

PLAN COMMISSION

Monday, September 21, 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/81800247223>

Or by Telephone: +1 (312) 626-6799

Webinar ID: 818 0024 7223

1. CALL TO ORDER
2. PUBLIC APPEARANCES.
3. APPROVAL OF MINUTES.
 - a. Review and possible approval of the August 17, 2020 Plan Commission minutes.
4. PUBLIC HEARING
 - a. Public hearing regarding a Conditional Use Permit (CUP), requested by CF Investments, LLC, for a 30 unit residential project on Lots 57 & 58 Prairie Place Subdivision, located in the 5500 Block of Holscher Road, McFarland WI.
 - b. Public hearing regarding a Condominium Plat and Declaration from CF Investments, LLC, for the property located on Lots 57 & 58 Prairie Place Subdivision creating The Condos at Prairie Place, consisting of 30 residential units.
5. BUSINESS.
 - a. Discussion and possible action on a site design/review application submitted by Maple Tree Restaurant, Gary Seiler, for a proposed expansion of the outdoor dining area of the existing restaurant located at 6010 Hwy. 51, McFarland, WI.
 - b. Presentation and discussion of the Traffic Impact Analysis for Broadhead Street and Holscher Road.
 - c. Discussion and possible action (action postponed from the June 15, 2020 meeting) on a Conditional Use Permit (CUP) requested by CF Investments, LLC, for a 30 unit residential project on Lots 57 & 58 Prairie Place Subdivision, located in the 5500 Block of Holscher Road, McFarland WI.
 - d. Discussion and possible action (action postponed from the June 15, 2020 meeting) on a Site/Design Review Permit, requested by CF Investments, LLC, for 30 unit residential project on Lots 57 & 58 Prairie Place Subdivision, located in the 5500 Block of Holscher Road, McFarland WI.

- e. Discussion and action to make a recommendation to the Village Board regarding a Condominium Plat and Declaration from CF Investments, LLC, for the property located at Lots 57 & 58 Prairie Place Subdivision creating The Condos at Prairie Place, consisting of 30 residential units.
- f. Discussion of a concept plan by Northpointe Development for multi-family residential development on Lot 56 of Prairie Place subdivision, located at the corner of Holscher Road and Broadhead Street.

6. STAFF REPORTS

- a. Property maintenance report
- b. Directors report

7. SCHEDULE NEXT MEETING DATE

- a. Monday October 19, 2020 at 7:00 p.m.

8. ADJOURNMENT.

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

Working Draft -Minutes Plan Commission Meeting

August 17, 2020

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

Members Absent: Tom Rogers

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

1. CALL TO ORDER

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

2. PUBLIC APPEARANCES.

None

3. APPROVAL OF MINUTES.

- a. Review and possible approval of the July 20, 2020 Plan Commission minutes.

Czebotar called the minutes from the July 20, 2020 approved by unanimous consent.

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 CC Central Commercial.

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

Shaun O'Hearn – 5205 Linden Parkway is looking to convert the third floor of the McFarland House located at 5923 Exchange Street into two – one-bedroom apartments and add a fire sprinkler system to the Café House and Garden House. Previously he wanted to convert it into meeting space, but the requirements were too costly. Green inquired if the Fire Department was concerned about the low ceiling height. O'Hearn replied no, the window heights meet requirements, the

architect he hired considered that issue when designing the main living space. O'Hearn indicated he understands he will have to apply for a building permit. Czebotar closed the public hearing at 7:10 p.m.

- 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 multifamily apartment building. Property zoned Planned Development Infill District General Implementation Plan Approved.

Czebotar opened the public hearing at 7:11 p.m.

Bremer, per the director's report submitted in packets, summarized the history of this proposed project. In the fall of 2019, the Plan Commission recommended rezoning this site to Planned Development Infill District General Implementation Plan Approved, which was approved by the Village Board in November of 2019.

Mark Hammond – Vice President of Development for MSP Real Estate reviewed the project. The Taylor Pointe Apartments will be a single three story building with 51 apartments, being a mix of 1, 2 and 3 bedrooms, of which 94% will be affordable housing and 6% will be market rate. There will be a community room and leasing office in the building, a secure entry and it will be smoke free. There will be underground parking along with on-site storage lockers for every unit.

Their timeline is to start construction in January of 2021 and have the project completed by March 2022.

Jerry Bourquin – Dimension IV Architects reviewed the submitted layout. All three-bedroom apartments will be on the main floor, this was part of the WHEDA scoring system. They wanted to limit the amount of asphalt on their project and have areas that will impervious pavers. They will be using the existing driveway on the site. Bourquin reviewed the driveway access points, potential community garden, play area and unit mix per the submittal. They may have a sign on Larson Beach Road. Bourquin reviewed the color scheme and design for the building, along with reviewing floor plans for all three levels. Trash will be stored in the building; there will be no outside dumpsters. There will be some additional bicycle parking spots, they find on these projects residents tend to park their bikes in their underground parking stalls in front of their vehicles.

Bourquin reviewed the landscape plan for the project and the tot-lot, which will be on site for residents. The sustainable features of the project were also reviewed.

Hammond summarized the expected benefits of the development. An investment providing affordable housing options for people working at neighboring retailers

and house-burdened seniors the ability to stay in the Village at affordable rents while freeing up their homes for younger families to move into and improve.

Green inquired it was previously discussed having one-way traffic, is this one or two way. Bremer replied it would be two-way traffic. Hammond indicated it was discussed having one way off Taylor Road. They have worked out the drive with the day-care next door. Bloechl-Anderson feels the two small gables have weak massing compared to the overall size of the building and need to be larger. It is an awkward break-up of the massing. Bourquin said he could look at a hip roof with two smaller gables to break it up. Green inquired if they had considered rooves over the third floor balconies. Hammond replied they had not looked at that, they had a consensus with their design group that it was in keeping with the traditional character. Bourquin indicated they typically like to have light come into the rooms.

Mathew Kuehl – 4896 Larson Beach Road – indicated he is available to answer any questions; he owns the Gingerbread preschool and childcare adjacent to the property.

Czebotar closed the public hearing at 7:38 p.m.

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.

Bremer summarized Dan DeGroot – President and CEO of Stoughton Hospital met with him to discuss the possibility of an urgent care clinic in the 5600 block of US Hwy. 51, it is a planned commercial building, which had a site plan approved in January 2020 by the Plan Commission. The site is between Walgreens and the McFarland Animal Hospital.

DeGroot reviewed their business and how they work in conjunction with U.W Hospital and SSM Health by providing urgent care access in communities. They are not a primary care facility. It would be an evening and weekend walk in urgent care clinic not emergency care service. They normally are open 4:00 p.m. – 9:00 p.m. weeknights and 12 hours on weekends. They would be leasing 2300-2400 sq.ft.

Bremer reviewed the zoning code with Commissioners, the property is zoned C-G Commercial General. Medical service and offices are a permitted use, hospitals and clinics are a conditional use. Bremer reviewed his staff report concerning the interpretation and specification of the proposed use in relation to the Zoning code and NAICS. In Bremer's opinion the proposed use is consistent with medical

service and offices, which are a permitted use. Bremer pointed out if the clinic changed their use, or the hours of operations, in such a manner as to require a conditional use they would have to come back to the Plan Commission to apply for a Conditional Use Permit.

Czebotar moved to approve specification of an Urgent Care Clinic as described, as a permitted use within the Commercial General District under Sec. 62-71, Permitted or Conditional Uses of the McFarland Zoning Code. Bloechl-Anderson seconded the motion. Motion carried 6-0.

- 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.

Bremer reviewed this property had a CUP approved in 2002 for the second floor apartments, this proposal is to add two one bedroom apartments to the third floor and in addition there will be a new water lateral coming off of Exchange Street for a sprinkler system to the adjacent garden house. The main house will be connected to that system through the water going through the tunnel, which connects the two buildings. O'Hearn has been before the CDA in July for a TIF request, which will be going before the Village Board at their meeting next week. Packets include the required standards and O'Hearn's submitted answers as to how he feels his project meets the standards.

Bremer went through each item of the standards, as submitted in packets, with Commissioners and received approval from Commissioners as each item was met. Czebotar inquired of O'Hearn, he indicated in the packet the units would be for year round rentals, but O'Hearn also indicated he was considering using them as short-term tourist rooming house rentals. Has he decided what his intention is? O'Hearn indicated he has not decided. Czebotar pointed out, if he has not decided there is another permitting process O'Hearn will have to go through in order to rent them as tourist rooming houses. O'Hearn confirmed he understood this, and stated, as the tourist rooming house industry is shaky at this time, he will start them as year round rentals, if the tourist rooming house business picks up and he decided to change the use, he would apply for the proper permits. Commissioners reviewed each of the standards for granting a conditional use under Sec. 62-111 of the Zoning Code and affirmed that the applicant's responses to each standard were satisfactory.

Bremer indicated per the directors report there were additional conditions needing to be met, and reviewed them with Commissioners.

Czebotar moved to approve 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 conditioned on:

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.

Rupert seconded the motion. Motion carried 6-0.

- 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 multifamily apartment building. Property zoned Planned Development Infill District General Implementation Plan Approved.

Bremer summarized staff has reviewed the proposal and most staff comments have been addressed by MSP Real Estate Inc. as they were forwarded to them. There are a few items left to be addressed which Bremer summarized and reviewed with Commissioners, along with discussing the potential community garden, tree locations, the tot lot, a possible basketball hoop, the general design and materials.

Czebatar moved to approve 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 multifamily apartment building. Property zoned Planned Development Infill District General Implementation Plan Approved conditioned upon:

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.
5. Increased massing of the gables on the east and west elevation.

Seconded by Bloechl-Anderson – motion carried 6-0.

- d. Discussion of a concept plan for two multifamily residential buildings, 8 total units, submitted by Kevin Urso, for a portion of parcel #0610-024-9502-1 located along CTH AB, McFarland.

Bremer summarized per his directors report. Urso has an option to purchase approximately 16 acres of the Utterback Partnership land south of the railroad and west of county road AB. This is a pre-application discussion looking for feedback for use of the property. Urso did have a wetland delineation completed earlier this year; Bremer reviewed per the submission in packets, where the wetlands are, the potential for two – four unit buildings, each with its own garage, easements in the area, the continuation of the proposed recreational trail.

Kevin Urso – 4720 Farwell Street – this parcel was not desired by Veridian for their new development, and there are a few acres of it, which are buildable and have value. Urso would plan to restore habitat in the area, and not have a large mowed area around the potential buildings. The design would work well in adding the trail through the area. This concept would be low in density based on the size of the parcel, they could be rentals or owner occupied condominiums, there has been no decision at this point, they do have the 55+ project across the street and this could be combined with that.

Bremer reviewed the Villages Comprehensive plan with Commissioners and potentials with this proposal.

Brian Berquist – Town and Country Engineering reviewed the stormwater management for this proposal, and the area wetlands. Berquist is not concerned about stormwater management for a proposal such as this for this site. There are areas in the comp plan, which will not be able to be developed as densely as they proposed years ago due to wetlands in the area. The proposed path will be discussed at tomorrow nights at the Utility Committee meeting, there is a lot of wetland in the

area, the DNR is supportive of a path through there. Berquist discussed the possible types of paths available.

Czebotar inquired would a project like this satisfy the desire to have mixed density in the 55+ proposal at the site across the street. Bremer said it would bring it closer, he would like to see more of a mix. If Urso developed both you would get more of a mix.

Commissioners discussed roads in the area and potential changes when the area is developed. Commissioners concurred they liked the proposal and would like to see Urso move forward.

- e. Discussion of a concept plan for 8 residential condominium duplexes, 16 total units, submitted by Juniper Hollow LLC (David Harried) for parcel #0710-343-9695-1, located on the 5300 block of Terminal Drive, McFarland.

John Delikat – 5311 Terminal Drive – Feels this proposal is too dense for the area, changing a suburban plan into a very urban plan. The number of units is excessive.

Christopher Hodges – Quam Engineering, part of the civil engineering team that did the civil drawings for the site and working with David Harried in trying to get the project developed.

Bremer summarized per his report in packets, this is a pre-application for a concept of eight residential condominium buildings, 16 total units. The property is about 2.2 acres in size between Hwy 51 and Terminal Drive. There is also some frontage on Taylor Road. The property has steep topography, the proposed density is 7.2 dwelling units per acre which would be an allowed use in the R-3 district, the property is currently zoned R-1 Single Family. Due to the topography of the development this property would not conform to the setbacks of the R-3, therefore, the applicant is considering a re-zoning to Planned Development Infill along with the development proposal; this would help them to meet the setbacks. There are portions of the right – of – way the owner would also like the Village to vacate on Terminal Drive near the cul-du-sac.

Bremer reviewed the site plans for the eight buildings as submitted in packets, along with the examples of what they are proposing the buildings would look like. Hodges reviewed the sanitary sewer for the proposed project. Berquist reviewed with Commissioners the water service, along with the proposal of private culverts for the property, the possibility of curb and gutter, sidewalks, for the area, and how the area connects with the bike path. Bremer pointed out the preliminary plan does show a 10' recreational path easement. Hodges advised they are just putting that out there if the Village wanted it. There has not been a lot of discussion on it.

Hodges reviewed the grading on the site, which is a bit of a bowl. The units will have full exposure, and the developer will need some fill on the site with boulder walls, and terraced step-downs between the buildings. The units will be about 13' apart.

Bremer reviewed the Comprehensive Plan identified this lot as two family residential use, and the types of zoning available. It does not mean the Village has to re-zone the property. Bloechl-Anderson indicated he would like to hear more from local residents. Bremer indicated the department did send out notices to neighbors within 300', and, Bremer has indicated to the developer that he suggests they meet with neighbors. Bremer, Berquist and Commissioners discussed the easement request for the property. Hodges indicated the developer is concerned with the cost to bring in sewer, water, and the amount of units he then would need on site to cover costs. Commissioners discussed the proposed density on the site, what the different zonings would allow for the site, the effect on the neighborhood, along with the need to hear from neighbors. Bloechl-Anderson pointed out this would more than double the amount of occupants on the road. Hodges feels the topography is part of the issue on this site.

Czebotar asked for a summary of the feedback. Bremer replied there is a clear indication to obtain more resident input; questions on the process to vacate the area as requested, and any tradeoffs that would relate to it; the possibility to lessen the density, and would that give opportunities to increase the side yard setback, whether each unit could have its own driveway instead of a shared connection point, the planning for an easement for a recreational trail. Berquist indicated he has not had time to review the entire proposal with the Public Works Director or staff. Hodges indicated he will bring this back to his client.

7. STAFF REPORTS

- a. Property maintenance report –Bremer indicated he has changed the report to only include the prior month's activities.
- b. Director's report – New home permits have slowed down a bit; we are still on track for where we thought we would be in regards to revenue. We are on pace for 55 new homes this year based on prior applications. There is a link in the report that Commissioners can go to and watch a video called The Missing Middle in Housing – you do not see many 4, 8 or 12 unit buildings being built as in the past.

8. SCHEDULE NEXT MEETING DATE

- a. September 21, 2020 at 7:00 p.m.

9. ADJOURNMENT.

Rupert moved to adjourn, Fischer seconded the motion. Motion carried – meeting adjourned at 9:23 p.m.

Working Draft



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, September 21, 2020

SECTION: Business

DEPARTMENT: Community Development

CONTACT:

AGENDA ITEM: Public hearing regarding a Conditional Use Permit (CUP), requested by CF Investments, LLC, for a 30 unit residential project on Lots 57 & 58 Prairie Place Subdivision, located in the 5500 Block of Holscher Road, McFarland WI.

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

1. 9.21.20 - CF Frank - CUP Prairie Place lots 57 & 58

Please publish in the
McFarland Thistle on
September 3rd and September 10th

**VILLAGE OF MCFARLAND
NOTICE OF PUBLIC HEARING
BEFORE THE PLAN COMMISSION**

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Monday, September 21, 2020 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Review and possible action regarding a Conditional Use Permit (CUP), requested by CF Investments, LLC/Craig Frank, for a 30-unit multi-family residential project at Lots 57 & 58 Prairie Place, located in the 5500 Block of Holscher Road, McFarland, WI. The property is zoned R-3 General Residence.

Information regarding this request is available for review online at www.mcfarland.wi.us/activedevelopmentprojects or at the Village of McFarland Municipal Center lobby, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.).

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/81800247223> Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: Webinar ID: 818 0024 7223

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 September 21, 2020. The mailing address is:

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

Andrew Bremer
Community and Economic Development Director

Please publish in the
McFarland Thistle on
September 3, 2020

**VILLAGE OF MCFARLAND
NOTICE OF PUBLIC HEARING
BEFORE THE PLAN COMMISSION**

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Monday, September 21, 2020 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Review and possible recommendation to the Village Board on a request by CF Frank Investments, LLC/Craig Frank for approval of a condominium plat and declaration for the project known as The Condos at Prairie Place, a Condominium, including 30 multi-family units to be located at Lots 57 & 58 Prairie Place, in the 5500 Block of Holscher Road, McFarland, WI. The property is zoned R-3 General Residence.

Information regarding this request is available for review online at www.mcfarland.wi.us/activedevelopmentprojects or at the Village of McFarland Municipal Center lobby, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.).

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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



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, September 21, 2020

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on a site design/review application submitted by Maple Tree Restaurant, Gary Seiler, for a proposed expansion of the outdoor dining area of the existing restaurant located at 6010 Hwy. 51, McFarland, WI.

PREVIOUS ACTION:

September 9, 2020 Public Safety Committee met to review the Outdoor Consumption Area Application.

ISSUE SUMMARY:

The Maple Tree Restaurant is proposing to increase the size of the current 360 square foot outdoor drinking area to 600 square feet. Attached is the site plan and photos of the current patio. The proposal would double the size of the area and change the fence materials. Much like a lot of expansions we have recently seen, the owners are hoping the expansion will allow additional capacity to meet social distancing requirements. With the size of the Maple Tree, and current COVID-19 limitations, allowing additional outdoor seating will really help them try to survive and navigate the COVID-19 world we now find ourselves in. For context, the applicant has indicated a pre-COVID-19 capacity of 210 total persons (dining room, bar, patio). During COVID pandemic the restaurant has been operating at 25% capacity, with most nights below 25%. The current patio has six tables, down to four during COVID, and would be resized to accommodate 10-12 tables.

The project also requires approval of an Outdoor Consumption Area application from the Public Safety Committee and Village Board. The Public Safety Committee met on September 9, 2020 and recommended approval of the Outdoor Consumption Area application to the Village Board, conditioned on the applicant providing protective bollards around the perimeter of the revised patio area and posting of the capacity of the outdoor area per IFC 1004.3.

Within the packet our staff reports from the Community Development Director, Village Clerk, Police Chief, and Fire Inspector.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

The property is planned as Highway and General Commercial in the Village's Comprehensive Plan. The property is also located in TIF District #5.



ORDINANCE REFERENCE:

Sec. 62-172, Required Off-Street Parking Facilities

Sec. 62-310, Site/Design Review

TID #5 Design Guidelines

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommend approval of the site design review application as presented, conditioned on the applicant providing protective bollards around the patio area sufficiently spaced to prevent passage by average motor vehicles.

ATTACHMENTS:

1. 9.21.20 - 6010 USH 51 (Maple Tree) - PC Site Plan Application
2. 6010 USH 51_C&ED Memo_09.02.20
3. PD Letter of Approval Maple Tree 2020
4. Fire Inspector Review - Maple Tree
5. Review and Recommendation - Maple Tree - 09.03.2020

**Village of McFarland
Community Development Department**

RECEIVED

AUG 10 2020

VILLAGE OF MCFARLAND

Plan Commission Application – 2020

~Application must be completed in full~

Applicant - Owner	Maple Tree Rest -	Applicant's Agent	Gary Seiler
		Name	Same
Address	6010 Hwy 51 McFarland, WI P.O. Box 485 53558	Address	5313 Falling Leaves Ln - McFarland WI 53558
Email	mtsupperclub@gmail.com	Email	mtsupperclub@gmail.com
Phone #	608-838-5888	Phone #	608-279-6090 Cell
Fax #		Fax #	

Parcel No(s). 1 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)

Attached!

What action is the applicant requesting of the Plan Commission?

To Ok. Increasing the size of Current Outdoor Patio on North side of Building From 10'x30' to 20'x30' with pouring a cement Patio Pad and Installing 4'6" Metal Fence

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

Signature of Applicant/Agent

Date

Maple Tree Rest. @ 6010 Hwy 51 McFarland, WI
Currently Zoned Commercial. Would like to Increase
the Size of our Outdoor Patio on Northside of Building
from 10'x30' to 20'x30'. Along with the expanded
Area to remove blacktop in Area & pour a cement Pad for
Better Safety ~~to~~ for Customers (Flat Level Area)
Also to Replace the 6' tall Cedar Fence we have now
with a 4' 6" Metal Rail Fence w/ gate for emergency Exit.
~~to~~



Application for an Outdoor Consumption Area
Pursuant to Village Ordinance Chapter 11

***Any physical change to a licensed premise requires Village board approval.**

No Fee

1. Applicant Information

Name of Individual, Partnership, LLC, or Corporation that holds the current Alcohol Beverage License:

SWN, Inc

DBA:

MapleTree Rest

Address of establishment:

6010 Hwy 51

City, State and Zip Code:

McFarland, WI 53558

Contact Name:

Gary Seiler

Contact Telephone Number:

608-838-5888

Gary Seiler 608-279-6090

2. Premise information

Gross floor area of the indoor licensed premise within a permanent building:

6040 Sq. Ft.

Proposed Square Footage of Outdoor Area:*

Existing Area Patio 300 Sq. Proposed 20 x 30 = 600 Sq. Ft.

**Outdoor area may not be larger than 50% of the gross floor area of the licensed premise within a permanent building without a variance granted by the Village Board. To request a variance, please see section 8 of the application.*

3. Outdoor Consumption Section

Is the proposed outdoor consumption area within 50 feet of the lot line of a parcel zoned, or used for residential purposes?*

☒ - No ☐ - Yes, see section 8 of application to request a variance

**This prohibition shall not apply to an outdoor area where an accessory apartment exists on the same parcel as the licensed premise.*

Will the outdoor area have amplified sound including but not limited to live music, loud speakers, call systems, etc.?

☐ - No ☒ - Yes.

Hours of operation for an outdoor consumption area shall be limited to Sunday through Thursday 11:00 a.m. to 10:00 p.m., and Friday and Saturday 11:00 a.m. to 11:00 p.m. Will the proposed outdoor consumption area meet this standard?

☒ - Yes ☐ - No, see section 8 of application to request a variance

Is the proposed outdoor area directly connected to the indoor licensed premise?

☒ - Yes ☐ - No

If no, please attach a security plan that explains how alcohol will be served, and how alcohol consumption will be monitored. Provide specific details on how you intend to prevent consumption outside of the licensed premise and how you will prevent underage alcohol consumption.

4. Outdoor Sporting Activity Section

Will the proposed expansion involve an outdoor sporting activity area?

☐ - Yes ☒ - No

If yes, you will need an outdoor sporting activity application in addition to this application.

j. The outdoor area shall not have an undue adverse impact upon nearby property, the character of the neighborhood, traffic conditions, parking or other matter affecting the public health, safety, welfare, or convenience.

8. Variance – ONLY COMPLETE SECTION IF YOU ARE REQUESTING A VARIANCE FROM THE MINIMUM STANDARDS IN SECTION 7.

- The above noted standards in section 7 shall be the minimum conditions of all outdoor licensed areas unless the Village Board makes a specific finding that the condition is not necessary to protect the public health, safety or welfare.

Please identify any variances requested from the minimum standards that you would like considered by the Village Board. I am requesting a variance from the following standard(s):

1. Outdoor areas are prohibited within 50 feet of the lot line of a parcel zoned, or lawfully used for residential purposes.

Proposed distance from residential lot line: _____

Explanation as to why the variance is needed/requested and why it will not cause a nuisance or concern for public health, safety and welfare:

N/A

2. The hours during which consumption may be permitted are 11:00 a.m. to 10:00 p.m. Sunday through Thursday, and Saturday and Sunday from 11:00 a.m. to 11:00 p.m.

Proposed Hours of Outdoor consumption area: Same



Asbury 3-Rail
• 4-1/2H x 6W
171-6720

Aluminum Post
• 2" x 2" x 84"
• Includes mounting hardware 171-6715

Arch Gate
• 4-1/2H x 4W
• Includes hinges and latch 171-6727



Post Bracket Set
171-6714



2" Post Deck Mount
171-6723

Panel size is installed height and on center post spacing. Posts and accessories sold separately. Gate size is installed height and rough opening width.

requested and why it will not cause a nuisance or concern for public

N/A.

ensed premise shall be enclosed by a permanent, secure fence not less constructed of wood, plastic, or metal and erected and maintained in

Attached. 4'6" Height - Metal

requested and why it will not cause a nuisance or concern for public

4. Amplified music, speakers, microphones, televisions, and other audio/video devices shall be subject to Chapter 20 regarding noise, which shall limit noise on all commercial properties to 70db, and no noise allowed between the hours of 10 p.m. and 7:00 a.m.

Variance requested: _____

Explanation as to why the variance is needed/requested and why it will not cause a nuisance or concern for public health, safety and welfare:

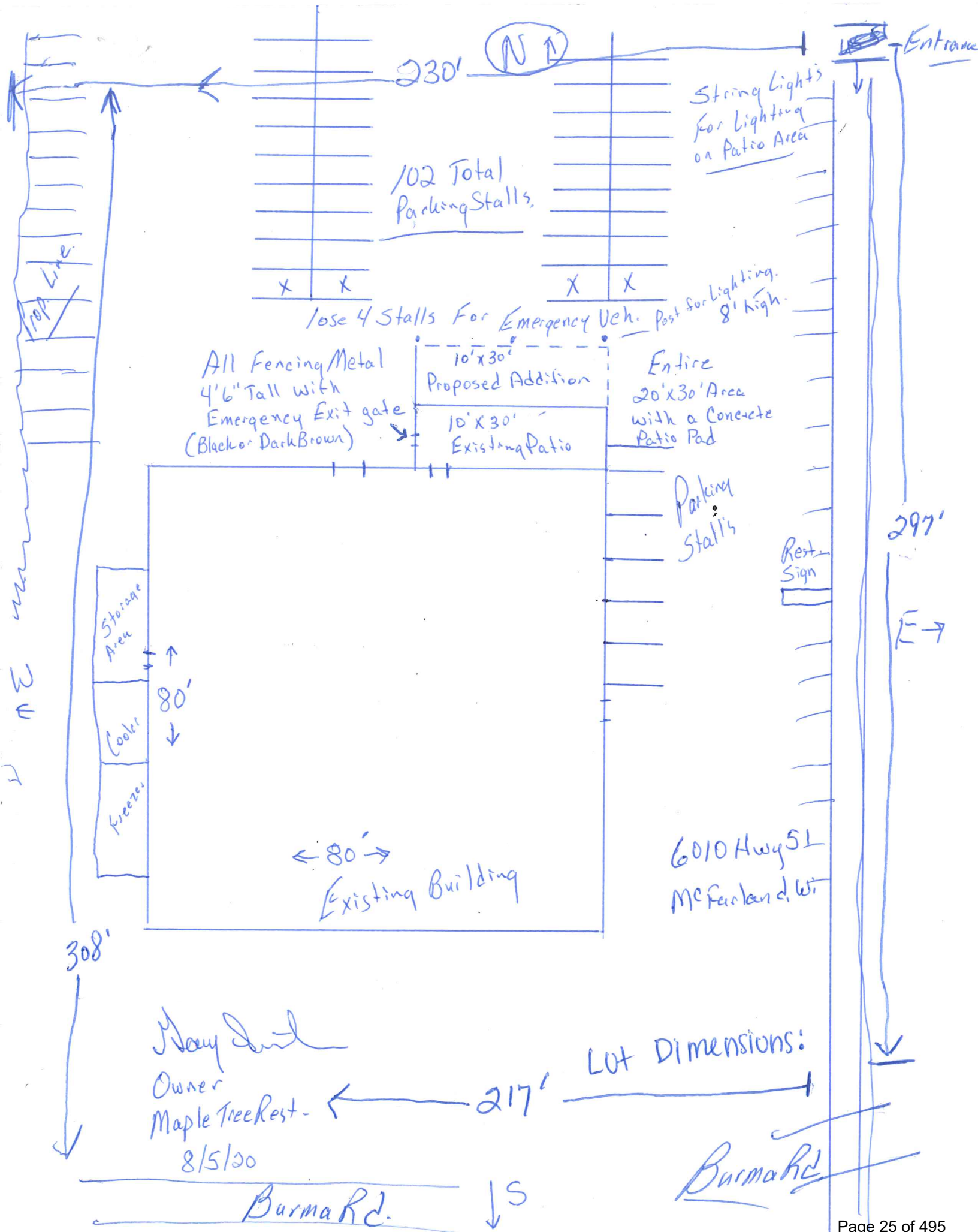
N/A.

5. The size of the outdoor area shall be not larger than 50 percent of the gross floor area of the licensed premise within a permanent building.

Proposed size of outdoor area: _____ Percentage of gross floor area: _____

Explanation as to why the variance is needed/requested and why it will not cause a nuisance or concern for public health, safety and welfare:

N/A.



230' (N)

102 Total Parking Stalls

String Lights for Lighting on Patio Area

lose 4 Stalls For Emergency Veh. Post for Lighting. 8' high.

All Fencing Metal 4'6" Tall with Emergency Exit gate (Black or Dark Brown)

10'x30' Proposed Addition

10'x30' Existing Patio

Entire 20'x30' Area with a Concrete Patio Pad

Parking Stalls

Rest. Sign

297'

E →

6010 Hwy 51 McFarland, WI

← 80' → Existing Building

Lot Dimensions:

217'

Maple Tree Rest.
Owner
8/5/20

Barma Rd.

Barma Rd.

Memorandum

To: Public Safety Committee

From: Andrew Bremer, AICP, Community & Economic Development Director

Date: September 2, 2020

Re: **6010 USH 51, Maple Tree, Outdoor Consumption Area Application**

On September 21, 2020, the Plan Commission will review the Maple Tree Restaurant's Site Plan Application to expand the outdoor patio as part of their Outdoor Consumption Area Application. The property is zoned C-G Commercial General. The site plan modifications under review are described below along with my notes regarding each modification.

1. Expanding the existing patio from 10' x 30' (300 square feet) to 20' x 30' (600 square feet).
 - The Department is supportive of the expansion of the outdoor seating area as this improvement provides needed dining space to help the restaurant remain viable while complying with Dane County Public Health orders related to COVID.
2. Remove the blacktop surface within the patio area and replace with concrete.
 - The Department is supportive of this improvement as it improves safety for customers and employees by having a level surface.
3. Replace the 6' high cedar fence with a 4'6" metal rail fence w/ gate for emergency exit. Add three 8' high posts for restringing existing overhead lighting.
 - The Department is supportive of this improvement as the proposed materials and design meet applicable zoning and building code requirements and provide increased visibility to and from the outdoor dining space. The current exterior of the patio is surrounded by protective bollards (see pictures on page 2) spaced out approximately every 8 feet. The site plan does not indicate that these would be reinstalled, although presumably the three 8-foot tall lighting posts may serve a similar role. The need to add protective bollards should be discussed with the applicant. The proposed fence will need a building permit from the Building Inspector and the owner will need to securely mount to the concrete all fence/lighting posts.
4. Removal of four off-street parking spaces.
 - The site plan illustrates the removal of four off-street parking spaces to accommodate the patio expansion and to maintain similar on-site vehicular movements between the patio and rows of interior parking stalls. The current drive aisle width between the existing patio fence and these stalls is ~20 feet. The parking stalls are ~9 feet wide; therefore, with the new patio expansion the travel lane between the patio and nearest parking stall will be reduced by one foot to ~19 feet, which is not significantly different from the current condition. Total off-street parking stalls would be reduced from 102 to 98. There is adjacent on-street parking available on Burma Road that can off-set the loss of these four parking stalls.

Current Patio Area at Maple Tree





Village of McFarland Police Department

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

Craig J. Sherven • Chief of Police

Having reviewed the proposed outdoor expansion, I offer the below comments and cautions relating to the use of outdoor amplification as well as requirements relating to lighting and fencing, and occupant protection measures related to vehicular traffic in the adjacent parking areas.

My comments are reflective only of those related to law enforcement related security, and not of fire safety, zoning, construction, lot line requirements, etc. Other staff will comment from those standpoints.

- **Regarding section 11-64 (N) of Village Ordinances:**
 - **(4)(C)** – Note that while the fencing proposed appears to be in technical compliance with ordinance requirements in terms of physical construction requirements related to height and material, it is in my opinion of questionable sufficiency to prevent the passage of alcoholic beverages to individuals on the outside due to open construction. Applicant should be aware that this type of fencing will increase the ability to pass beverages to individuals outside the area and increased visual supervision of the area would be prudent and highly recommended.
 - **(4)(D)** – Applicant should be aware that Village ordinance restricts and/or prohibits sound or noise as follows:
 - “tending to unreasonably disturb the peace and quiet of persons in the vicinity thereof unless the making and continuing of the same cannot be prevented and is necessary for the protection or preservation of property or of the health, safety, life, or limb of some person.”
 - “The using, operating or permitting to be played, used or operated of any radio receiving set, musical instrument, phonograph, loudspeaker, sound amplifier or other machine or device for the producing or reproducing of sound, which is cast upon the public streets for the purpose of commercial advertising or attracting attention of the public to any building or structure. Announcements over loudspeakers can only be made by the announcer in person and without the aid of any mechanical device.”

- It's important to understand that tolerance levels of other individuals vary greatly. What is reasonable to one may be completely unreasonable to another, thus it would be prudent to utilize any outdoor amplification cautiously and prudently.
- **(4)(E)** – As an additional caution relating to restrictions on noise and general character of the business, this section provides “The outdoor area shall not have an undue adverse impact upon nearby property, the character of the neighborhood, traffic conditions, parking or other matter affecting the public health, safety, welfare, or convenience”.
- **(3)(C) Lighting** – Applicant should be required to install adequate lighting so as to clearly monitor the area for compliance with statute and ordinance.
- Additionally, due to the fact that this area appears to be at ground level and directly adjacent to parking areas in which motor vehicles are operated, the exterior perimeter of the area must be protected by traffic bollards or other devices intended to be used to prevent vehicles from penetrating the exterior perimeter. They shall be spaced at sufficient intervals so as to prevent a motor vehicle from getting between them and shall be of sufficient height so as to prevent a motor vehicle from travelling over them.

Craig J. Sherven
Chief of Police



McFarland Fire & Rescue Department

5915 Milwaukee Street • PO Box 110 • McFarland, WI 53558-0110

(608) 838-3278 • Fax: (608) 838-3619

Emergency: 911

August 14, 2020

To: Public Safety Committee

From: Mitchell Sutter, Fire Inspector/Public Education Specialist

RE: Site Plan Review for 6010 US Hwy 51, Maple Tree Restaurant

I have reviewed the proposed change in the outdoor fenced area requested by the Maple Tree Restaurant.

The combined occupancy load of the current fenced-in area and the proposed addition, based on the square footage provided, would have a 40 to 85 person seating arrangement assuming adjustable seating or standing room. The final approved occupant load within the outdoor patio area must be posted per the International Fire Code (IFC) 1004.3

At this time, the McFarland Fire & Rescue finds no other concerns with the proposed patio expansion and recommends approval.

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

Sincerely,

Mitchell Sutter

Fire Inspector/Public Education Specialist

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

MEMORANDUM

To: Public Safety Committee and Village Board

From: Cassandra Suettinger, Village Clerk/Treasurer

Date: September 4, 2020

RE: Expansion of Premise for Maple Tree Restaurant, 6010 USH 51

Background: The current licensed premise for the Maple Tree Restaurant is an 80' x 80' Building and a 12' x 30' patio area on the northside of the building.

Proposal: The Maple Tree Restaurant is proposing to increase the size of the current 360 square foot outdoor drinking area to 600 square feet. Attached is the site plan and photos of the current patio. The proposal would double the size of the area and change the fence materials. Much like a lot of expansions we have recently seen, the owners are hoping the expansion will allow additional capacity to meet social distancing requirements. With the size of the Maple Tree, and current COVID1p limitations, allowing additional outdoor seating will really help them try to survive and navigate the COVID19 world we now find ourselves in.

Review: Village Ordinance 11-64n outlines the conditions and requirements for outdoor consumption areas within the Village. Below is a review of the proposal and its compliance with the required conditions.

1) Any application for a new license, the renewal of an existing license or a change in the description of licensed premises which seeks to include an outdoor area within the licensed premises' description shall require notice to each person owning property within 500 feet of the proposed licensed premises. The applicant shall prepay the cost of sending such notice before the notices are sent. The notice shall include a copy of the application and the date, time and location of any public hearings or other public meetings at which the application is scheduled to be considered.

On August 18, 2020, a notice was sent to all property owners within 500 feet of the proposed licensed premise expansion notifying them of the dates and times of the Public Safety and Village Board meetings along with a copy of the proposed site plan.

2) The application shall be accompanied by detailed plans or drawings demonstrating the size, location, surface and building materials, and use of the outdoor area, including fencing and signage, and any other information necessary to determine compliance with this Subsection. The outdoor consumption application, along with associated plans and drawings, shall be reviewed for a recommendation by the Public Safety Committee and a final decision made by the Village Board.

Attached are the detailed plans outlining all the required items for the review and recommendation of the Public Safety Committee.

3) The Village Board may impose conditions specific to any outdoor areas of the licensed premises as deemed necessary to prevent undue adverse impacts on neighboring property, the character of the surrounding

neighborhood, traffic conditions, parking or any other matter to protect the public health, safety, welfare or convenience, including, but not limited to:

- a. Restricting the hours during which alcohol consumption may be permitted within the outdoor area;*

Staff Comments: No restrictions identified by Staff.

- b. Requiring additional parking beyond the minimum required by the Zoning Code;*

Staff Comments: No additional revisions. Community Development Director Bremer noted there is adjacent on-street parking on Burma Road that can off-set the loss of the four parking stalls that will occur as part of the expansion.

Community Development Director Andrew Bremer:

On June 15, 2020, both the Landmarks Commission and Plan Commission will review McFarland's Tavern's Outdoor Consumption Area Application and associated site plan. As part of their review, the Plan Commission will determine whether to condition approval on any potential changes to the off-street parking. My recommendation to the Plan Commission will be to not require any additional off-street parking to support the proposed outdoor consumption area for the following reasons:

- c. Regulation of lighting and screening;*

Staff Comments:

Chief Sherven - Applicant should be required to install adequate lighting so as to clearly monitor the area for compliance with statute and ordinance.

Response: Applicant has noted outdoor lighting will be provided.

- d. Any conditions recommended by the Public Safety Committee;*
To be determined by the Committee as applicable.

- e. Any conditions imposed by the Plan Commission as part of its required site plan review under Section 62-310 of this Code.*

Plan Commission will review the site plan on September 21st and provide recommendation to the Village Board.

In addition to any specific conditions imposed under Subsections (2) and (3), the following shall be minimum conditions of all licenses with respect to outdoor areas unless the Village Board makes a specific finding that the condition is not necessary to protect the public health, safety or welfare:

a. *Outdoor areas are prohibited within 50 feet of the lot line of a parcel zoned, or lawfully used for residential purposes. This prohibition shall not apply to prohibit an outdoor area where an accessory apartment exists on the same parcel as the licensed premises.*

- Staff Comments: Compliant.

b. *The hours during which alcohol consumption may be permitted within the outdoor area is restricted to 11:00 a.m. to 10:00 p.m. Sunday through Thursday; and 11:00 a.m. to 11:00 p.m. on Friday and Saturday.*

- Staff Comments: None.
- Response: Applicant is aware of requirement and will need to comply.

c. *The perimeter of any outdoor portion of a licensed premise shall be enclosed by a permanent, secure fence not less than four feet in height. Such fence shall be constructed of wood, plastic, or metal and erected and maintained in accordance with all applicable Village ordinances. If the outdoor portion of a licensed premises is an outdoor sports area, the enclosure may instead be made by temporary netting not less than ten feet high during the applicable sports season. Such netting shall not be installed sooner than 14 days prior to, and shall be removed no later than 14 days after, the season or the period established under Section 11-69(f)(6)c., whichever is shorter. The outdoor area shall comply with all applicable building code requirements including the provision of readily distinguishable means of egress for fire and emergency purposes.*

- Staff Comments: The proposal is to replace the current 6' cedar fence with a 4'6" metal raise fence with a gate for emergency exit purposes. Additionally, the applicant will install three posts for safety.

Chief Sherven - Note that while the fencing proposed appears to be in technical compliance with ordinance requirements in terms of physical construction requirements related to height and material, it is in my opinion of questionable sufficiency to prevent the passage of alcoholic beverages to individuals on the outside due to open construction. Applicant should be aware that this type of fencing will increase the ability to pass beverages to individuals outside the area and increased visual supervision of the area would be prudent and highly recommended.

Community Development Director Bremer - The Department is supportive of this improvement as the proposed materials and design meet applicable zoning and building code requirements and provide increased visibility to and from the outdoor dining space. The current exterior of the patio is surrounded by protective bollards (see picture on page 2) spaced out approximately every 8 feet. The site plan does not indicate that these would be reinstalled, although presumably the three 8-foot tall lighting posts may serve a similar role. The need to add protective bollards should be discussed with the applicant. The proposed fence will need a building permit from the Building Inspector and the owner will

need to securely mount to the concrete all fence/lighting posts.

d. Amplified music, speakers, microphones, televisions or other audio or video devices shall be subject to Chapter 20, Article III of the Village Code of Ordinances regarding Noise and Section 11-69(f) if applicable.

- Staff Comments:

Chief Sherven - Applicant should be aware that Village ordinance restricts and/or prohibits sound or noise as follows:

- “tending to unreasonably disturb the peace and quiet of persons in the vicinity thereof unless the making and continuing of the same cannot be prevented and is necessary for the protection or preservation of property or of the health, safety, life, or limb of some person”
- “The using, operating or permitting to be played, used or operated of any radio receiving set, musical instrument, phonograph, loudspeaker, sound amplifier or other machine or device for the producing or reproducing of sound, which is cast upon the public streets for the purpose of commercial advertising or attracting attention of the public to any building or structure. Announcements over loudspeakers can only be made by the announcer in person and without the aid of any mechanical device.”
- It’s important to understand that tolerance levels of other individuals vary greatly. What is reasonable to one may be completely unreasonable to another, thus it would be prudent to utilize any outdoor amplification cautiously and prudently .

- Response: Applicant is aware of requirement and will need to comply.

e. The outdoor area shall not have an undue adverse impact upon nearby property, the character of the neighborhood, traffic conditions, parking or other matter affecting the public health, safety, welfare, or convenience.

- Staff Comments: Chief Sherven highlights and emphasizes this requirement for applicants.
- Response: Applicant is aware of requirement and understands compliance requirement.

f. The size of the outdoor area may not be larger than 50 percent of the gross floor area of the licensed premises within a permanent building. Interior building capacity shall not be increased as a result of the addition of the outdoor area. The playing area of any outdoor sports area permitted under Section 11-69 shall not be included for purposes of determining compliance with this subparagraph so long as the playing area is

not permitted to be occupied by persons not participating in the sporting activity for which the playing area is designed.

- Staff Comments: The applicant's current interior premise includes the 80' x 80' restaurant for a total interior square footage of 6,400 square feet. Based on the ordinance, the applicant's outdoor consumption area could be up to 3,200 square feet. The proposed outdoor consumption area would be 600 square feet, which is well within the limitations of the ordinance.
- Response: Not applicable.

g. A conspicuous notice shall be posted at each fire exit stating: "No Beer, Liquor or Wine May Be Carried in an Open Container Beyond this Point."

- Staff Comments: None.
- Response: Applicant is aware of requirement and understands compliance requirement.

h. No bar/counter service shall be permitted in outdoor areas, however, wait staff may serve in the outdoor area.

- Staff Comments: No comments.
- Response: Applicant does not plan to have bar/counter service in the outdoor area. All sales will occur in the building and be carried out to the patio.

i Except for outdoor sports activities permitted under Section 11-69, the outdoor area shall not be used for any activities other than service and consumption of food and/or drink. Smoking may be permitted in accordance with applicable State and local regulations.

Compliant. Applicant is aware of requirement.

- Staff Comments: Not applicable no outdoor sports planned.
- Response: Not applicable.

j. The outdoor area shall be accessible to the disabled, and the license holder shall at all times comply with all applicable federal, state and village laws, ordinances and regulation concerning accessibility.

- Staff Comments: Both the Fire Inspector and Building Inspector reviewed the proposed plan and found it to be in compliance.
- Response: Not applicable.

k. Containers for refuse disposal and regular cleanup shall be placed inside of the outdoor area.

- Staff Comments: None.
- Response: Applicant is aware of requirement and understands compliance requirement.

I. If the outdoor area is used for outdoor sports activities as permitted under Section 11-69 and persons under the age of 21 are allowed to be present on the licensed premises, all persons 21 years of age or older who intend to consume alcohol beverages in the outdoor area, shall be issued a wristband that is bright in color which shall be issued only upon showing valid identification proving the person is 21 years of age or older.

- Staff Comments: Not applicable no outdoor sports planned.
- Response: Not applicable.

Recommendation: Staff recommends approval of the expansion of licensed premise for the Maple Tree Restaurant, 6010 US Hwy 51, for a 600 square foot outdoor consumption area for the period ending June 30, 2020 with the condition that the capacity of the outdoor area be posted per IFC 1004.3.



VILLAGE BOARD SUMMARY SHEET

MEETING DATE: Monday, September 21, 2020

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Jim Hessling, Public Works Director, Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Presentation and discussion of the Traffic Impact Analysis for Broadhead Street and Holscher Road.

PREVIOUS ACTION:

ISSUE SUMMARY:

Included in your packet is a Traffic Impact Analysis for the Broadhead & Holscher Road intersection. This document was also reviewed at the September 8th Public Works Committee Meeting.

The impetus for this study included proposed private and public development and Phase 4 reconstruction of CTH MN (Broadhead Street) from Holscher Road to CTH AB. Several developments are proposed in the immediate vicinity of the intersection: a residential development of 80 dwelling units, a residential development of 32 units, and a new Village public safety building. These sites, in addition to long-range Village growth east of the study intersection, will increase traffic volumes at this location. This condition, coupled with existing concerns of stop-sign noncompliance on Holscher Road and upcoming reconstruction of Broadhead Street east of Holscher Road, has introduced consideration of evaluating the existing intersection control and to investigate potential intersection control improvements. Note, the design for Phase 4 CTH MN reconstruction is still under review by the Public Works Committee and Village Board. A public input meeting on this project was held on August 31st. In addition, since the completion of the study, the two private development projects have reduced their unit counts to 60 and 30.

A representative from SRF will attend the Plan Commission to provide an overview of the study and address Commission questions. The scheduling/programming of specific improvements to the intersection will be addressed through the Public Works Committee and Village Board as part of the Phase 4 CTH MN reconstruction project. Recordings from the August 31st PIM and September 8th Public Works Committee meetings are available on the McFarland Cable Channel: www.mcfarlandcablechannel.com. Draft design drawings for the reconstruction project are also available in the September 8 Public Works meeting packet available at



www.mcfarland.wi.us/agendas.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

1. 200805_Broadhead Holscher ICE



PHASE I: ICE MEMORANDUM

To: Village of McFarland
From: Lee Gibbs, PE, PTOE
Date: 7/23/2020
RE: Traffic Impact Analysis (TIA)
Broadhead Street and Holscher Road
Village of McFarland
Dane County

Project Description:

This intersection is a four-legged intersection located on the periphery of the Village of McFarland. Broadhead Street (also known as County MN and running east-west) serves as the major street and Holscher Road (running north-south) serves as the minor street with all movements from Holscher Road under stop control. Exclusive left-turn lanes are provided on both approaches of Holscher Road and an exclusive right-turn lane is provided on the west leg of Broadhead Street. Bike lanes and sidewalks are provided on the north, south, and west intersection legs while crosswalks are provided on all intersection legs. A multi-use path runs on the north side of the east intersection leg.

