 58 Prairie Place, CF Investments CUP and Condominium Plat
- Lot 56 Prairie Place, Northpointe Development PUD-GIP