Several developments are proposed in the immediate vicinity of the intersection: a residential development of 80 dwelling units, a residential development of 32 units, and a new Village public safety building. These sites, in addition to long-range Village growth east of the study intersection, will increase traffic volumes at this location. This condition, coupled with existing concerns of stop-sign noncompliance on Holscher Road and upcoming reconstruction of Broadhead Street east of Holscher Road, has introduced consideration of evaluating the existing intersection control and to investigate potential intersection control improvements.

Description of Alternatives:

The following intersection control was investigated:

- Two-way stop-control (TWSC) – existing condition
- All-way stop-control (AWSC)
- Traffic signal control
- Roundabout control

Safety Considerations:

Observed Crash History Years: 2015 through 2019

Crash Type	Fatal	Injury A	Injury B	Injury C	KABC	PDO	Total
Fixed Object	0	0	0	0	0	2	2
Angle	0	0	0	1	1	0	1
Total	0	0	0	1	1	2	3

Injury A: crash resulting in incapacitating injury

Injury B: crash resulting in non-incapacitating injury

Injury C: crash resulting in minor injury

KABC: sum of fatal and injury crashes

PDO: property damage only crashes



PHASE I: ICE MEMORANDUM

Crash Trends: No crash trends identified in observed crash history

Contributing Factors: One PDO crash was alcohol-related; the other PDO crash occurred in a work zone

Operational Considerations:

Peak period (6-9a and 3-6p) intersection turning movement counts were collected at the intersection in July 2020. Due to the COVID-19 pandemic altering traffic patterns, the collected traffic data was adjusted using historical counts in the area to project more representative (i.e. pre COVID-19) traffic conditions. Year 2009 and 2018 traffic counts along County MN (east of the study intersection) were reviewed to generate an average annual growth rate (AAGR) for the roadway. This AAGR was projected to extrapolate Year 2020 traffic volumes at this count site. The extrapolated count data was compared to observed intersection counts at Broadhead / Holscher and intersection volumes were increased to reflect the extrapolated data. Observed turning movement proportions for each intersection approach were used to apply the increase in traffic volumes to each turning movement at the intersection. This process produced the existing-year intersection turning movement volumes used for analysis purposes.

Existing (Year 2020) and future-year (Year 2030) traffic conditions were evaluated. Background growth (2 percent per year), site traffic from adjacent properties, and site traffic from long-range growth areas were included in the future-year conditions. The Highway Capacity Manual (HCM) module of Synchro11 was used to develop measures of effectiveness (MOEs) for all traffic operations analysis scenarios. The results can be found below:

Year: 2020	Existing Conditions (TWSC)											
AM Peak	EB			WB			NB			SB		
	L/T	-	R	-	All	-	L	-	T/R	L	-	T/R
# Lanes	1		1		1		1		1	1		1
LOS	A		A		A		B		B	B		B
Delay (s)	7.6		0.0		7.5		11.6		12.1	13.2		10.3
v/c	0.02		0.00		0.01		0.05		0.19	0.10		0.08
Queue (ft.)	5		0		0		5		20	10		10
Storage (ft.)			100				100			100		
PM Peak	EB			WB			NB			SB		
	L/T	-	R	-	All	-	L	-	T/R	L	-	T/R
# Lanes	1		1		1		1		1	1		1
LOS	A		A		A		B		B	B		B
Delay (s)	7.5		0.0		7.5		11.7		11.0	12.1		11.2
v/c	0.02		0.00		0.01		0.04		0.10	0.08		0.12
Queue (ft.)	5		0		0		5		10	5		10
Storage (ft.)			100				100			100		
Additional Information												



PHASE I: ICE MEMORANDUM

Year: 2030	Future No-Build Conditions											
AM Peak	EB			WB			NB			SB		
	L/T	-	R	L/T	-	R	L	-	T/R	L	-	T/R
# Lanes	1		1	1		1	1		1	1		1
LOS	A		A	A		A	B		B	B		B
Delay (s)	7.6		0.0	7.5		0.0	11.6		12.1	12.6		10.0
v/c	0.02		0.00	0.01		0.00	0.05		0.19	0.09		0.07
Queue (ft.)	5		0	0		0	5		20	10		5
Storage (ft.)			100			100	100			100		
PM Peak	EB			WB			NB			SB		
	L/T	-	R	L/T	-	R	L	-	T/R	L	-	T/R
# Lanes	1		1	1		1	1		1	1		1
LOS	A		A	A		A	B		B	B		B
Delay (s)	7.5		0.0	7.5		0.0	11.7		11.0	11.9		11.1
v/c	0.02		0.00	0.01		0.00	0.04		0.10	0.07		0.12
Queue (ft.)	5		0	0		0	5		10	5		10
Storage (ft.)			100			100	100			100		
Additional Information	As part of the Broadhead Street reconstruction, the WB approach will be reconstructed to provide a through/left-turn lane and an exclusive right-turn lane. This update is reflected in this, and other relevant, future-year alternatives.											

Year: 2030	Future Build Conditions (AWSC Alternative)											
AM Peak	EB			WB			NB			SB		
	L/T	-	R	L/T	-	R	L	-	T/R	L	-	T/R
# Lanes	1		1	1		1	1		1	1		1
LOS	B		A	B		A	B		B	B		B
Delay (s)	11.4		8.7	14.2		9.7	10.3		11.5	11.0		10.0
v/c	0.26		0.07	0.47		0.24	0.07		0.28	0.14		0.15
Queue (ft.)	25		5	65		20	5		30	15		15
Storage (ft.)			100			100	100			100		
PM Peak	EB			WB			NB			SB		
	L/T	-	R	L/T	-	R	L	-	T/R	L	-	T/R
# Lanes	1		1	1		1	1		1	1		1
LOS	B		A	B		A	B		B	B		B
Delay (s)	13.9		8.7	13.0		8.7	10.5		10.8	11.5		10.5
v/c	0.45		0.09	0.39		0.08	0.07		0.21	0.20		0.19
Queue (ft.)	60		10	45		10	5		20	20		20
Storage (ft.)			100			100	100			100		
Additional Information	Per guidance in Section 2B.07 of the Manual of Uniform Traffic Control Devices (MUTCD), Year 2030 AM and PM projected peak-hour volumes at this intersection would meet minimum volume thresholds for AWSC consideration to implement. Year 2020 volumes would not meet these thresholds.											



PHASE I: ICE MEMORANDUM

Year: 2030

Future Build Conditions (Traffic Signal Alternative)

AM Peak	EB			WB			NB			SB		
	L/T	-	R	L/T	-	R	L	-	T/R	L	-	T/R
# Lanes	1		1	1		1	1		1	1		1
LOS	A		A	A		A	A		A	A		A
Delay (s)	5.0		4.7	5.6		5.4	7.2		7.4	8.0		6.9
v/c	0.18		0.08	0.35		0.32	0.06		0.39	0.13		0.24
Queue (ft.)	10		5	20		10	5		20	10		10
Storage (ft.)			100			100	100			100		
PM Peak	EB			WB			NB			SB		
	L/T	-	R	L/T	-	R	L	-	T/R	L	-	T/R
# Lanes	1		1	1		1	1		1	1		1
LOS	A		A	A		A	A		A	A		A
Delay (s)	5.8		5.1	5.6		5.0	6.8		6.6	7.4		6.5
v/c	0.34		0.13	0.29		0.10	0.06		0.29	0.17		0.26
Queue (ft.)	20		5	15		5	5		10	10		10
Storage (ft.)			100			100	100			100		
Additional Information	Per Section 4C of the MUTCD, Year 2030 AM and PM peak-hour volumes would not meet minimum volume thresholds for traffic signal consideration to implement.											

Year: 2030

Future Build Conditions (Roundabout Alternative)

AM Peak	EB			WB			NB			SB		
	-	All	-	-	All	-	-	All	-	-	All	-
# Lanes		1			1			1			1	
LOS		A			A			A			A	
Delay (s)		4.8			8.4			5.0			5.3	
v/c		0.17			0.43			0.18			0.16	
Queue (ft.)		25			50			25			25	
Storage (ft.)												
PM Peak	EB			WB			NB			SB		
	-	All	-	-	All	-	-	All	-	-	All	-
# Lanes		1			1			1			1	
LOS		A			A			A			A	
Delay (s)		6.4			5.5			5.5			5.5	
v/c		0.30			0.25			0.17			0.21	
Queue (ft.)		25			25			25			25	
Storage (ft.)												
Additional Information												



Other Considerations:

A cemetery is located in the northwest quadrant of the intersection. A public safety center – with firehouse – is proposed in the southeast quadrant; it is anticipated that emergency vehicles will exit onto Broadhead Street.

Feasibility of Alternatives:

The TWSC, AWSC, and traffic signal alternatives can be implemented with minimal impacts to the surrounding areas; the roundabout alternative may require right of way acquisition and/or roadway realignment due to sensitive land uses adjacent to the intersection.

Conclusion:

All alternatives maintain adequate (LOS C or better) traffic operations during Year 2030 peak traffic periods. Due to existing land uses, the roundabout alternative may require right of way acquisition and realignment of roadway approaches; therefore, the roundabout alternative should not be considered a feasible alternative for consideration.

Due to the low traffic volumes currently at the intersection, the intersection should maintain TWSC upon reconstruction of the east leg of Broadhead Street. Traffic conditions should be monitored at this intersection as development occurs to determine when AWSC should be implemented (see attachment for volume thresholds for AWSC consideration). It is unlikely that traffic volumes will meet minimum thresholds to warrant traffic signalization; therefore, traffic signal control is not recommended at this time (see attachment for volume thresholds for traffic signal consideration).

Attachments:

Intersection turning movement counts collected in July 2020
Crash Diagram
Intersection Traffic Operations Analysis Worksheets
Section 2B.07 of MUTCD (AWSC volume thresholds)
Section 4C of MUTCD (traffic signal volume thresholds)

Intersection Traffic Volume Report

Count Basics		Version 2013.J4.1	Page 1 of 11
Start Date:	Thursday, July 9, 2020	Weekday	Schools Not in Session
Total Number of Hours Counted:	6	Non-Holiday	No Special Events

Base Information, Observed (6) Hour and Estimated (24) Hour Volume Summaries

Intersection of: **Holscher Road and Broadhead Street**



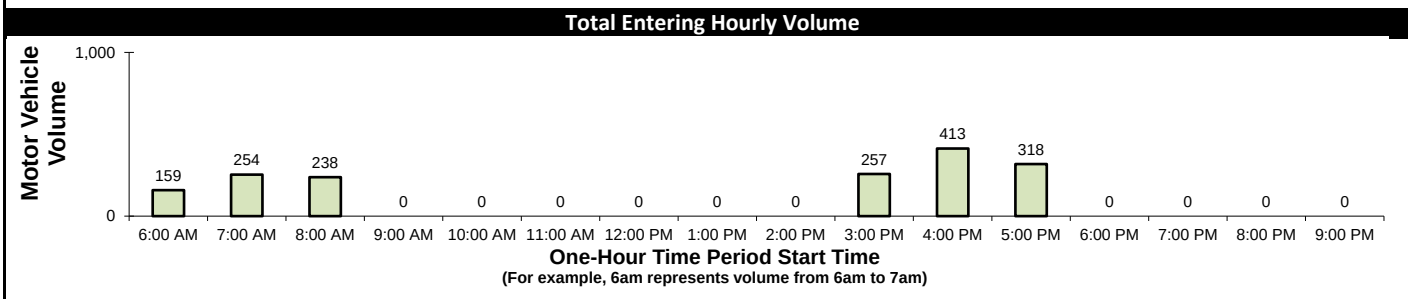
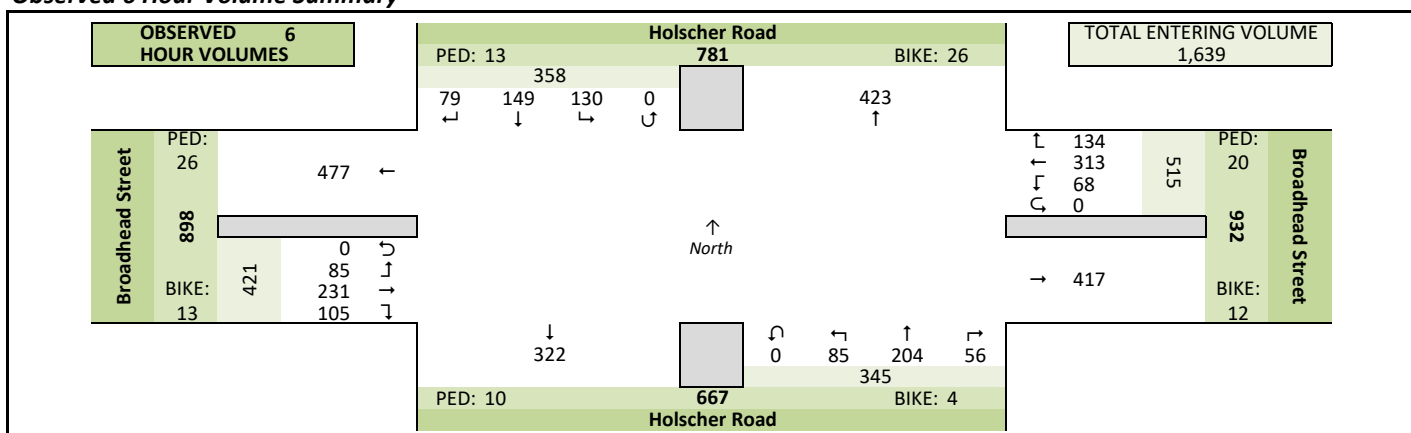
Site Information

Municipality	McFarland		
County	Dane	WisDOT Region	SW-M
Traffic Control	Partial Stop Control		
Roadway Names		North Direction	↑
North Leg	Holscher Road		
East Leg	Broadhead Street		
South Leg	Holscher Road		
West Leg	Broadhead Street		
Special Considerations			
Schools	Not in Session		
Holidays	None		
Special Events	None		
Special Pedestrians Observed			
	Pre-school children	None	
	Elementry school age children	None	
	Visually impaired (white cane/helper dog)	None	
	Elderly/disabled (except wheelchairs)	None	
	Wheelchairs/electric scooters	None	
Other (describe)		None	None

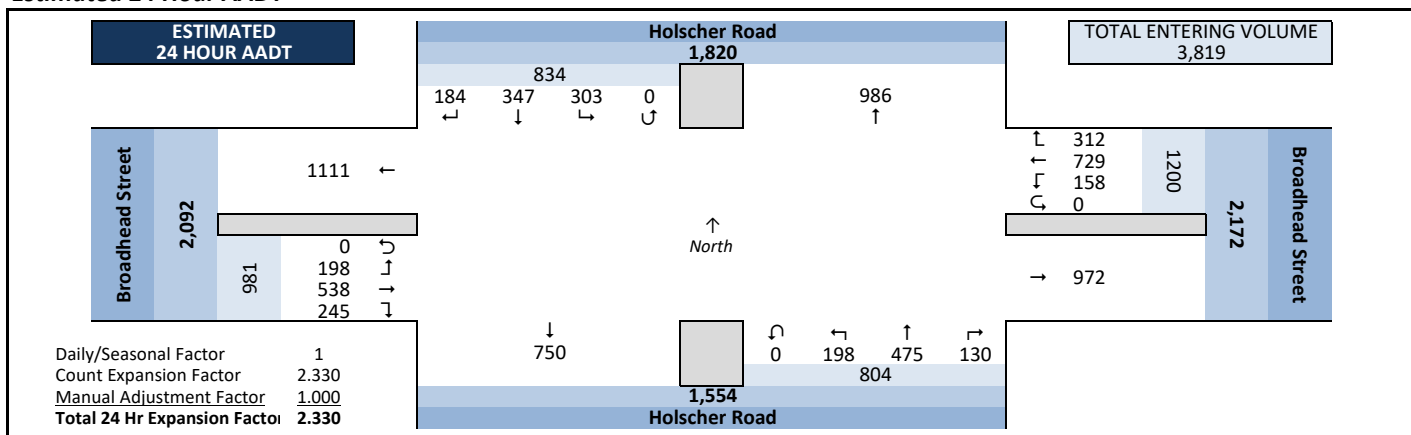
Count Information

Hrs Counted: 6:00 AM-9:00 AM and 3:00 PM-6:00 PM				
1st Day of Count		Thursday, July 9, 2020		Weather
AM Peak Period		Thursday, July 9, 2020		Clear & Dry
Midday Peak Period				Clear & Dry
PM Peak Period		Thursday, July 9, 2020		Clear & Dry
Calculated Peak Hours				
	AM	7:15-8:15am	MD	PM 4:15-5:15pm
Peak Hours Selected for Analysis				
	AM	7:15-8:15am	MD	PM 4:15-5:15pm
Daily/Seasonal Adjustment Group				
Count Expansion Group				
Daily/Seasonal Adjustment Factor		1	Count Expansion Factor 2.330	
Company Name SRF Consulting, Inc.			Manual Adj. 1.000	
Observers	AM Peak Period			
	Midday Peak Period			
	PM Peak Period			
Comments				

Observed 6 Hour Volume Summary



Estimated 24 Hour AADT



Intersection Traffic Volume Report

Count Basics			Page 3 of 11
Start Date:	Thursday, July 9, 2020	Weekday	Schools Not in Session
Total Number of Hours Counted:	6	Non-Holiday	No Special Events

Peak Hour Volume Summary

Holscher Road and Broadhead Street



Peak Hour Volumes, Truck Percentages, and PHFs

Thursday, July 9, 2020		↓					←					↑					→					Totals
		From North					From East					From South					From West					
		Holscher Road					Broadhead Street					Holscher Road					Broadhead Street					
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM Peak Hour	Start Time																					
AM Peak Hour	7:15 AM	2	4	4	0	10	10	9	1	0	20	4	9	5	0	18	3	6	3	0	12	60
	7:30 AM	4	1	6	0	11	7	21	4	0	32	2	21	2	0	25	3	8	6	0	17	85
	7:45 AM	6	3	8	0	17	5	10	2	0	17	4	6	4	0	14	1	5	2	0	8	56
	8:00 AM	4	3	5	0	12	17	8	3	0	28	2	11	3	0	16	3	9	4	0	16	72
	Peak Hour Volume	16	11	23	0	50	39	48	10	0	97	12	47	14	0	73	10	28	15	0	53	273
	Rounded Hourly Volume	15	10	25	0	50	40	50	10	0	100	10	45	15	0	70	10	30	15	0	55	275
	% Single Unit Trucks	0.0	0.0	8.7	0.0	4.0	15.4	4.2	0.0	0.0	8.2	0.0	2.1	0.0	0.0	1.4	0.0	0.0	6.7	0.0	1.9	4.4
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Trucks (Total)	0.0	0.0	8.7	0.0	4.0	15.4	4.2	0.0	0.0	8.2	0.0	2.1	0.0	0.0	1.4	0.0	0.0	6.7	0.0	1.9	4.4
Peak Hour Factor (PHF)	0.67	0.69	0.72	0.00	0.74	0.57	0.57	0.62	0.00	0.76	0.75	0.56	0.70	0.00	0.73	0.83	0.78	0.62	0.00	0.78	0.80	

N/A		↓ From North					← From East					↑ From South					→ From West							
Midday (MD) Peak Hour	MD Peak Hour	Holscher Road					Broadhead Street					Holscher Road					Broadhead Street							
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		Totals	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Peak Hour Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Rounded Hourly Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	% Single Unit Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
% Trucks (Total)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
Peak Hour Factor (PHF)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Thursday, July 9, 2020		↓ From North					← From East					↑ From South					→ From West					
PM Peak Hour	PM Peak Hour	Holscher Road					Broadhead Street					Holscher Road					Broadhead Street					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
	4:15 PM	6	11	14	0	31	5	22	5	0	32	4	8	5	0	17	9	14	5	0	28	108
	4:30 PM	4	8	8	0	20	8	21	3	0	32	2	15	6	0	23	9	18	9	0	36	111
	4:45 PM	6	11	10	0	27	3	12	4	0	19	6	11	2	0	19	14	22	4	0	40	105
	5:00 PM	6	16	4	0	26	6	16	6	0	28	4	9	5	0	18	7	15	8	0	30	102
	Peak Hour Volume	22	46	36	0	104	22	71	18	0	111	16	43	18	0	77	39	69	26	0	134	426
	Rounded Hourly Volume	20	45	35	0	100	20	70	20	0	110	15	45	20	0	80	40	70	25	0	135	425
	% Single Unit Trucks	0.0	2.2	5.6	0.0	2.9	0.0	1.4	0.0	0.0	0.9	0.0	2.3	11.1	0.0	3.9	0.0	4.3	0.0	0.0	2.2	2.3
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
% Trucks (Total)	0.0	2.2	5.6	0.0	2.9	0.0	1.4	0.0	0.0	0.9	0.0	2.3	11.1	0.0	3.9	0.0	4.3	0.0	0.0	2.2	2.3	
Peak Hour Factor (PHF)	0.92	0.72	0.64	0.00	0.84	0.69	0.81	0.75	0.00	0.87	0.67	0.72	0.75	0.00	0.84	0.70	0.78	0.72	0.00	0.84	0.96	

Peak Hour Pedestrian and Bicyclist Volumes

Pedestrians and Bicyclists		Crossing 			Crossing 			Crossing 			Crossing 			Total Ped & Bikes Volume
		North Approach			East Approach			South Approach			West Approach			
		Holscher Road			Broadhead Street			Holscher Road			Broadhead Street			
15-Minute Start Time		Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	
AM	7:15 AM	0	0	0	0	0	0	0	0	0	0	1	1	1
	7:30 AM	1	3	4	0	0	0	0	0	0	2	2	4	8
	7:45 AM	3	1	4	0	4	4	2	0	2	1	0	1	11
	8:00 AM	1	3	4	0	0	0	0	0	0	3	1	4	8
	Total	5	7	12	0	4	4	2	0	2	6	4	10	28
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:15 PM	0	4	4	0	0	0	0	0	0	0	3	3	7
	4:30 PM	0	4	4	0	0	0	0	0	0	1	0	1	5
	4:45 PM	0	1	1	0	2	2	1	0	1	0	0	0	4
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	9	9	0	2	2	1	0	1	1	3	4	16

Intersection Traffic Volume Report

Count Basics			Page 5 of 11	
Start Date:	Thursday, July 9, 2020	Weekday	Schools Not in Session	
Total Number of Hours Counted:	6	Non-Holiday	No Special Events	

15-Minute Motor Vehicle Data

Holscher Road and Broadhead Street



15-Minute Motor Vehicle Data

15-Minute Time Period Start Time	From North						From East						From South						From West						15-Min Totals	Hourly Sum	PHF
	Holscher Road						Broadhead Street						Holscher Road						Broadhead Street								
	Right	Thru	Left	U-Tn	Total		Right	Thru	Left	U-Tn	Total		Right	Thru	Left	U-Tn	Total		Right	Thru	Left	U-Tn	Total				
AM Peak Period	6:00 AM	0	3	1	0	4	4	8	1	0	13	3	2	2	0	7	1	4	1	0	6	30	159	0.71			
	6:15 AM	0	2	3	0	5	5	11	2	0	18	1	9	2	0	12	2	1	2	0	5	40	182	0.81			
	6:30 AM	2	1	1	0	4	3	10	0	0	13	0	7	3	0	10	1	3	2	0	6	33	202	0.84			
	6:45 AM	1	2	5	0	8	4	12	2	0	18	5	12	4	0	21	2	6	1	0	9	56	254	0.75			
	7:00 AM	5	1	5	0	11	6	10	1	0	17	2	9	5	0	16	1	7	1	0	9	53	254	0.75			
	7:15 AM	2	4	4	0	10	10	9	1	0	20	4	9	5	0	18	3	6	3	0	12	60	273	0.80			
	7:30 AM	4	1	6	0	11	7	21	4	0	32	2	21	2	0	25	3	8	6	0	17	85	264	0.78			
	7:45 AM	6	3	8	0	17	5	10	2	0	17	4	6	4	0	14	1	5	2	0	8	56	239	0.83			
	8:00 AM	4	3	5	0	12	17	8	3	0	28	2	11	3	0	16	3	9	4	0	16	72	238	0.83			
	8:15 AM	2	7	4	0	13	4	10	3	0	17	2	6	2	0	10	2	7	2	0	11	51					
	8:30 AM	2	5	6	0	13	6	12	4	0	22	3	14	5	0	22	2	0	1	0	3	60					
	8:45 AM	2	4	0	0	6	4	11	1	0	16	2	9	3	0	14	5	11	3	0	19	55					
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	3:00 PM	2	5	4	0	11	2	13	0	0	15	1	5	4	0	10	3	8	3	0	14	50	257	0.72			
	3:15 PM	1	6	6	0	13	5	10	4	0	19	1	10	3	0	14	5	8	5	0	18	64	296	0.83			
	3:30 PM	1	4	5	0	10	2	8	2	0	12	2	4	3	0	9	9	13	1	0	23	54	340	0.79			
	3:45 PM	6	11	10	0	27	5	21	5	0	31	1	3	2	0	6	4	19	2	0	25	89	397	0.89			
	4:00 PM	3	9	4	0	16	7	18	5	0	30	2	7	6	0	15	5	18	5	0	28	89	413	0.93			
	4:15 PM	6	11	14	0	31	5	22	5	0	32	4	8	5	0	17	9	14	5	0	28	108	426	0.96			
	4:30 PM	4	8	8	0	20	8	21	3	0	32	2	15	6	0	23	9	18	9	0	36	111	401	0.90			
	4:45 PM	6	11	10	0	27	3	12	4	0	19	6	11	2	0	19	14	22	4	0	40	105	348	0.83			
	5:00 PM	6	16	4	0	26	6	16	6	0	28	4	9	5	0	18	7	15	8	0	30	102	318	0.78			
	5:15 PM	8	11	5	0	24	7	16	6	0	29	1	7	5	0	13	7	9	1	0	17	83					
	5:30 PM	4	7	6	0	17	4	9	0	0	13	1	6	2	0	9	3	10	6	0	19	58					
	5:45 PM	2	14	6	0	22	5	15	4	0	24	1	4	2	0	7	4	10	8	0	22	75					
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
Totals	79	149	130	0	358	134	313	68	0	515	56	204	85	0	345	105	231	85	0	421	1639						

Peak Hour All Vehicle Volume Summary

Hourly Time Period	Start Time	From North					From East					From South					From West					Total Hourly Volume	PHF
		Holscher Road					Broadhead Street					Holscher Road					Broadhead Street						
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM 7:15 AM		16	11	23	0	50	39	48	10	0	97	12	47	14	0	73	10	28	15	0	53	273	0.80
MD 12:00 PM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.86
PM 4:15 PM		22	46	36	0	104	22	71	18	0	111	16	43	18	0	77	39	69	26	0	134	426	0.96

Intersection Traffic Volume Report

Count Basics		Page 9 of 11	
Start Date:	Thursday, July 9, 2020	Weekday	Schools Not in Session
Total Number of Hours Counted:	6	Non-Holiday	No Special Events

15-Minute Heavy Vehicle Data

Holscher Road and Broadhead Street

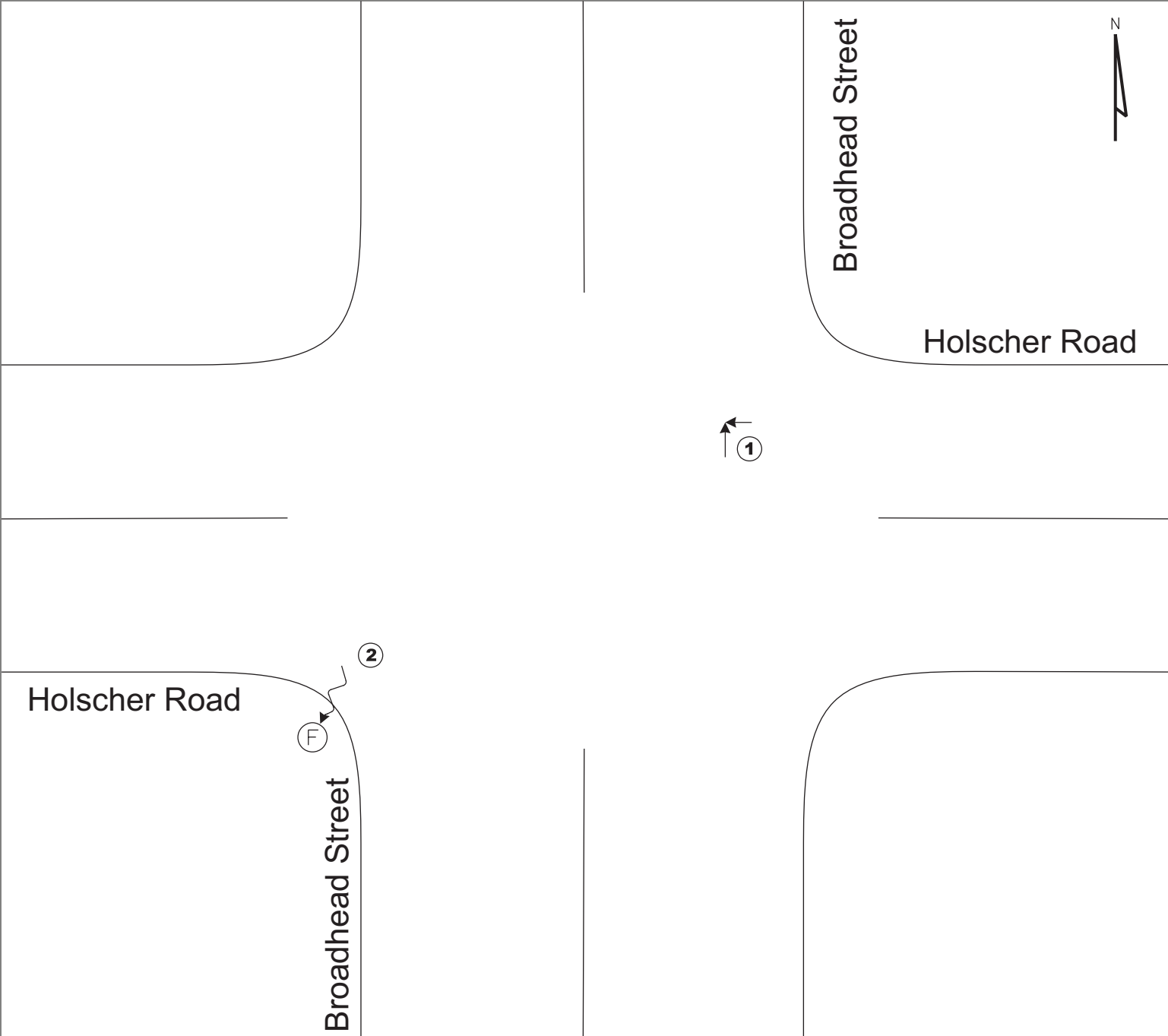


15-Minute Heavy Vehicle Data

15-Minute Time Period Start Time	↓ From North					← From East					↑ From South					→ From West					15-Min Totals	Hourly Sum	
	Holscher Road					Broadhead Street					Holscher Road					Broadhead Street							
	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total			
AM Peak Period	6:00 AM	0	1	0	0	1	2	2	1	0	5	0	0	0	0	0	0	0	0	0	0	6	15
	6:15 AM	0	1	0	0	1	0	1	1	0	2	0	0	0	0	0	0	0	0	0	0	3	12
	6:30 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	11
	6:45 AM	0	0	2	0	2	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	5	13
	7:00 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	3	10
	7:15 AM	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	12
	7:30 AM	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	0	0	1	0	1	3	10
	7:45 AM	0	0	1	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2	13
	8:00 AM	0	0	1	0	1	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0	5	14
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 AM	0	1	1	0	2	1	1	0	0	2	0	1	0	0	1	1	0	0	0	0	1	6
	8:45 AM	0	1	0	0	1	1	1	0	0	2	0	0	0	0	0	0	0	0	0	0	3	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	2	6
	3:15 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	7
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	2	2	11
	3:45 PM	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	10
	4:00 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	3	11
	4:15 PM	0	1	1	0	2	0	1	0	0	1	0	1	1	0	2	0	0	0	0	0	5	10
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	7
	4:45 PM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	2	7
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0	0	1	2	6
	5:15 PM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	2	
	5:30 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
	5:45 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Totals	0	9	8	0	17	11	13	2	0	26	0	4	2	0	6	2	10	1	0	13	62		

Peak Hour Heavy Vehicle Volume Summary

Hourly Time Period Start Time	↓ From North					← From East					↑ From South					→ From West					Total Hourly Volume
	Holscher Road					Broadhead Street					Holscher Road					Broadhead Street					
	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM 7:15 AM	0	0	2	0	2	6	2	0	0	8	0	1	0	0	1	0	0	1	0	1	12
MD 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM 4:15 PM	0	1	2	0	3	0	1	0	0	1	0	1	2	0	3	0	3	0	0	3	10



DOCUMENTATION CONVENTION

Ⓜ = CRASH FREQUENCY (2015 - 2019)

CRASH FREQUENCY/SEVERITY

3
Crashes

- 0 Fatal Crash (K)
- 0 Incapacitating (A-level)
- 0 Non-Incapacitating (B-level)
- 1 Possible Injury (C-level)
- 2 Property Damage Only

LEGEND

- | | | | |
|-------------------|--------------------|-----------------------|------------------|
| → Moving Vehicle | ⓂⓎ Stop/Yield Sign | ↗ Angle (Right Angle) | ↔ Head-On |
| ↔ Backing Vehicle | Ⓣ Tree | ↖ Angle (Left Turn) | ↗ Rear-End |
| - - - Pedestrian | Ⓤ Utility Pole | ↘ Angle (Right Turn) | ↗ Out of Control |
| -B→ Bicyclist | ⓕ Fixed Object | ↗ Sideswipe-Same | ↗ Overtake |
| ▭ Parked Vehicle | Ⓝ Non-Fixed Object | ↖ Sideswipe-Opposite | ↗ Overturn |

Figure X.X
COLLISION DIAGRAM
HOLSCHER ROAD & BROADHEAD STREET
MCFARLAND, WISCONSIN

HCM 6th TWSC

3: Holscher Road (AM) & Broadhead Street

07/21/2020

Intersection												
Int Delay, s/veh	6.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔	↔		↔		↔	↔		↔	↔	
Traffic Vol, veh/h	24	45	16	16	78	63	22	76	20	37	18	26
Future Vol, veh/h	24	45	16	16	78	63	22	76	20	37	18	26
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	8	8	8	1	1	1	4	4	4
Mvmt Flow	30	56	20	20	98	79	28	95	25	46	23	33
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	177	0	0	76	0	0	322	333	56	364	314	138
Stage 1	-	-	-	-	-	-	116	116	-	178	178	-
Stage 2	-	-	-	-	-	-	206	217	-	186	136	-
Critical Hdwy	4.12	-	-	4.18	-	-	7.11	6.51	6.21	7.14	6.54	6.24
Critical Hdwy Stg 1	-	-	-	-	-	-	6.11	5.51	-	6.14	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.11	5.51	-	6.14	5.54	-
Follow-up Hdwy	2.218	-	-	2.272	-	-	3.509	4.009	3.309	3.536	4.036	3.336
Pot Cap-1 Maneuver	1399	-	-	1486	-	-	633	589	1013	588	598	905
Stage 1	-	-	-	-	-	-	891	802	-	819	748	-
Stage 2	-	-	-	-	-	-	798	725	-	811	780	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1399	-	-	1486	-	-	575	567	1013	486	576	905
Mov Cap-2 Maneuver	-	-	-	-	-	-	575	567	-	486	576	-
Stage 1	-	-	-	-	-	-	871	784	-	801	737	-
Stage 2	-	-	-	-	-	-	735	714	-	680	763	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	2.2			0.8			12			11.6		
HCM LOS							B			B		
Minor Lane/Major Mvmt	NBLn1 NBLn2		EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2		
Capacity (veh/h)	575	624	1399	-	-	1486	-	-	486	734		
HCM Lane V/C Ratio	0.048	0.192	0.021	-	-	0.013	-	-	0.095	0.075		
HCM Control Delay (s)	11.6	12.1	7.6	0	-	7.5	0	-	13.2	10.3		
HCM Lane LOS	B	B	A	A	-	A	A	-	B	B		
HCM 95th %tile Q(veh)	0.1	0.7	0.1	-	-	0	-	-	0.3	0.2		

HCM 6th TWSC
8: Holscher Road (PM) & Broadhead Street

07/21/2020

Intersection												
Int Delay, s/veh	5.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↰	↱		↰	↱	↰	↱		↰	↱	
Traffic Vol, veh/h	29	78	44	20	79	25	20	48	18	40	51	24
Future Vol, veh/h	29	78	44	20	79	25	20	48	18	40	51	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	1	1	1	4	4	4	3	3	3
Mvmt Flow	30	81	46	21	82	26	21	50	19	42	53	25
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	108	0	0	127	0	0	317	291	81	336	324	95
Stage 1	-	-	-	-	-	-	141	141	-	137	137	-
Stage 2	-	-	-	-	-	-	176	150	-	199	187	-
Critical Hdwy	4.12	-	-	4.11	-	-	7.14	6.54	6.24	7.13	6.53	6.23
Critical Hdwy Stg 1	-	-	-	-	-	-	6.14	5.54	-	6.13	5.53	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.14	5.54	-	6.13	5.53	-
Follow-up Hdwy	2.218	-	-	2.209	-	-	3.536	4.036	3.336	3.527	4.027	3.327
Pot Cap-1 Maneuver	1483	-	-	1465	-	-	632	616	973	616	592	959
Stage 1	-	-	-	-	-	-	857	776	-	864	781	-
Stage 2	-	-	-	-	-	-	821	769	-	801	743	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1483	-	-	1465	-	-	556	593	973	549	570	959
Mov Cap-2 Maneuver	-	-	-	-	-	-	556	593	-	549	570	-
Stage 1	-	-	-	-	-	-	838	759	-	845	769	-
Stage 2	-	-	-	-	-	-	733	757	-	718	727	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	1.4			1.2			11.2			11.5		
HCM LOS							B			B		
Minor Lane/Major Mvmt	NBLn1 NBLn2		EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2		
Capacity (veh/h)	556	664	1483	-	-	1465	-	-	549	655		
HCM Lane V/C Ratio	0.037	0.104	0.02	-	-	0.014	-	-	0.076	0.119		
HCM Control Delay (s)	11.7	11	7.5	0	-	7.5	0	-	12.1	11.2		
HCM Lane LOS	B	B	A	A	-	A	A	-	B	B		
HCM 95th %tile Q(veh)	0.1	0.3	0.1	-	-	0	-	-	0.2	0.4		

HCM 6th TWSC

3: Holscher Road (AM) & Broadhead Street

07/21/2020

Intersection												
Int Delay, s/veh	6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↰	↱		↰	↱	↰	↱		↰	↱	
Traffic Vol, veh/h	24	45	16	16	78	63	22	76	20	37	18	26
Future Vol, veh/h	24	45	16	16	78	63	22	76	20	37	18	26
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	100	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	8	8	8	1	1	1	4	4	4
Mvmt Flow	30	56	20	20	98	79	28	95	25	46	23	33
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	177	0	0	76	0	0	322	333	56	324	274	98
Stage 1	-	-	-	-	-	-	116	116	-	138	138	-
Stage 2	-	-	-	-	-	-	206	217	-	186	136	-
Critical Hdwy	4.12	-	-	4.18	-	-	7.11	6.51	6.21	7.14	6.54	6.24
Critical Hdwy Stg 1	-	-	-	-	-	-	6.11	5.51	-	6.14	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.11	5.51	-	6.14	5.54	-
Follow-up Hdwy	2.218	-	-	2.272	-	-	3.509	4.009	3.309	3.536	4.036	3.336
Pot Cap-1 Maneuver	1399	-	-	1486	-	-	633	589	1013	625	630	953
Stage 1	-	-	-	-	-	-	891	802	-	860	779	-
Stage 2	-	-	-	-	-	-	798	725	-	811	780	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1399	-	-	1486	-	-	577	567	1013	517	607	953
Mov Cap-2 Maneuver	-	-	-	-	-	-	577	567	-	517	607	-
Stage 1	-	-	-	-	-	-	871	784	-	841	767	-
Stage 2	-	-	-	-	-	-	737	714	-	680	763	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	2.2			0.8			12			11.2		
HCM LOS							B			B		
Minor Lane/Major Mvmt	NBLn1 NBLn2		EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2		
Capacity (veh/h)	577	624	1399	-	-	1486	-	-	517	773		
HCM Lane V/C Ratio	0.048	0.192	0.021	-	-	0.013	-	-	0.089	0.071		
HCM Control Delay (s)	11.6	12.1	7.6	0	-	7.5	0	-	12.6	10		
HCM Lane LOS	B	B	A	A	-	A	A	-	B	B		
HCM 95th %tile Q(veh)	0.1	0.7	0.1	-	-	0	-	-	0.3	0.2		

HCM 6th TWSC
8: Holscher Road (PM) & Broadhead Street

07/21/2020

Intersection												
Int Delay, s/veh	5.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↰	↱		↰	↱	↰	↱		↰	↱	
Traffic Vol, veh/h	29	78	44	20	79	25	20	48	18	40	51	24
Future Vol, veh/h	29	78	44	20	79	25	20	48	18	40	51	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	100	100	-	-	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	1	1	1	4	4	4	3	3	3
Mvmt Flow	30	81	46	21	82	26	21	50	19	42	53	25
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	108	0	0	127	0	0	317	291	81	323	311	82
Stage 1	-	-	-	-	-	-	141	141	-	124	124	-
Stage 2	-	-	-	-	-	-	176	150	-	199	187	-
Critical Hdwy	4.12	-	-	4.11	-	-	7.14	6.54	6.24	7.13	6.53	6.23
Critical Hdwy Stg 1	-	-	-	-	-	-	6.14	5.54	-	6.13	5.53	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.14	5.54	-	6.13	5.53	-
Follow-up Hdwy	2.218	-	-	2.209	-	-	3.536	4.036	3.336	3.527	4.027	3.327
Pot Cap-1 Maneuver	1483	-	-	1465	-	-	632	616	973	628	602	975
Stage 1	-	-	-	-	-	-	857	776	-	878	791	-
Stage 2	-	-	-	-	-	-	821	769	-	801	743	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1483	-	-	1465	-	-	557	593	973	560	580	975
Mov Cap-2 Maneuver	-	-	-	-	-	-	557	593	-	560	580	-
Stage 1	-	-	-	-	-	-	838	759	-	859	779	-
Stage 2	-	-	-	-	-	-	734	757	-	718	727	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	1.4			1.2			11.2			11.4		
HCM LOS							B			B		
Minor Lane/Major Mvmt	NBLn1 NBLn2		EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2		
Capacity (veh/h)	557	664	1483	-	-	1465	-	-	560	666		
HCM Lane V/C Ratio	0.037	0.104	0.02	-	-	0.014	-	-	0.074	0.117		
HCM Control Delay (s)	11.7	11	7.5	0	-	7.5	0	-	11.9	11.1		
HCM Lane LOS	B	B	A	A	-	A	A	-	B	B		
HCM 95th %tile Q(veh)	0.1	0.3	0.1	-	-	0	-	-	0.2	0.4		

HCM 6th AWSC

3: Holscher Road (AM) & Broadhead Street

07/21/2020

Intersection	
Intersection Delay, s/veh	11.6
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↰	↱		↰	↱	↰	↱		↰	↱	
Traffic Vol, veh/h	40	75	35	45	175	130	30	95	30	55	25	45
Future Vol, veh/h	40	75	35	45	175	130	30	95	30	55	25	45
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Heavy Vehicles, %	2	2	2	8	8	8	1	1	1	4	4	4
Mvmt Flow	50	94	44	56	219	163	38	119	38	69	31	56
Number of Lanes	0	1	1	0	1	1	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	10.8	12.5	11.3	10.4
HCM LOS	B	B	B	B

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	35%	0%	20%	0%	100%	0%
Vol Thru, %	0%	76%	65%	0%	80%	0%	0%	36%
Vol Right, %	0%	24%	0%	100%	0%	100%	0%	64%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	30	125	115	35	220	130	55	70
LT Vol	30	0	40	0	45	0	55	0
Through Vol	0	95	75	0	175	0	0	25
RT Vol	0	30	0	35	0	130	0	45
Lane Flow Rate	38	156	144	44	275	162	69	88
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.073	0.274	0.257	0.067	0.468	0.24	0.136	0.15
Departure Headway (Hd)	7.001	6.322	6.43	5.543	6.121	5.31	7.123	6.157
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	511	567	558	644	589	674	503	581
Service Time	4.755	4.076	4.184	3.296	3.865	3.053	4.88	3.913
HCM Lane V/C Ratio	0.074	0.275	0.258	0.068	0.467	0.24	0.137	0.151
HCM Control Delay	10.3	11.5	11.4	8.7	14.2	9.7	11	10
HCM Lane LOS	B	B	B	A	B	A	B	A
HCM 95th-tile Q	0.2	1.1	1	0.2	2.5	0.9	0.5	0.5

HCM 6th AWSC
8: Holscher Road (PM) & Broadhead Street

07/21/2020

Intersection	
Intersection Delay, s/veh	11.9
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↱	↱		↱	↱	↱	↱		↱	↱	
Traffic Vol, veh/h	50	200	60	45	170	50	35	65	50	95	65	40
Future Vol, veh/h	50	200	60	45	170	50	35	65	50	95	65	40
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles, %	2	2	2	1	1	1	4	4	4	3	3	3
Mvmt Flow	52	208	63	47	177	52	36	68	52	99	68	42
Number of Lanes	0	1	1	0	1	1	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	12.9	12.2	10.7	11
HCM LOS	B	B	B	B

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	20%	0%	21%	0%	100%	0%
Vol Thru, %	0%	57%	80%	0%	79%	0%	0%	62%
Vol Right, %	0%	43%	0%	100%	0%	100%	0%	38%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	35	115	250	60	215	50	95	105
LT Vol	35	0	50	0	45	0	95	0
Through Vol	0	65	200	0	170	0	0	65
RT Vol	0	50	0	60	0	50	0	40
Lane Flow Rate	36	120	260	62	224	52	99	109
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.073	0.211	0.448	0.093	0.389	0.079	0.194	0.19
Departure Headway (Hd)	7.171	6.352	6.196	5.385	6.251	5.435	7.047	6.268
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	498	563	581	663	573	657	508	570
Service Time	4.936	4.117	3.95	3.139	4.007	3.19	4.81	4.03
HCM Lane V/C Ratio	0.072	0.213	0.448	0.094	0.391	0.079	0.195	0.191
HCM Control Delay	10.5	10.8	13.9	8.7	13	8.7	11.5	10.5
HCM Lane LOS	B	B	B	A	B	A	B	B
HCM 95th-tile Q	0.2	0.8	2.3	0.3	1.8	0.3	0.7	0.7

HCM 6th Signalized Intersection Summary

3: Holscher Road (AM) & Broadhead Street

07/21/2020

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	40	75	35	45	175	130	30	95	30	55	25	45
Future Volume (veh/h)	40	75	35	45	175	130	30	95	30	55	25	45
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1781	1781	1781	1885	1885	1885	1841	1841	1841
Adj Flow Rate, veh/h	50	94	44	56	219	162	38	119	38	69	31	56
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Percent Heavy Veh, %	2	2	2	8	8	8	1	1	1	4	4	4
Cap, veh/h	335	449	538	279	503	513	587	306	98	530	131	237
Arrive On Green	0.34	0.34	0.34	0.34	0.34	0.34	0.22	0.22	0.22	0.22	0.22	0.22
Sat Flow, veh/h	294	1322	1585	201	1481	1510	1321	1369	437	1210	588	1062
Grp Volume(v), veh/h	144	0	44	275	0	162	38	0	157	69	0	87
Grp Sat Flow(s),veh/h/ln	1616	0	1585	1682	0	1510	1321	0	1806	1210	0	1650
Q Serve(g_s), s	0.0	0.0	0.4	0.0	0.0	1.6	0.5	0.0	1.5	1.1	0.0	0.9
Cycle Q Clear(g_c), s	1.1	0.0	0.4	2.5	0.0	1.6	1.4	0.0	1.5	2.6	0.0	0.9
Prop In Lane	0.35		1.00	0.20		1.00	1.00		0.24	1.00		0.64
Lane Grp Cap(c), veh/h	784	0	538	782	0	513	587	0	403	530	0	368
V/C Ratio(X)	0.18	0.00	0.08	0.35	0.00	0.32	0.06	0.00	0.39	0.13	0.00	0.24
Avail Cap(c_a), veh/h	3194	0	3195	3494	0	3043	2185	0	2588	1994	0	2363
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	4.9	0.0	4.6	5.3	0.0	5.0	7.1	0.0	6.8	7.9	0.0	6.6
Incr Delay (d2), s/veh	0.1	0.0	0.1	0.3	0.0	0.4	0.0	0.0	0.6	0.1	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.4	0.0	0.1	0.8	0.0	0.4	0.2	0.0	0.7	0.3	0.0	0.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	5.0	0.0	4.7	5.6	0.0	5.4	7.2	0.0	7.4	8.0	0.0	6.9
LnGrp LOS	A	A	A	A	A	A	A	A	A	A	A	A
Approach Vol, veh/h	188			437			195			156		
Approach Delay, s/veh	4.9			5.5			7.4			7.4		
Approach LOS	A			A			A			A		
Timer - Assigned Phs	2			4			6			8		
Phs Duration (G+Y+Rc), s	11.5			9.1			11.5			9.1		
Change Period (Y+Rc), s	4.5			4.5			4.5			4.5		
Max Green Setting (Gmax), s	41.5			29.5			41.5			29.5		
Max Q Clear Time (g_c+I1), s	3.1			4.6			4.5			3.5		
Green Ext Time (p_c), s	1.2			0.7			2.5			1.0		
Intersection Summary												
HCM 6th Ctrl Delay	6.1											
HCM 6th LOS	A											

HCM 6th Signalized Intersection Summary

8: Holscher Road (PM) & Broadhead Street

07/21/2020

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	50	200	60	45	170	50	35	65	50	95	65	40
Future Volume (veh/h)	50	200	60	45	170	50	35	65	50	95	65	40
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1885	1885	1885	1841	1841	1841	1856	1856	1856
Adj Flow Rate, veh/h	52	208	62	47	177	52	36	68	52	99	68	42
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	1	1	1	4	4	4	3	3	3
Cap, veh/h	280	478	494	283	477	498	596	232	177	589	257	159
Arrive On Green	0.31	0.31	0.31	0.31	0.31	0.31	0.24	0.24	0.24	0.24	0.24	0.24
Sat Flow, veh/h	208	1533	1585	210	1532	1598	1263	968	740	1262	1073	663
Grp Volume(v), veh/h	260	0	62	224	0	52	36	0	120	99	0	110
Grp Sat Flow(s),veh/h/ln	1741	0	1585	1741	0	1598	1263	0	1708	1262	0	1736
Q Serve(g_s), s	0.0	0.0	0.6	0.0	0.0	0.5	0.5	0.0	1.2	1.4	0.0	1.0
Cycle Q Clear(g_c), s	2.2	0.0	0.6	1.9	0.0	0.5	1.5	0.0	1.2	2.5	0.0	1.0
Prop In Lane	0.20		1.00	0.21		1.00	1.00		0.43	1.00		0.38
Lane Grp Cap(c), veh/h	758	0	494	760	0	498	596	0	409	589	0	416
V/C Ratio(X)	0.34	0.00	0.13	0.29	0.00	0.10	0.06	0.00	0.29	0.17	0.00	0.26
Avail Cap(c_a), veh/h	3598	0	3202	3575	0	3227	2215	0	2597	2206	0	2641
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	5.5	0.0	4.9	5.4	0.0	4.9	6.8	0.0	6.2	7.3	0.0	6.2
Incr Delay (d2), s/veh	0.3	0.0	0.1	0.2	0.0	0.1	0.0	0.0	0.4	0.1	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.7	0.0	0.2	0.6	0.0	0.1	0.1	0.0	0.4	0.4	0.0	0.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	5.8	0.0	5.1	5.6	0.0	5.0	6.8	0.0	6.6	7.4	0.0	6.5
LnGrp LOS	A	A	A	A	A	A	A	A	A	A	A	A
Approach Vol, veh/h	322			276			156			209		
Approach Delay, s/veh	5.6			5.5			6.7			6.9		
Approach LOS	A			A			A			A		
Timer - Assigned Phs	2			4			6			8		
Phs Duration (G+Y+Rc), s	10.7			9.3			10.7			9.3		
Change Period (Y+Rc), s	4.5			4.5			4.5			4.5		
Max Green Setting (Gmax), s	40.5			30.5			40.5			30.5		
Max Q Clear Time (g_c+I1), s	4.2			4.5			3.9			3.5		
Green Ext Time (p_c), s	2.0			1.0			1.7			0.8		
Intersection Summary												
HCM 6th Ctrl Delay	6.1											
HCM 6th LOS	A											

HCM 6th Roundabout
3: Holscher Road (AM) & Broadhead Street

07/21/2020

Intersection				
Intersection Delay, s/veh	6.5			
Intersection LOS	A			
Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	188	437	195	156
Demand Flow Rate, veh/h	192	472	196	162
Vehicles Circulating, veh/h	164	209	219	335
Vehicles Exiting, veh/h	333	206	137	346
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	4.8	8.4	5.0	5.3
Approach LOS	A	A	A	A
Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.800	2.800	2.800	2.800
Critical Headway, s	4.200	4.200	4.200	4.200
Entry Flow, veh/h	192	472	196	162
Cap Entry Lane, veh/h	1132	1093	1084	991
Entry HV Adj Factor	0.980	0.927	0.994	0.962
Flow Entry, veh/h	188	437	195	156
Cap Entry, veh/h	1109	1013	1078	953
V/C Ratio	0.170	0.432	0.181	0.164
Control Delay, s/veh	4.8	8.4	5.0	5.3
LOS	A	A	A	A
95th %tile Queue, veh	1	2	1	1

HCM 6th Roundabout
8: Holscher Road (PM) & Broadhead Street

07/21/2020

Intersection				
Intersection Delay, s/veh	5.8			
Intersection LOS	A			
Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	322	276	156	209
Demand Flow Rate, veh/h	328	279	162	215
Vehicles Circulating, veh/h	219	161	367	263
Vehicles Exiting, veh/h	259	368	180	177
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	6.4	5.5	5.5	5.5
Approach LOS	A	A	A	A
Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.800	2.800	2.800	2.800
Critical Headway, s	4.200	4.200	4.200	4.200
Entry Flow, veh/h	328	279	162	215
Cap Entry Lane, veh/h	1084	1134	966	1048
Entry HV Adj Factor	0.981	0.990	0.965	0.972
Flow Entry, veh/h	322	276	156	209
Cap Entry, veh/h	1064	1123	932	1018
V/C Ratio	0.302	0.246	0.168	0.205
Control Delay, s/veh	6.4	5.5	5.5	5.5
LOS	A	A	A	A
95th %tile Queue, veh	1	1	1	1

Section 2B.07 Multi-Way Stop Applications

- Support:
- 01 Multi-way stop control can be useful as a safety measure at intersections if certain traffic conditions exist. Safety concerns associated with multi-way stops include pedestrians, bicyclists, and all road users expecting other road users to stop. Multi-way stop control is used where the volume of traffic on the intersecting roads is approximately equal.
- 02 The restrictions on the use of STOP signs described in [Section 2B.04](#) also apply to multi-way stop applications.

Guidance:

03 The decision to install multi-way stop control should be based on an engineering study.

- 04 The following criteria should be considered in the engineering study for a multi-way STOP sign installation:
- A. Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.
 - B. Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.
 - C. Minimum volumes:
 - 1. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and
 - 2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but
 - 3. If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.
 - D. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.

- Option:
- 05 Other criteria that may be considered in an engineering study include:
- A. The need to control left-turn conflicts;
 - B. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;
 - C. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop; and
 - D. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection.

Section 4C.02 Warrant 1, Eight-Hour Vehicular Volume

Support:
01 The Minimum Vehicular Volume, Condition A, is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

02 The Interruption of Continuous Traffic, Condition B, is intended for application at locations where Condition A is not satisfied and where the traffic volume on a major street is so heavy that traffic on a minor intersecting street suffers excessive delay or conflict in entering or crossing the major street.

03 It is intended that Warrant 1 be treated as a single warrant. If Condition A is satisfied, then Warrant 1 is satisfied and analyses of Condition B and the combination of Conditions A and B are not needed. Similarly, if Condition B is satisfied, then Warrant 1 is satisfied and an analysis of the combination of Conditions A and B is not needed.

Standard:
04 The need for a traffic control signal shall be considered if an engineering study finds that one of the following conditions exist for each of any 8 hours of an average day:

- A. The vehicles per hour given in both of the 100 percent columns of Condition A in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection; or
- B. The vehicles per hour given in both of the 100 percent columns of Condition B in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection.

In applying each condition the major-street and minor-street volumes shall be for the same 8 hours. On the minor street, the higher volume shall not be required to be on the same approach during each of these 8 hours.

Table 4C-1. Warrant 1, Eight-Hour Vehicular Volume									
Condition A—Minimum Vehicular Volume									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% ^a	80% ^b	70% ^c	56% ^d	100% ^a	80% ^b	70% ^c	56% ^d
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	200	160	140	112
1	2 or more	500	400	350	280	200	160	140	112
Condition B—Interruption of Continuous Traffic									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% ^a	80% ^b	70% ^c	56% ^d	100% ^a	80% ^b	70% ^c	56% ^d
1	1	750	600	525	420	75	60	53	42
2 or more	1	900	720	630	504	75	60	53	42
2 or more	2 or more	900	720	630	504	100	80	70	56
1	2 or more	750	600	525	420	100	80	70	56

^a Basic minimum hourly volume
^b Used for combination of Conditions A and B after adequate trial of other remedial measures
^c May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000
^d May be used for combination of Conditions A and B after adequate trial of other remedial measures when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Option:
05 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, the traffic volumes in the 70 percent columns in Table 4C-1 may be used in place of the 100 percent columns.

Guidance:
06 The combination of Conditions A and B is intended for application at locations where Condition A is not satisfied and Condition B is not satisfied and should be applied only after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems.

Standard:
07 The need for a traffic control signal shall be considered if an engineering study finds that both of the following conditions exist for each of any 8 hours of an average day:

- A. The vehicles per hour given in both of the 80 percent columns of Condition A in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection; and
- B. The vehicles per hour given in both of the 80 percent columns of Condition B in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection.

These major-street and minor-street volumes shall be for the same 8 hours for each condition; however, the 8 hours satisfied in Condition A shall not be required to be the same 8 hours satisfied in Condition B. On the minor street, the higher volume shall not be required to be on the same approach during each of the 8 hours.

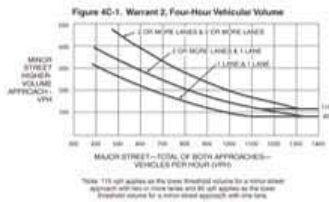
Option:
08 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, the traffic volumes in the 56 percent columns in Table 4C-1 may be used in place of the 80 percent columns.

Section 4C.03 Warrant 2, Four-Hour Vehicular Volume

Support:
01 The Four-Hour Vehicular Volume signal warrant conditions are intended to be applied where the volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

Standard:
02 The need for a traffic control signal shall be considered if an engineering study finds that, for each of any 4 hours of an average day, the plotted points representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only) all fall above the applicable curve in [Figure 4C-1](#) for the existing combination of approach lanes. On the minor street, the higher volume shall not be required to be on the same approach during each of these 4 hours.

Figure 4C-1 Warrant 2, Four-Hour Vehicular Volume



Option:
03 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, [Figure 4C-2](#) may be used in place of [Figure 4C-1](#).

Figure 4C-2 Warrant 2, Four-Hour Vehicular Volume (70% Factor)



Section 4C.04 Warrant 3, Peak Hour

Support:

01 The Peak Hour signal warrant is intended for use at a location where traffic conditions are such that for a minimum of 1 hour of an average day, the minor-street traffic suffers undue delay when entering or crossing the major street.

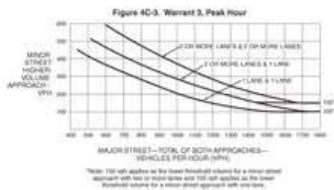
Standard:

02 This signal warrant shall be applied only in unusual cases, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time.

03 The need for a traffic control signal shall be considered if an engineering study finds that the criteria in either of the following two categories are met:

- A. If all three of the following conditions exist for the same 1 hour (any four consecutive 15-minute periods) of an average day:
- 1. The total stopped time delay experienced by the traffic on one minor-street approach (one direction only) controlled by a STOP sign equals or exceeds: 4 vehicle-hours for a one-lane approach or 5 vehicle-hours for a two-lane approach; and
 - 2. The volume on the same minor-street approach (one direction only) equals or exceeds 100 vehicles per hour for one moving lane of traffic or 150 vehicles per hour for two moving lanes; and
 - 3. The total entering volume serviced during the hour equals or exceeds 650 vehicles per hour for intersections with three approaches or 800 vehicles per hour for intersections with four or more approaches.
- B. The plotted point representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only) for 1 hour (any four consecutive 15-minute periods) of an average day falls above the applicable curve in [Figure 4C-3](#) for the existing combination of approach lanes.

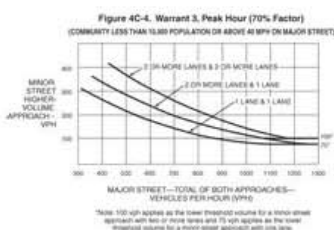
Figure 4C-3 Warrant 3, Peak Hour



Option:

04 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, [Figure 4C-4](#) may be used in place of [Figure 4C-3](#) to evaluate the criteria in the second category of the Standard.

Figure 4C-4 Warrant 3, Peak Hour (70% Factor)



05 If this warrant is the only warrant met and a traffic control signal is justified by an engineering study, the traffic control signal may be operated in the flashing mode during the hours that the volume criteria of this warrant are not met.



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, September 21, 2020

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action (action postponed from the June 15, 2020 meeting) on a Conditional Use Permit (CUP) requested by CF Investments, LLC, for a 30 unit residential project on Lots 57 & 58 Prairie Place Subdivision, located in the 5500 Block of Holscher Road, McFarland WI.

PREVIOUS ACTION:

6.15.2020. The Plan Commission held a public hearing and postponed action on the proposed development pending the Developer providing written responses to the conditional use standards in Sec. 62-111 of the Zoning Code. The Plan Commission also encouraged the Developer to meet with surrounding residents to discuss comments received at the public hearing and potential plan modifications.

7.6.2020. The Developer met with representatives of the Prairie Ridge Neighborhood Association, Lot 57 & 58 Steering Committee, to discuss a revised concept plan for the property. Village Staff also attended the meeting. Proposed revisions are reflected in the revised submittal within the packet. These include:

- Reduction in the total number of units from 32 to 30.
- Reconfiguring the townhouse units along Holscher into smaller building clusters (3 four-unit buildings, previously there were one six unit and one seven unit building).
- Adding a common outdoor space.
- Providing stairs to the existing adjacent recreational trail.
- Moving the bio-retention area and dumpster areas as a result of previous modifications.
- Changing the development to a condominium.

ISSUE SUMMARY:

Summary of Development Proposal

CF Investments LLC (Craig & Cory Frank) has an option to purchase Lots 57 & 58 of the Prairie Place subdivision. The project site is 2.25 acres and currently zoned R-3 General Residence. The developer proposes constructing 30 market rate multifamily dwelling units consisting of six buildings with a mix of two and three bedroom units. Five of the buildings consist of two-story townhouse units with four to five units per building, each with two-car garages and two surface parking stalls. The sixth building consists of one two-story building with eight units and underground parking. The developer is petitioning for a conditional use permit, site/design permit, and condominium plat approval. Each of these requests are on the agenda for separate review and approval.



Public Comments

A previous public hearing has held on June 15, 2020 regarding development on this property. Minutes from that meeting are available on the Village's website at www.mcfarland.wi.us/agendas. Additional public comments received by the Department for the September 21st Plan Commission meeting are provided in the packet. These include:

- A letter from the Prairie Ridge Neighborhood Association in support of the development.
- A letter from Tom Gannon, current property owner, regarding the Prairie Place subdivision approval history.

Consistency with Zoning Code Provisions

In 2017, the Prairie Place Plat was approved including the zoning of Lots 57 & 58 to the R-3 District. Total gross density of the site would be 13.3 DU/acre. The R-3 District allows up to 15 DU/ac with a conditional use permit. The proposed development meets the minimum bulk requirements provisions of the R-3 District found in Sec. 62-70 of the Zoning Code.

Sec. 62-108(a)(5) of the Zoning Code requires CUP applicants to provide a detailed written description and proof meeting the substantial evidence standard showing how 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 packet includes the Developer's responses to the conditional use standards in Sec. 62-111. In the Director's opinion, the written responses to the standards have been reasonably met. Staff recommends the Plan Commission review each response to the standards in Sec. 62-111 at the September 21st, meeting to confirm the applicant's responses to each standard have been reasonably met to the satisfaction of the Plan Commission.

Sec. 62-114 provides that prior to granting of any conditional use the Plan Commission 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 Sec. 62-111.

Staff Comments

The packet includes recommended conditions of approval from the McFarland Fire & Rescue Department and from the Village Engineer. The Village Police Chief did not have any concerns with the proposed development. In addition, staff recommends addressing the following items:

- Submittal of final floor plans and building elevations for the four-unit and five-unit townhouses.
 - Sheet A2 incorrectly labels 6-unit instead of 4-unit.
 - There is an additional sheet marked Sheet A2 that shows a first floor plan for 6 units, labeled as



4-unit. This sheet should be relabeled in the proper sequence and show correctly the first floor plan for the five unit building.

- Sheet A3 is incorrectly labeled 4-unit. This sheet should be relabeled in the proper sequence, and show correctly the second floor plan for the five unit structure.
- Exterior elevations for the 4-unit and 5-unit buildings were not provided in the latest plan submittal. The exterior building materials are noted but there is no elevation drawing showing their location. The previous June 15, 2020 submittal included these elevations (included in packet for informational purposes). Presumably the revised submittal matches the previous submittal. This should be confirmed with the Developer.
- Removal of the two visitor parking stalls shown between the four-unit townhouses and replacement with sod, turf grass and perimeter curbing. The revised development plans provide ample parking, including 11 visitor parking stalls. In staff's opinion these two additional stalls are not necessary and would be better as additional green space.
- Provide on-site signage or pavement markings designating those stalls that are intended for common visitor parking use for all units.
- Update the lighting/photometric plan, Sheet C1, to reflect the revised building layout.
- Update Sheets L101, L200 and L201 to address the revised plan submittal and conditions of staff approval. The landscape point calculations on Sheet L101 appear to be unchanged from the prior submittal. This table should be updated to reflect the revised and approved plans.
- Designating the internal drive as a private road for building addressing purposes; provide private road signage names at each driveway entrance to Holscher Road. This will help facilitate commercial and emergency service address identification.

FINANCIAL/BUDGET IMPACT:

The costs of improvements to the development property are the responsibility of the developer. The developer has indicated an estimated appraised value of \$7.0M, which would yield approximately \$45K in annual property tax payments to the Village. There are also deferred special assessments that will be due for this property related to Holscher Road and Lift Station #5 construction under the existing Development Agreement for Prairie Place. The amount due is approximately \$82K. Additional revenue from park fee in lieu of parkland dedication impact fees, park improvement impact fees, library impact fees, and public water impact fees would be payable to the Village at the then-current rate charged by the Village at the time a building permit is issued for a lot. Current fees for these impact fees are summarized below:

- Park Impact Fees in Lieu of Dedication = \$81,597 (\$2,719.90 x 30 DU)
- Park Improvement Impact Fee = \$21,276 (\$712.52 x 30 DU)
- Library Impact Fee = \$12,930 (\$431.00 x 30 DU)
- Water Impact Fee (based on final meter sizes, refer to Appendix A of the Municipal Code)

VILLAGE PLAN REFERENCE:

Consistency with the Village Comprehensive Plan

The development site has been planned in previous Village master and comprehensive plans (1994, 2006) for multi-family development. The Village's current Comprehensive Plan adopted in 2017, also identifies the subject property in the "Multiple Family Residential" category on the Future Land Use Map. Figure 4.1 of the



Comp Plan provides additional details regarding development policies for this future land use category. The general description of land uses includes a range of housing types, including multiple family residences (e.g. condominiums, apartments, multiplexes), including independent elderly housing. May also include single family residences. The Development Policies in Figure 4.1 further explain the desire to encourage design of multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with large parking lot dominance. In addition, the Comp Plan calls for developments to include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), garage or under building parking, and responsible management. Typical implementing zoning districts include **R-3**, R-E, PD and PD-I.

One of the goals of the Village of McFarland Comprehensive Land Use Plan is to promote quality, affordable housing for families and older residents within neighborhoods and mixed use settings that are organized around safety, conservation, recreation, and connections to the broader community. A related housing objective is to expand the range of quality and affordable housing choices for empty nesters, seniors, and the McFarland workforce, while remaining a family-oriented community. A related housing policy is to promote affordable housing through allowing modest lot sizes and higher suburban densities, including appropriately planned and located multiple family housing, incentives where practical, and continued participation in County and State housing programs. The plan recommends dispersing townhouse residential uses through the Village rather than repeating blocks of this type of future land use in just a few areas. Townhouses are encouraged to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with garage-door dominance.

Based on a review of the Comprehensive Plan, the proposed use of the property is generally consistent with the plan. A copy of the Future Land Use Map, Figure 4.1 and Chapter 6 Housing are included in the packet for informational purposes.

ORDINANCE REFERENCE:

Sec. 62-69, Residential Permitted & Conditional Uses
Sec. 62-70, Residential Bulk Standards
Chapter 62, Article II, Division 2, Subdivision II, Conditional Uses
Sec. 62-172, Required Off-Street Parking Facilities
Sec. 62-310, Site/Design Review
Appendix B, Landscaping Standards

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Approve a Conditional Use Permit for a 30-unit multi-family development on Lots 57 & 58 of the Prairie Place subdivision as submitted, conditioned on submittal of final Development Plans to the Community Development Department addressing the following conditions of approval:

- Addressing recommended conditions of approval as identified in the McFarland Fire & Rescue Department staff review letter dated September 15, 2020.
- Addressing recommended conditions of approval as identified in the Village Engineer's staff review letter dated September 17, 2020.



- Submittal of revised floor plans and building elevations for the four-unit and five-unit townhouses as provided in the Community Development Director's staff report.
- Removal of the two visitor parking stalls shown between the four-unit townhouses and replacement with sod, turf grass, and perimeter curbing.
- Provide on-site signage or pavement markings designating those stalls that are intended for common visitor parking use for all units.
- Update the lighting/photometric plan, Sheet C1, to reflect the revised building layout.
- Update Sheets L101, L200 and L201 to address the revised plan submittal.
- Designating the internal drive as a private road for building addressing purposes; provide private road signage names at each driveway entrance to Holscher Road.

ATTACHMENTS:

1. 9.21.20 - Lot 57 & 58 Prairie Place (CF Investments) - CUP & Site Plans
2. Elevations Pages for Lot 57 Prairie Place - PC -Application 5.12.20
3. HCD - Myths and Facts
4. Prairie Ridge NA_Letter to CF McFarland
5. Gannon Ltr to Plan Commission_07.08.2020
6. Conditional Use Regulations
7. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
8. McFarland_Comprehensive_Plan_Vol._2_- Chapter 6
9. McFarland_Comprehensive_Plan_Figure 4.1(page 34)
10. Fire & Rescue Department Ltr_Lot 57 and 58-Prairie Place Development_09.15.2020
11. Village Engineer Ltr_Lot 57 and 58-Prairie Place_09.17.2020

**Village of McFarland
Community Development Department**

Plan Commission Application – 2020

~Application must be completed in full~

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

Parcel No(s). 061002126171 & 061002126281___ Type of Proposal - Please check boxes below that apply

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
☐ Preliminary Plat	\$500+AF	☒ Conditional Use	\$370+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	\$500+BF	☐ Rezoning (map)	\$405+	☐ Dev. Agreement Including Addendums	\$400 F
☐ Certified Survey Map	\$300+FG	☐ Zoning Amendment (text)	\$405 +F	☐ Final Plat	\$500 +CF
☒ Condominium	\$300+EF	☐ Variance-Board of Zoning Appeals	\$380+F	☐ Final Plat (reapplication)	\$400 +DF
☐ Comprehensive Plan Amendment	\$500+F			☒ Site/Design Review	\$400 + F
+ = Plus publication and notification charges A = Plus \$50.00 per lot B = Any preliminary plat which has previously been reviewed/revised within the last 36 months C = Plus \$50.00 for each lot within the final plat D = Any final plat which has been previously reviewed or/ revised within the last 36 months E = Plus \$40.00 for each unit shown F = Plus actual legal, engineering and financial consulting costs incurred by the Village G = Plus \$25.00 per lot for two or more lots.				Escrow Deposits (covers costs for outside consultants; e.g., engineers, attorneys, etc.) ☒ R-E, R-3 & PD (up to 50 acres) \$5,000 ☐ R-E, R-3 & PD (greater than 50 acres) \$10,000 ☐ Commercial Site/Design Review (5,000 sq. ft. or more) \$2,000 ☒ All Plats including condominiums \$5,000	

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

See attached

What action is the applicant requesting of the Plan Commission?

R3 Conditional Use, Condo Plat and Site/Design approval for 30 unit residential project described in application.

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

☒ YES NO (If "yes" state the nature and the date(s) of the previous application.)

Proposal has been discussed at the May 18th and June 15th meetings

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Village of McFarland Plan Commission 2020 Schedule

Memorandum

To: Village of McFarland (Attn: Brian Berquist, P.E.) **Date:** August 11, 2020

From: Michael L. Calkins, P.E.

CC:

RE: Prairie Place - Lots 57 & 58: Stormwater Management & Erosion Control Plan

On behalf of CF Development, LLC., Snyder & Associates is submitting this memorandum and stormwater management modeling to address the stormwater management and erosion control requirements for the Prairie Place – Lots 57 & 58 Project. The proposed project is located on lots 57 & 58 of the Prairie Place Plat, which is part of the northwest ¼ of the northeast ¼ of Section 2, T06, R10E, in the Village of McFarland, Dane County, WI. The project site is approximately 600 feet north of the intersection of CTH “MN” and Holscher Road, residing on the east side of Holscher Road. The project site was rough graded as part of the original plat earthwork and is mainly grass fields.

The proposed project consists of the construction of six multi-family buildings, paved parking and drive aisles, associated utilities, and stormwater management facilities. The intent of the stormwater management design is to route the runoff from the paved parking and drive aisles to a proposed bioretention basin where the runoff will be treated to a minimum of 80 percent TSS reduction. The bioretention basin will also provide stormwater attenuation and infiltration, however, these criteria were not quantified as part of this project.

The approved stormwater management plan report for the Prairie Place Subdivision Plat prepared by Strand Associates, Inc., dated March, 2017, indicates that the stormwater runoff from lots 57 and 58 was intended to be routed to the existing northwest bioretention basin (Pond node 82P from approved report), however, due to grade conflicts this routing is unfeasible. Therefore, the intent of the stormwater management facilities for the proposed project is to treat the runoff from the paved parking and drive aisle areas for TSS on-site and utilize the existing regional wetland basin (Pond node 84P from approved report) for peak flow attenuation and infiltration.

The following table summarizes the stormwater management modeling results. HydroCAD modeling was also conducted to confirm adequate storage capacity of the bioretention basin in larger rainfall events. The models are also attached.

Table 1: Total Suspended Solids Calculations

	Particulate Solids Yield (lbs.)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	458.0	
Outfall Total with Controls	89.55	80.45
Annualized Total After Outfall Controls	89.80	

Attachments:

- 1.) Plan Set
- 2.) Stormwater Management Models (WinSLAMM & HydroCAD)

Lots 57 and 58 Prairie Place

Project Description:

CF Investments LLC is proposing a 30 unit residential development consisting of 6 buildings with a mix of 2 and 3 bedroom units. Sizes range from 1280 sqft to 2002 sqft. All units to have 2 car-garages or underground parking. The total parking stall requirement for the property is 68 parking stalls. There will be 114 parking stalls allowing for a surplus of 46 stalls. Total projected value of the proposal is \$7,000,000.

High quality finishes throughout. Interior finishes to include wood/laminate and tile floors, solid surface countertops, stainless steel appliances, and quality cabinets. High efficiency mechanicals throughout.

With a goal of making the Holscher Rd frontage as attractive as possible, we are proposing a private driveway within the property allowing for rear facing garages and surface parking. This will allow for a very attractive facade fronting Holscher Rd as well as the wetland/walking trail to the east. The surplus of 46 parking stalls beyond the requirements will minimize the need for street parking along Holscher Rd and allow for guest parking to be contained within the site. With stormwater management also in mind, the buildings are designed to reduce impervious surface while still maximizing parking. 60 of the parking stalls for the site are underneath residential space as underground parking or 2-car garages with residential above. Thus, not adding to the total impervious area.

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

CF Investments LLC Background

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

North Towne Apartments – Windsor

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

Cottage Grove Commons – Cottage Grove

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

Freedom Townhomes Condominiums – Sun Prairie

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

Driscoll Townhomes – Madison

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

Triumph Dr 12-unit Apartment – Sun Prairie

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

Stonehaven 17-unit Apartment – Sun Prairie

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

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Phone #	608-576-4309	Phone #	608-576-4309
Fax #		Fax #	
Project Site Address	Lots 57 and 58 Prairie Place	Parcel No.	0610-021-2617-1 0610-021-2628-1

Conditional Uses

The McFarland zoning code identifies land uses, which are not permitted, permitted, and permitted upon approval of a conditional use permit. Conditional uses are land uses not permitted outright but may be allowed if certain standards and conditions are met and Plan Commission grants approval.

All submitted Plan Commission applications which encompasses a request for a Conditional Use Permit (CUP) must include “substantial evidence”, which identifies specifically how the proposed conditional use meets each of the standards listed below. Substantial evidence is defined as facts and information other than merely personal preferences or speculation directly pertaining to the requirements and conditions the applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

Written responses such as “see plans” are not acceptable. The applicant must identify what specific portion of the project or plans supports the contention that a standard will be met by including for example a detailed description of compliance with any applicable regulations regarding light, dust, particulate emissions, noise, frequency, vibration, traffic, nuisances, odors, visibility, health, safety welfare and the environment. All written responses to CUP standards must be submitted as part of your Plan Commission Application.

Sec. 62-111, Conditional Use Standards

- 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.

The site plan was created with safety in mind. There are only 2 entry points onto Holscher Rd and a private driveway with rear facing garages. All vehicles will be exiting in a forward fashion with no need to back up onto Holscher Rd, making the transition of vehicles onto Holscher much safer than alternatives including single family with driveways directly off of Holscher. The exterior site lighting plan provides safe environment at night without interfering with neighboring properties. The property will be professionally managed and upkept by a management company.

In addition the traffic impact of this proposal falls well within the limits planned for the neighborhood.

KL Traffic Study

Subject area – 655 trips/day

- **Divided by 6 trips/unit (standard for multifamily) equals 109 dwelling units. Our proposal is 32.**

36 acres directly to the south of MN – 937 trips/day

- **23 acres have since been dedicated to the school.**
- **Revised TIA would only include 13 acres of single-family development plus traffic generated by the development of the 5 acres owned by the Village fronting MN.**
- **As long as the 5 acres owned by the Village generates less than 600 trips per day, the current recommendations within the current TIA still apply.**

- 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 proposal is for high quality, market rate housing. There is no evidence that a market rate townhome project such as this will have any negative effect on land values. See Myths and Facts About Affordable & High Density Housing, a Report by California Planning Roundtable, California Department of Housing & Community Development, Page 6 (“For many years social scientists have asked whether high density housing causes crime. Not one study has shown any relationship between population or housing density and violent crime rates; once residents’ incomes are taken into account, the effect of density on nonviolent crime decreases to non-significance.”); id, Page 5 (“[T]he single most significant factor affecting property values is the preexisting value of the land in a given community or area.”). Additionally, R3 zoning as a conditional use would allow a density of 33 units. This plan provides for 30 units which is less than the maximum that is allowed.

This proposal has a very attractive façade as compared to alternatives or even single family houses. The exterior will feature masonry on the lower portion of all 4 sides of each building. The single family homes in the neighborhood have masonry on only the front façade. There will be LP trim and bandboards on all 4 sides of each building. Most houses in the neighborhood only have trim and bandboards on 1 side. The rear facing garages will also have a very positive affect on appearance by having no visible garages along Holscher.

- 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.

Plans meet all setback requirements. Utilities use, access road plans, and stormwater requirements for this site have no effect on existing properties or the developability of surrounding property

The proposed development and approval of this site will have both monetary and functional benefits to the community. At a roughly \$7 million assessment (much higher than any

standard R3 uses), this project will be a great addition to the tax base and will help to contribute financially to the Village for years to come. Park fees for this project will be roughly \$120,000. Again, much higher than any R3 alternatives. A project at less than 8 units/acre for this site would provide roughly half the amount or even less.

As can be seen below, the traffic impact of this proposal does not impede or negatively impact the future development of the surrounding area for uses permitted.

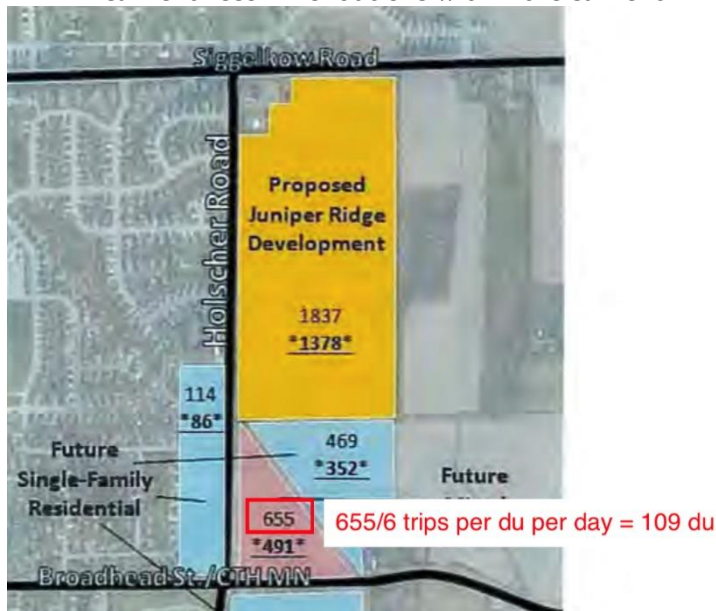
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- As long as the 5 acres owned by the Village generates less than 600 trips per day, the current recommendations within the current TIA still apply.



- d. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

Adequate gas, electric, water to lot line. Drainage requirements and internal access driveway provided in submitted plan. The private driveway off of Holscher serves as access for the proposed development.

- 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.

Ingress/egress for the site minimizes traffic congestion to the fullest. There are only 2 ingress/egress points which are located 300 ft away from each other, and an internal driveway that allow for all traffic onto Holscher Rd to enter in a forward motion versus the alternative of multiple driveway with vehicles backing across the sidewalk and onto Holscher Rd. The site has a surplus of 40 parking stalls beyond the requirement. This will greatly minimize the need for street parking.

- f. The conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.

Mission Statement for the R-3 district:

“The R-3 General Residence District is established to stabilize and protect certain medium density residential areas in the Village and to promote and encourage a suitable environment for family life were children are members of most families.”

This proposal does just that by providing a market rate medium density housing option that is not currently available in the area. The quality of the project ensures a safe and enjoyable family environment while also providing a quality housing option to families that may not be in the market for single family options in the area.

All zoning requirements for R3 conditional use have been met. See bulk standards table below.

Bulk Standards	A-1	R-1	R-1A ⁽⁹⁾	R-1B ⁽⁹⁾	R-2 ⁽³⁾	R-3 ⁽³⁾	
Minimum lot area (sq. ft.)	35 acres	10,000	6,000	6,000	10,000	None ✓ 98,010 sqft	
Minimum lot width (ft.)	-	80	50	50	80	80 ✓ 150+’ min	
Building height (ft.)	35 ⁽¹⁾	35	35	35	35	35 ✓ 30’ max	
Yards ⁽⁷⁾⁽¹⁰⁾							
Front yard (ft.) ⁽¹¹⁾	-	25	25	20/7 ⁽⁶⁾	25	25 ✓ 25’ min or 35 ⁽⁴⁾	
Front yard with snout garage ⁽²⁾	-	30	30	20	30	25 N/A or 35 ⁽⁴⁾	
Side yard (ft.)							
One story building	6	6	7	7	8	8 N/A	
Both sides combined	14	14	14	14	18	20 N/A	
Two story building	7	7	7	7	8	10 ✓ 10’ min	
Both sides combined	18	18	14	14	18	20 ✓ 20’ min	
Reversed corner	25	25	25	7	25	25 ✓ or 30 ⁽⁸⁾	
Rear yard (ft.)	30	30	30	30 or 40 ⁽⁷⁾	30	35 ✓ 40+’ min	
Usable open space per dwelling unit (sq. ft.)	-	1,300	1,000	1,000	750	500 ✓ 1530 sqft	
Minimum lot area per dwelling unit (sq. ft.)	-	10,000	6,000	6,000	5,000	5,445 N/A	
As conditional use	-	10,000	6,000	6,000	5,000	2,904 ✓	
Parking spaces required per dwelling unit (sq. ft.)	✓	40 parking stalls beyond requirement provided					3,267 sqft
Efficiency		1.0	1.0	1.0	1.0	1.0	
One bedroom	-	2.0	2.0	2.0	2.0	2.0	
Two bedrooms	-	2.0	2.0	2.0	2.0	2.0	
Three bedrooms	-	2.5	2.5	2.5	2.5	2.5	
Four+ bedrooms	-	3.0	3.0	3.0	3.0	3.0	

- g. The proposed use does not violate floodplain regulations governing the site.

The proposal does not violate floodplain regulations and meets all stormwater requirements. The proposed site plan meets wetland setback requirements. Approved erosion control measures to be taken and enforced throughout construction. Upon completion there will be rain gardens established. Additional measures will be taken to ensure the integrity of the adjacent wetland. There will be a 10 foot “no-mow” vegetated buffer offset zone from the property line that is located adjacent to the wetland. Storm water runoff from all impervious surfaces located on the lots shall be directed to a stormwater management control device prior to discharging to the wetland. All impervious surfaces will be the required 75’ from the delineated wetland boundary. Water insoluble nitrogen lawn fertilizer to be used to help protect the wetland.

- h. That the proposed use will not violate any applicable regulation in the McFarland Municipal Code or any other applicable law or regulation.

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Minimum lot area (sq. ft.)	35 acres	10,000	6,000	6,000	10,000	None ✓ 98,010 sqft	
Minimum lot width (ft.)	-	80	50	50	80	80✓150+' min	
Building height (ft.)	35 ⁽¹⁾	35	35	35	35	35✓30' max	
Yards ⁽⁷⁾⁽¹⁰⁾							
Front yard (ft.) ⁽¹¹⁾	-	25	25	20/7 ⁽⁶⁾	25	25✓25' min or 35 ⁽⁴⁾	
Front yard with snout garage ⁽²⁾	-	30	30	20	30	25 N/A or 35 ⁽⁴⁾	
Side yard (ft.)							
One story building	6	6	7	7	8	8 N/A	
Both sides combined	14	14	14	14	18	20 N/A	
Two story building	7	7	7	7	8	10✓10' min	
Both sides combined	18	18	14	14	18	20✓20' min	
Reversed corner	25	25	25	7	25	25✓ or 30 ⁽⁸⁾	
Rear yard (ft.)	30	30	30	30 or 40 ⁽⁷⁾	30	35✓ 40+' min	
Usable open space per dwelling unit (sq. ft.)	-	1,300	1,000	1,000	750	500✓1530 sqft	
Minimum lot area per dwelling unit (sq. ft.)	-	10,000	6,000	6,000	5,000	5,445N/A	
As conditional use	-	10,000	6,000	6,000	5,000	2,904✓	
Parking spaces required per dwelling unit (sq. ft.)	✓	40 parking stalls beyond requirement provided					3,267 sqft
Efficiency		1.0	1.0	1.0	1.0	1.0	
One bedroom	-	2.0	2.0	2.0	2.0	2.0	
Two bedrooms	-	2.0	2.0	2.0	2.0	2.0	
Three bedrooms	-	2.5	2.5	2.5	2.5	2.5	
Four+ bedrooms	-	3.0	3.0	3.0	3.0	3.0	

Subdivision IV. - Vision Clearance, Parking and Loading Facilities, Screening

Vision clearance – N/A due to the proposal not being on a corner lot

Off-street parking and loading facilities – A surplus of 40 parking stalls of off-street parking are included in the proposal. Thus increasing the safety and capacity of Holscher Rd. The adverse effects of off-street parking are minimized due to the implementation of 2-car garages and underground parking which keep surface parking needs minimized. The design of the rear facing garages and private driveway also keep this in mind. Congestion on Holscher is lessened to the fullest. All off-street parking requirements are met.

Landscaping standards – All landscaping standards are met in landscaping plan submittal in accordance with Appendix B.

Erosion Control and Stormwater Management – All submitted erosion control and stormwater management plans are to be fully reviewed and approved by all necessary entities prior to construction start. Approved erosion control measures to be taken and enforced throughout construction. Upon completion there will be rain gardens established. Additional measures will be taken to ensure the integrity of the adjacent wetland. There will be a 10 foot “no-mow” vegetated buffer offset zone from the property line that is located adjacent to the wetland. Storm water runoff from all impervious surfaces located on the lots shall be directed to a stormwater management control device prior to discharging to the wetland. All impervious surfaces will be the required 75’ from the delineated wetland boundary. Water insoluble nitrogen lawn fertilizer to be used to help protect the wetland.

- i. That, when applying the standards to any new consecution 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 objectives of the zoning district.

This proposal is for medium density 2-story townhome buildings with 2 car garages. The architectural style and exterior materials are consistent with the neighboring single family homes. The proposal is consistent with Village discussions and objectives related to this site and zoning district.

Mission Statement for the R-3 district:

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This proposal does just that by providing a market rate medium density housing option that is not currently available in the area. The quality of the project ensures a safe and enjoyable family environment while also providing a quality housing option to families that may not be in the market for single family options in the area.

Below excerpts are taken directly from the comp plan:

Housing as a revenue builder –

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

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

- Maintains the current character of McFarland. The Village’s 2014 housing mix was 69% single family, per the American Community Survey.
- Responds to market and demographic changes. McFarland’s population is aging, household sizes are shrinking, and younger generations are less interested in living in single family homes.
- Provides lifecycle housing, which will increase resident retention and the return of former residents back to the community.

Our proposal meets these goals to the fullest while keeping within the limits of R3 conditional use standards. The projected occupants of the development fully consistent with the comp plan’s reference to residents that place few demands on public services. “Households such as empty nesters, retirees, and young professionals.” As the comp plan states, this type of resident base will broaden the tax base without higher service needs that accompany single family housing low density housing.

The proposal also directly responds to McFarland’s current market and demographic changes. There is an unarguable demand in McFarland for this type of market rate townhome product with little supply. Beyond meeting this demand, the project also provides many needed and wanted benefits to the Village and directly relates to “lifecycle housing” as referred to above in the comp plan. Our proposal provides housing units very similar in nature to a single family house at much more affordable price points due to increased density. Thus providing life cycle housing, attracting a resident base with minimal demands on public services, and maximizing the tax base of the site. All within the constraints of R3 conditional use standards.

- j. In its review, the Plan Commission shall also evaluate the effect of the proposed conditional use upon the following items listed below. Identify how your project will impact and/or address each of these items.
 1. The maintenance of safe and healthful conditions. **The property will be professionally managed and upkeep by a seasoned, reputable management company.**
 2. The prevention and control of water pollution including sedimentation. **Approved erosion control measures to be taken and enforced throughout construction. Upon completion there will be rain gardens established. Additional measures will be taken to ensure the integrity of the adjacent wetland. There will be a 10 foot “no-mow” vegetated buffer offset zone from the property line that is located adjacent to the wetland. Storm water runoff**

from all impervious surfaces located on the lots shall be directed to a stormwater management control device prior to discharging to the wetland. All impervious surfaces will be the required 75' from the delineated wetland boundary. Water insoluble nitrogen lawn fertilizer to be used to help protect the wetland.

3. Existing topographic and drainage features and vegetative cover on the site. **The proposed site conforms with the existing site and grading/topography as can be seen from the grading plan submittal. Required native vegetation along the east lot line to be upkeep per requirements. There are currently no trees or plantings on the site that will be removed. Professionally created landscaping plan to be reviewed and approved by all necessary parties prior to approvals.**
4. The location of the site with respect to floodplains and floodways of rivers and streams. **The proposed site plan meets all requirements in regards to this and will be going through all necessary approvals which enforce these requirements. See item 2 in this section for measures related directly to the adjacent wetlands.**
5. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover. **Erosion potential addressed in grading plan, landscape plan, and erosion control plan. To be reviewed and approved by all necessary parties.**
6. The location of the site with respect to existing or future access roads. **The site fully addresses ingress/egress and parking to its full potential with respect to all existing roads and access plans.**
7. The need of the proposed use for a shoreland location. (if applicable) **N/A. Not shoreland.**
8. Its compatibility with uses on adjacent land. **The density and building styles provide an ideal transition from the existing single family to the north to the commercial land directly to the south of Hwy AB. The proposed buildings are 2-story with similar exterior finishes and architecture as compared to the existing single family homes in the neighborhood. Benefits to the adjacent land include rear facing garages for visual appeal/safety and beyond substantial parking to minimize street parking/congestion. The site plan fits into the walkable community with ample green space, a common amenity area on site, and proper sidewalk access.**
9. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems. **Village sanitary system will be utilized and has more than adequate capacity as stated by Village engineering upon review. The lift station for this development was designed to handle significantly more units.**

Project Renderings

Holscher Rd Frontage





Private driveway from south

Rear view from east



Interior renderings





DESCRIPTION

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

SPECIFICATION FEATURES

Construction

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

Optical

Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens

assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaires are thermally optimized with eight lumen packages in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

Electrical

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

Emergency Egress

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

Area and Site Pole Mounting

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

Finish

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

Warranty

Five-year warranty.



XTOR CROSSTOUR MAXX LED

APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING



CERTIFICATION DATA

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

TECHNICAL DATA

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

EPA

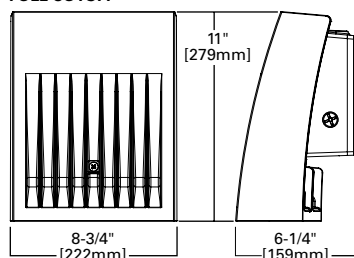
Effective Projected Area (Sq. Ft.):
XTOR6B, XTOR8B, XTOR12B=0.54
With Pole Mount Arm=0.98

SHIPPING DATA:

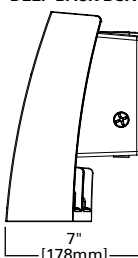
Approximate Net Weight:
12-15 lbs. [5.4-6.8 kgs.]

DIMENSIONS

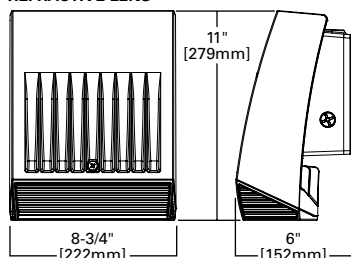
FULL CUTOFF



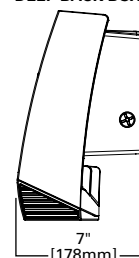
DEEP BACK BOX



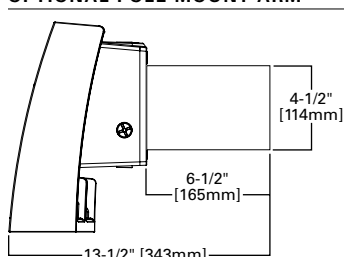
REFRACTIVE LENS



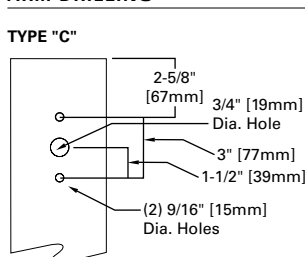
DEEP BACK BOX



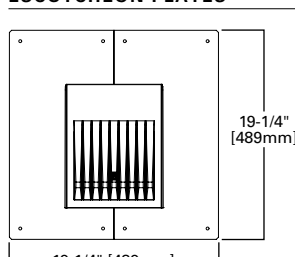
OPTIONAL POLE MOUNT ARM



ARM DRILLING



ESCUTCHEON PLATES

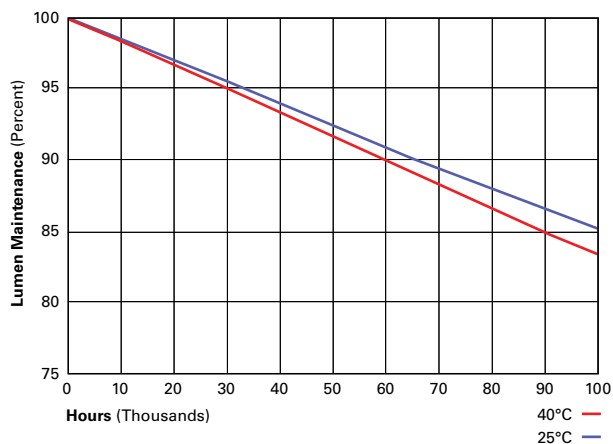


POWER AND LUMENS BY FIXTURE MODEL

58W Series						
LED Information	XTOR6B	XTOR6BRL	XTOR6B-W	XTOR6BRL-W	XTOR6B-Y	XTOR6BRL-Y
Delivered Lumens	6,129	6,225	6,038	6,133	5,611	5,826
B.U.G. Rating	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W	58W	58W
81W Series						
LED Information	XTOR8B	XTOR8BRL	XTOR8B-W	XTOR8BRL-W	XTOR8B-Y	XTOR8BRL-Y
Delivered Lumens	8,502	8,635	8,373	8,504	7,748	8,079
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W
102W Series						
LED Information	XTOR12B	XTOR12BRL	XTOR12B-W	XTOR12BRL-W	XTOR12B-Y	XTOR12BRL-Y
Delivered Lumens	12,728	13,458	12,539	13,258	11,861	12,595
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W
EGRESS Information	XTOR6B, XTOR8B and XTOR12B Full Cutoff CBP Egress LED			XTOR6B, XTOR8B and XTOR12B Refractive Lens CBP Egress LED		
Delivered Lumens	509			468		
B.U.G. Rating	N.A.			N.A.		
CCT (Kelvin)	4000K			4000K		
CRI (Color Rendering Index)	65			65		
Power Consumption (Watts)	1.8W			1.8W		

LUMEN MAINTENANCE

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



CURRENT DRAW

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

ORDERING INFORMATION

Sample Number: XTOR6B-W-WT-PC1

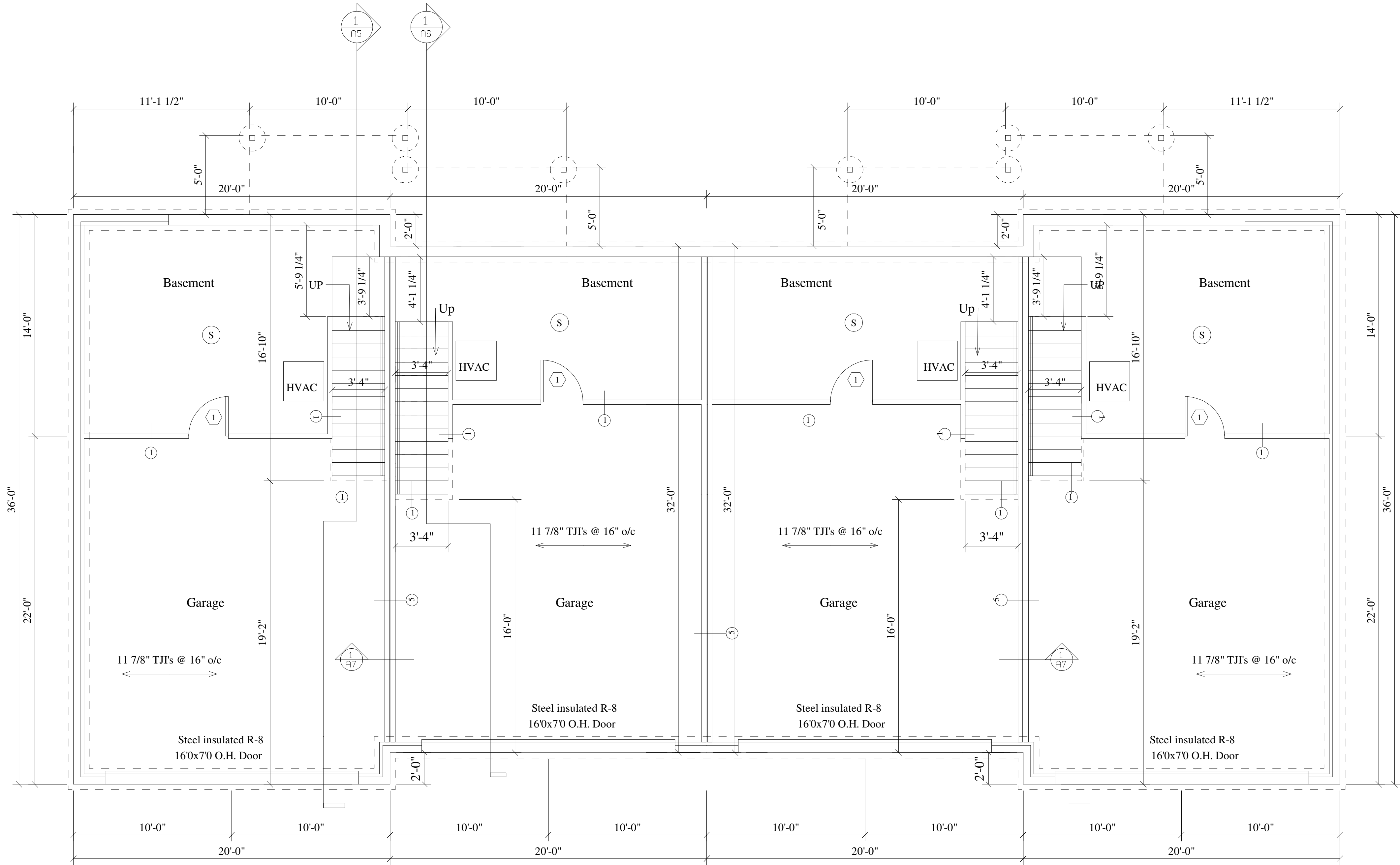
Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)
Full Cutoff XTOR6B =58W XTOR8B =81W XTOR12B =102W Refractive Lens XTOR6BRL =58W XTOR8BRL =81W XTOR12BRL =102W	[Blank] =Bright White (Standard) 5000K W =Neutral, 4000K Y =Warm, 3000K	[Blank] =Carbon Bronze (Standard) WT =Summit White BK =Black BZ =Bronze AP =Grey GM =Graphite Metallic DP =Dark Platinum	347V =347V ^{2, 3, 4, 5} 480V =480V ^{2, 3, 4, 5, 6} PC1 =Photocontrol 120V ⁷ PC2 =Photocontrol 208-277V ^{7, 8} PMA =Pole Mount Arm (C Drilling) with Round Adapter ^{3, 9} MS-L20 =Motion Sensor for ON/OFF Operation ^{2, 3, 10, 11} MS/DIM-L20 =Motion Sensor for Dimming Operation ^{2, 3, 10, 11, 12, 13, 14} CBP =Cold Weather Battery Pack ^{2, 3, 15, 16, 17} HA =50°C High Ambient ¹⁷
Accessories (Order Separately)			
WG-XTORMX =Crosstour MAXX Wire Guard PB120V =Field Installed 120V Photocontrol PB277V BUTTON PC =Field Installed 208-277V Photocontrol ⁸ VA1040-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1041-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1042-XX =3@120° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1043-XX =4@90° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1044-XX =2@90° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1045-XX =3@90° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1046-XX =2@120° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸		VA1033-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1034-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1035-XX =3@120° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1036-XX =4@90° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1037-XX =2@90° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1038-XX =3@90° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1039-XX =2@120° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ EWP/XTORMX =Escutcheon Wall Plate, Carbon Bronze EWP/XTORMX-WT =Escutcheon Wall Plate, Summit White FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ¹⁴	

NOTES:

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

STOCK ORDERING INFORMATION

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



Lower Level Plan

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

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

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Concepts
In
Architecture, LLC

Proposed for: CF Investments, LLC

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

Project: 4 Unit
Address: McFarland, WI

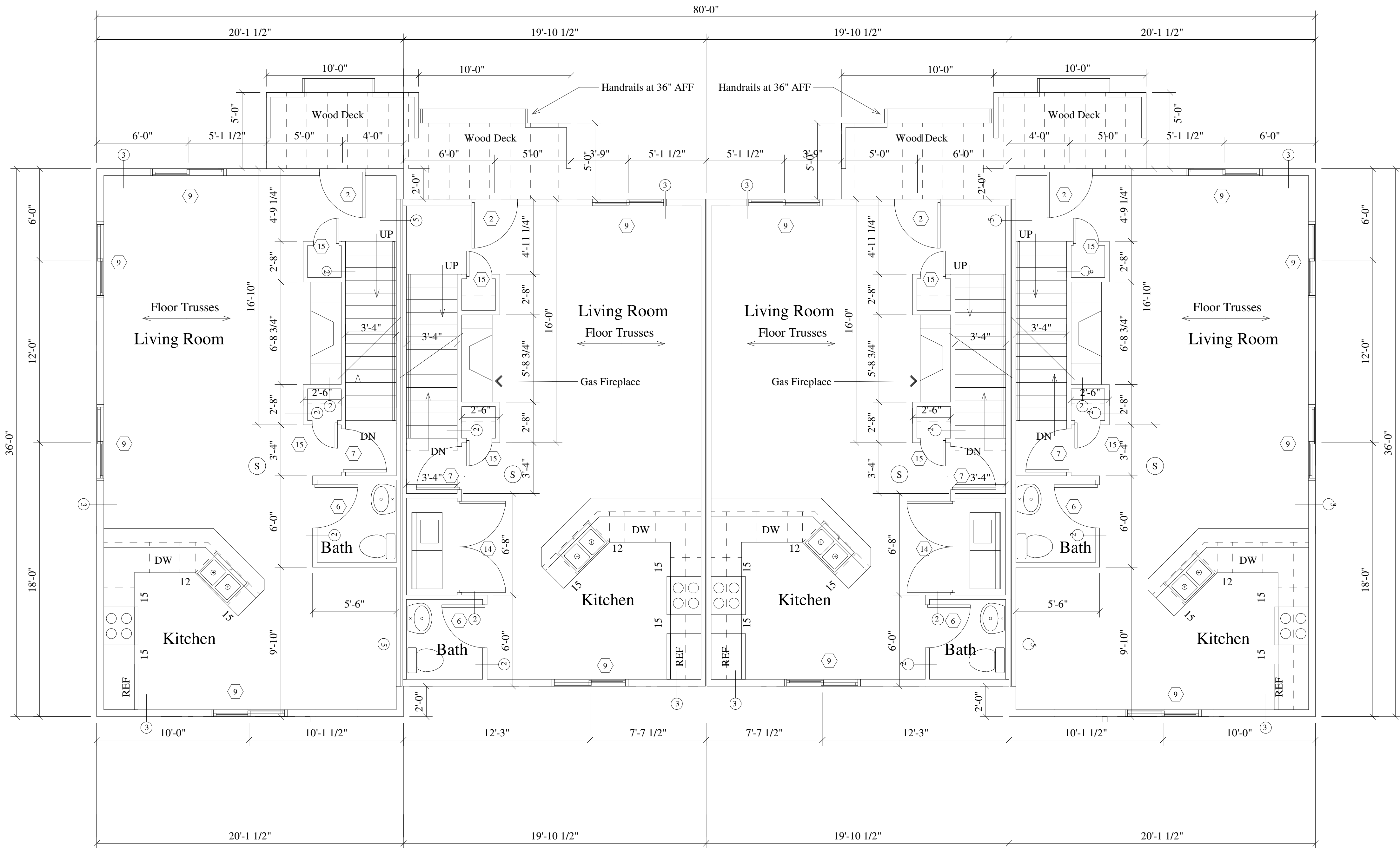
Sheet Title: Foundation Plan

Date: 07-29-2020

Scale: As Noted

Job #: 05-01

SHEET
A1



○ First Floor Plan

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

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

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Concepts
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Architecture, LLC

Proposed for: CF Investments, LLC

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

Project: 6 Unit
Address: McFarland, WI

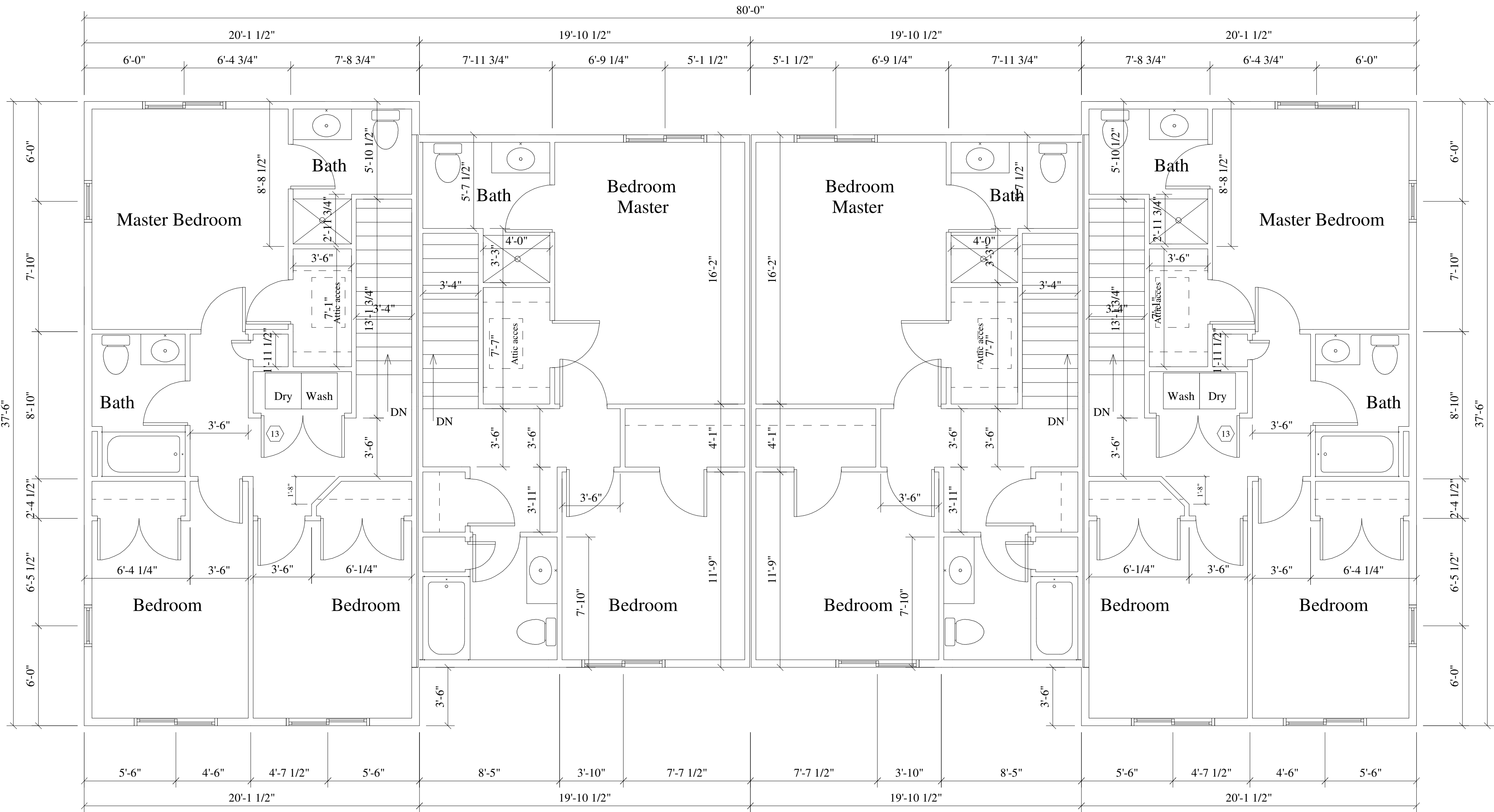
Sheet Title: Floor Plans

Date: 07/29/2020

Scale: As Noted

Job #: 05-01

SHEET
A2



Second Floor Plan

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

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

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Concepts
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Proposed for: CF Investments, LLC

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

Project: 4 Unit
Address: McFarland, WI

Sheet Title: Second Floor Plan

Date: 07-29-2020

Scale: As Noted

Job #: 05-01

SHEET
A3

Townhomes style 1

Stone: Stonecraft Ledgestone "Pennsylvania" Shingles: BP Mystique "Slate Grey"



Siding 1: Sea Slate



Siding 2: Granite



Trim and band boards: White

Soffit/fascia: White

Gutters: White

Garage door: White

Windows: White

Townhomes style 2

Stone: Stonecraft Ledgestone “Wisconsin”

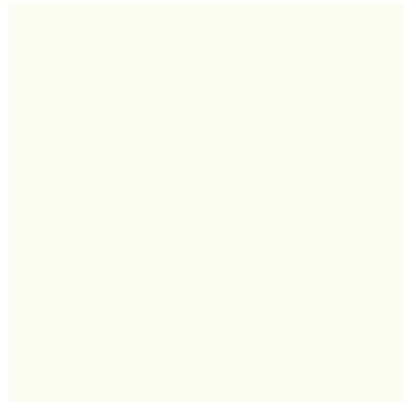
Shingles: BP Mystique “Slate Grey”



Siding 1: Nightfall



Siding 2: Linen



Trim and band boards: White

Soffit/fascia: White

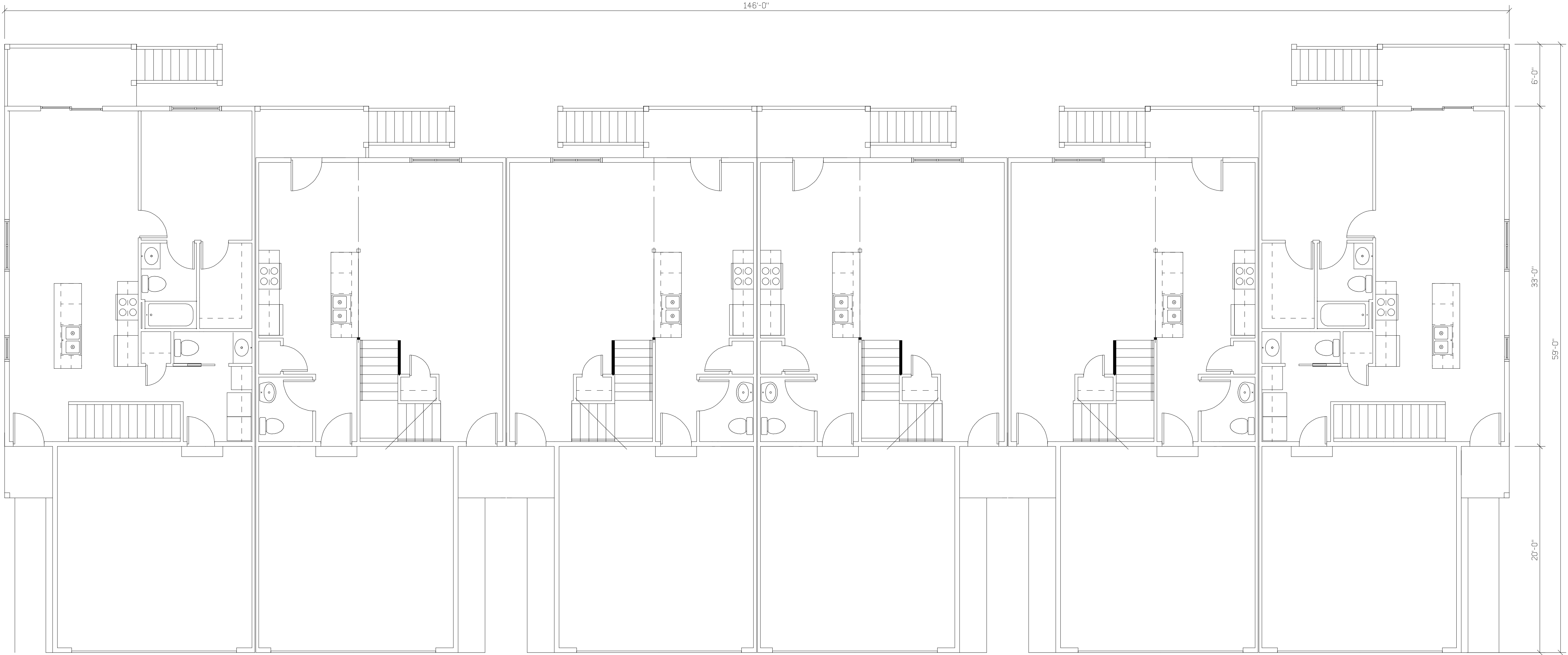
Gutters: White

Garage door: White

Windows: White

First Floor Plan

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



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

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Proposed for: CF Investments, LLC

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

Project: 4 Unit
Address: Madison, WI

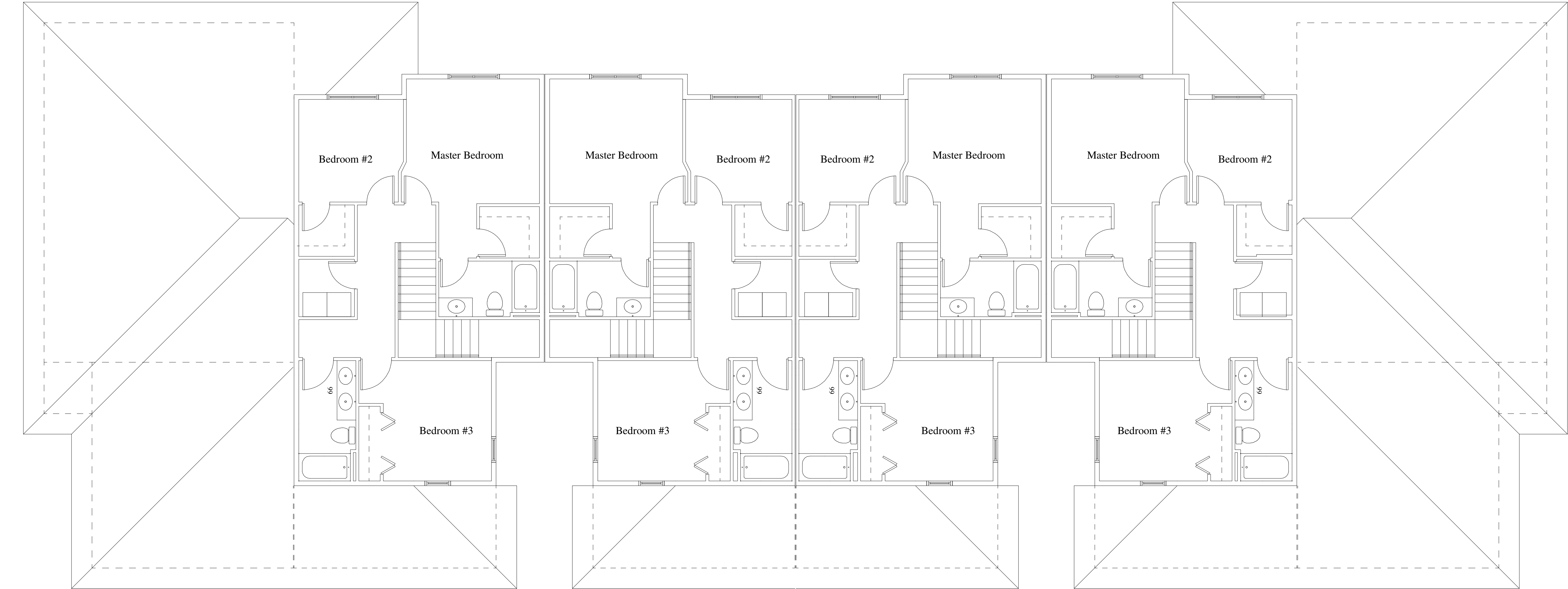
Sheet Title: First Floor Plan

Date: 11-29-2018

Scale: As Noted

Job #: 05-01

SHEET
A2



Second Floor Plan 896 SF
Scale = 1/4"=1'-0"

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196
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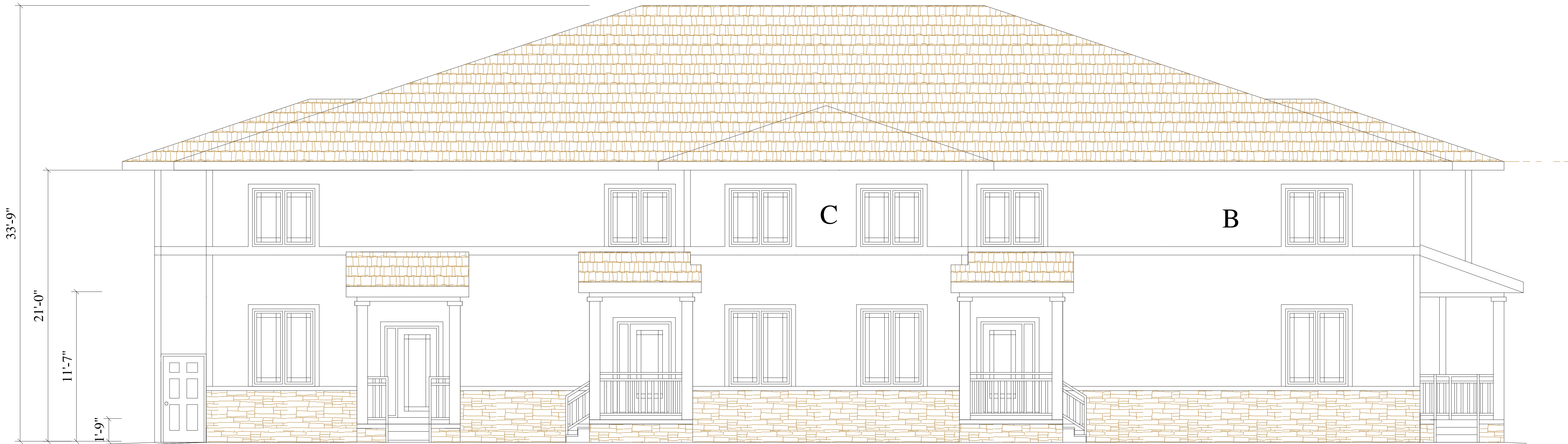
Concepts
In
Architecture, LLC

Proposed for: CF Investments, LLC
Address: 3636 Skytop Road
McFarland 53558
608-576-4309

Project: 4 Unit
Address: Madison, WI
Sheet Title: Second Floor Plan

Date: 11-29-2018
Scale: As Noted
Job #: 05-01

SHEET
A3



South Elevation

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



North Elevation

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

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Concepts
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Architecture, LLC

Proposed for: CF Investments, LLC

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

Project: 8 Unit
Address: McFarland
Sheet Title: Elevations

Date: 05-11-2020

Scale: As Noted

Job #: 05-01

SHEET
A6



West Elevation



East Elevation

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

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

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Proposed for:
CF Investments, LLC

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

Project: **8 Unit**

Address: Cottage Grove, WI

Sheet Title: **Elevations**

02-09-2020

As Noted

05-01

SHEET

A5

8-unit w/underground parking

Stone: Stonecraft Ledgestone “Wisconsin”

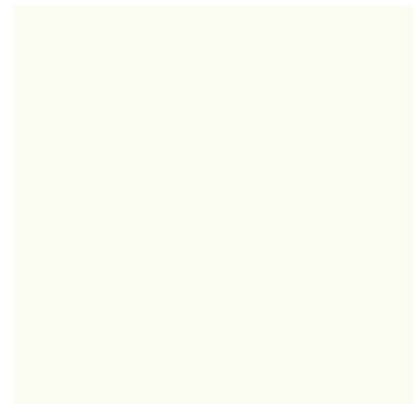
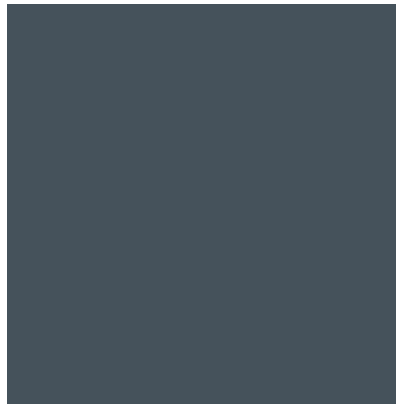
Shingles: BP Mystique “Slate Grey”



Siding 1: Nightfall

Siding 2: Sea Slate

Siding 3: Linen



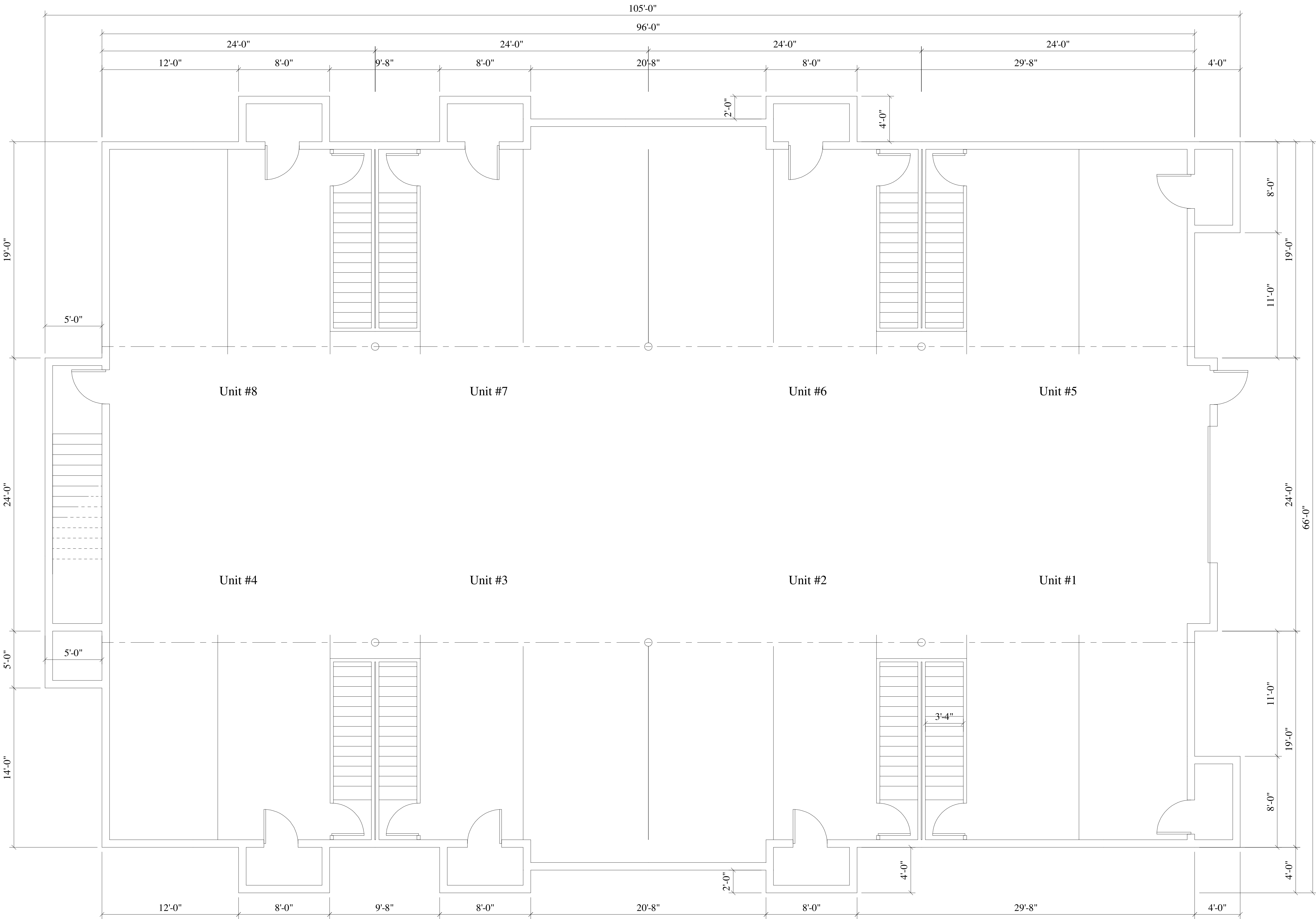
Trim and band boards: White

Soffit/fascia: White

Gutters: White

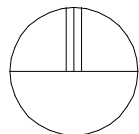
Garage door: White

Windows: White



First Floor Plan

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



North

Project: 8 Unit
Address: McFarland

Date: 05-11-2020

Scale: As Noted

Job #: 05-01

Sheet Title: Lower Level Plan

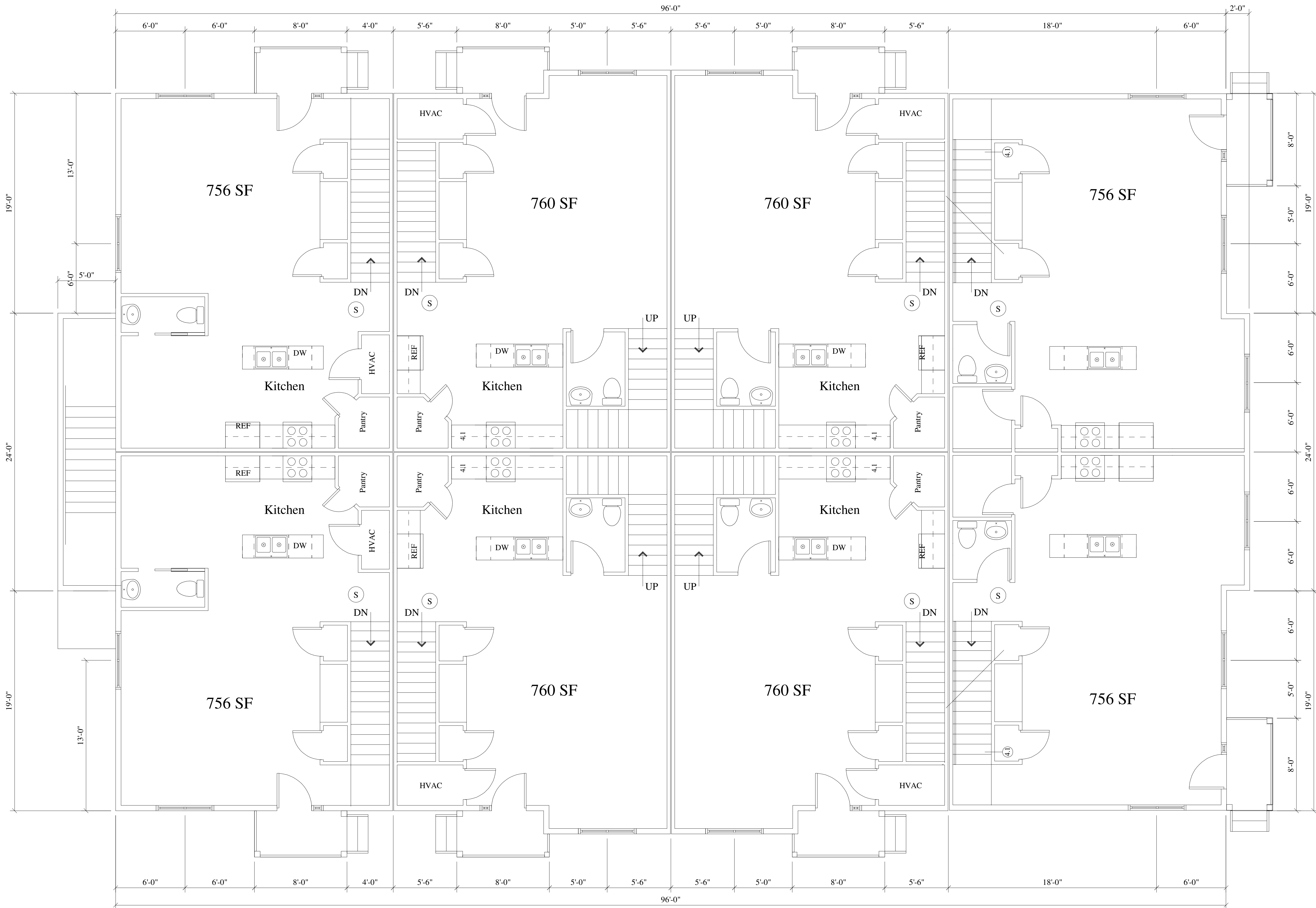
Proposed for: CF Investments, LLC
Address: 3636 Skytop Road
McFarland 53558
608-576-4309

Concepts
In
Architecture, LLC

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

A1



First Floor Plan

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

See sheets A9/A10 for unit plans

Jeffery Groenier, Architect
W125 Amdon Road
Brooklyn, WI 53521
608-698-3196
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Concepts
in
Architecture, LLC

Proposed for: CF Investments, LLC

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

Project: 8 Unit
Address: McFarland

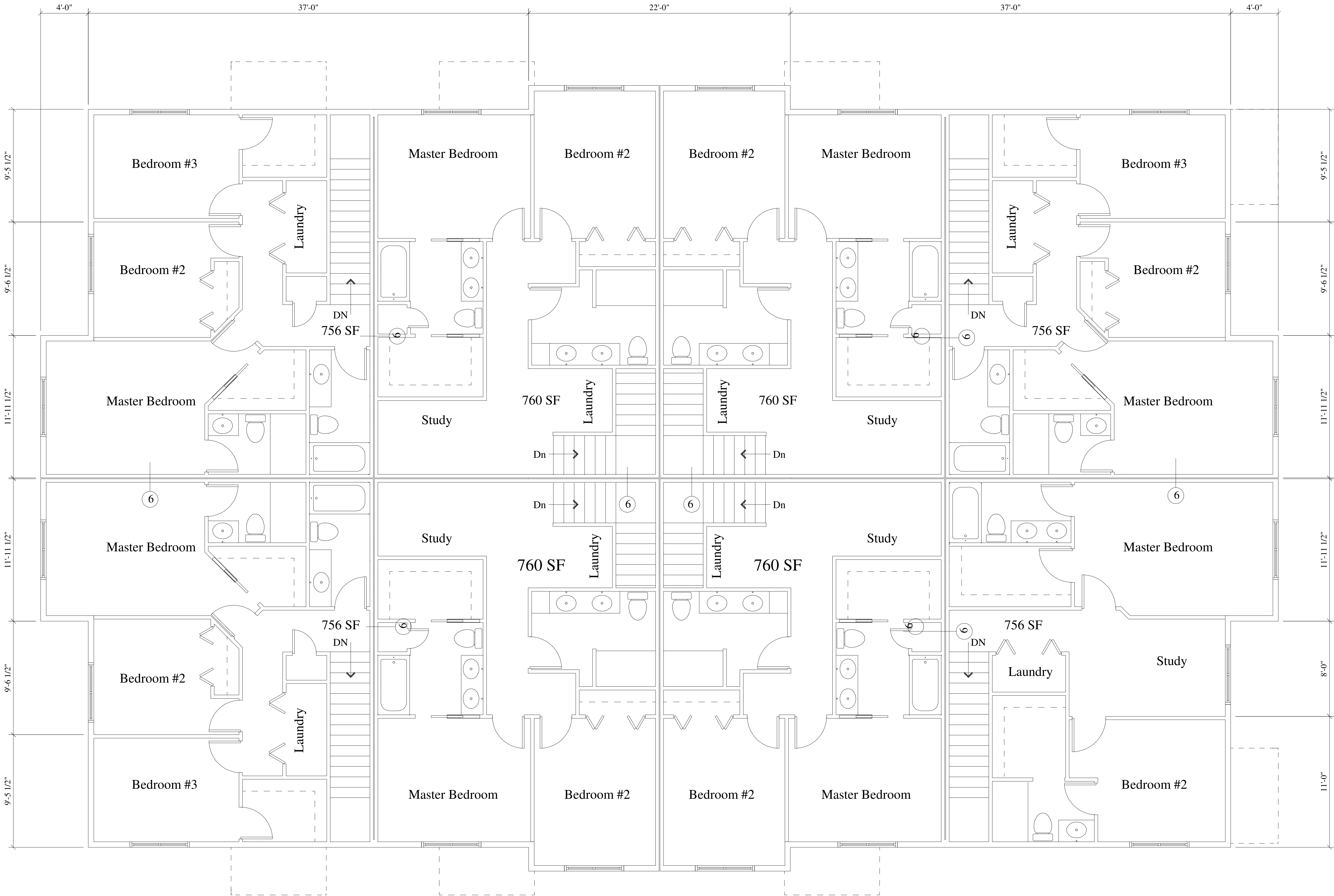
Sheet Title: First Floor Plan

Date: 05-11-2020

Scale: As Noted

Job #: 05-01

SHEET
A2



Second Floor Plan

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

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

Proposed for: CF Investments, LLC

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

Project: 8 Unit
Address: McFarland

Sheet Title: Second Floor Plan

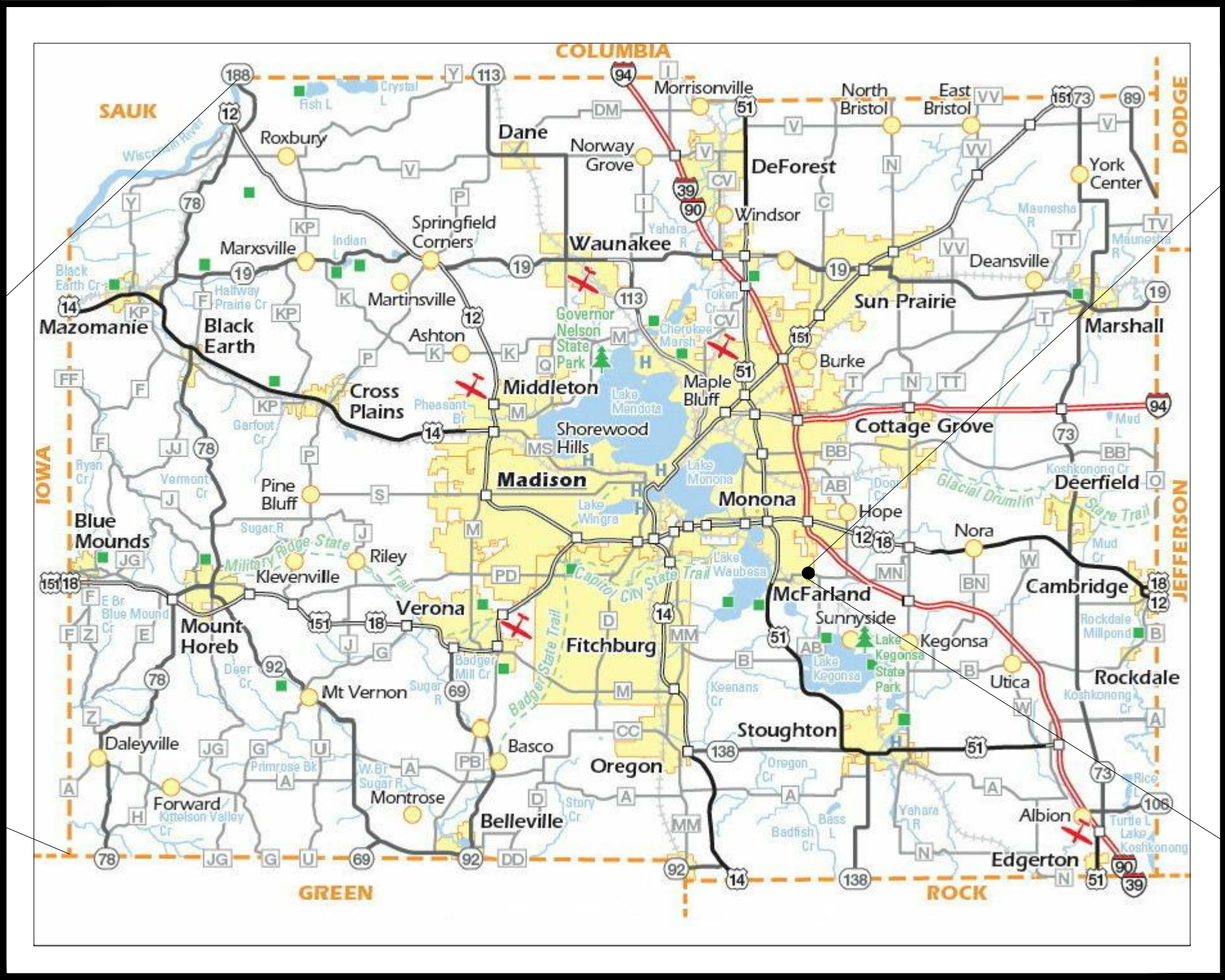
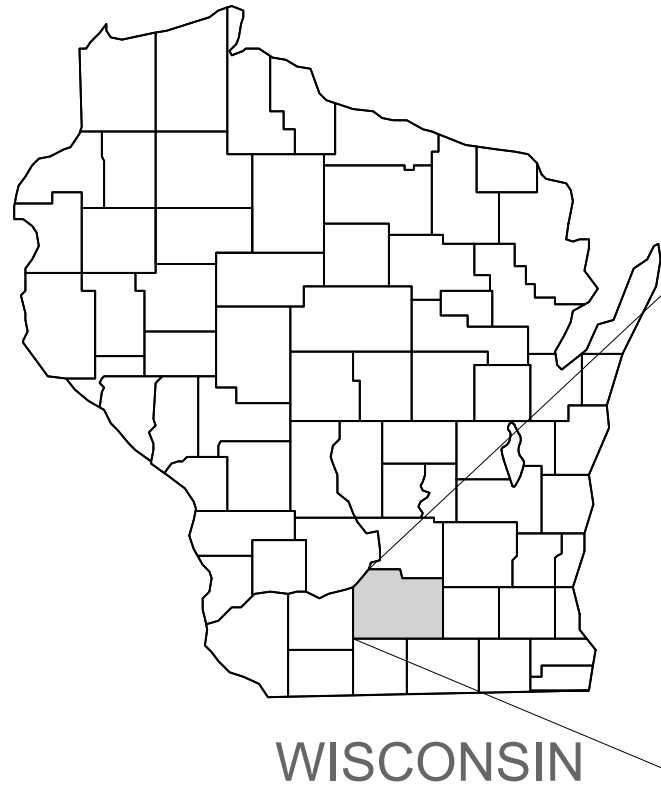
Date: 05-11-2020

Scale: As Noted

Job #: 05-01

SHEET
A3

DEVELOPMENT PLANS
FOR
PRAIRIE PLACE - LOTS 57 & 58
VILLAGE OF MCFARLAND, DANE COUNTY, WI



DANE COUNTY
SCALE: NTS



LOCATION MAP
SCALE: NTS

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

OWNER/DEVELOPER
CF DEVELOPMENT LLC
83636 SKYTOP ROAD
MCFARLAND, WI 53558
608-576-4309



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

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

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

PRAIRIE PLACE - LOTS 57 & 58

TITLE SHEET

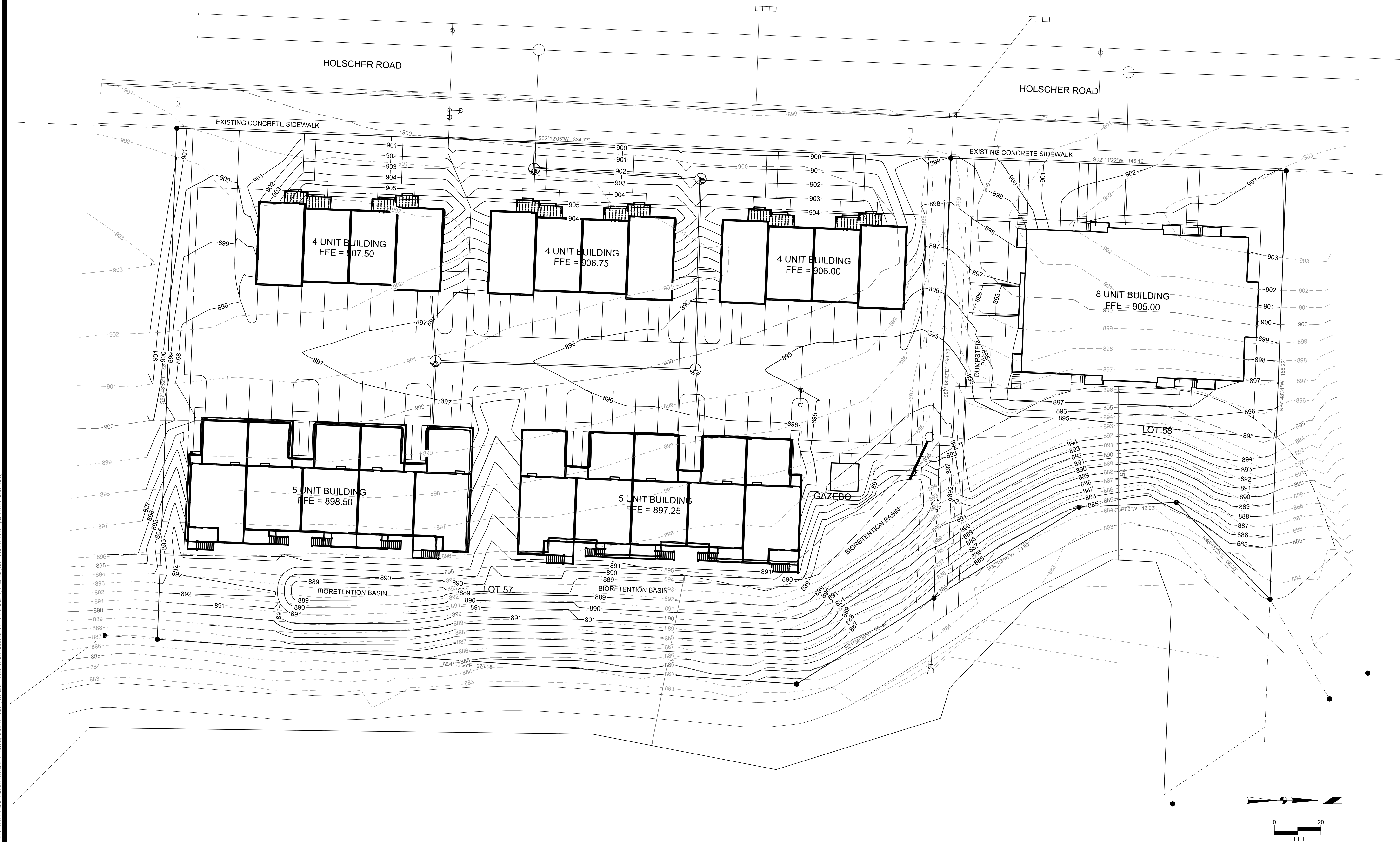
VILLAGE OF MCFARLAND, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |



Project No: 120.0462.30
Sheet T 100

MARK	REVISION	DATE	BY
Engineer: MLC	Checked By: CHKD	Scale: 1" = NONE	
Technician: TECH	Date: 08-07-2020	T-R-S: TTN-RRW-SS	
Project No: 120.0462.30			Sheet T 100



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Project No: 120.0462.30
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PRAIRIE PLACE - LOTS 57 & 58

EROSION CONTROL PLAN

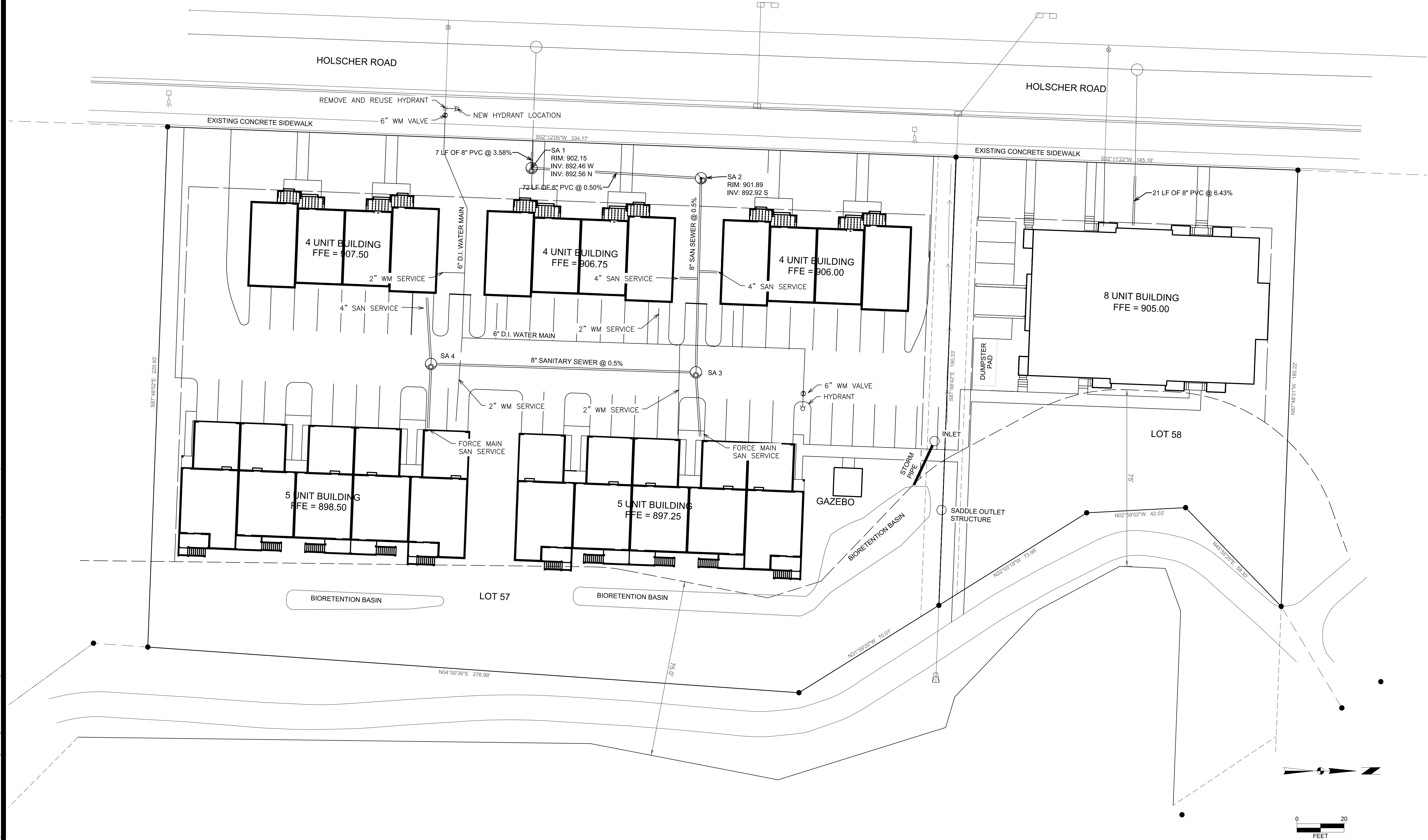
CITY COUNTY STATE

SNYDER & ASSOCIATES, INC.

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MADISON, WISCONSIN 53718
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Engineer: ENGR	Checked By: CHKD	Scale: 1" = 20'	
Technician: TECH	Date: 08-07-2020	T-R-S: TTN-RRW-SS	
Project No: 120.0462.30			Sheet C 301

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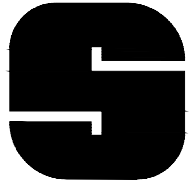


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PRAIRIE PLACE - LOTS 57 & 58

UTILITY PLAN

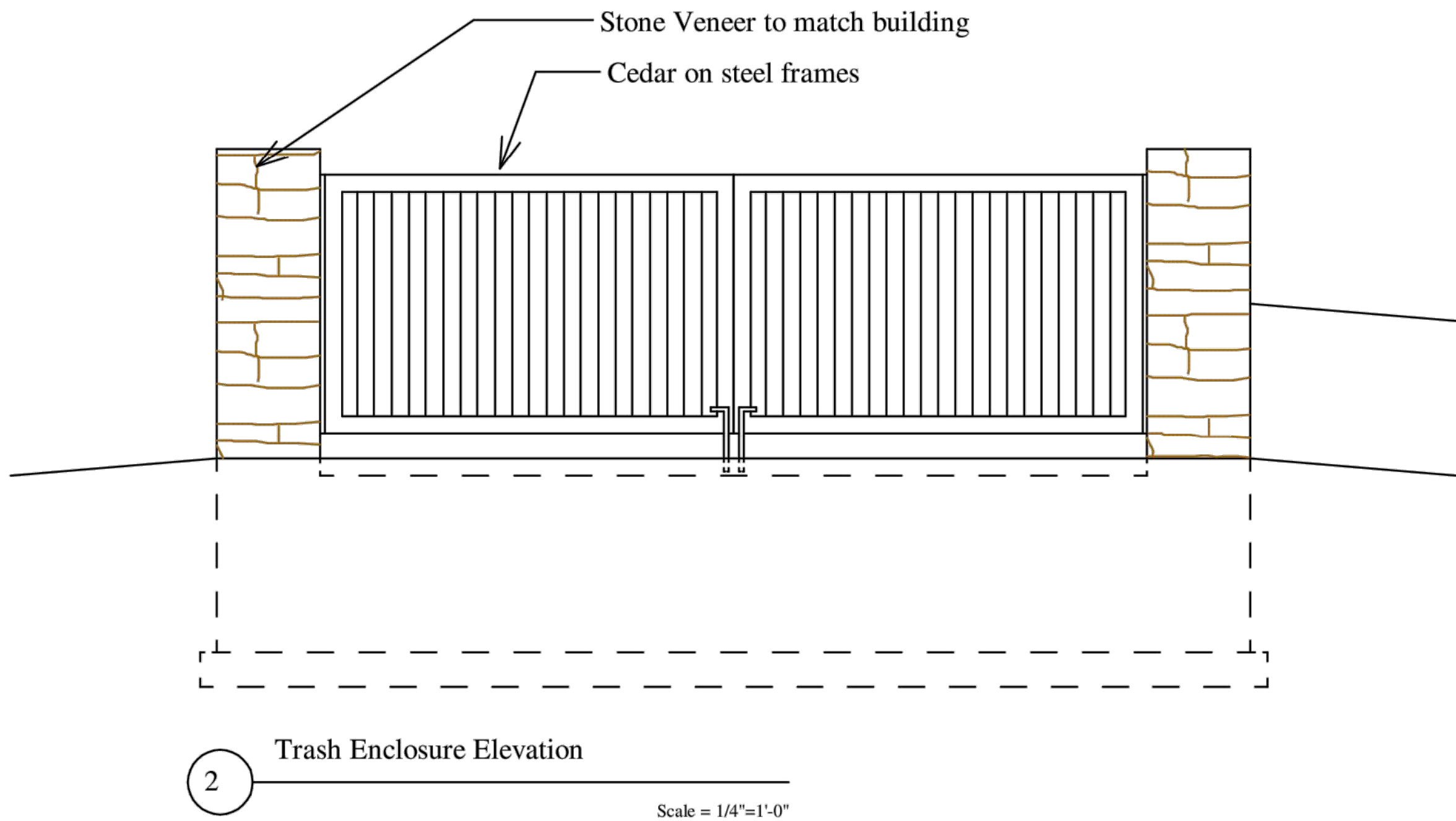
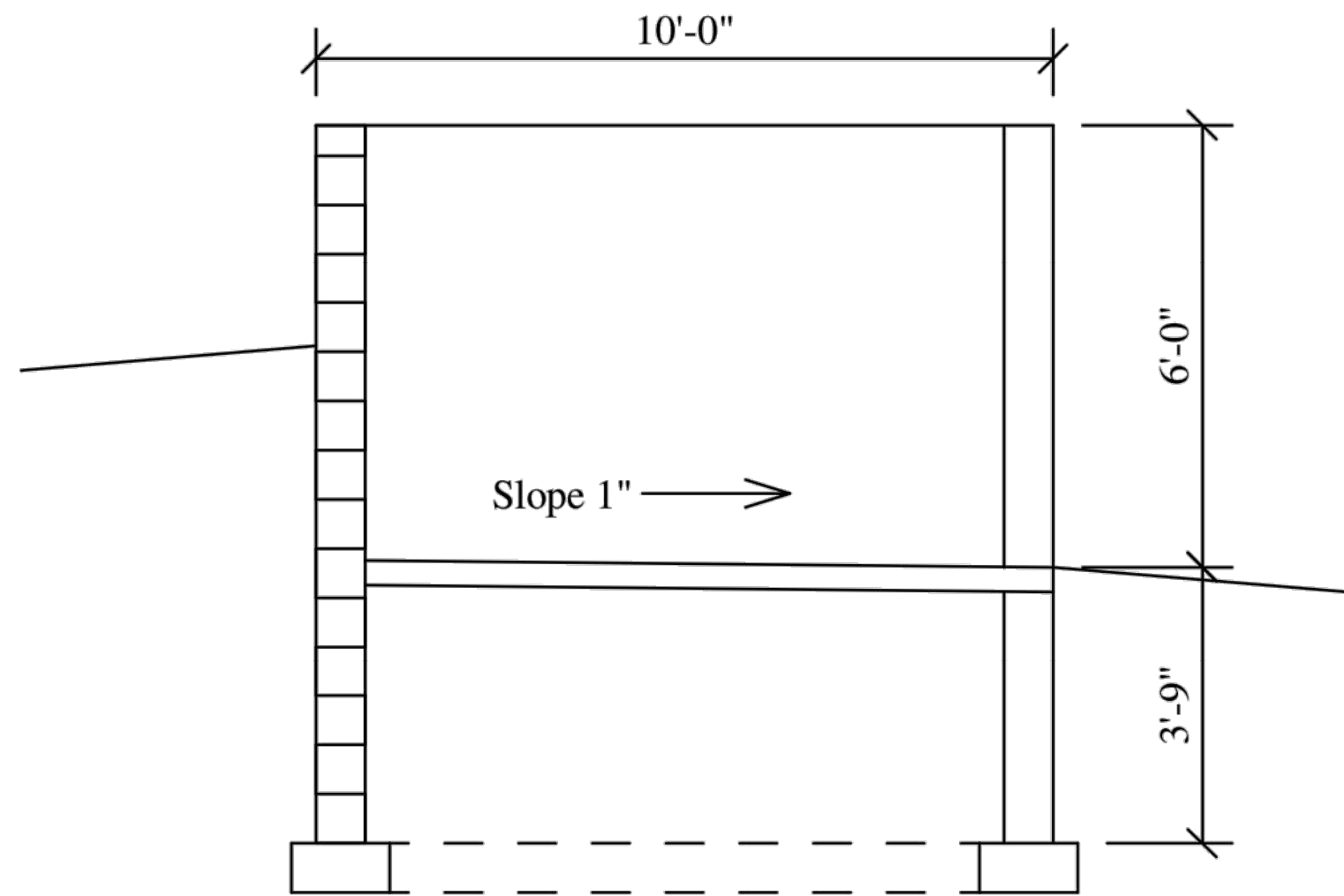
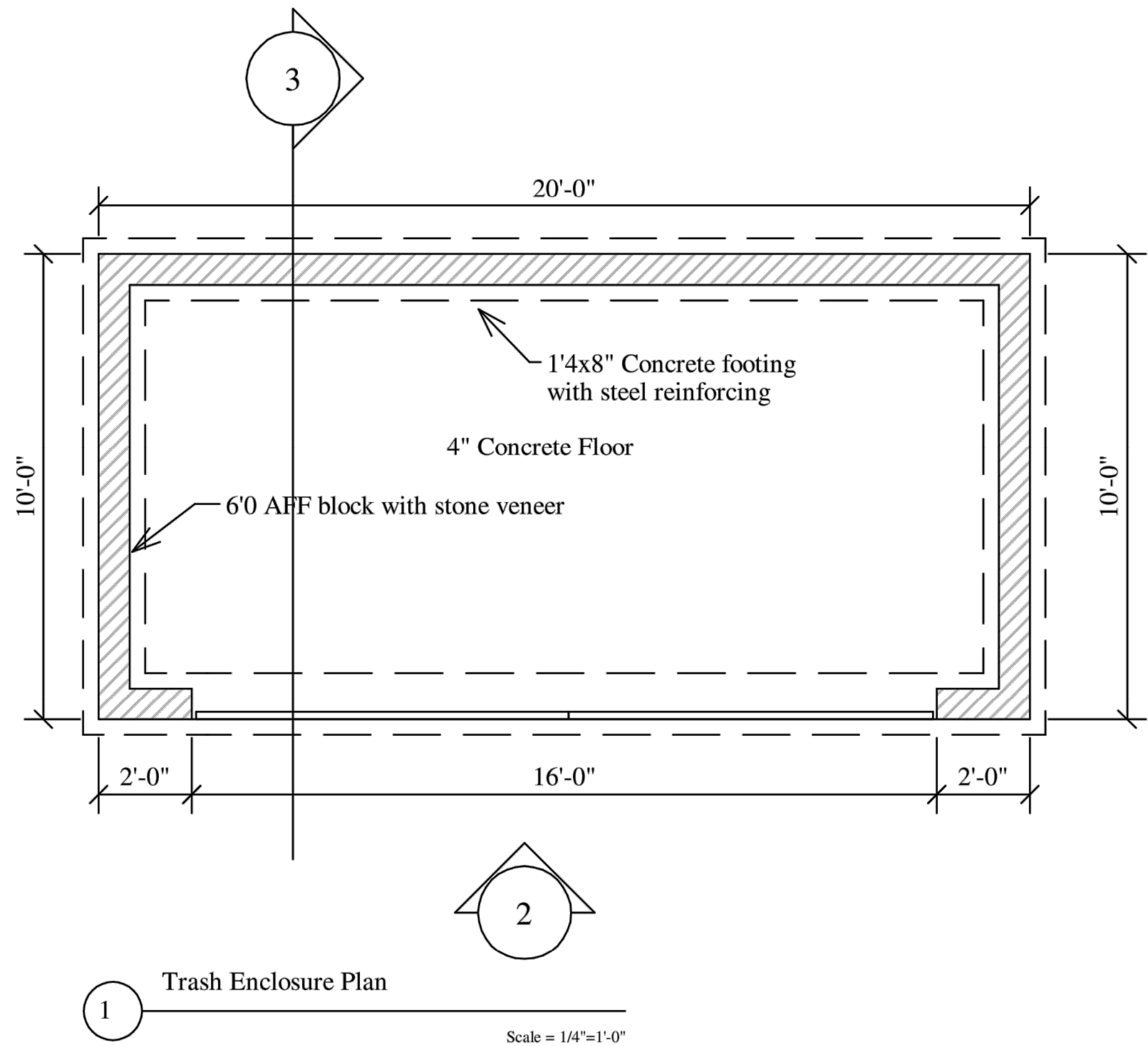
VILLAGE OF MCFARLAND, DANE COUNTY, WI

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Sheet C 400

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Project No: 120.0462.30

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PRAIRIE PLACE - LOTS 57 & 58

TRASH ENCLOSURE

VILLAGE OF MCFARLAND, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.

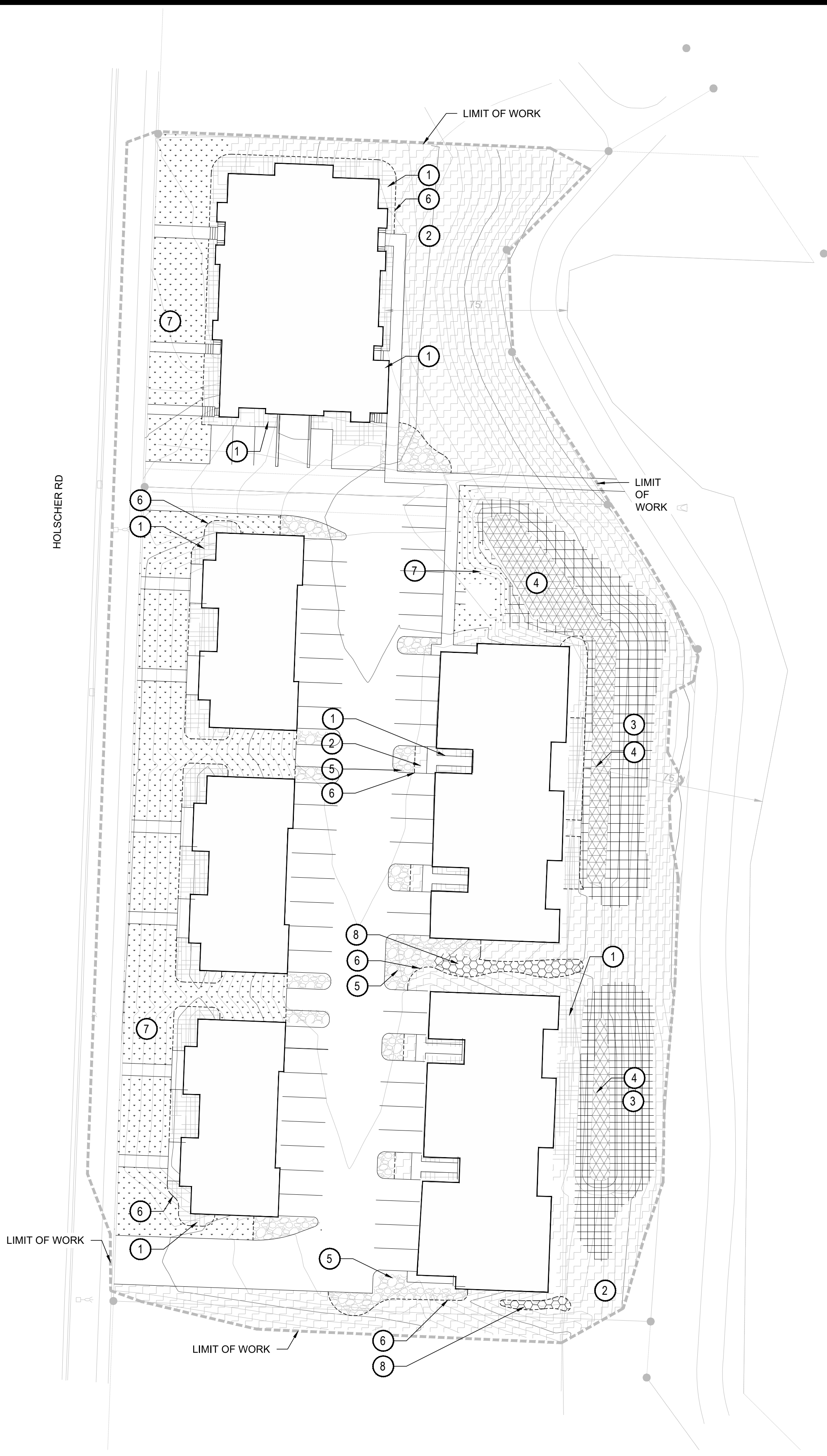
5010 VOGES ROAD
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Project No: 120.0462.30

Sheet C 500

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Engineer: MLC
Checked By: CHKD
Date: 08-07-2020
Scale: 1" = NONE
T-R-S: TTN-RRW-SS

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DATE: _____
BY: _____



LANDSCAPE LEGEND

- 1 SHRUB BED WITH HARDWOOD MULCH (DOES NOT INCLUDE STAND-ALONG TREES OUTSIDE SHRUB BED AREAS), REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- 2 TURF SEED, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- 3 EROSION CONTROL SEED MIX, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- 4 BIO RETENTION PLANTINGS, SEE NOTES FOR PLANTING GUIDELINES AND BIO RETENTION PLANT SCHEDULE FOR TYPE
- 5 ROCK MULCH, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- 7 SOD, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- 8 COBBLES, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE

- SPADE CUT EDGER AT 4" DEPTH
- LIMIT OF WORK

- CANOPY TREE
- LOW DECIDUOUS TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

LANDSCAPE CONSTRUCTION NOTES

1. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEO-TEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
2. TURF SEED SHALL BE SUN & SHADY GRASS SEED PROVIDED BY CIRCLE B LANDSCAPE SUPPLY (608.846.9200) OR APPROVED EQUAL.
3. EROSION CONTROL SEED MIX, PROVIDED BY PRAIRIE NURSERY (1-800-476-9453) OR APPROVED EQUAL.
4. BIORETENTION PLANTINGS, SEE NOTES FOR PLANTING GUIDELINES AND PLANT SCHEDULE FOR TYPE
5. 2 1/2" BIG JOHN'S RIVER ROCK PROVIDED BY MIDWEST DECORATIVE STONE (608.273.9787) OR APPROVED EQUAL.
6. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
7. SOD SHALL BE BLACK BEAUTY - TALL KENTUCKY BLUEGRASS (TKFB SOD) PROVIDED BY PAUL'S TURF AND TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
8. 4"-12" GRANITE COBBLE AND BOULDER PROVIDED BY MIDWEST DECORATIVE STONE (608.273.9787) OR APPROVED EQUAL.
9. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

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Engineer: ENGR	Checked By: CHKD	Scale: 1" =	
Technician: TECH	Date: 05-11-2020	T-R-S: TTN-RRW-SS	
Project No: 120.0462.30			Sheet L200

PRAIRIE PLACE - LOTS 57 & 58

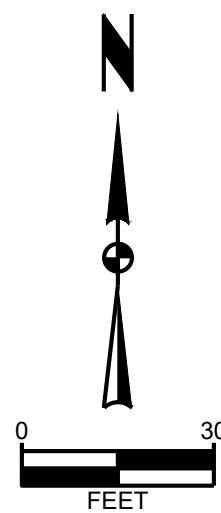
MULCH, SOD, & SEED PLAN

SNYDER & ASSOCIATES, INC. |

MCFARLAND, DANE COUNTY, WISCONSIN

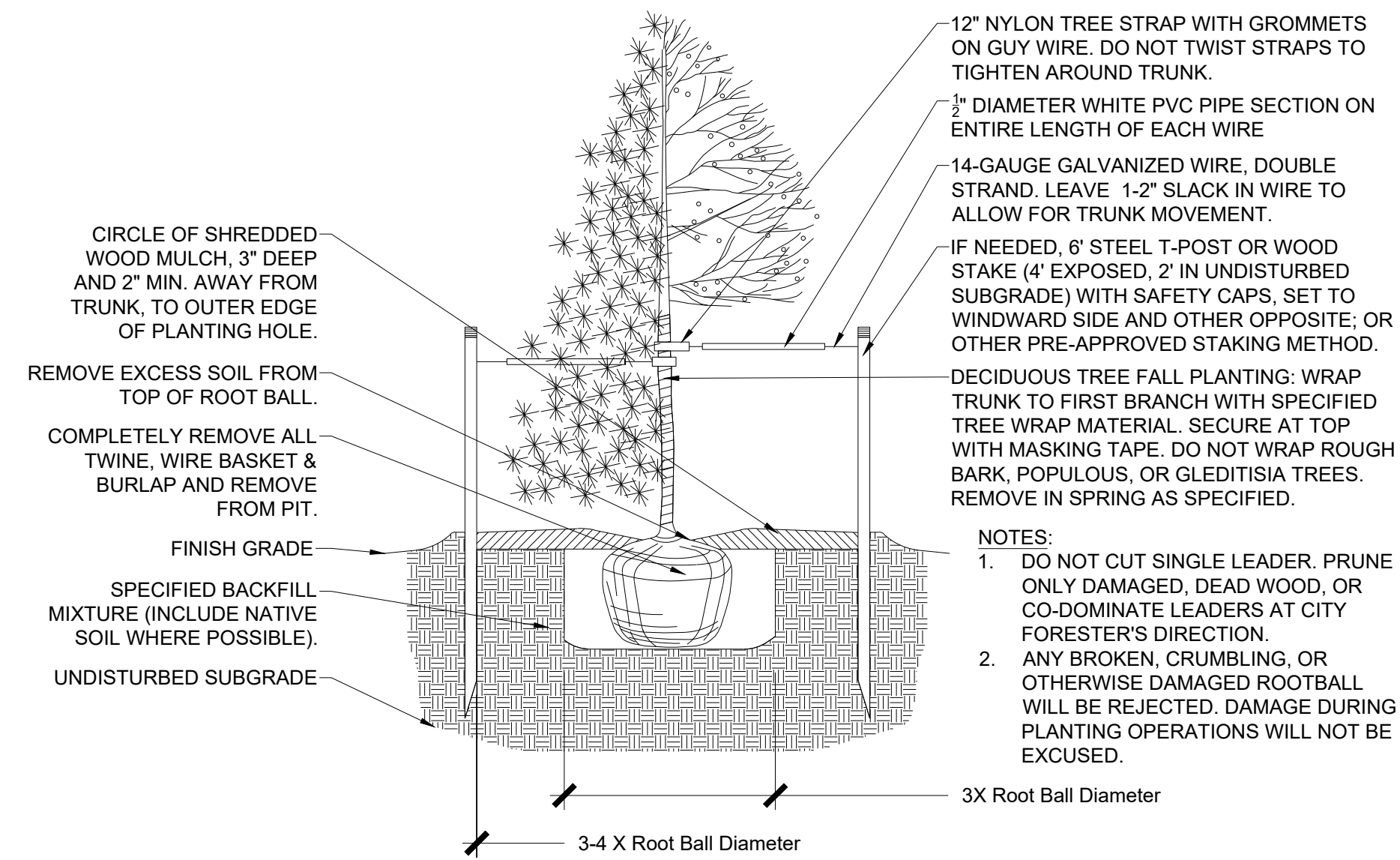
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Sheet L201

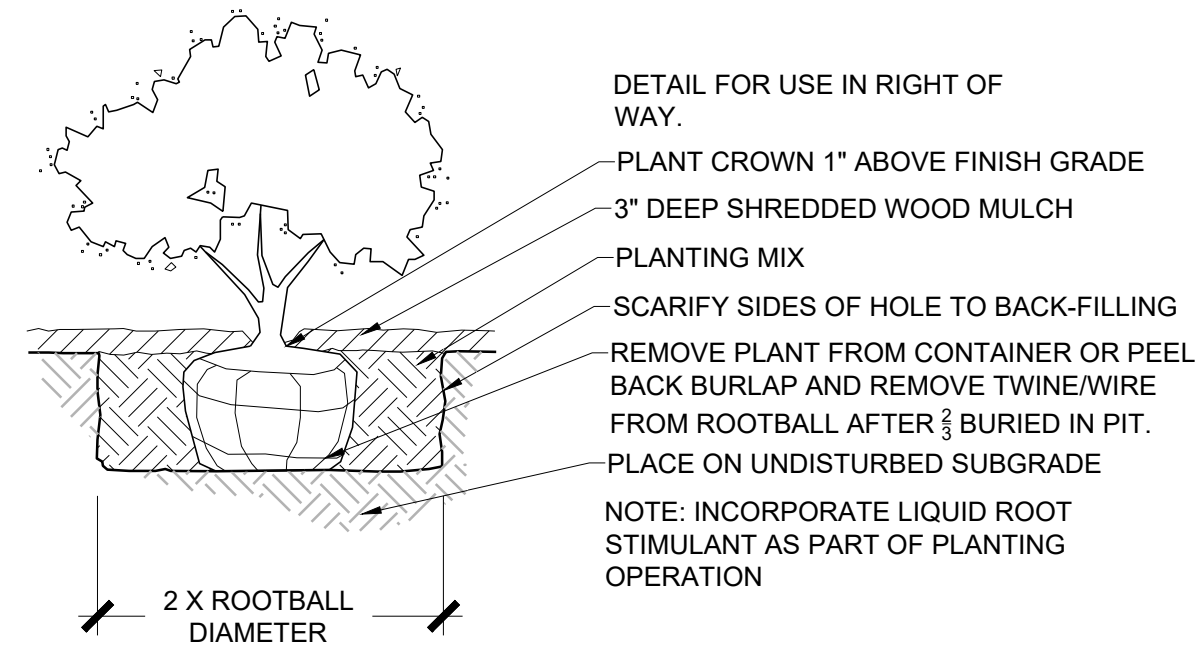
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Project No: 120.0462.30



1 TREE PLANTING

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



2 SHRUB PLANTING

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

PRAIRIE PLACE - LOTS 57 & 58

LANDSCAPE DETAILS

MCFARLAND, DANE COUNTY, WISCONSIN

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

Project No: 120.0462.30

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GENERAL LANDSCAPE NOTES

1. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
2. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
5. MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.
6. ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
7. TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
8. LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM SEPTEMBER 1 TO OCTOBER 15 AND PRIOR TO JUNE 1, BUT NOT AFTER CANDLES EXCEED 1 INCH FOR EVERGREENS, DECIDUOUS PLANTS (B&B AND CONTAINER) TO BE INSTALLED AUGUST 15 TO OCTOBER 15 AND IN THE SPRING PRIOR TO JUNE 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
9. PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY. CONSULTANT OR LANDSCAPE ARCHITECT WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
10. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
11. ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.
12. CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
14. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
15. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
16. THE CONTRACTOR SHALL WARRANT ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
17. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
18. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
19. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
20. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
21. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.

GENERAL LANDSCAPE NOTES CONT.

22. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
23. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
24. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
25. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
26. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
27. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
28. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
29. WHEN PLANTER POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
30. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
31. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
32. ALL TREES PLANTED WITHIN RIGHT-OF-WAY WILL INCLUDE CITY APPROVED ROOT BARRIERS.

GENERAL NOTES

1. DRAWINGS ARE INTENDED TO BE PRINTED ON 22 X 34 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
2. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. GEOTECHNICAL SOILS REPORT RECOMMENDATIONS SHALL BE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID.
5. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
6. THE CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
9. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
10. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.

GENERAL NOTES CONT.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
13. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
14. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
15. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
18. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
19. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
20. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
21. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
22. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
23. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
24. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
25. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

LAYOUT NOTES

1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
6. LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
7. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
8. WHEN APPLICABLE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FALL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
9. CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

BIORETENTION PLANTING NOTES

1. BIORETENTION SHALL CONFORM TO WIS. DNR TECH STANDARD 1004.
2. ENGINEERED SOIL SHALL CONSIST OF 70%-85% SILICA SAND AND 15%-30% COMPOST WITH A PH OF 5.5-6.5
3. BIORETENTION BASINS SHALL BE EXCAVATED AND USED AS SEDIMENT TRAPS DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION AND SITE STABILIZATION, THE BASINS SHALL BE OVER-EXCAVATED 3 FEET MINIMUM AND THEN THE SAND LAYER AND ENGINEERED SOIL SHALL BE PLACED TO WITHIN THREE INCHES OF FINAL GRADE. ONCE THE ENGINEERED SOIL IS PLACED, A COCONUT FIBER MAT SHALL BE ADDED ON TOP OF THE ENGINEERED SOIL.
4. FIELD INFILTRATION TESTING: IMMEDIATELY AFTER ROUGH GRADING OF STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES, PROVIDE FIELD INFILTRATION TESTING CONDUCTED BY A THIRD-PARTY TESTING AGENCY TO VERIFY INFILTRATION RATES FOR ALL STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES. DETERMINE INFILTRATION RATES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) SITE EVALUATION FOR STORMWATER INFILTRATION, STANDARD 1002. FREQUENCY OF TESTING SHALL BE 1 TEST PER 5000 SQUARE FEET OF SURFACE AREA OF THE STORMWATER INFILTRATION DEVICE MEASURED AT THE DESIGN HIGH WATER LEVEL AND AT LEAST ONE TEST PER DEVICE. FURNISH A REPORT OF THE TEST RESULTS TO ARCHITECT/ENGINEER. TESTING SHALL BE COMPLETED AT THE EXPENSE OF THE CONTRACTOR.
5. SPECIFIC SPECIES OR CONTAINER SIZE SUGGESTED SUBSTITUTIONS SHALL BE PRESENTED TO CONSULTANT ALONG WITH THE REASONS FOR THE SUGGESTIONS. WITH CONSULTANT OR PROJECT ENGINEER'S APPROVAL, SUBSTITUTIONS MAY BE MADE.
6. LIVE PLANTS CAN BE PLANTED IN THE FIELD DURINGTHE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY CONSULTANT OR ENGINEER. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
7. ALL PLANTED MATERIALS WILL BE WARRANTED BY INSTALLATION CONTRACTOR TO BE IN HEALTHY CONDITION WITH A REPLACEMENT GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING.
8. NATIVE PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY. CONSULTANT OR PROJECT ENGINEER WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
9. PLANTS SHALL BE PLANTED IN THE BIORETENTION AREA AT A MINIMUM OF ONE PLANT PER EVERY 12" ON CENTER.
10. UPON COMPLETION OF EXCAVATING & GRADING OPERATIONS, A LOOSE, FRIABLE PLANT BED SHALL BE PREPARED FOR INSTALLATION OF NATIVE PLANT PLUGS.
11. CARE SHALL BE TAKEN TO MINIMIZE SOIL COMPACTION DURING CONSTRUCTION ACTIVITY. BY EXAMPLE OF A STANDARD SOIL PENETROMETER (COMPACTION TESTER), THE TOPSOIL COMPACTION READINGS SHALL BE LESS THAN 200 PSI AT THE 0-6 INCH DEPTH AND LESS THAN 250 PSI AT THE 6-18 INCH DEPTHS IN ALL AREAS TO BE PLANTED.
12. UNDULATIONS OR IRREGULARITIES IN THE PLANT BED WHICH WOULD INTERFERE WITH A CONSISTENT SEEDING OPERATION SHALL BE LEVELED PRIOR TO FINAL SEEDING.
13. FINAL PLANTING AREA SHOULD BE GRADED SUCH THAT THE AREAS TO BE PLANTED SHALL CONSIST OF A SMOOTH, FREE DRAINING, EVEN SURFACE WITH A LOOSE POROUS TEXTURE.

NOT FOR CONSTRUCTION



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

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

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

PRAIRIE PLACE - LOTS 57 & 58

LANDSCAPE NOTES

SNYDER & ASSOCIATES, INC. |

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MADISON, WISCONSIN 53718
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BY DATE
Scale: 1" =

REVISION
Checked By: CHKD
Date: 5-11-2020

MARK
Engineer: ENGR
Technician: TECH

T-R-S: TTN-RRW-SS

Project No: 120.0462.30

Sheet L100

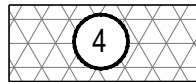
Project No: 120.0462.30

Sheet L100

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PLANT SCHEDULE								
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS	POINT VALUE PER PLANT	TOTAL POINT VALUE
CANOPY TREES								
4	AG	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	2" Cal.	50'h x 40'w	B&B (MALE ONLY)	40	160
7	GM	Acer saccharum 'Green Mountain'	GREEN MOUNTAIN MAPLE	2" Cal.	75'hx40'w	B&B	40	280
8	SO	Quercus bicolor	SWAMP WHITE OAK	2" Cal.	60'hx45'w	B&B	40	320
3	TE	Ulmus 'Morton Glossy'	TRIUMPH ELM	2" Cal.	55'h x 45'w	B&B	40	120
6	GT	Gleditsia tricanthos var. inermis 'Skycole'	SKYLINE HONEYLOCUST	2" Cal.	50'h x 20'w	B&B	40	240
LOW DECIDUOUS TREES								
6	MA	Malus x 'Prairifire'	PRAIRIFIRE CRABAPPLE	4' Ht.	20'h x 20'w	B&B	15	90
21	AS	Amelanchier x grandiflora	AUTUMN BRILLIANCE SERVICEBERRY	4' Ht.	25'h x 15'	CLUMP B&B	15	315
TALL DECIDUOUS SHRUBS								
6	VP	Viburnum prunifolium 'Forest Rogue'	BLACKHAW VIBURNUM	36" Ht.	14'h x 7'w	#5 CONT. (10' O.C.)	5	30
6	BH	Kolkwitzia amabilis	BEAUTYBUSH	36" Ht.	10'hx10'w	#5 CONT. (7' O.C.)	5	30
2	VB	Viburnum x burkwoodii	BURKWOOD VIBURNUM	36" Ht.	10'h x 7'w	#5 CONT. (7' O.C.)	5	10
6	MK	Syringa pubescens subsp. patula 'Miss Kim'	MISS KIM LILAC	36" Ht.	8'h x 7'w	#5 CONT. (7' O.C.)	5	30
MEDIUM DECIDUOUS SHRUBS								
18	SF	Forsythia x intermedia 'Mindor'	SHOW OFF FORSYTHIA	24" Ht.	6'h x 6'w	#5 CONT. (6' O.C.)	3	54
16	RD	Cornus sericea 'Farrow' ARCTIC FIRE	RED TWIG DOGWOOD	24" Ht.	5'h x 5'w	#5 CONT. (4' O.C.)	3	48
29	UC	Aronia 'Erecta'	UPRIGHT RED CHOKEBERRY	24" Ht.	5'h x 5'w	#5 CONT. (6' O.C.)	3	87
MEDIUM EVERGREEN SHRUBS								
23	MP	Pinus mugo var. pumilio	DWARF MUGO PINE	18" Tall/Wide	4'h x 10w	#5 CONT. (8' O.C.)	5	115
24	DY	Taxus cuspidata 'Nana'	DWARF YEW (BREVIFOLIA)	18" Tall/Wide	3'h x 6'w	#5 CONT. (6' O.C.)	5	120
LOW EVERGREEN SHRUBS								
21	JC	Juniperus chinensis var. sargentii	NEEDED JUNIPER	12" Ht.	2'h x 10'w	#5 CONT. (6' O.C.)	3	63
5	JV	Juniperus virginiana 'Grey Owl'	GREY OWL JUNIPER	12" Ht.	2'h x 5'w	#5 CONT. (6' O.C.)	3	15
ORNAMENTAL GRASSES								
40	BA	Bouteloua gracilis 'blonde ambition'	BLOND AMBITION BLUE GRAMA GRASS	8" Ht.	36" Ht.	#1 CONT. (3' O.C.)		
46	PS	Panicum virgatum 'shenandoah'	SHENANDOAH SWITCH GRASS	8" Ht.	48" Ht.	#1 CONT. (3' O.C.)		

BIO RETENTION PLANT SCHEDULE						
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS
PLUG MIX A						
	VR	Elymus virginicus	VIRGINIA WILD RYE	PLUG	36-48" Ht.	4-5" CELL (1' 0" C.)
	FG	Glyceria striata	FOWL MANNA GRASS	PLUG	36-48" Ht.	4-5" CELL (1' 0" C.)
	OP	Physostegia virginiana	OBEDIENT PLANT	PLUG	24-36" Ht.	4-5" CELL (1' 0" C.)
	PC	Echinacea purpurea	PURPLE CONEFLOWER	PLUG	36-48" Ht.	4-5" CELL (1' 0" C.)
	MS	Liatris spicata	MARSH BLAZING STAR	PLUG	36-48" Ht.	4-5" CELL (1' 0" C.)
PLUG MIX B						
	RG	Leersia oryzoides	RICE CUT GRASS	PLUG	24-36" Ht.	4-5" CELL (1' 0" C.)
	BS	Carex vulpinoidea	BROWN FOX SEDGE	PLUG	18-36" Ht.	4-5" CELL (1' 0" C.)
	SW	Asclepias incarnata	SWAMP MILKWEED	PLUG	36-48" Ht.	4-5" CELL (1' 0" C.)
	BE	Monarda fistulosa	BERGAMOT	PLUG	24-48" Ht.	4-5" CELL (1' 0" C.)
	BW	Asclepias tuberosa	BUTTERFLY WEED	PLUG	24-48" Ht.	4-5" CELL (1' 0" C.)
PLUG MIX C						
	DG	Scirpus atrovirens	DARK GREEN BULRUSH	PLUG	18-36" Ht.	4-5" CELL (1' 0" C.)
	WB	Scirpus cyperinus	WOOLGRASS	PLUG	36-48" Ht.	4-5" CELL (1' 0" C.)
	NA	Symphyotrichum novae-angliae	NEW ENGLAND ASTER	PLUG	36-48" Ht.	4-5" CELL (1' 0" C.)
	BO	Eupatorium perfoliatum	BONESET	PLUG	36-48" Ht.	4-5" CELL (1' 0" C.)
	RB	Liatris aspera	ROUGH BLAZING STAR	PLUG	36-48" Ht.	4-5" CELL (1' 0" C.)



BIO RETENTION PLANTINGS

NOTES:
PLANTS SHALL BE PLANTED IN THE
BIORETENTION AREA AT A MINIMUM OF
ONE PLANT PER EVERY 12" ON CENTER.
TOTAL SF = 1,266 SF
TOTAL PLUGS = 1,266

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

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

	SITE MEASUREMENT	POINTS REQUIRED	POINTS PROVIDED
BUILDING FOUNDATION	2,045 LF	50 PER 100 LF = <u>1,023</u>	<u>1,023</u>
GROSS FLOOR AREA	29,192 SF	20 PER 1,000 SF = <u>584</u>	<u>604</u>
STREET FRONTAGE HOLSCHER ROAD	480 LF	50 PER 100 LF = <u>240</u>	<u>290</u>
PAVED AREA	20,998 SF	100 PER 10,000 SF = <u>210</u>	<u>210</u>
TOTAL POINTS		<u>2,057</u>	<u>2,127</u>

MULTI-FAMILY RESIDENTIAL LANDSCAPING REQUIREMENTS

ALL MULTI-FAMILY RESIDENTIAL SITES SHALL COMPLY WITH THIS SUBSECTION. THE REQUIREMENTS OF THIS SUBSECTION ARE IN ADDITION TO THE MINIMUM LANDSCAPE POINTS REQUIRED BY THE DISTRICT REGULATIONS.

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

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PRAIRIE PLACE - LOTS 57 & 58

LANDSCAPE NOTES

MCFARLAND, DANE COUNTY, WISCONSIN

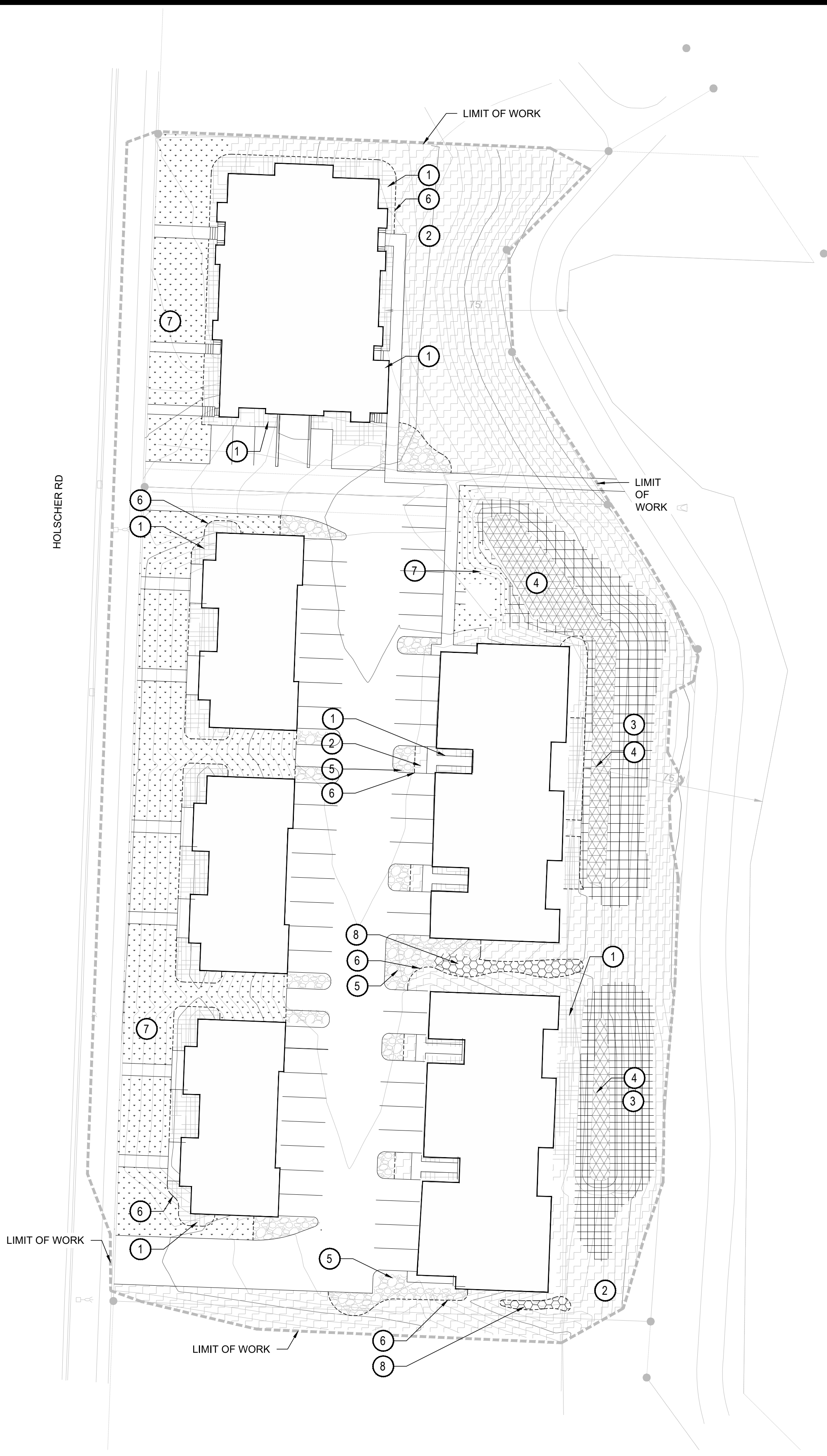
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|

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Project No: 120.0462.30
Sheet L101



LANDSCAPE LEGEND

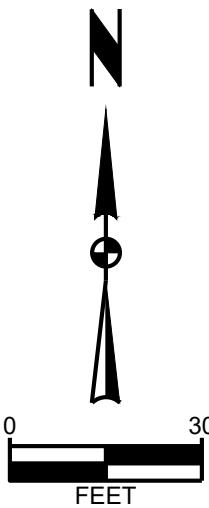
- 1 SHRUB BED WITH HARDWOOD MULCH (DOES NOT INCLUDE STAND-ALONG TREES OUTSIDE SHRUB BED AREAS), REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- 2 TURF SEED, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- 3 EROSION CONTROL SEED MIX, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- 4 BIO RETENTION PLANTINGS, SEE NOTES FOR PLANTING GUIDELINES AND BIO RETENTION PLANT SCHEDULE FOR TYPE
- 5 ROCK MULCH, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- 7 SOD, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- 8 COBBLES, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE

- SPADE CUT EDGER AT 4" DEPTH
- LIMIT OF WORK

- CANOPY TREE
- LOW DECIDUOUS TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

LANDSCAPE CONSTRUCTION NOTES

- PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEO-TEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
- TURF SEED SHALL BE SUN & SHADY GRASS SEED PROVIDED BY CIRCLE B LANDSCAPE SUPPLY (608.846.9200) OR APPROVED EQUAL.
- EROSION CONTROL SEED MIX, PROVIDED BY PRAIRIE NURSERY (1-800-476-9453) OR APPROVED EQUAL.
- BIORETENTION PLANTINGS, SEE NOTES FOR PLANTING GUIDELINES AND PLANT SCHEDULE FOR TYPE
- 2 1/2" BIG JOHN'S RIVER ROCK PROVIDED BY MIDWEST DECORATIVE STONE (608.273.9787) OR APPROVED EQUAL.
- MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
- SOD SHALL BE BLACK BEAUTY - TALL KENTUCKY BLUEGRASS (TKFB SOD) PROVIDED BY PAUL'S TURF AND TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
- 4"-12" GRANITE COBBLE AND BOULDER PROVIDED BY MIDWEST DECORATIVE STONE (608.273.9787) OR APPROVED EQUAL.
- REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.



MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" =	
Technician: TECH	Date: 05-11-2020	T-R-S: TTN-RRW-SS	
Project No: 120.0462.30			Sheet L200

PRAIRIE PLACE - LOTS 57 & 58

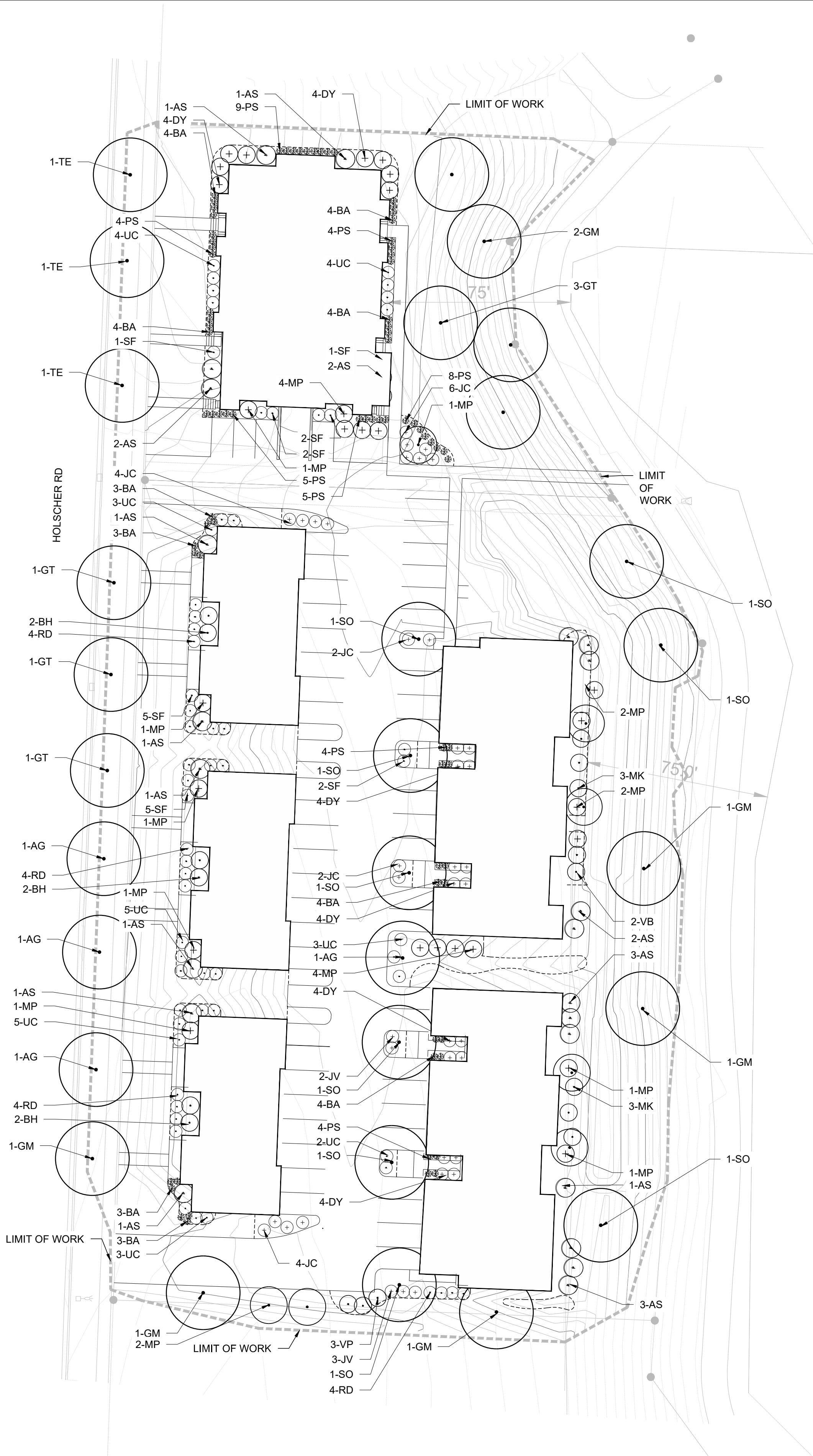
MULCH, SOD, & SEED PLAN

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LANDSCAPE LEGEND

- 1 SHRUB BED WITH HARDWOOD MULCH (DOES NOT INCLUDE STAND-ALONE TREES OUTSIDE SHRUB BED AREAS), REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
- 2 TURF SEED, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE
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- 8 COBBLES, REFER TO LANDSCAPE CONSTRUCTION NOTES FOR TYPE

- SPADE CUT EDGER AT 4" DEPTH
- LIMIT OF WORK

- CANOPY TREE
- LOW DECIDUOUS TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

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9. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

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

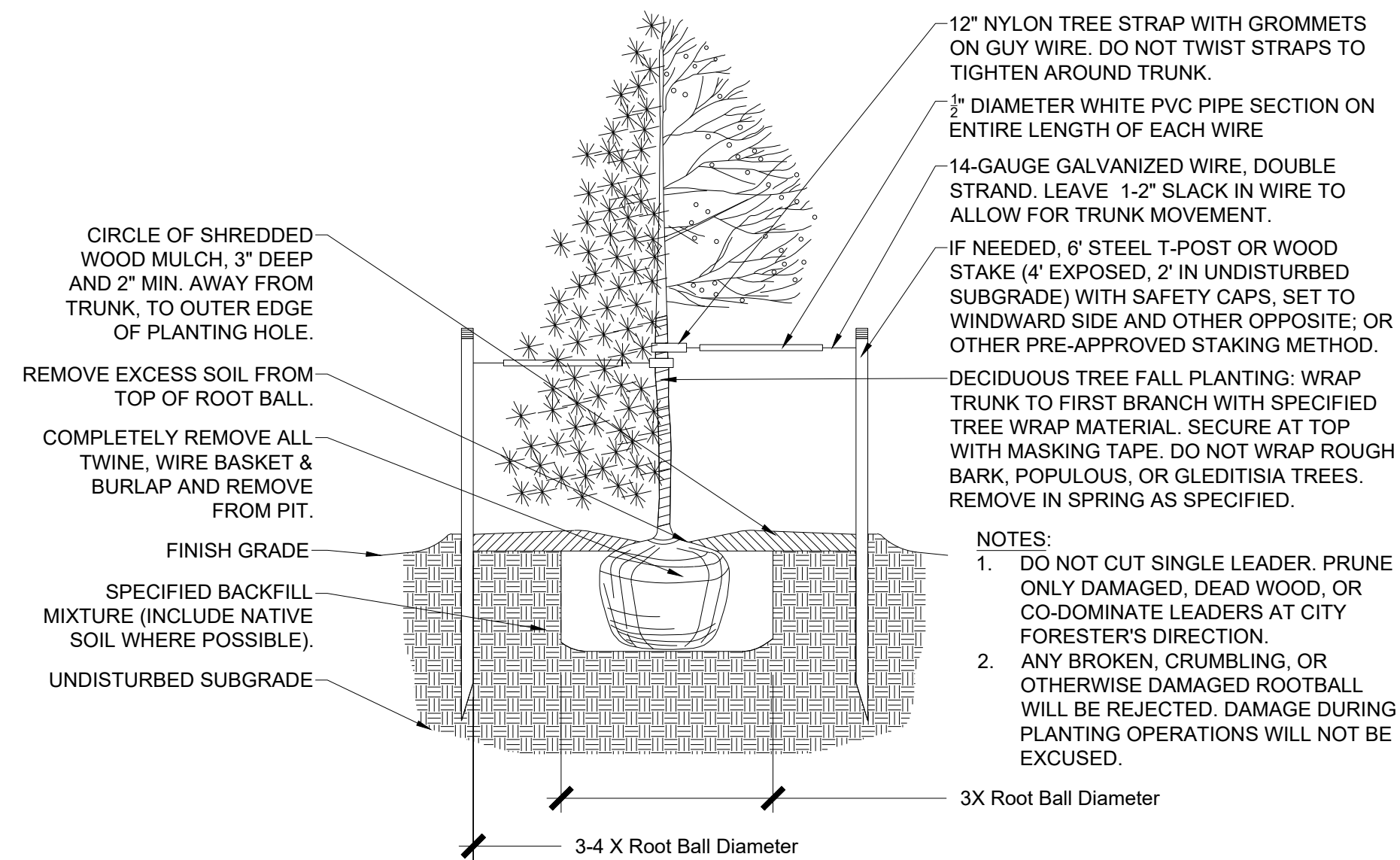
PRAIRIE PLACE - LOTS 57 & 58

PLANTING PLAN

MC FARLAND, DANE COUNTY, WISCONSIN

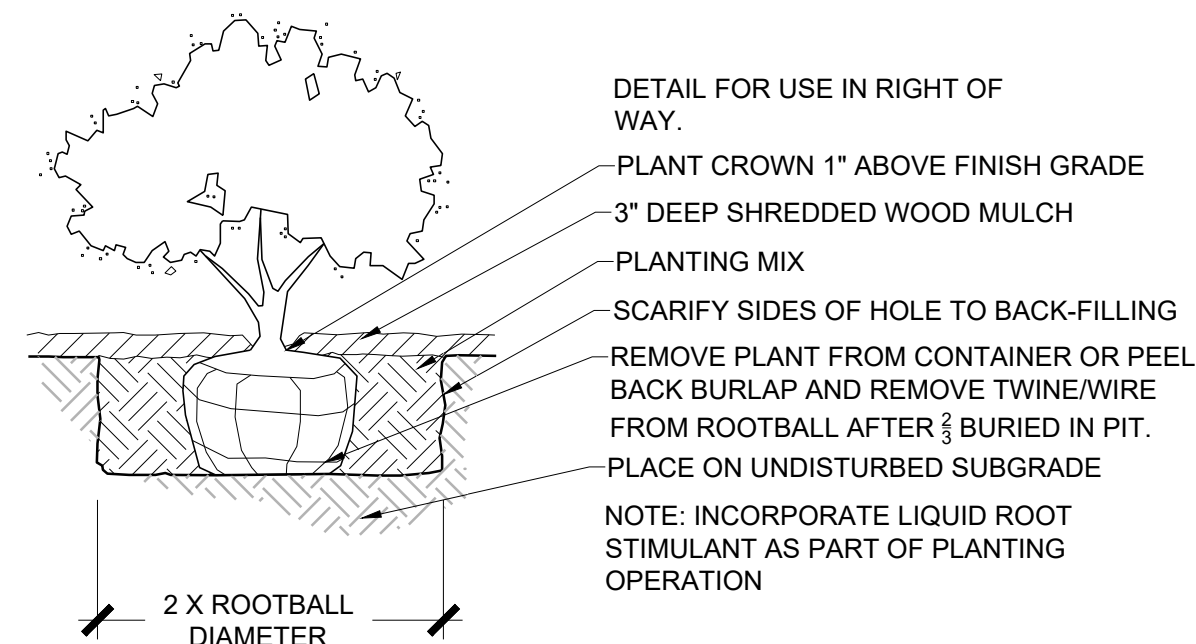
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1 TREE PLANTING

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



2 SHRUB PLANTING

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

PRAIRIE PLACE - LOTS 57 & 58

LANDSCAPE DETAILS

MCFARLAND, DANE COUNTY, WISCONSIN

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Sheet L300

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

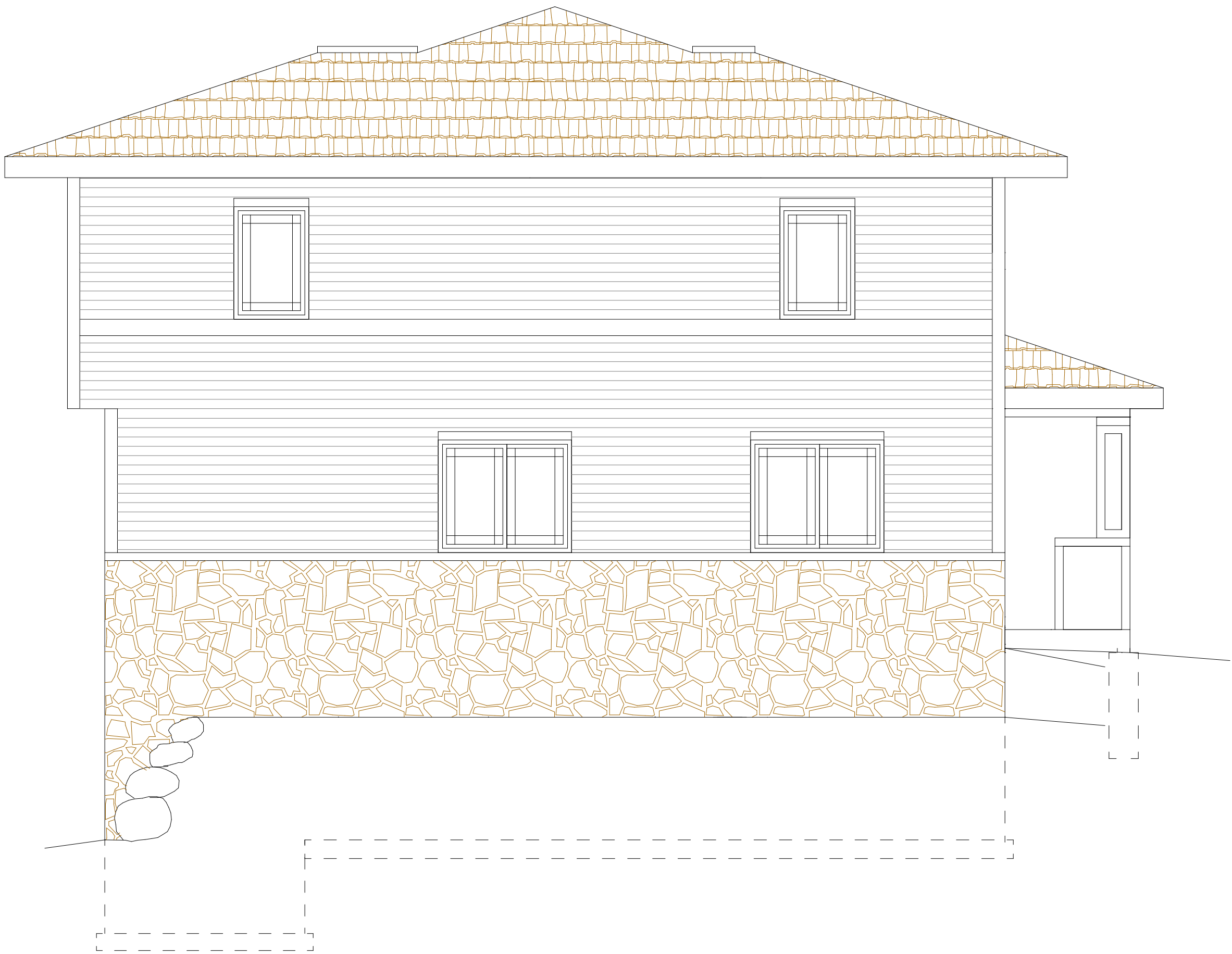
Project No.: 120.0462.30

Sheet L300



Left Elevation

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Rear Elevation

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

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

Concepts
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Proposed for: CF Investments, LLC

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

Project: 6 Unit
Address: McFarland, WI

Sheet Title: Elevations

Date: 05-11-2020

Scale: As Noted

Job #: 05-01

SHEET

A3



Right Elevation

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



Rear Elevation

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

Jeffery Groenier, Architect
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Proposed for: CF Investments, LLC

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

Project: 6 Unit
Address: McFarland, WI

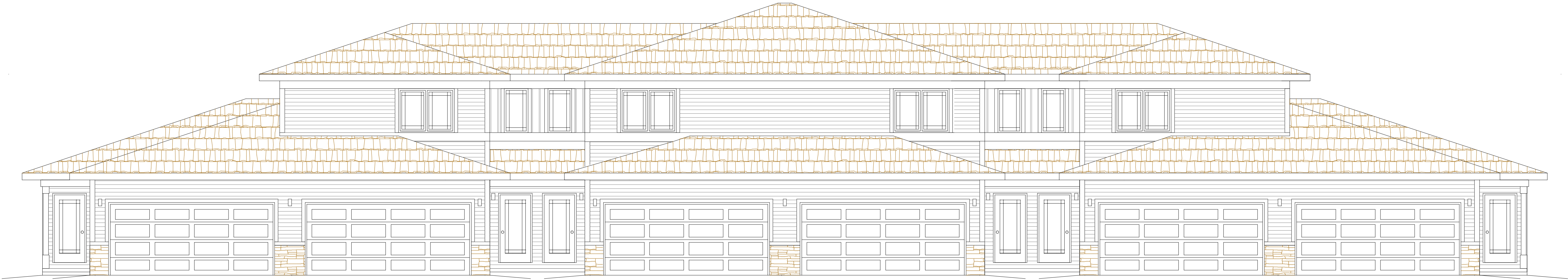
Sheet Title: Elevations

Date: 05-11-2020

Scale: As Noted

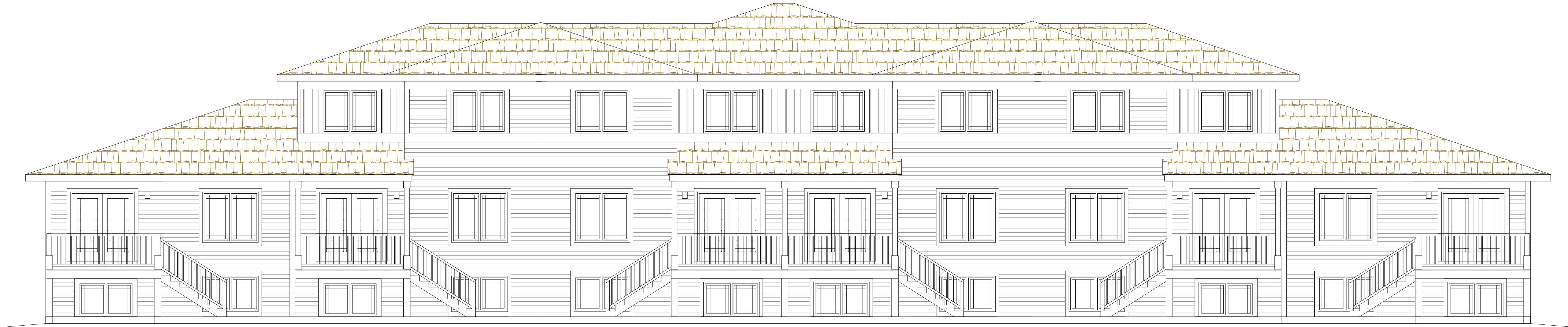
Job #: 05-01

SHEET
A2



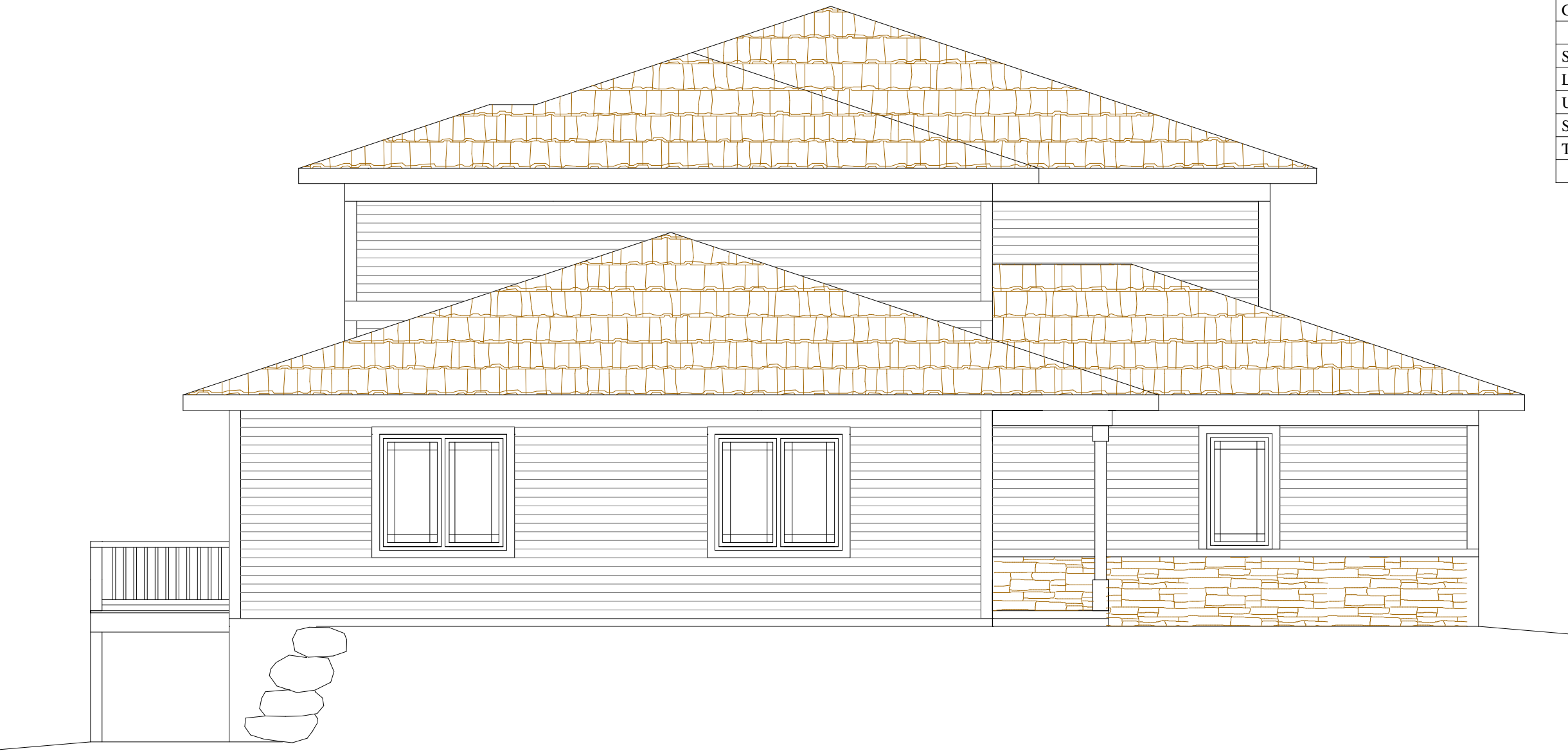
Front Elevation

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



Rear Elevation

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



Side Elevation

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

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



Side Elevation

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

Jeffery Groenier, Architect
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Concepts
in
Architecture, LLC

Proposed for: CF Investments, LLC

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

Project: 6 Unit
Address: Madison, WI

Sheet Title: Elevations

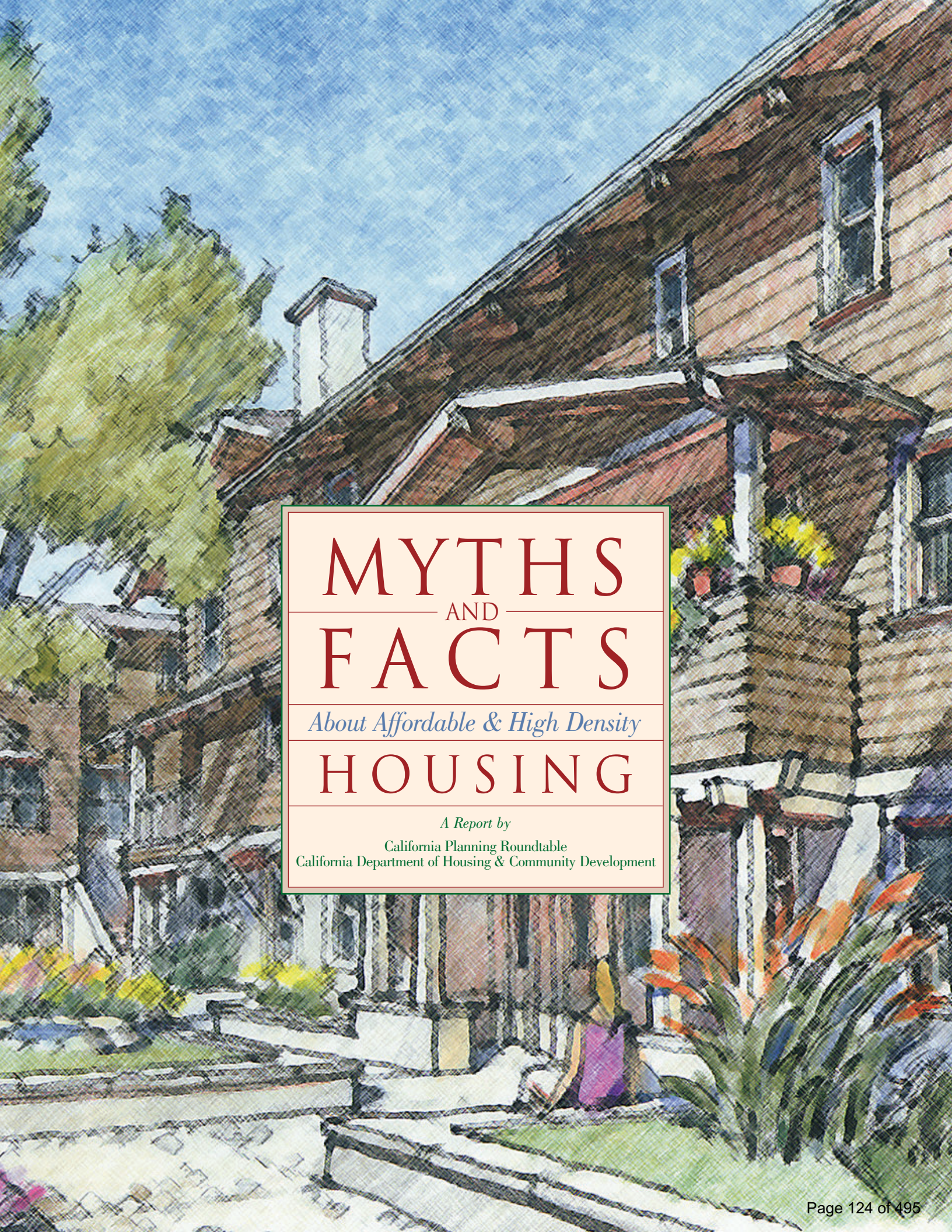
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Scale: As Noted

Job #: 05-01

SHEET

A4



MYTHS AND FACTS

About Affordable & High Density

HOUSING

A Report by

California Planning Roundtable
California Department of Housing & Community Development

IN THE PAST 30 YEARS, CALIFORNIA'S HOUSING PRICES HAVE STEADILY OUTPACED ITS RESIDENTS' INCOMES. Housing production hasn't kept up with job and household growth within the State.¹ The location and type of new housing does not meet the needs of many new California households. As a result, only one in five households can afford a typical home, overcrowding doubled in the 1990's, and more than three million California households pay more than they can afford for their housing.²

Meanwhile, the federal government has dramatically cut back programs that used to help local governments accommodate new growth. Voter-imposed property tax and spending freezes have further constrained local governments from responding effectively to new growth. And affordable housing development, while still funded in part by the federal government, requires a larger local commitment than ever before.

Against this backdrop, it should surprise no one that many communities no longer accept population growth with open arms. When anyone proposes the development of affordable or multifamily housing, ambivalence about growth often shifts to hostility. Hostility feeds and strengthens certain myths, and deep emotional perceptions of how the world works. *Myths—important sources of meaning in all societies—provide shared rationales for community members to behave in common ways, having a strong moral component, with clear lines between right and wrong.* Although myths are sometimes positive, they can also serve as shields for deeper and uglier motivations: racism, fear of outsiders, and/or greed. When people argue against new high-density and affordable housing, often myths are used to convince decision-makers that the new development and its residents don't belong there. Traffic will be too heavy; schools will become

overcrowded; buildings will clash with existing neighborhoods; people won't fit in; and maybe even a criminal element.

Opponents often believe these myths. But it's essential to counter these myths with facts. California desperately needs new affordable housing to reverse recent increases in overcrowding and overpayment. We also need new high-density housing to support economic stability and prosperity. We need housing to accommodate new workers and their families and to economize on infrastructure costs, while preserving open space and reducing the distance between homes and jobs.

Fortunately, the facts of California's recent experiences with high-density and affordable housing often contradict the myths. We can now begin to rely on this recent experience to reassure concerned residents that the myths don't have to come true.

Myth #1

High-density housing is affordable housing; affordable housing is high-density housing.

Fact #1

Not all high density housing is affordable to low-income families.

households will continue to rent single-family homes because they offer more space in low-density neighborhoods.

For the most part, of course, low-density neighborhoods offer more expensive housing than high-density areas. Detached homes cost much more than most apartments and condominiums. Among new units, the difference is even more striking; new high-density units are much more likely to be affordable than new single-family units.

Density is not always enough, however. To ensure affordability, local governments must intervene with programs and additional concessions if the new high-density units are also to be affordable. For a list of resources on affordable housing techniques, see Resources: *Making Housing More Affordable*, at the end of this report.

This myth expresses an essential truth: more units per acre mean lower land costs per unit, especially if local governments allow builders meaningful density bonuses; smaller units cost less to build than larger ones. To encourage housing affordability, California cities do need to promote higher densities.

But we also know from experience and observation that not all high-density housing is affordable to low-income families. San Francisco's Nob and Telegraph Hills, Los Angeles' Wilshire Corridor, and high-rises in

downtown San Diego are all examples of upper-income areas where housing densities are quite high. Similarly, most Californians know that low-density neighborhoods often accommodate people of modest means. The residents of these neighborhoods often moved in shortly after the homes were built (several decades ago)—and before the huge escalation in California's home values that began in the early 1970's. With assistance, many families with limited incomes will continue to buy homes in these neighborhoods. Many other low-income

Myth #2

High-density and affordable housing will cause too much traffic.

Fact #2

People who live in affordable housing own fewer cars and drive less.

In many high-density neighborhoods, and in most neighborhoods with a mix of housing types, traffic isn't a big problem.

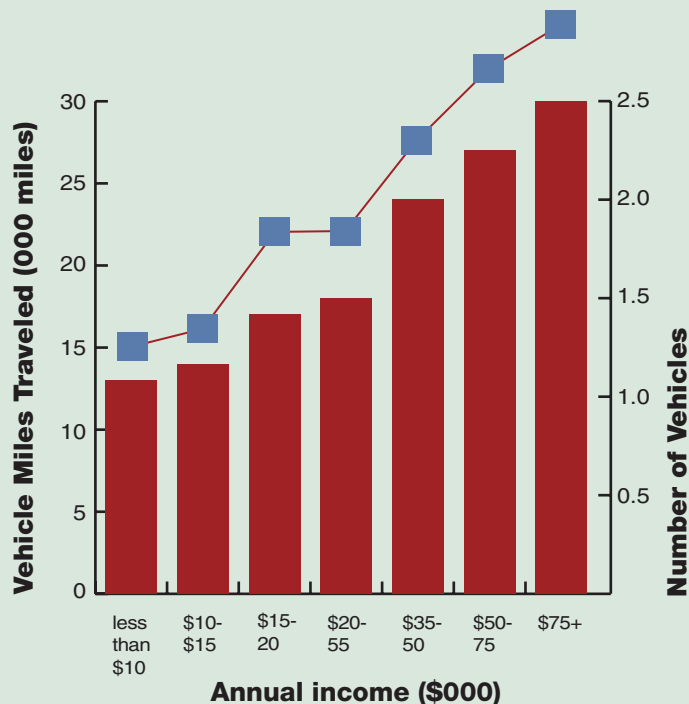
In California's six largest metropolitan areas, two-thirds of renters and over three-fourths of the households living below the poverty line own no vehicles or only one car, compared to 54 percent of all households and 44 percent of homeowner households.³ With lower car ownership rates come fewer trips, and fewer single occupant auto commutes. According to the National Personal Transportation Survey in 1995, low-income households make 40 percent fewer trips per household than other households. Recent traffic growth owes much to existing development.

In many high-density neighborhoods, and in most neighborhoods with a mix of housing types, traffic isn't a big problem. Fewer auto trips occur in higher-density areas. In a neighborhood of 15 homes to the acre, one-third fewer auto trips occur, compared to a standard suburban tract.⁴ A 1990 survey by the Sierra Club's Transportation Committee found that for every doubling of neighborhood density, vehicle miles traveled are reduced by 20 to 30 percent.

Car ownership rates are less in higher density areas. According to recent American Housing Survey data, multifamily developments have lower car ownership rates than single-family home tracts.

To encourage housing affordability, California cities need to promote higher densities.

Low-income households own fewer cars, drive less



Source: U.S. Energy Information Administration, Residential Transportation Energy Consumption Survey, Household Vehicles Energy Consumption, 1994

High-density housing can encourage nearby retail development, along with ease of walking and transit use. Mixing housing with commercial development is ever more crucial for traffic control, since non-work trips constitute the largest number of trips.

Over three-fourths of trips in Southern California are non-work trips. With high-density

housing, stores serving neighborhood residents move in, allowing residents to walk to buy groceries or to the dry cleaner instead of driving.

Transit connections also become more common when neighborhood density increases, as transit is only cost-effective at densities above eight or 10 units per acre.⁵

Myth #3

High-density development strains public services and infrastructure.

Fact #3

Compact development offers greater efficiency in use of public services and infrastructure.

Librarians, sheriffs' deputies, nurses, fire fighters, and many other vital members of our communities all need affordable housing.

Higher-density residential development requires less extensive infrastructure networks than does sprawl. California developers must usually pay for sufficient infrastructure capacity to serve their own projects. When communities cannot take advantage economies of scale in providing infrastructure, extension costs rise. High-density housing helps provide economies of scale both in trunk lines and in treatment plants. The cost savings can be passed on to new residents, and the smaller debt load can help ensure fiscal stability throughout the community.

Infill development can sometimes take advantage of unused capacity in public services and infrastructure. Communities can save taxpayers and new residents money when housing construction is allowed in areas where infrastructure and service capacity has already been paid for and is underutilized. Infill development can also make use of a transit and provide better access to services, while improving economic viability.

Higher-density infill residential development can translate to higher retail sales. By approving new high-density development in infill locations, communities can revitalize stagnant

commercial districts and increase taxable sales—the primary source of revenue in most California jurisdictions.

According to the American Housing Survey, the development of single-family homes is much more likely to cause strain on local schools than high-density development. In most cases, a single-family home can have two to three times the numbers of school aged children per household.⁶

Myth #4

People who live in high-density and affordable housing won't fit into my neighborhood.

Fact #4

People who need affordable housing already live and work in your community.

spouse and a child, the family would be a very low-income household. A starting air-traffic controller in San Diego County, with income barely higher than \$31,000 a year, would also qualify for affordable housing. Librarians, sheriffs' deputies, nurses, fire fighters, and many other vital members of our communities all need affordable housing.

People motivated by these concerns may just need to “meet” the residents of high-density and affordable housing. Residents often have been long time members of the community, and will continue to make contributions to their neighborhoods. For a list of resources that can introduce people to those who live in high-density and affordable housing, see Resources: *Meeting the Residents of Affordable Housing*, at the end of this report.

According to government definitions of affordable housing, families should devote no more than 30% of their income to rent or mortgage payments and utilities. Affordable housing often means housing whose residents don't pay too large a share of their incomes on rent or a mortgage.

Households earning lower incomes can have a variety of occupational and educational backgrounds. Families earning less

than four-fifths (80%) of the area's median income are officially lower-income households; families earning less than half of the median are known as very low-income households. For example, a starting elementary or high-school teacher in Mountain View (Santa Clara County), with a gross monthly income of around \$3,200, can afford to pay \$960 a month in rent, which qualifies as low-income if the teacher lives alone; if the salary must support a

Myth #5

Affordable housing reduces property values.

Fact #5

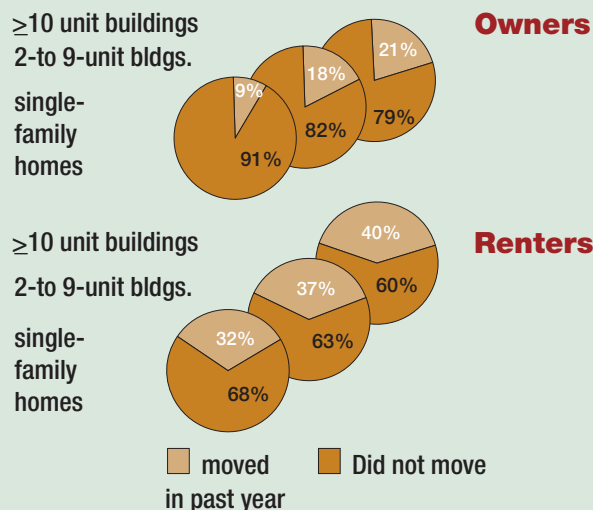
No study in California has ever shown that affordable housing developments reduce property values.⁷

Architectural standards and adequate maintenance also strongly influence property values

Many studies have been done. The truth is the single most significant factor affecting property values is the pre-existing value of the land in a given community or area. This in turn is based on supply and demand, proximity to major urban centers, nearby attractions (beachfront property, panoramic views), any negative factors such as environmental contaminants, and availability of adequate infrastructure and services.

Architectural standards and adequate maintenance also strongly influence property values, particularly as they apply to affordable rental properties. Properly maintained affordable housing developments, designed and built with sensitivity to the architectural and aesthetic standards desired by the community, may even increase property values.⁸

Tenure much more important than density in recent moves



The majority of both renters and homeowners in California metropolitan areas move less than once a year. Homeowners move less often than renters, but even renters move seldom enough to form long-term ties to neighbors.

* Source: U.S. Dept. of HUD, American Housing Surveys for San Francisco-Oakland, San Jose, Los Angeles-Long Beach, San Diego, Riverside-San Bernardino, and Anaheim-Santa Ana.

Myth #6

Residents of affordable housing move too often to be stable community members.

Fact #6

When rents are guaranteed to remain stable, tenants move less often.

Affordable housing tenants invest in a neighborhood and community just as much as any other resident

According to San Francisco's BRIDGE Housing, annual turnover in their affordable housing projects is less than 10 percent annually. This turnover rate is approximately the same as most single-family homeowners, around 10

percent, and much less than market-rate renters.

Affordable housing tenants invest in a neighborhood and community just as much as any other resident. Affordable housing tenants include families with school

age children, where the mother and father attend PTA meetings, and spend their spare time enjoying parks and other community facilities. These families and other affordable housing tenants are concerned for the public's health and safety just like other residents of the community.

Myth #7

High-density and affordable housing undermine community character.

Fact #7

New affordable and high-density housing can always be designed to fit into existing communities.

Density, as measured in units per acre, can be a deceiving measurement, but new housing at between 20 and 50 units per acre can be designed to fit in most California communities. The best way to convince people of this is to show them how well new housing can fit into their neighborhoods. see Resources: *Increasing housing densities*, at the end of this part, for a list of slide shows and videos.

Communities can also achieve higher densities by filling in the existing urban fabric with second units, duplexes, and conversion of outmoded or abandoned commercial

buildings. Local governments most often encourage infill by reducing regulations and restrictions.

New affordable housing differs little or not at all from any other development. When BRIDGE Housing opened its affordable *Pickleweed* housing development in upscale Mill Valley, potential buyers for neighboring condominiums mistook *Pickleweed* for the market-rate project. And when Habitat for Humanity built its self-help project in Rancho Santa Margarita, local developers and subcontractors contributed materials identical to those used in nearby market-rate

High-density doesn't mean high-rise. When most people hear high-density housing, they imagine high-rise housing. But in most California cities, the market won't even support high-rise housing. More often than not, high-density development now means two- and three-story wood frame garden apartments that frequently are similar in scale to large home luxury housing.

homes. Thanks to sensitive work by experienced architects, the new townhomes fit in perfectly (see case study). These developments are proof that affordable housing doesn't mean high-rise slums.

Myth #8

High-density and affordable housing increase crime.

Fact #8

The design and use of public spaces has a far more significant affect on crime than density or income levels.

Density does not cause crime. For many years social scientists have asked whether high-density housing causes crime. Not one study has shown any relationship between population or housing density and violent crime rates; once residents' incomes are taken into account, the effect of density on non-violent crime decreases to non-significance.

After studying housing and neighborhoods throughout the country, Oscar Newman concluded that the design and use of public spaces, and

particularly the sense of ownership and control that residents have over these areas, has far more significant affect on crime than density or income levels.

In neighborhoods suffering from disinvestment, particularly those areas lacking jobs and community services, crime can be higher.

Local governments can help address legitimate concerns about crime by working with existing residents and law enforcement to develop community-based strategies to reduce crime.

Management & Design are Key.

Local governments can also help protect the entire community, including new affordable housing residents themselves, by attending to details at the project level. Most important is effective professional onsite management, with strong tenant-screening and good security systems. Design, too, can play an important role in protecting residents and neighbors of high-density or affordable housing, especially by ensuring visibility. New developments should also contain a mix of unit types to accommodate different kinds of households. When residents have different occupations and family types, someone will probably be home in the development almost all the time.

In Conclusion

In this decade, California's persistent affordable housing shortage has become so commonplace that it seems natural. Planners and elected officials must stop believing another pervasive myth: *that they can do nothing to create affordable housing*. This report shows that many California communities now believe they have the creativity, resources, and will to house all those who need shelter. As a result, they have established that, in fact, California communities can become more open, more accepting, and better places for old-timers, new immigrants, or their children.

Case Studies

Renaissance

High-Density and Affordable Housing Help Balance Silicon Valley



High-technology firms create thousands of jobs in Silicon Valley, but housing construction does not keep pace. New workers have to commute long distances to reach their jobs. As a result, Silicon Valley suffers from some of the worst traffic in California and from the State's highest housing prices. In the late 1980s, San Jose set out to clear traffic and ease the housing shortfall by changing its land-use policies. The Renaissance project, on a 56-acre site in north San Jose, was originally designated for research and development. It had enough infrastructure -- including a wide road and convenient access to

planned light rail to handle a large number of new jobs.

In 1991, Renaissance Associates, a partnership between General Atlantic Development and Forest City Development, proposed with the landowners that San Jose rezone the site for over 1,500 moderate -- and high-density rental apartments and for-sale town homes, neighborhood retail, and a day-care center. San Jose readily agreed.

The project developers started work early with neighbors living in an existing single-family development on the site's northern boundary to provide appropriate transitions into Renaissance, while making best use of the large existing road. In response to neighbors' concerns, the developers located the lowest-density town home component adjacent to the existing residences, and provided ample setbacks between the new attached homes & the 1950s-vintage single-family homes.

The developers responded to concerns about traffic by canceling initial plans for a through street that would connect the existing neighborhood with Renaissance Village.

This high-density development shows that often repeated myths about the effects of high-density housing on public services and transportation aren't always true. San Jose's ambitious plans for employment development in the area led the City to require the construction of more infrastructure than was eventually necessary both on the site itself and in neighboring areas of the City. Later, the City determined that it could alleviate traffic throughout its road network by shifting the location of new residences and workplaces.

The composition of the project itself, with over 250 affordable apartments, market-rate apartments, and attached ownership units, further assures balance between the

housing and Silicon Valley's new jobs. The site design, which features pedestrian-friendly walkways and easy connections to the Tasman Light Rail, will allow Renaissance Village residents to leave their cars—in their garages altogether.

The development also shows that, with advance planning and sensitivity to neighbors' concerns, NIMBY sentiments can be prevented. The neighbors and the developers displayed an attitude of openness that ensured both a smooth approval process and a better project.

San Paulo

Good Design Beats NIMBYism in Irvine



The City of Irvine, one of California's largest planned communities, added tens of thousands of new jobs as the information economy boomed. But the City's housing supply—especially housing for families with modest incomes—could not keep up with its job creation. In late 1990s, the City and The Irvine Company, which owns all the undeveloped land in the City, identified a 15-acre multifamily site as appropriate for new affordable housing.

To ensure that such a large and prominent new development would fit into West Park Village, the Irvine neighborhood that surrounds it, The Irvine Company contacted the Costa Mesa-based architecture firm of McLarand Vasquez & Partners (MV&P). MV&P, which had also designed the dense and highly popular Corte Bella town homes across the street from the project site,

designed San Paulo's 382 units in 27 separate buildings, with flats and town homes of various sizes. San Paulo's overall density reaches about 25 units per acre, with room left over for two swimming pools, generous landscaping, a tot lot, and numerous features to smooth the transition from San Paulo's surroundings into its highest-density areas.

To show the City's residents that affordable housing and its residents belong in Irvine, The Irvine Company also met early with West Park Village residents. The neighbors were won over by the open process and the high-quality design. The Irvine Company and the City emphasized that San Paulo's residents would be members of the Irvine community. Teachers, firefighters, and other essential contributors to the City's life previously forced out of the City by its high housing prices would find an affordable place to live if San Paulo were approved.

Also key to the project's success was the participation of its non-profit partner, San Francisco's BRIDGE Housing. BRIDGE provided vital advice on affordable housing to the other members of the development team, assisted in the City's approval process, and coordinated the project's financing, which came from City & county sources and State-authorized bonds and tax credits, with credit enhancement by Sumitomo Bank, Ltd. Forty percent of the units are affordable to families earning less than half of Orange County's median income of \$56,500; another 50 units are also designated as affordable to low- and moderate-income families.

In Irvine, the developer, architect, non-profit partner, and City staff needed to overcome one key obstacle: unfamiliarity. Residents' preconceptions fit the myths—and not the reality—of today's mixed-income, non-profit sponsored affordable housing. By being sensitive to both the design of

surrounding developments and neighboring residents' desires to feel included in decisions, the development team has created a successful model for emulation throughout southern California.

Midtown Sacramento

Residents Play a Role in Creating Affordable Family Housing in Neighborhood



Midtown Sacramento boasts a diverse mix of housing and small businesses. Midtown streets are lined with early 1900 Victorian houses, some of which are occupied by high-income families, others have been converted into multiple rental units and more still are occupied by office-type businesses, primarily law firms.

Building family housing in an established downtown isn't easy, but Mercy Housing California demonstrates that when the lines of communication are opened, a dense multifamily project can gain public support.

Saint Francis of Assisi Elementary School and Church is located in a midtown neighborhood, a block from historic Sutter's Fort

and nearby a number of boutiques interspersed in a largely residential neighborhood. The School and Church occupied over half of a city block and the Church had rights to the entire block. The bishop was interested in developing housing on the underutilized area of the block. One of the famous Victorian houses succumbed to a fire by transients. The Church had the remains removed and was left with an eyesore and potentially hazardous attraction next to the School playground. Although there are high-rises housing elderly residents in the midtown neighborhood, community members and Saint Francis parishioners didn't perceive an affordable multifamily housing project fitting in to the existing residential neighborhood. There was significant opposition to building such a project.

Mercy Housing California enlisted the assistance of Michael Friedman, an experienced in fill development architect with Tong and Bottomly, to conduct a series of workshops to listen to community and parishioner concerns. To build the desired number of family units composed of one-, two-, and three-bedroom units, the architectural firm designed the building from the inside out. Conscientious of local resident concerns, the project saved the School playground while preserving the privacy of the new 46 affordable family housing units. Additionally, local input resulted in new public space for the community to enjoy. The project has been built and occupied for several years and has become an integral part of the midtown neighborhood. Residents and parishioners, who at first feared the project, now point with pride to the community asset they had a hand in creating.

San Diego

Small Scale, Mixed-Income Housing is good fit for Little Italy Neighborhood Development



The sloping landscape at the northern downtown edge of San Diego Bay was once home to the many Italian families who derived a living from the highly successful tuna fishing industry. Although large-scale commercial fishing is now a memory, the district's

southern European character remains. Always a neighborhood first and then a commercial and light industrial center, Little Italy's spirit is perhaps best typified by the rebuilt Washington Elementary School and development of the adjacent Amici Park, which serves both as a playground for the school and a park including a bocce ball court for the community. Its lovely vistas now offer an urban neighborhood with single-family homes, condominiums, lofts and apartments. The India Street commercial strip is alive with Italian restaurants, small cafes, art and graphic studios/galleries, specialty shops and low-rise offices.

Little Italy Neighborhood Development (LIND), one of the region's most innovative residential

ideas, was one of six new successful affordable housing projects that has received the State Housing Director's Award for Housing Development Excellence in 2000. The Little Italy development consists of 16 row homes, 12 affordable rental lofts and 37 low- and moderate-income apartments. This successful development demonstrates that smaller scale, mixed-income housing can be infilled in an urban setting.

Continuing infill for-sale and rental residential projects is further reinforcing little Italy's distinctive character. Property has been acquired recently by the Redevelopment Agency for future housing developments.

What Does Density Look Like?

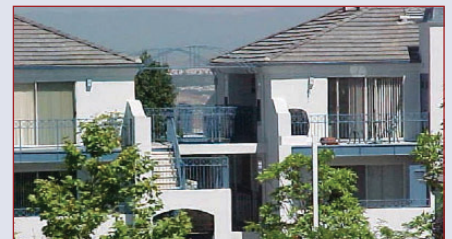
Providing a broad range of housing densities is key to ensuring housing opportunities for all residents. Density is calculated by determining the number of dwelling units per acre (du/ac). But, what do different housing densities look like?



Coggins Square Pleasant Hill, Walnut Creek, CA
42 Units/Acre



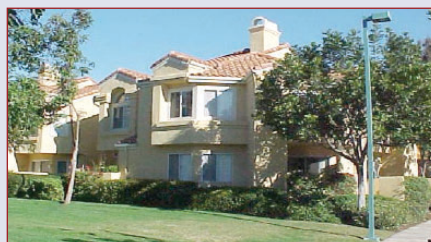
Chesnut Place, Orange, CA
100 Unit/Acre



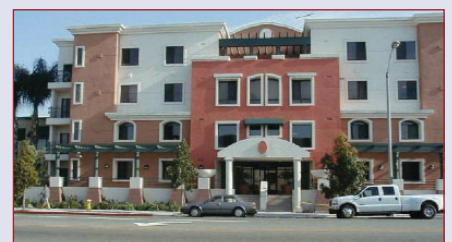
Woodpark Apartments, Aliso Viejo, CA
24 Units/Acre



Casa San Juan, Oxnard, CA
64 Units/Acre of Family Housing



San Marcos Apartments, Irvine, CA
64 Units/Acre



Fullerton City Lights, Fullerton, CA
83 Units/Acre



Russell Manor, Sacramento, CA
66 Units/Acre of Elderly Housing



Arroyo Vista Apartments, Mission Viejo, CA
14 Units/Acre



San Paulo Apartments, Irvine, CA
25 Unit/Acre

Resources

Some communities will need to see more specific examples of good high-density and affordable housing before being convinced that they can live with it. In other cases, residents may need to meet people who live in affordable housing. Almost universally, local governments and planners need advice and information about how best to ensure the design of quality affordable and high-density housing in their communities. Luckily, more and more resources--books, pamphlets, handbooks, slide shows, and videos--are becoming available. This list includes only a few resources; those interested are encouraged to contact the California Department of Housing and Community Development (916/445-4728) for ordering information on most of these publications and for additional suggestions.

Making Housing More Affordable

Blue Print 2001: Housing Element Ideas and Solutions for a Sustainable and Affordable Future, Bay Area Housing, 2001. Blue Print 2001 includes a large directory of housing programs and strategies with a wealth of case studies, including adaptive reuse, air rights development, infill development, second units and density bonus developments.

There Goes the Neighborhood? The Impact of Subsidized Multi-Family Housing on Urban Neighborhoods, by Edward Goetz, Hin Kin Lam and Anne Heitlinger. Center for Urban and Regional Affairs and Neighborhood Planning for Community Revitalization, Minneapolis, Minnesota, 1996

Affordable Housing Slide Show. This 1989 slide show, also from LHEAP, focuses on the San Francisco Bay Area, on techniques for achieving housing affordability; available on loan from HCD for the cost of mailing plus a deposit. For more information, call HCD at 916/445-4728.

Affordable Housing Handbook. A 1991 publication of the California Coalition for Rural Housing. This handbook offers an exhaustive list of programs and policies that local governments can use to ensure the construction, rehabilitation, and preservation of affordable housing. \$5.00 To order, call CCRH at 916/443-4448.

Creating a Local Advisory Commission on Regulatory Barriers to Affordable Housing. This 1992 publication by the US Department of Housing and Urban Development guides local governments that want to establish committees to identify and reform ordinances and policies that reduce the supply of housing and increase its costs. \$4. To order, call HUD User at 800/245-2691.

Affordable Housing: Proactive & Reactive Planning Strategies. This recent publication discusses both "affirmative" measures such as, inclusionary zoning, linkage, affordable housing finance, affordable housing preservation, and infill-and reactive measures, including

zoning and subdivision reform, growth management, impact fees, environmental legislation, and administrative reform. \$29 includes shipping and handling. To order, call the Planners' Bookstore at 312/955-9100.

Affordable Housing: Restoring the Dream. 15-minute video (1989) by the Urban Land Institute promotes cost savings in single-family housing through flexible development standards and expedited processing. \$34.95 for non-ULI members. Order number A-17. To order, call 800/321-5011.

The Effects of Subsidized and Affordable Housing on Property Values: A Survey of Research. Out of 15 published papers on subsidized housing, group homes for the handicapped, and manufactured housing, 14 concluded that this housing had no significant negative effects on the values of neighboring properties. Some reported positive property value effects. Free. To order, call HCD at 916/445-4728.

Second Units. This paper, updated to reflect 1990 amendments to State law increasing the permissible size of second units, describes the advantages of and statutory requirements for the development of second units. Free. To order, call HCD at 916/445-4728.

Meeting the Residents of Affordable Housing

California Homeless and Housing Coalition: A 42-minute video, *Neighbors in Need*, documents the experiences of three organizations in establishing facilities for the homeless. The 1991 video features interviews with residents and clients, as well as with one-skeptical neighbor who now advocate for other similar facilities, in Hayward, San Mateo County, and Los Angeles. \$15. To order, call 916/447-0390.

Realize the Dream. The City of Fremont Housing Department produced a five-minute video, now available through HCD introducing decision-makers and citizens to the residents of three of the City's bond-financed mixed-income apartment projects. Features interviews with residents of both subsidized and unsubsidized units. For information on how to obtain, call HCD at 916/445-4728.

We Call It Home: A Tour of Affordable Housing. 16-minutes. Recent video produced by Marin County's Ecumenical Association for Housing (EAH) introduces several of EAH's projects and the people who live there, in Marin and Contra Costa counties. \$15 to purchase, postage costs to borrow. Call Betty Pagett at 415/258-1800.

NIMBY fears, community perceptions: Analysis of Affordable and Market Rate Housing Developments in Oakland, California, by Cathy Cha. Dept. of City and Regional Planning, University of California at Berkeley, 1996

HCD offers a website with a section titled: NIMBY Resources at www.hcd.ca.gov/hpd/nimby. The page includes resources and tools for addressing NIMBY concerns about housing

and especially affordable housing and/or high-density housing.

Increasing Housing Densities in New and Existing Development

Good Neighbors: Affordable Family Housing (Design for Living) by Tom Jones, William Pettus (Contributor), Michael Pyatok, and R. Thomas Jones. 1996. McGraw-Hill Professional Publishing. Based on the acclaimed AIA Design for Housing initiative and supported by and NEA grant. This is an authoritative guide to modern affordable housing design. This landmark book provides architects, landscape architects, planners, developers, advocates, government officials, and policy makers with workable answers for the design of affordable, aesthetically pleasing housing.

Density by Design: New Directions in Residential Development by Steven D. Fader, Vincent Scully. 137 pages 2nd edition, March 15, 2000, Urban Land Institute (ULI). This document provides innovative solutions to the challenge of developing higher density housing that will be successful in the marketplace. Case studies of 14 projects show how others have implemented the best new ideas in residential development and design. Projects covered range in density from single-family subdivisions to downtown high-rise apartments and illustrate many up-to-the minute concepts: new urbanism, transit-oriented development, mixed-income and mixed-housing types, urban infill, and adaptive use. They also reveal trends and standards for developing projects that provide a sense of place, use land efficiently without compromising livability, and that can pass the twin tests of governmental approval and marketability.

Compact Development Presentation. This presentation with 39 slides from the Local Government Commission highlights some of the needs, myths and misconceptions about compact housing and its role in helping to create more livable communities. Slide shows may be purchased or rented. \$50.00 for complete set, \$2.50 for individual slides, or rent for \$15.00 plus \$50.00 deposit.

Multifamily Residential Design Principles. The City of Sacramento published this excellent guidebook November 19, 1999 to provide multifamily design guidelines for the City Planning Commission.

Big Blue Book of Affordable Housing Case Studies, Alexander and Edwards Publishing, 2000 Compact and Balanced Development: Designs for California Living. This 15-minute video by the American Institute of Architects California Council provides tangible examples of infill and higher-density developments that enjoy community support, and highlights the role of local governments in their approval and construction. AIA members: \$25; non-members: \$40. To order, call 916/448-9082. In late 1993, the AIACC will release a follow-up urban design video demonstrating how to respond to community concerns, increase density, encourage mixed-use transit-oriented development, and obtain innovative financing.

Room Enough. This publication, by San Francisco's Greenbelt Alliance, discusses five strategies using vacant land more effectively, building more housing along major streets, bringing homes and people downtown, adding second units on existing home sites, and recycling lands no longer needed for industry that communities can use to accommodate more housing while meeting concerns about community character and open space. \$9. To order, call Greenbelt Alliance at 415/543-4291.

Transit-Oriented, Mixed-Use and Infill Development

Building Livable Communities: A Policymaker's Guide to Infill Development. The January 2001 publication from the Local Government Commission helps to answer two of a policymaker's most frequently asked questions: "Why build in town?" and "What can local government do to encourage infill development?" This guidebook suggests a number of ways to create infill development in your community. These include: planning proactively; assuring public participation; using public facilities and development to attract investment; assisting with project financing; zoning for mixed-use and higher-density development; encouraging rehabilitation; providing in-kind assistance; streamlining the permit process; providing public services; and addressing toxic contamination.

Building Livable Communities: A Policymaker's Guide to Transit-Oriented Development. This is a companion guidebook on transit-oriented development from the Local Government Commission. More and more, community leaders are recognizing that building residences, stores and work places near transit stops can play a major role in creating places where we enjoy living, working and playing. The guidebook addresses the questions of "why build near transit?" and "why should elected officials, land-use agencies and developers pay more attention to development near transit than to any other kind of development?" The guidebook has helpful advice, model examples, and resources to help create livable, transit-oriented communities in your region.

Notes

¹Statewide Housing Plan: Raising the Roof, California Housing Development Projections and Constraints 1997-2020, California Department of Housing and Community Development, May 2000

²Still Locked Out: New Data Confirm that California's Housing Affordability Crisis Continues, California Budget Project, March 2001

³American Housing Survey

⁴John Holtzclaw, 1997m Metropolitan Transportation Commission, 1990 Household Travel Survey

⁵Cambridge Systematics and Parsons Brinckerhoff Quade & Douglas. Making the Land Use Transportation Air Quality Connection: Analysis of Alternatives. Vol. 5 Friends of Oregon

⁶American Housing Survey, 1999; National Multi Housing Council, Research Notes, August 24, 2000

⁷Paul Cummings and John Landis, "Relationships between Affordable Housing Developments and Neighboring Property Values" (Berkeley: University of California Institute of Urban & Regional Development, 1993)

⁸California Department of Housing and Community Development, "The Effects of Subsidized and Affordable Housing on Property Values: A Survey of Research" (Sacramento: DHCD, 1988), 2

Published by the California Planning Roundtable

The California Planning Roundtable is an organization of experienced planning professionals who are members of the American Planning Association. Membership is balanced between the public and private sectors, and between Northern and Southern California. The mission of the Roundtable is to promote creativity and excellence in planning by providing leadership in addressing important, unresolved planning issues in California.

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Architects and Urbanists
Pasadena, CA





Dear Craig Frank of CF Investments LLC,

Please accept this letter on behalf of the Prairie Ridge Neighborhood Association as a show of support and gratitude for your efforts in developing a proposal for Lots 57 and 58 of Prairie Place in McFarland, WI.

CF Investments' initial plan was well thought out, considering the total number of units, and it was clear that some care was taken to address anticipated resident concerns. When presented with opposition, an effort was made to adjust the plans and then seek additional input on the new proposal. These adjustments included a minor reduction in the total number of units from 32 down to 30, which also allowed for more green and non-impervious space on the site. Additionally, discussions with residents included a request for more owner-occupied space as opposed to rental units.

As of the writing of this letter, you have committed to completing condominium plats for both Lots 57 and 58 such that all 30 units will be owner-occupied. This is a welcome change and one that is widely supported by residents. In addition, you have committed to supporting the residents of the community in developing a playground or park amenities on Prairie Place Outlot 6, just north of Lot 58. This is an additional time commitment and one that is appreciated by the Neighborhood Association.

Though we are supportive of the project, the Neighborhood Association Membership still expects a complete and thorough application which addresses the Conditional Use Ordinances in the Village of McFarland on the basis of substantial evidence. Please pay particular attention to Sec. 62-108(a)(5) and Sec. 62-108(a)(6) of the Village Ordinances. The Conditional Use Standards themselves can be found in Sec. 62-111.

Again, we would like to reiterate our support of your project assuming the commitments listed above as well as our gratitude for your willingness to work with your new neighbors in improving the overall proposal. We look forward to reviewing your complete and final proposal in advance of its submission to the Plan Commission and providing input on the final details as the project moves towards completion.

Sincerely,

Prairie Ridge Neighborhood Association of McFarland, WI
Membership: 187 residents from 111 Households
Christopher St Clair, President

Memorandum

Date: July 8, 2020

From: Tom Gannon
Developer of Prairie Place

Subject: Prairie Place Approval History

Attached you will find copies of several agreements, plan commission minutes, maps, Executive Summary(DCRPC) and Addendum G(attached to offer to purchases of lots 1-12, Ridgeview, lots on the west side of Holscher Rd). Prairie Place had a rather long approval process(2002-2017). There has been very little if any carryover of Village personnel with direct knowledge of the plat's approval process. My hope is that the attachments will pass on some history to Plan Commission members in their decision making process for the proposed building projects submitted for lots 56-58, Prairie Place.

As the developer and designer of the two separate Prairie Place Plats, I worked closely with village staff and several plan commissions. Over the years of the approval process, several key design concepts have always been a part of the process. Those design concepts weigh heavy on the approval of the Northpointe and CF Frank building projects that have been proposed. Those design cocepts involve the following:

1. Holscher Road- The design of Holscher Road was intended to be a critical north-south collector street intended to carry traffic from the growing east side of McFarland.
2. The lands on the east side of Holscher Road(56-58) have always been planned for multifamily.

It is evident from the comments of the public hearing at the plan commission meeting held on June 15, 2020 that density is a key issue. In order to make housing more affordable, higher densities are an important componet to achieve the affordability factor in new housing. From the time the land was annexed and through the approval process of two different plats, higher densities were always a part of the discussions. At one point in the process, there were even discussions at the Village level of creating an R-4 zoning district. Without the R-4 zoning allowing higher densities there could be no guarantee of higher densities included in the various agreements and thus defaulting to a conditional use permit under the R-3 zoning. Throughout the 15 year approval process, there was never a pushback or discouragement on the higher 8-15 unit density concept.

I would encourage the plan commission to follow through the higher density concept. The site and infrastructure are well suited for the higher densities originally planned for. The diversity in the housing types offered by the two housing projects is needed in McFarland. The two building companies involved have years of experience, are well respected in the industry and have a string of successful similar projects. I am not recommending the approval of the individual projects as ultimately the final approval is the responsibility of the plan commission. I do support the higher density concept. With the forthcoming revisions, I believe the higher density projects will benefit the community as a whole in regards to housing diversity and affordability.

Thank you for your time and consideration.

Tom Gannon
Gannon Construction, Inc.

PRE-ANNEXATION AGREEMENT
BETWEEN
THOMAS B. GANNON
AND
THE VILLAGE OF MCFARLAND

This **PRE-ANNEXATION AGREEMENT BETWEEN THOMAS B. GANNON AND THE VILLAGE OF MCFARLAND** (hereafter "**AGREEMENT**") is entered into with an effective date of (month) (date) 2002, by and between the **VILLAGE OF MCFARLAND**, a Wisconsin Municipal Corporation (hereafter "**MCFARLAND**") and **THOMAS B. GANNON** (hereafter "**DEVELOPER**")

WHEREAS, the **DEVELOPER** will voluntarily of his own free will petition the **VILLAGE** for the annexation and temporary zoning of the real property described in **EXHIBIT A**, attached hereto and incorporated herein as if fully set forth (hereafter the "**PROPERTY**"); and

WHEREAS, **DEVELOPER** has expressed a desire to develop said **PROPERTY** utilizing a mix of uses including single family (R-1 and R-1 (A), and multi family (R-3) (hereafter generally referred to as the **DEVELOPMENT**). This is discussed within the **DEVELOPERS CONCEPT PLAN**, attached as **EXHIBIT B**, and incorporated herein as if fully set forth; and

WHEREAS, the annexation of the **PROPERTY** and subsequent **DEVELOPMENT** will be beneficial to the **VILLAGE** in that such **DEVELOPMENT** will increase the tax base of the real property within the **VILLAGE**, extend the corporate limits and jurisdiction of the **VILLAGE**, including the **EAST WATERSHED BASIN AREA**, permit the sound planning and development of the **PROPERTY** within and under the control of the **VILLAGE**, and otherwise promote the general welfare of the **VILLAGE**; and

WHEREAS, the **VILLAGE** and the **DEVELOPER** desire that the **PROPERTY** be annexed into the **VILLAGE** and be zoned, developed and improved in a manner which complies with the applicable **VILLAGE** ordinances.

WHEREAS, the annexation of the **PROPERTY** will allow the **VILLAGE** to extend street and utility services (provided the Urban Service Area is amended to allow such extensions), and zoning, building, health and other municipal regulations and ordinances to and over the subject **PROPERTY**, thereby protecting the **VILLAGE** from possible undesirable or inharmonious use and development of unincorporated areas surrounding the **VILLAGE**; and

WHEREAS, in order to ensure the protection of the public interest, the **VILLAGE**

will require the **DEVELOPER** to adhere to certain, zoning, land division, and development standards, including the construction of public improvements within the **DEVELOPMENT**; and

WHEREAS, the **VILLAGE** recognizes the need for the **DEVELOPER**, to receive assurance certain terms and conditions will remain in place thereby allowing the **DEVELOPMENT** to be economically feasible.

WHEREAS, the **DEVELOPERS** and the **VILLAGE** enter into this **AGREEMENT** in order to specify certain rights, obligations and liabilities which will arise in the event the **DEVELOPERS** request the **VILLAGE** to annex and to approve the subsequent **DEVELOPMENT** of the **PROPERTY**.

NOW, THEREFORE, in consideration of the mutual covenants, promises and obligations set forth herein, the parties agree as follows:

1. ANNEXATION

This **AGREEMENT** is made pursuant to and in accordance with the applicable provisions of the Wisconsin Statutes including Section §§ 66.0217 and 62.23. The **DEVELOPER** has expressed a desire to file a petition for direct annexation of the **PROPERTY** to the **VILLAGE**, conditioned upon the terms and provisions of this **AGREEMENT**. The **VILLAGE** agrees if the **DEVELOPER** files a petition for Direct Annexation it will adopt an ordinance annexing the **PROPERTY** to the **VILLAGE** as provided in the **DEVELOPER'S** annexation petition, which is to be filed in accordance with § 66.0217, Wis. Stats., and thereafter proceed to fulfill its other commitments under this **AGREEMENT**, provided this **AGREEMENT** has been validly executed by the **VILLAGE** and **DEVELOPER**.

Subject to the terms and conditions of this **AGREEMENT**, the **VILLAGE** agrees to do all things necessary or appropriate to carry out the terms of this **AGREEMENT**, including the prompt enactment of such resolutions and ordinances and the taking of such other action as may be necessary to enable the **VILLAGE** and the **DEVELOPER** to comply with the terms contained herein.

The **VILLAGE** is not bound however to approve any land division, rezoning, conditional use permit, or Urban Service Area amendment for the **PROPERTY** which does not comply with the applicable provisions of the **VILLAGE'S SUBDIVISION and LAND DIVISION ORDINANCE, ZONING ORDINANCE MASTER PLAN**, or other applicable **VILLAGE** ordinances, state or federal law and this **AGREEMENT**.

2. ZONING AND LAND USES

Upon the adoption of an annexation ordinance for the **PROPERTY**, the **VILLAGE BOARD** will temporarily zone the **PROPERTY** A-1, Agricultural District under the **VILLAGE ZONING ORDINANCE**.

The parties agree the current **DEVELOPERS CONCEPT PLAN** (attached as **EXHIBIT B**) contains a mix of Single-Family (R-1 and R-1 (A), Multi-Family (R-3), which shall also provide for conditional use of up to fifteen (15) units per acre. This is generally consistent with the **VILLAGE COMPREHENSIVE MASTER PLAN**. Any subsequent revisions of

the **DEVELOPERS CONCEPT PLAN** shall also be consistent with the **VILLAGE COMPREHENSIVE MASTER PLAN**.

The parties acknowledge **DEVELOPER** may request the **VILLAGE** agree to amend the existing **MCFARLAND RESIDENTIAL GROWTH MANAGEMENT PLAN**, so as to reverse the current **PHASE 3** (scheduled for 2002 development) and **PHASE 4** (scheduled for 2007 development). (See attached **EXHIBIT C**) which is attached hereto and incorporated herein as if fully set forth.

3. RIGHTS OF VILLAGE

Nothing in this **AGREEMENT** is intended to relieve, nor should it be construed as relieving, or in any way satisfying other obligations, procedures or requirements of **DEVELOPERS** pertaining to the future development and/or division of the **PROPERTY**, except as otherwise expressly stated herein. Furthermore, this **AGREEMENT** does not bind the **VILLAGE** to approve any rezoning, land division, or other development activity for the **PROPERTY** which is not in compliance with **VILLAGE** ordinances or plans or state or federal law of this **AGREEMENT**.

At the time of any subsequent land division or development, the **DEVELOPER** agrees to comply with all applicable procedures then required by **VILLAGE** ordinances, including, but not limited to, entering into a separate **DEVELOPMENT AGREEMENT** in a form acceptable to the **VILLAGE**, pursuant to **VILLAGE** ordinances. Among other things, the **DEVELOPMENT AGREEMENT** shall set forth the required dedications and improvements and the specifications and construction standards for improvements, shall establish cost responsibilities, and shall impose financial security requirements for such improvements, all in accordance with the then current provisions of the **VILLAGE** ordinances and/or as contained in this **AGREEMENT**.

VILLAGE agrees it will not enter into any contracts or agreements with the Town of Dunn or any other person or entity which conflict with this **AGREEMENT** without informing and consulting, with the **DEVELOPER**.

The **VILLAGE** shall have the responsibility for defending any legal action taken by the Town of Dunn, or any other party, contesting the validity of the annexation of the **PROPERTY** or the validity of the Urban Service Area Amendment involving the **PROPERTY**.

Responsibility for the cost of the **VILLAGE'S** defense of any such action shall be allocated as follows:

- (1) **DEVELOPER** shall be responsible for 100% of the fees and costs of annexation challenges based upon technical errors contained in the documents submitted or for any omissions relating to the documents submitted for the annexation of the **PROPERTY**.
- (2) The parties shall share equally the fees and costs not covered by the **VILLAGE'S** liability or errors and omissions insurance of annexation challenges based upon alleged violations of the common law "rule of reason" and/or the **VILLAGE** Master Plan as they apply to the **PROPERTY**.

- (3) **DEVELOPER** shall be responsible for a pro rata portion of the fees and costs of annexation challenges based upon annexation of lands in addition to and including the **PROPERTY** filed within the statutory time period of challenge for annexation of the **PROPERTY**. Any such fees and costs shall be allocated to **DEVELOPER** in the proportion of the number of acres of the **PROPERTY** compared to the total contested acreage applied to the responsibilities and in the manner set forth in (1) and (2), above.
- (4) **VILLAGE** shall be responsible for 100% of the fees and costs of annexation challenges incurred in contesting the validity of the Urban Service Area Amendment.

DEVELOPER shall also have the right to retain a private attorney to provide a defense of **DEVELOPER** in any such litigation at **DEVELOPER'S** expense.

4. URBAN SERVICE AREA AMENDMENT

Prior to or contemporaneous with this annexation the **VILLAGE** agrees to request and to use reasonable efforts to obtain from MMSD, the Dane County Regional Planning Commission and the Wisconsin Department of Natural Resources and any other agency which may exercise future powers now exercised by such agencies, an amendment to place all of the **PROPERTY** within the **VILLAGE'S** Urban Service Area except for environmental corridors.

DEVELOPER:

- (1) Understands a proposed preliminary plat of the **DEVELOPMENT** may be needed to secure the Urban Service Area and MMSD approval.
- (2) Will be responsible for any expenses associated with the application.

5. UTILITY IMPROVEMENTS

DEVELOPER shall be responsible for the planning design and construction of all infrastructure improvements required by the **VILLAGE'S** Subdivision and Land Division Ordinance. The parties agree to insert provisions in the **DEVELOPMENT AGREEMENT** dealing with reimbursement for oversizing of utilities.

Some of the terms and conditions of the May 13, 2002, **VILLAGE BOARD** approval of the **PLAT OF JUNIPER ADDITION TO CEDAR GROVE** (attached and incorporated herein as if fully set forth) affect the **PROPERTY**.

DEVELOPER will cooperate relative to his **PROPERTY**:

- (1) With the efforts of **MIDLAND BUILDER** responsibility for the acquisition of easements from the downstream property owners on behalf of the **VILLAGE** for the purpose of conveying storm water to Lower Mud Lake.
- (2) **MIDLAND'S** requirement to make appropriate legal arrangements with the downstream property owners to prevent storm water runoff damage to lands downstream pursuant to among other sections Section 14-1-74(B)(1) and 15-5-27(D)(10) of the McFarland Code of Ordinances.
- (3) **MIDLAND'S** requirement to develop a comprehensive Storm Water Management Agreement.

(4) **MIDLAND'S** requirement to submit plans for a lift station to be designed and installed at **MIDLAND'S** expense. **DEVELOPER** will participate in developing a method to allocate the pro rata cost to the ultimate users.

(5) The parties agree the **LIFT STATION AND DRAINAGE CONTROL BASIN** shall be designed and constructed to accommodate Lots 1-12 of the **RIDGE VIEW SUBDIVISION**. These lots would be responsible for paying their pro-rata share of the aforementioned costs.

The **VILLAGE'S** obligation to provide sanitary sewer service or other municipal services to the **PROPERTY**, and the parties obligation to construct the aforementioned improvements other than police and other emergency or law enforcement services, is contingent upon the annexation of the **PROPERTY** becoming final and upon the approval of an Urban Service Area amendment, approval by MMSD, as provided above. The parties to this **AGREEMENT** agree that such service obligation shall not arise until the expiration of the annexation ordinance challenge period provided by law, or if a lawsuit challenging the validity of the annexation is filed until after the lawsuit concludes and annexation becomes final and all review and appeal periods provided by law have expired.

VILLAGE'S obligation to provide sanitary sewer or other services will not arise until after **DEVELOPER** executes a **DEVELOPER AGREEMENT** with the **VILLAGE** relating to the development of the **PROPERTY**.

6. ORDINANCES TO APPLY

All **VILLAGE** ordinances shall apply to the **PROPERTY**. The **VILLAGE** reserves its right to amend its Zoning Ordinance, Subdivision and Land Division Ordinance, and all other ordinances, and adopt new ordinances affecting the development of the **PROPERTY** at any time as may be reasonably necessary for the protection of the public health, welfare, and safety, by general ordinance amendments applicable to the development of all real **PROPERTY** in the **VILLAGE**, but no such ordinance shall be discriminatory in its effect upon the development of the **PROPERTY**.

7. BINDING EFFECT

This **AGREEMENT** shall bind the heirs and successors and assigns of the **DEVELOPERS** and the **VILLAGE**, and shall be enforceable in the manner provided by law.

8. PAYMENT OF ALL FEES

DEVELOPERS agree to pay all required **VILLAGE** fees pursuant to **VILLAGE** ordinances related to the **PROPERTY** within the times established by this **AGREEMENT** or **VILLAGE** ordinances.

The parties agree **DEVELOPER** shall have the right to pay park fees in lieu of Parkland dedication.

9. SEPARABILITY

It is understood in the event any provisions of this **AGREEMENT** shall be deemed invalid, then the invalidity of said provisions shall not affect the validity of any other provisions hereof.

10. AUTHORITY

The parties agree and represent the undersigned signatories to this **AGREEMENT** have full power and authority to execute this **AGREEMENT** and all necessary and enabling resolutions have been duly enacted to approve this **AGREEMENT** and authorize its execution.

11. ASSIGNMENT

No assignment of rights and liabilities under this **AGREEMENT** shall be made without the prior written approval of the **VILLAGE** which approval shall not be unreasonably withheld, except that **DEVELOPER** may assign this **AGREEMENT** to any entity owned or controlled by **DEVELOPER**.

12. EFFECTIVE DATE

This **AGREEMENT** shall be effective commencing on the date indicated in the first paragraph above.

IN WITNESS WHEREOF, the parties have caused this **AGREEMENT** to be executed by individuals and officers who are duly authorized as of the date set forth above.

VILLAGE OF MCFARLAND

By: _____
Village President

Attest: _____
Village Clerk

THOMAS B. GANNON
personally and on behalf of
BIRCHRIDGE CORPORATION

Thomas B. Gannon

Annexation Description

Being part of the Northwest 1/4 of the Northeast 1/4 of Section 02,
Township 06 North, Range 10 East, Town of Dunn, Dane County, Wisconsin,
more fully described as follows:

Beginning at the North 1/4 Corner of said Section 02;

Thence N 87°06'30" E, 1300.93 feet along the North line of said Section 02;

Thence S 01°50'14" W, 889.79 feet to the Northerly line of lands described
in Document Number 2493161;

Thence S 85°32'40" W, 264.03 feet along said Northerly line to the Westerly
line of lands described in said Document Number 2493161;

Thence S 04°25'57" E, 266.60 feet along said Westerly line and the
Westerly line of lands described in Document Number 124221 and the Southerly
extension thereof to the North line of the South 1/2 of the Northeast 1/4 of
said Section 02;

Thence S 85°16'21" W, 1069.15 feet along said North line to the West line
of the Northeast 1/4 of said Section 02;

Thence N 01°47'16" E, 1198.70 feet along said West line to the point of
beginning of this description.

Said parcel contains 1,460,109 square feet or 33.52 acres.

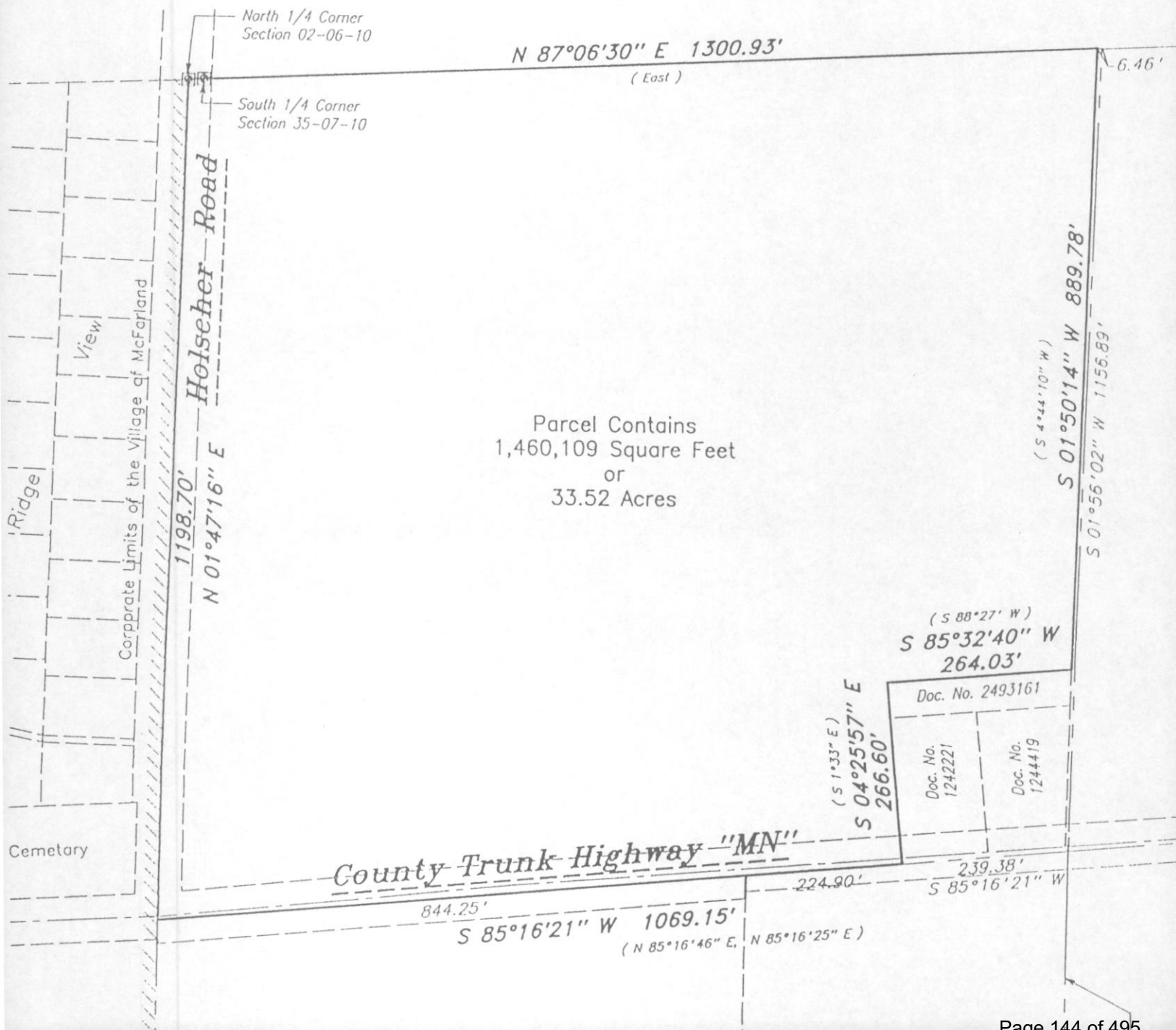
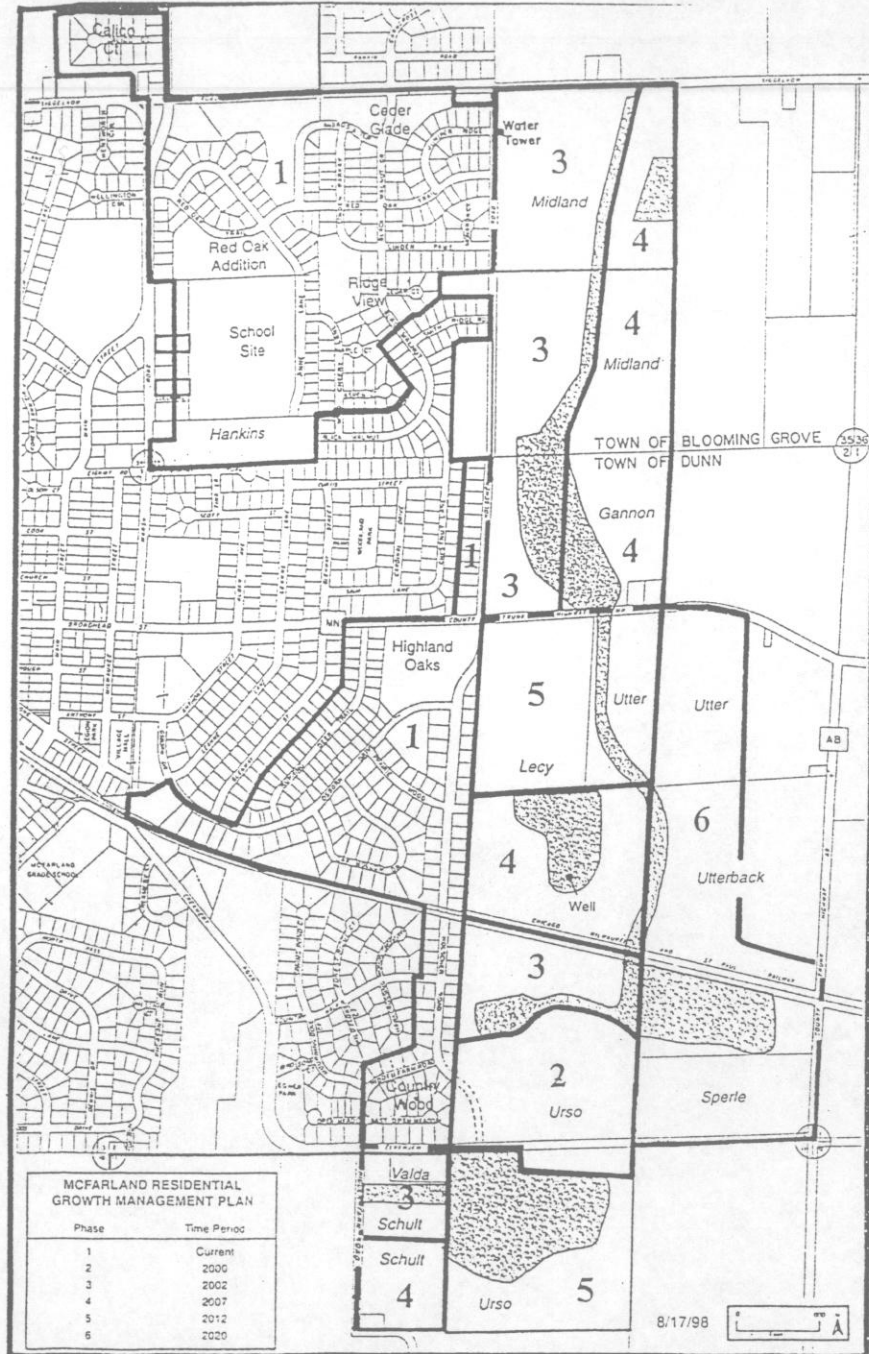


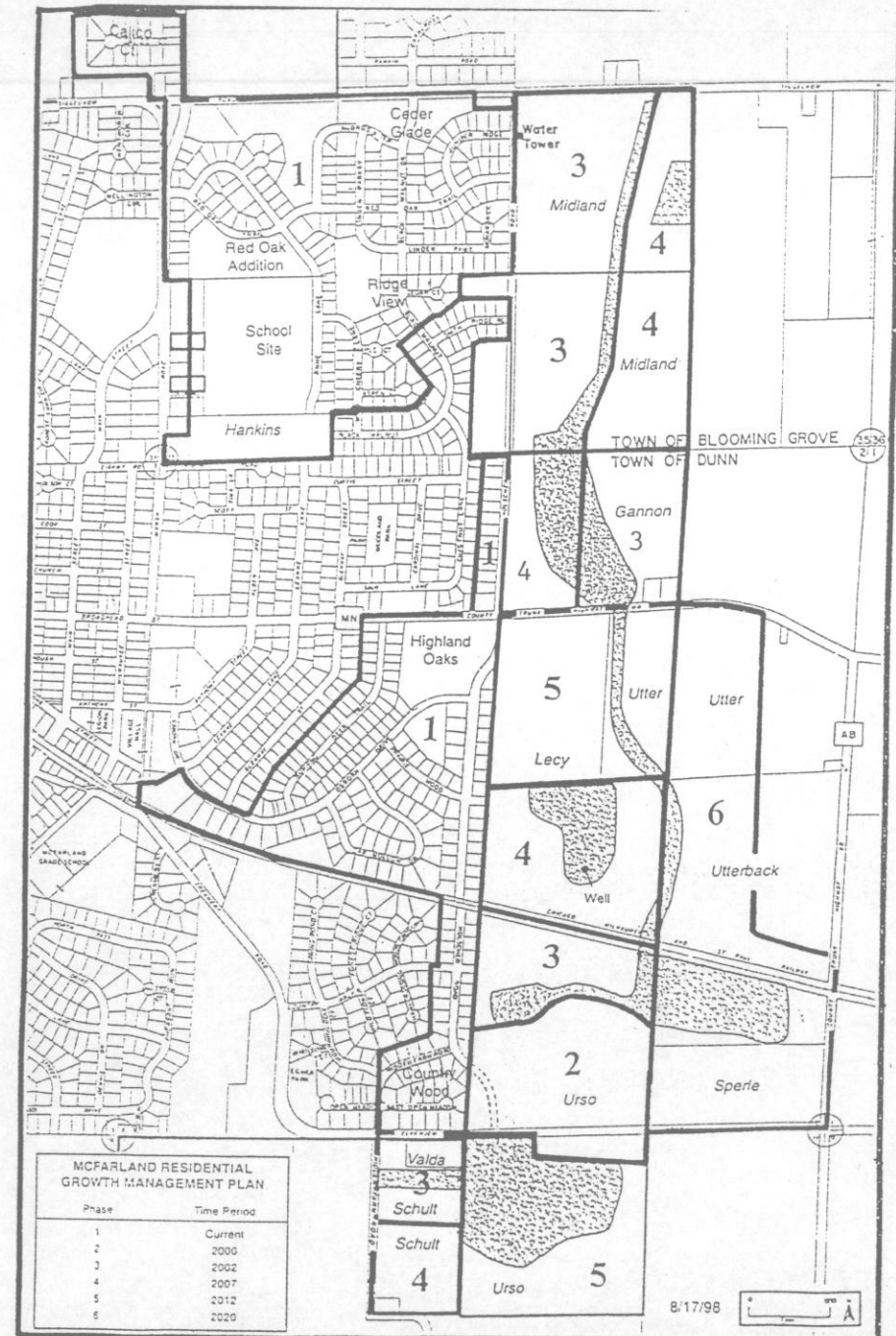
EXHIBIT B DEVELOPER'S CONCEPT PLAN



EXHIBIT C
GROWTH MANAGEMENT PLAN

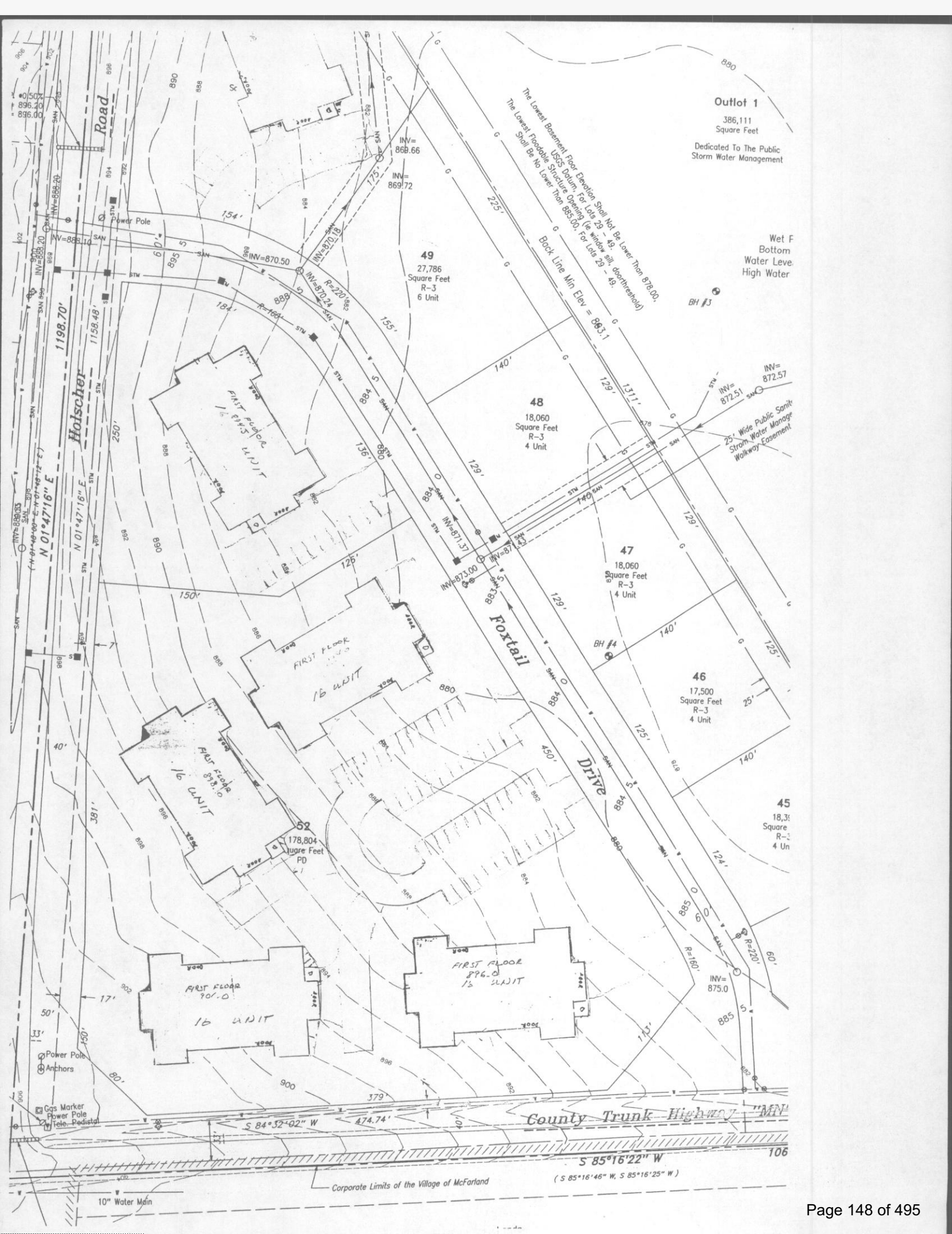


EXISTING PLAN



PROPOSED PLAN





STATE HISTORIC JOHN MOUNTAIN Rm 201 City County Building

DCRPC AGENDA COVER SHEET / Executive Summary

August 12, 2004

Item Nos. 6b & 8

Re: Amending the *Dane County Land Use and Transportation Plan* and *Water Quality Plan*
Revising the Central Urban Service Area Boundary and Environmental Corridors in the
Village of McFarland.

Background: The proposed amendment adds 34.4 acres to the Central Urban Service Area (CUSA), includes 1.6 acres of existing development (street r.o.w.), resulting in a net developable area of 32.8 acres. The addition is for residential development, which will accommodate 153 housing units and a population of 313 including 55 school age children. The area is in the Village of McFarland. Most of the area is located north of CTH MN and east of Holscher Road (parcel B), except for a small portion of land (0.9 acres) south of CTH MN (parcel A) included to provide continuation of Holscher Road and to add depth to a residential lot.

Findings and Conclusions:

- The proposal meets DCRPC criteria for urban service area amendments.
- The amendment supports or is neutral regarding most of the goals and objectives of the *Dane County Land Use and Transportation Plan*, and conflicts with the goal of preserving agricultural lands.
- The amendment is consistent with the *Dane County Water Quality Plan*.
- Plan proposes stormwater management standards and criteria that are consistent with the *Dane County Water Quality Plan*. Details of stormwater management measures will be reviewed to ensure adverse impacts of development are mitigated.
- Stormwater management requires a stable surface discharge route to convey runoff from the amendment area to a stream or channel while preventing off-site erosion or increase in flooding.

Materials Presented with Item:

1. Staff Analysis dated 8/5/04
2. Draft Resolution RPC No. 1030
3. Letter dated August 3, 2004 from the Town of Dunn

Staff Recommendation: Staff recommend approval of the requested addition conditioned on the Village of McFarland pursuing the following:

- Designating the 9.2-acre pond and greenway through the amendment area as environmental corridors.
- Submit a detailed stormwater management plan for DCRPC and DCLCD staff review and approval prior to development.
- Stormwater plan should mitigate the water quality and quantity impacts of the proposed development and should include stormwater quality measures (wet ponds) to meet, at minimum, the county stormwater quality standards, prior to discharge to infiltration basin(s). Infiltration basin should be protected during the

• Archeological Study To BE PERFORMED

RPC

**Staff Analysis of the Proposed Amendment to the
Dane County Land Use and Transportation Plan and Water Quality Plan,
Revising the Central Urban Service Area Boundary and Environmental Corridors in the
Village of McFarland**

1. Applicant: Village of McFarland

2. Description of Proposal

The proposed amendment adds 34.4 acres to the Central Urban Service Area (CUSA), includes 1.6 acres of existing development (street r.o.w.), resulting in a net developable area of 32.8 acres. The addition is for residential development, which will accommodate 153 housing units and a population of 313 including 55 school age children. The area is in the Village of McFarland. Most of the area is located north of CTH MN and east of Holscher Road (parcel B), except for a small portion of land (0.9 acres) south of CTH MN (parcel A) included to provide continuation of Holscher Road and to add depth to a residential lot. (See Table 1 and Maps 1, 2 and 3, and photographs).

Table 1: CUSA - Village of McFarland

Proposed Land Use	Density (units/acre)		Total acres	% of Total	Housing Units	No. of Persons	No. of Students	Existing Environ.		Develop- able
	Proposal	CUSA						Develop.	Corridor	
Single Family Detached	5.2	4.2	8.3	24.0%	43	126	29			
Other Residential	11.2	14.5	9.8	28.6%	110	187	26			
Residential Total	8.5	6.6	18.1	52.6%	153	313	55	0.0	0.0	
Street R-O-W			7.2	20.8%				1.6		
Storm water basin			9.2	26.6%						
TOTAL			34.4	100%				1.6	0.0	32.8

Source: Village of McFarland Planning Submittal and Dane County Regional Planning Commission % Single Family: 28%

3. Existing Environment

Land Use. Most of the land within the proposed addition is in agricultural use. Land uses adjacent to the proposed amendment are as follows:

North: Residential and Agricultural (Village of McFarland)
East: Agricultural and Open Space (Town of Dunn)
South: Agricultural (Town of Dunn)
West: Residential (Village of McFarland)



September 29, 2005

TO: Village Board

FROM: Don Peterson, Village Administrator

SUBJECT: Impacts of Delayed Development East of Holscher Road

A very important policy issue that will likely be decided by the Village Board in the next six months is whether or not proposed developments east of Holscher Road and north of County Highway "MN" will proceed in 2006. As Board members are aware, the Juniper Addition to Cedar Glade (Veridian) and Prairie Place (Gannon) subdivision plats have been stalled for over four years due to storm water management issues. Indications are that the developers will likely put their plans on hold for the next 3 – 5 years and concentrate their energies elsewhere if the necessary approvals are not obtained for development in 2006.

Because of the size and strategic location of these two plats, a development delay of that length would have a community-wide impact on McFarland. The following analysis, which was requested by President Kiar, addresses the various impacts that delayed development would have on the finances and services of the Village and of the McFarland School District.

DESCRIPTION OF DEVELOPMENTS

* { The Juniper Addition to Cedar Glade plat, as proposed by Veridian, would contain 174 single family homes and 56 multi-family units. Veridian is also planning to sell a several acre commercial parcel at the corner of Holscher Road/Siggelkow Road to Risen Savior Lutheran Church for construction of a new church. The Prairie Place plat, as proposed by Tom Gannon, would contain 43 single family homes and an estimated 110 multi-family units. Mr. Gannon also has 12 wooded lots on the west side of Holscher Road, platted many years ago as part of Ridgeview subdivision, that would now be able to be developed once the needed sanitary lift station is constructed in Juniper Addition.

The total number of dwelling units included in the three stalled developments is 229 single family homes and 166 multi-family units. It is expected that the full build out of these plats would take 6 – 8 years depending on market conditions and the phasing requirements imposed by the Village.

To put these impacts in perspective, the increased property tax base is nearly 15% of the Village's 2005 assessed valuation. The additional residents would increase the Village's population by 13% and school enrollment by 9%. The developments would produce about \$1.3 million for park land acquisition and park development, although anticipated fee adjustments during the life of the developments will likely drive this number much higher. The water impact fees generated would pay off over 25% of the original debt service amount for constructing the new water tower.

INFRASTRUCTURE IMPACTS

Several of the infrastructure improvements that the developers will be required to construct have community-wide importance. The most important of these public improvements are reconstructed streets, including Holscher Road, Siggelkow Road, and County Highway "MN". Holscher Road is a critical north-south collector street intended to carry traffic from the growing east side. The old town road that still exists between "MN" and Siggelkow is quite narrow, and the pavement surface from Smith Ridge north to Siggelkow is in very rough shape. This temporary pavement surface, which was originally expected to be reconstructed in 2002, will require a substantial investment in annual maintenance costs if the developments are delayed further. An alternative approach would be for the Village to reconstruct Holscher Road at our initial expense and to special access the costs back to the abutting property owners, but this would result in higher overall project costs.

Another important benefit of the Holscher Road reconstruction will be the realignment of the intersection with Siggelkow Road to improve sight distances and safety. With traffic volumes and speeds increasing steadily on Siggelkow Road, we hope that the reconstruction of that street east of Marsh Road will also occur in the next several years. The responsibility for reconstructing the Village's south half of Siggelkow Road is Veridian's, but the planning and coordination of this project is complicated by the fact that the north half of the road is shared by Madison and Blooming Grove. At the south end, the current intersection of Holscher Road and County Highway "MN" is also substandard and hazardous but would be fully widened and improved as part of the reconstruction.

Another key infrastructure component of the proposed developments is the extension of a major water distribution main running south from the water tower to the intersection of Holscher/Siggelkow. This long planned reinforcing main will provide looped connections to Smith Ridge Road, Chestnut Lane, Broadhead Street, and Holscher Road going to the south. The new water tower was planned with ample capacity to serve this area and is currently under utilized. The same would be true, of course, of the new library facility which is sized to accommodate 20 years of projected growth. School enrollments have been virtually flat for the past five years so the present school facilities should have capacity for many years of enrollment growth.

April, 2008

DUPLICATE ORIGINAL

1 OF 3

AGREEMENT

THIS AGREEMENT, entered into as of the ____ day of _____, 2008, by and among the **Village of McFarland**, a Wisconsin municipal corporation ("Village"), **Juniper Ridge Land, LLC**, a Wisconsin limited liability company ("JRL"), and **Prairie Place Property, LLC**, a Wisconsin limited liability company ("Prairie").

WITNESSETH:

WHEREAS, JRL owns 76.525 acres of land in the Village located east of Holscher Road and south of Siggelkow Road for which JRL has received preliminary plat approval as Juniper Ridge ("Juniper"); and

WHEREAS, Prairie owns 33.52 acres of land in the Village located east of Holscher Road and north of County Trunk Highway MN, immediately south of the lands owned by JRL, which Prairie intends to subdivide by means of a plat to be known as "Prairie Place" (Prairie Place and Juniper are collectively referred to herein as the "Plats"); and

WHEREAS, JRL, as owner of Juniper, proposes the creation of 174 single family dwelling units and four multi-family lots containing a total of 56 dwelling units with the approval of a conditional use permit, as well as one lot on which a church is proposed to be located; and

* { WHEREAS, Prairie, as owner of Prairie Place, proposes the creation of 44 single family lots, four multi-family lots containing a total of 18 dwelling units, and three additional multi-family lots in which 92 dwelling units are planned to be developed with the approval of a conditional use permit; and

WHEREAS, the JRL land and the Prairie land are both located within the Village's Residential Growth Management Plan area; and

WHEREAS, the JRL land and the Prairie land lie in an undrained area which overflows to the Lower Mud Lake Basin; and

WHEREAS, certain lands southerly of the Prairie land are located outside of the Village boundaries; and

WHEREAS, the Village conditionally approved the Preliminary Plats of both Juniper and Prairie Place on August 28, 2006, with one of the conditions of such approvals being the submission of a comprehensive stormwater management plan, including the obtaining of an agreement and easements with downstream property owners relating to the stormwater and permitting only limited development within Juniper and Prairie Place in the absence of obtaining such agreements; and

property zoned C-G, General Commercial, conditional upon staff approval of setbacks and landscaping plans. Berger seconded the motion.

Kirby strongly encourages Frydenlund to move forward with the rezoning to better fit in with the neighborhood. Barrett would like to see the duplex moved as far back on the site as possible.

Czebotar called for the vote, motion carried 6-0.

5. Public Hearing - Review and possible recommendation to the Village Board on a request by Thomas Gannon regarding Preliminary Plat approval for Prairie Place Subdivision located on 33.5 acres east of Holscher Road and north of MN.

Czebotar opened the public hearing at 8:00 p.m.

Tom Gannon 2860 Cty. Road AB, representing Gannon Company – In 2008 the Prairie Place subdivision was approved but they did not move forward or record the plat. In 2015 they received approval of a Preliminary Plat identical to the one in 2008. Since then it was confirmed there are 6.83 acres of wetlands in the center of the plat. Gannon reviewed the proposed plat, with 56 single family lots, adding one large multi-family lot with up to 120 units on it, and the connection to the Veridian development, and location of the future bike path. There is one less road through the center of the development from prior plats due to the wetlands. Staff requested removal of a through street and identifying a cul-du-sac on White Daisy. Boness informed Commissioners this is due to the new owner of the adjoining property Skaalen most likely wanting a campus type layout on their property in the future, therefore a through street will not be necessary. Barrett asked about the proposed multifamily lot, is there the possibility of duplexes there? Gannon responded there is not a lot of depth there to give them the ability to construct duplexes, they feel the site lends very well to a P.U.D.

Patrick Kennedy asked if they are planning to put in all multifamily on the corner of Holscher and MN, he was not in favor of such a plan. Gannon advised he would come in with a proposal; they are seriously looking at a 55+ rental on the site. Boness inquired if they would be moving forward with the rental first or the single family. Gannon replied both will be coming on line at the same time, but they do not have a specific timeline.

Tim Thorson from Royal Oaks reviewed the sanitary lift station, connections, inverts, street grades on the preliminary plat with 8" mains and 4" laterals to the single family. They hope to connect to the 10" mains for the multifamily and would like them to be as deep as possible. The water mains will be used off of MN. There was also review of the proposed storm sewer layouts. Streets will be standard structure. Barrett asked if there will be sidewalks. Thorson replied yes throughout the project.



Prairie Place

Preliminary Parkland Dedication/Fee Analysis

Total Plat Acreage: 33.52 acres

Without CUP

Proposed single family lots:	56
Proposed multi-family units:	<u>49</u>
Total Units	105

Required Parkland Dedication (1 acre per 15 d.u.)

$$105/15 = 7.0 \text{ acres}$$

Proposed Parkland Dedication – Land

Outlot 3 (less 2 year storm event)	1.98 acres
Outlots 1,2,4,5, (less bio-retention bottoms)	3.03 acres
Total	5.01 acres (75 units)

Proposed Parkland Dedication – fees (\$4115 per d.u.)

$$7.0 - 5.01 = 1.99 \text{ acres (30 units)}$$

$$30 \times \$4115 = \$123,450$$

Required Park Impact Fees

$$49 \times \$443.93 = \$21,752.57$$

$$56 \times \$731.47 = \$40,962.32$$

$$\text{Total} = \$62,714.89$$

With CUP approval

Proposed single family lots:	56
Proposed multi – family units:	<u>92</u>
Total units	148

Required Parkland Dedication (1 acre per 15 d.u.)

$$148/15 = 9.86 \text{ acres}$$

Proposed Parkland Dedication – Land

Outlot 3 (less 2 year storm event)	1.98 acres
Outlots 1,2,4,5, (less bio-retention bottoms)	3.03 acres
Total	5.01 acres (75 units)

5915 Milwaukee St. • P.O. Box 110 • McFarland, WI 53558-0110 • FAX: (608) 838-3619 • www.mcfarland.wi.us

Administration
838-3153

Community Development
838-3154

EMS
838-3152

Fire
838-3278

Outreach
838-7117

Police
838-3151

ADDENDUM WHICH IS ATTACHED TO ALL
OFFERS ON LOTS 1-12, Ridge View
C WEST SIDE OF NOLSCHEE RD, ACROSS FROM LOT 56-58
Addendum G

- 1.) Buyer Acknowledges receipt of Restrictive Covenants for the Plat of Ridge View and approves.
- 2.) Buyer acknowledges receipt of a map of the area including current the zoning designations.
- 3.) Seller, Thomas B. Gannon (owner of Birchridge Corp.) is a licensed real estate broker in the state of Wisconsin.

SELLER: Thomas B Gannon

DATE: 8-16-17

BUYER: [REDACTED]

08/18/2017
01:17 PM GMT
DATE: _____

BUYER: [REDACTED]

08/20/2017
09:04 PM GMT
DATE: _____

Ag. Transition
Fromette

1/4 of Section 35, Township 0

Prairie Place Subdivision
(UNDER CONSTRUCTION)

Lot 56
R-3

LOT 57
R-3

LOT 58
R-3

Park



Ridge View Subdivision
* Lots 1-12 ARE NOW AVAILABLE

COUNTY RD MN

2

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.



MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

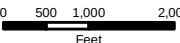
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor
- 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



CHAPTER 6—HOUSING AND NEIGHBORHOODS

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



Objectives

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



Initiatives

(see full chapter to read more)

1. **Implement a Resident Retention and Attraction Strategy.** A Knight Foundation study identifies three qualities of successful communities: social offerings, openness, and aesthetics. The Village intends to pursue these qualities and undertake other efforts to retain and attract residents.
2. **Encourage Neighborhood Development on the Village's East Side.** Lands at and near the Village's eastern edge provide the greatest opportunity for significant new housing development. Such development will contribute to continued community health, provide recreational amenities for the entire community, and preserve topographic and natural areas through conservation neighborhood design.
3. **Invest in and Maintain Existing Village Neighborhoods.** The Village intends to make neighborhood infrastructure and recreational investments, support housing upgrades, promote infill development where appropriate, and enforce property maintenance and other codes.

Chapter Purpose

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

Housing and Neighborhoods Policies

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



Housing and Neighborhoods Initiatives

1. Implement a Resident Retention and Attraction Strategy

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

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



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

- **Support housing and services for older residents:** The Village will encourage older residents to stay in McFarland. Depending on the situation, this may involve upgrading existing homes, with in-home services where necessary, or moving to other housing in the community. This suggests more senior-oriented housing in the community, which may include senior-restricted condominiums, independent living apartments, assisted living apartments, memory care facilities, and community based living arrangements. Such local moves will retain these valuable residents, while also making the existing housing stock available for new families. This concept relates to a broader initiative to enable McFarland’s growing senior population to age and prosper within the community, described in Chapter 3—Culture and Community Character.
- **Position McFarland for the next generations:** Generation X’ers and the Millennial generation are other important groups to retain and attract to McFarland. Many Generation X’ers are now moving up to their final single family home. Millennials are now settling into careers and family roots, making long term housing decisions and selecting where they wish to reside. In 2016, the National Association of Realtors reported that “for the third straight year, the largest group of recent buyers were Millennials, who composed 35 percent of all buyers (32 percent in 2014), more than the combined amount of younger and older boomers.” Millennials “will come and stay [in a community] if they feel connected, digitally and socially; if they can find or make their own opportunities; and if they are encouraged to participate in creating or fostering a sense of place,” writes Tom Still of the Wisconsin State Journal.

Housing as a Revenue Builder

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

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





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

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

- **Increase supply of appealing and functional neighborhoods:** The Village will continue to work with current and prospective residential developers to increase the number of available lots and new houses. The Village also encourages new neighborhoods that by design promotes resident interaction and creates a sense of place. Design techniques include an interconnected street and sidewalk network; accessible and visible parks, trails, and other gathering places; houses oriented to the street and not dominated by garages; modest street pavement widths and street trees; and stormwater management systems integrated into the neighborhood design concept.
- **Promote conservation neighborhood design:** Conservation neighborhood design techniques are most appropriate for McFarland's east side given the varying topography, significant drainageways, large areas of wetlands and hydric



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

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

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

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



- **Site and acquire a community park:** The Village will continue to advance the siting of a larger (20+ acre) community park serving the needs of surrounding neighborhoods and the broader McFarland community. The two primary functions of that park will be to provide for larger-scale field sports open to the public and to host community events. A handful of alternative sites have been identified—these are represented on Map 9. A couple of the alternatives depend on road and utility extension. One promising alternative is adjacent to Dane County’s Lower Mud Lake Natural Area, southwest of the intersection of Elvehjem Road and Highway AB. This alternative may include collaborative acquisition and co-development between the Village and County. Regardless of location, the Village intends to remain in communication with other entities pursuing recreational improvements in the area. This includes the McFarland School District (see below). Further, at time of writing, the City of Madison and Ho-Chunk Nation were actively exploring development of an indoor/outdoor recreation complex geared to major sporting events and tournaments.
- **Collaborate with the School District:** The District’s 20 acre parcel at the southeast corner of Broadhead St and Holscher Rd. may become home to relocated school athletic fields under the District’s successful November 2016 referendum. The Village would like to work with the District on future uses for its vacant 20-acre parcel. Part or all of this site may, alternatively, be appropriate for a mix of residential land uses, as indicated on Map 6 and in the 2008 [East Side Neighborhood Growth Area Plan](#). The District may also acquire additional land in the Village’s east side growth area.
- **Reserve lands for commercial and mixed use development:** The Village supports neighborhood-scale mixed commercial/residential development in two nodes in its east side growth area. These areas are depicted as future “Mixed Use/Flex Commercial” areas on Map 6. One planned area is near the intersection of Highways AB and MN, and the second is along Siggelkow Road near its intersection with a planned northern extension of the Highway AB roadway. It will likely be several years until any type of non-residential development market emerges in either area. Patience will be required.
- **Manage land use issues associated with the Rod and Gun Club:** The Hope Rod and Gun Club is a valuable resource for the McFarland area. Unfortunately, it is in a general area that is planned for residential development and difficult to envision for non-residential suburban uses. Fortunately, there are now only a few existing homes in the immediate area. If the Rod and Gun Club is willing, the Village will work with the Club on relocation to an area that is more likely to



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

3. Invest in and Maintain Existing Village Neighborhoods

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

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



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



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

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.



McFarland Fire & Rescue Department

5915 Milwaukee Street • PO Box 110 • McFarland, WI 53558-0110

(608) 838-3278 • Fax: (608) 838-3619

Emergency: 911

September 15, 2020

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

RE: Re-submitted Site Plan Review for proposed Lot 57 and 58 Prairie Place development.

Dear Andrew,

I have reviewed the 1200462 Plan-C 201 Emergency Vehicle submitted on September 03, 2020. It appears the North driveway will be able to accommodate the IFC Appendix D requirements as proposed. However, the South Driveway appears not to meet the IFC Appendix D requirements. Based on your submitted proposal, the wheel path drives over and off of the pavement. The fire department recommends that the driveway be shifted to the South enough to accommodate widening the pavement to meet the wheel path and comply with the IFC Appendix D. All driveways entering into the parking area must be identified as "Fire Lane."

The McFarland Fire & Rescue Department also recommend the driveway be identified as a named private road with the addresses to correspond to the private road.

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

The following will also be required for conditional approval:

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

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

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

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

Sincerely,

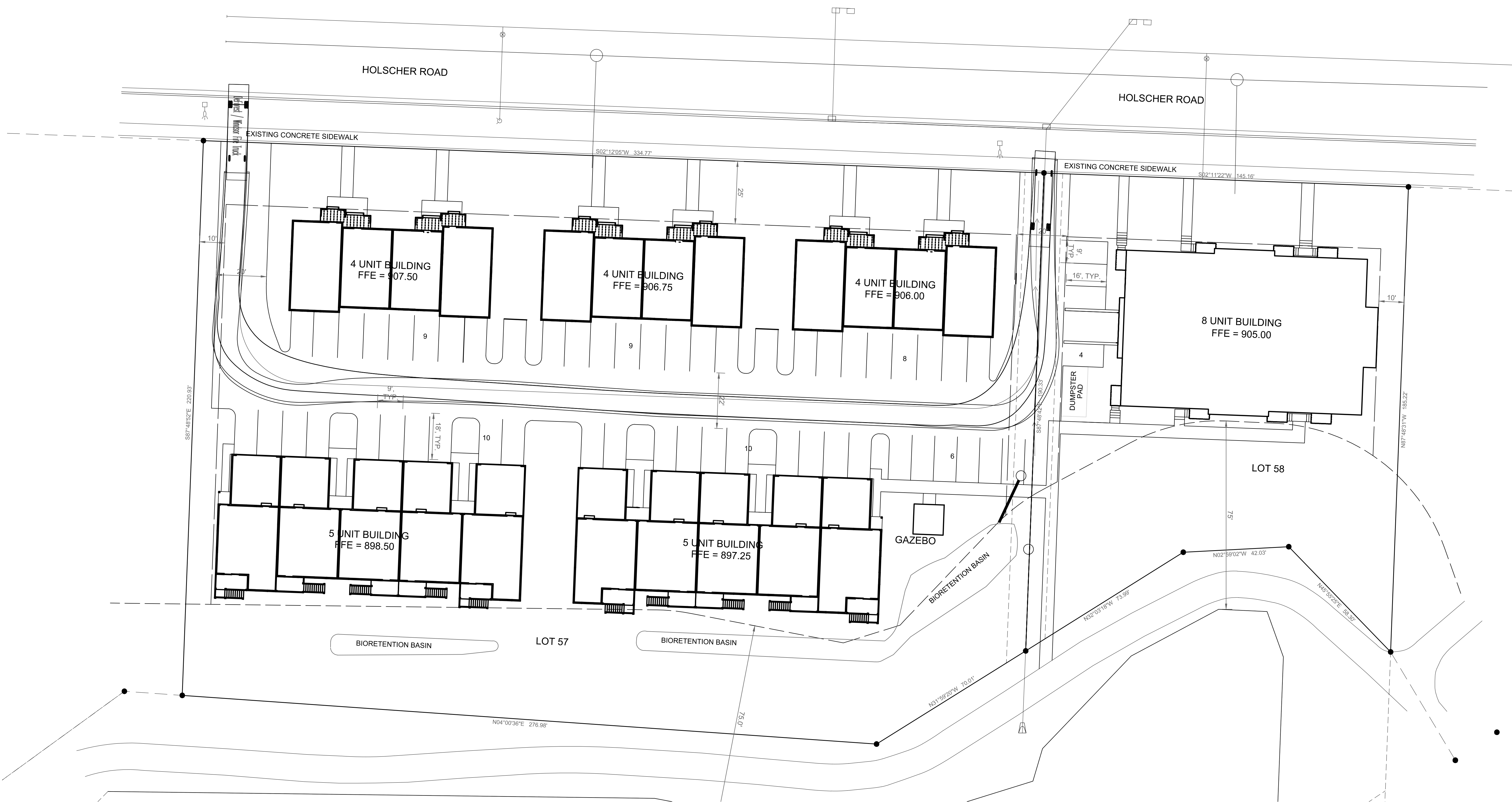
A handwritten signature in black ink that reads "Mitchell Sutter". The signature is written in a cursive, flowing style.

Mitchell Sutter

Fire Inspector/Public Education Specialist

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

V:\Projects\2020\120.0462\30\CADD\120462 PLAN C 200 SITE PLAN 220209001 2-17 PM ANS FULL BLEED D (34.00 X 22.00 INCHES)



ZONING
R-3

PROPERTY DESCRIPTION
PRAIRIE PLACE - LOTS 57 & 58
2.25 ACRES

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

GENERAL USE
MULTIFAMILY RESIDENTIAL

BUILDING DESCRIPTION
MULTIFAMILY
MAXIMUM BUILDING HEIGHT = 35'

PARKING STALL COUNT
LOT 57 REQUIREMENT: 5 - 2 BDRM = 10 STALLS, 19 - 3 BDRM = 48 STALLS,
LOT 57 TOTAL REQUIREMENT = 58 STALLS
LOT 57 PROVIDED: 96 STALLS

LOT 58 REQUIREMENT: 4 - 2 BDRM = 8 STALLS, 4 - 3 BDRM = 10 STALLS
LOT 58 TOTAL REQUIREMENT = 18 STALLS
LOT 58 PROVIDED: 20 STALLS

BASE SITE CALCULATIONS
LOT AREA = 98,006 SQ. FT.
PERVIOUS AREA = 45,288 SQ. FT. (46.2% LOT COVERAGE)
IMPERVIOUS AREA = 52,718 SQ. FT. (53.8% LOT COVERAGE)
BUILDING = 28,965 SQ. FT.
SIDEWALK = 2,389 SQ. FT.
PAVEMENT = 21,364 SQ. FT.

IMPERVIOUS SURFACE RATIO = 53.8%

PRAIRIE PLACE - LOTS 57 & 58

EMERGENCY VEHICLE ACCESS DIAGRAM

VILLAGE OF MCFARLAND, WI

SNYDER & ASSOCIATES, INC. |



Project No: 120.0462.30

Sheet C 201

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

MARK	REVISION	DATE	BY
Engineer: MLC	Checked By: CHKD	Scale: 1" = 20'	
Technician: TECH	Date: 08-07-2020	T-R-S: TTN-RRW-SS	
Project No: 120.0462.30			Sheet C 201

September 17, 2020

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

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

Dear Andrew:

We have received the proposed plans included in the August 17, 2020 Revised Site Plan and Plat Submittal (plans dated August 7, 2020) for proposed multi-family residential development slightly north of CTH MN, on the east side of Holscher Road. The revised plans have been reviewed from a public works perspective. Our comments are shown below.

1. Sheet C200 - There is a small piece of stairway on the northern 5-unit building and also some site sidewalks that are shown within the 75-foot wetland “no-impervious” buffer. Given the small size and that the sidewalks connect to the already existing and permitted pedestrian path adjacent to the wetland, we recommend that both be allowed.
2. Sheet C300 shows runoff directed to the northeast corner of the parking lot. The collection manhole should be moved off of the Village stormwater easement.
3. Sheet C301 - The overflow points of the bio-retention areas could see significant flows in frozen ground or heavy rain conditions. Similarly, the common side lot line for the two parcels contains an easement for an underground storm sewer and an emergency overflow route. The grass portions of these overflow routes should utilize turf reinforcement to reduce the chance of erosion.
4. Sheet C400 – An additional 6-inch valve should be added at the Holscher Road hydrant to allow maintenance without affecting water service to the property.
5. Stormwater management requirements for the site are proposed to be satisfied by both the existing regional facilities and several new on-site bio-retention areas. Further detail will be needed for final approval showing actual footprint size, depth, planting plans, maintenance affidavits, etc.
6. The proposed site plan shows a shared driveway in the referenced stormwater easement. The Village and the developer should discuss who would be

responsible for pavement replacement if needed for any future storm sewer work. In addition, an existing curb inlet is in the shared driveway. This will need to be replaced with a drive-over version (along with the necessary curb and sidewalk). We suggest that the initial construction items (inlet casting, curb, sidewalk) be done by the developer, with any future surface restoration done by the Village.

While the existing storm sewer is concrete pipe, it is also important to protect that pipe during construction. Any damaged pipe must be repaired or replaced to Village satisfaction.

7. To address previously submitted comments on the capacity of Sewage Pumping Station #5, I have confirmed the station was conservatively designed and can accommodate the proposed development here, as well as what is currently proposed immediately south with capacity to spare.
8. We have no further comments on the condominium plat submittal.

Please feel free to contact us with any questions or comments regarding this review. I will plan on attending the September 21 virtual Plan Commission meeting and can also answer any questions that come up then.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.
President

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

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

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

BRB:brb

J:\JOB#S\McFarland\MC-180 Prairie Place Lot 57-58\Admin\Review Letter 2.docx



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, September 21, 2020

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action (action postponed from the June 15, 2020 meeting) on a Site/Design Review Permit, requested by CF Investments, LLC, for 30 unit residential project on Lots 57 & 58 Prairie Place Subdivision, located in the 5500 Block of Holscher Road, McFarland WI.

PREVIOUS ACTION:

ISSUE SUMMARY:

The applicant's development plans, and staff comments for this agenda item, are addressed under the previous agenda item 5c, regarding the conditional use permit for the development. This agenda item includes additional attachments including the applicants Site/Design Permit application and a copy of Sec. 62-310 Site/Design Review for informational purposes.

Approval of the Site/Design Review permit is premised on prior review and approval of the Conditional Use Permit by the Plan Commission. The recommended conditions of approval are the same as those recommended for the Conditional Use Permit.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Approve a Site/Design Review Permit for a 30-unit multi-family development on Lots 57 & 58 of the Prairie Place subdivision as submitted, conditioned on submittal of final Development Plans to the Community Development Department addressing the following conditions of approval:

- Addressing recommended conditions of approval as identified in the McFarland Fire & Rescue Department staff review letter dated September 15, 2020.



- Addressing recommended conditions of approval as identified in the Village Engineer's staff review letter dated September 17, 2020.
- Submittal of revised floor plans and building elevations for the four-unit and five-unit townhouses as provided in the Community Development Director's staff report.
- Removal of the two visitor parking stalls shown between the four-unit townhouses and replacement with sod, turf grass, and perimeter curbing.
- Provide on-site signage or pavement markings designating those stalls that are intended for common visitor parking use for all units.
- Update the lighting/photometric plan, Sheet C1, to reflect the revised building layout.
- Update Sheets L101, L200 and L201 to address the revised plan submittal.
- Designating the internal drive as a private road for building addressing purposes; provide private road signage names at each driveway entrance to Holscher Road.

ATTACHMENTS:

1. 9.21.20 - Lot 57 & 58 (CF Investments) - Site Design Checklist
2. Sec. 62-310 Site Design Review

Site and Design Plans

Check List

Date received: 08/10/2020

Subject property address: Lot 57 & 58 Prairie Place

Landowner's name: Gannon Construction

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

Landowner's phone/fax: 608 838-4101

Landowner's email: gannonco@hotmail.com

Agent's name:	<u>CF Investments/Craig Frank</u>
Agent's address:	<u>3636 Skytop Rd</u> <u>McFarland, WI 53558</u>
Agent's phone/fax:	<u>608 576-4309</u>
Agent's email:	<u>cfbuild@yahoo.com</u>

- ☒ A. Title Block that indicates name and address of the current property owner.
- ☒ B. Name and signature of the designer.
- ☒ C. Date of original plan and latest date of revised plan.
- ☒ D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.
- ☒ E. Existing zoning R3 Proposed zoning yes ~~yes~~ no ~~no~~
- ☒ F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- ☒ G. All required building setback lines.
- ☒ H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.
- ☒ I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.
- ☒ J. Existing and proposed site and building signage.
- ☒ K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.
- ☒ L. The location of all outdoor storage areas; including proposed screening materials and colors.
- ☒ M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.
- ☒ N. The location and type of any permanently protected green space areas.
- ☒ O. The location and elevation of any wetlands or floodplains.

- ☒ P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.
- ☒ Q. In the legend, data for the subject property:
- (1) Lot area
 - (2) Building area
 - (3) Paved area
 - (4) Total impervious area
 - (5) Landscaping points provided and required for building foundations, gross floor area, street frontage, and paved area.
 - (5) Building height
 - (6) Existing zoning, proposed zoning
 - (7) Number of parking stalls provided and required.
- ☒ R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.
- ☒ S. Hydrant locations and Fire Department Connection.
- ☒ T. Lighting Plans including photometrics and description of fixture types, heights and orientation.
- ☒ U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.
- ☒ V. Existing or proposed easements.
- ☒ W. A legal description of the subject property.

General Comments: _____

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

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

- (a) *Purpose.* Site/design review is implemented under municipal authority to promote the public health, safety and welfare and under municipal zoning authority by the Plan Commission. Requirements for design review and approval apply to uses and developments regardless of the characterization of the use or development within this Chapter as a permitted use or conditional use.
- (b) *Scope of site/design review.*
 - (1) *Applicability.* The following developments shall be subject to site/design review by the Plan Commission:
 - a. Development of residential projects consisting of three or more dwelling units.
 - b. Any development in a Commercial District.
 - c. Any development in an Industrial District.
 - d. Any development for which the applicant is a public utility or governmental entity or religious organization.
 - e. Any parking area including five or more parking spaces.
 - (2) *Limit.* Site/design review shall be limited to development for which current application is made for an erosion control or building permit. This Section shall not be deemed to apply to any existing development or use of land that is not affected by current application for erosion control or building permit, nor shall this Section apply to any rehabilitation of an existing structure so long as the size of the rehabilitated structure is not increased.
 - (3) *Development.* Any new construction or exterior improvement to real property for which application for a building permit may be required by this Code.
 - (4) *Village planning consultant.* Any Village planning consultant appointed by the Village Board.
- (c) *Development to comply with site/design standards.* No development subject to site/design review shall occur unless such development complies with all applicable site/design review standards.
- (d) *Manner of site/design review.*
 - (1) Upon application for a building permit, the applicant shall be advised by the Zoning Administrator whether compliance with site/design review standards is required by this Section. If such compliance shall be required, the applicant shall be provided with a checklist and a site/design review application, which shall be in such form as the Zoning Administrator shall approve, and which shall be accompanied by such information as may be necessary to determine and provide for enforcement of this Section.
 - (2) The site/design review application shall be reviewed by the Zoning Administrator, who may consult with a planning consultant, if necessary.
 - (3) When the Zoning Administrator deems the application to be complete, review by the Plan Commission shall be scheduled.
 - (4) The Plan Commission's determination of compliance or noncompliance with this Section shall be issued by the Zoning Administrator, in writing, within ten business days of the determination and sent to the applicant via U.S. Mail. The written determination shall specifically describe all areas

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

- (5) No building permit shall be issued for any development until the Plan Commission has determined that the development is in compliance with site/design review standards. All construction and improvement subject to site/design review shall conform with approved site/design plans.
- (6) The determinations of the Plan Commission on site/design plan applications shall be appealable to the Village Board pursuant to the procedures set forth in Section 62-113.
- (e) *Site/design standards.* In reviewing plans for development the Plan Commission shall determine that the following standards are met:
 - (1) *Grading.* Grading shall insure a positive drainage consistent with established water runoff patterns in the area. All grading shall allow for the installation and maintenance of appropriate landscape materials. Respect for the natural topography in site development will be recommended as a means of capitalizing on the sloping terrain, and earth berms are required to screen out unpleasant views and accentuate pleasant views.
 - (2) *Landscaping.* Landscaping shall be required to be installed in accordance with an approved landscaping plan as a component of site and design review. The requirements for landscaping plans are set forth in Appendix B to this Chapter [Code], Village of McFarland Landscaping Standards. All references to the Village Forester shall have the same meaning as referenced in Section 59-20(d).
 - (3) *Building relationships.*
 - a. The structures shall be related to the site to enhance or maintain current contours. New development shall consider activities on adjacent properties with relation to access from abutting streets, parking areas, service areas, building setbacks, height of structures, and color and materials of adjacent or nearby buildings.
 - b. In the development of the site, the existing quality vegetation should ordinarily be maintained in accordance with Section 59-29.
 - (4) *Lighting.* The functions of exterior lighting on private property shall be:
 - a. To illuminate building facades, especially those bearing business identification signs. Architectural lighting should be free from glare and of a type to complement the existing development in the district.
 - b. To illuminate pedestrian walks and spaces. Security lighting should provide necessary levels of illumination to insure safety of the property and its residents, while not reflecting direct rays of light into adjacent property.
 - c. To illuminate parking and service areas. Off-street parking area lighting should be so arranged as to conform with applicable provisions of Section 62-172. (The choice of equipment, design, quantity, and placement of on-site lighting shall relate to these functions. Lighting shall be adequate but not excessive. The height and number of lighting standards shall be appropriate to the building and its function and to the neighborhood.)
- (5) *Utility service.* It shall be a goal of the Village to eliminate overhead wiring within the Village. To

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

- (6) *Building design.* Buildings shall meet the following requirements:
- a. Materials shall be of a durable, low-maintenance type. The colors shall be harmonious with other buildings in the neighborhood.
 - b. Mechanical elements on the roof or ground shall be screened from the view of adjacent properties and roadways.
 - c. Buildings shall be designed with an architectural flavor that will complement and enrich the character of the Village.
 - d. The overall design of the building shall be of high quality, considering the importance of the particular zoning district.
 - e. With the exception of the M-IC Zoning District, the front, sides, and rear of all commercial and industrial buildings shall be entirely faced with nonmetallic or wood material. In the M-IC District, a minimum of 15 vertical feet of the front of all buildings shall be faced with nonmetallic or wood material extending across the full front of the building, and also extending a distance of not less than 20 feet on each side of the building. The portion of any building facing or backing onto public streets, or abutting a Residential Zoning District, shall be held to the same requirements as that of the front. These requirements may be waived in whole or in part by the Plan Commission.
 - f. An addition shall relate to the existing building in terms of scale, materials and color.
 - g. Structures should be designed to be compatible with the structures that are adjacent to them.
 - h. Unbroken exterior facades exceeding 70 feet in length shall be avoided.
 - i. All building elevations are of importance and should be carefully designed. Building should avoid blank facades.
- (f) *Recommendation of Village Plan Commission.* The Village Plan Commission may, during the site/design review process, suggest features of site/design, and construction, building and structural design, that are not a part of site/design standards but that, in the opinion of the Village Plan Commission, would be desirable to make the development a positive asset to the visual appearance of the community and a positive contribution to the growth and stability of the community tax base. Compliance with such recommendations shall not be required of the developer.
- (g) *Validity of site/design approval.* Where the Plan Commission has approved or conditionally approved an application for site/design approval, such approval shall become null and void within 12 months of the date of the Plan Commission's action unless construction is commenced or the current owner possesses a valid building permit under which construction is commenced within six months of the date of issuance and which shall not be renewed unless construction has commenced and is diligently pursued. No sooner than 60 days nor less than 45 days prior to the automatic revocation of such

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

- (h) *Fees.* The fee for review of a site/design review application shall be the fee established by the Village Board from time to time and provided in Appendix A to this Code, to be paid at the time of submission of the application.
- (i) *Penalties.* Violations of this Section shall be subject to Section 62-311, except that each day a violation continues shall not be deemed a separate violation until the 30 day notice period expires. Nothing herein shall preclude the Village from maintaining a separate action to prevent or abate or remove violations.

(Ord. No. 2011-06, § 1, 5-23-2011)

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



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, September 21, 2020

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding a Condominium Plat and Declaration from CF Investments, LLC, for the property located at Lots 57 & 58 Prairie Place Subdivision creating The Condos at Prairie Place, consisting of 30 residential units.

PREVIOUS ACTION:

ISSUE SUMMARY:

In addition to approval of a Conditional Use Permit and Site/Design Review Permit from the Plan Commission, the Developer is also seeking approval of a condominium plat for the proposed development. Condominium Plats are reviewed and recommended by the Plan Commission to the Village Board for approval. In addition, after local review, the Developer is required to obtain approval of the Condominium from Dane County. The Village Attorney has reviewed the condo plat declaration and provided comments attached in the packet. In addition, staff recommends the following:

- On the plat, the name of the condo should match exactly with the name used in the declaration.
- On the first page of the plat, the building on Lot 58 should be identified by unit numbers.
- Note 2 on the plat, indicates that parking stalls are LCEs belonging to the unit to which they are appurtenant. The declaration does not state which units they are appurtenant to. Section 4.03(b) relies on the plat to determine whether a parking space is an LCE or not, so one or the other should be modified.
- Addressing consistency between saying "Common Areas" (which by the terms of the Declaration include LCEs" and saying "Common Areas and Limited Common Areas" implying that the latter are not included in the former.)
- Designating the internal drive as a private road or building addressing purposes; provide private road signage names at each driveway entrance to Holscher Road. This will help facilitate commercial and emergency service address identification.

A recommendation to approve the condominium plat and association declaration is premised on prior review and approval of the Conditional Use Permit and Site/Design Review Permit by the Plan Commission.

FINANCIAL/BUDGET IMPACT:



VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

Sec. 56-8, Condominium Developments

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommend to the Village Board approval of the Condominium Plat and Declaration for the property located at Lots 57 & 58 Prairie Place Subdivision creating The Condos at Prairie Place, consisting of 30 residential units, conditioned on submittal of a final Condominium Plat and Declaration to the Community Development Department addressing the following conditions of approval:

- Addressing recommended revisions to the Declaration of Condominium as identified by the Village Attorney in the copy dated September 8, 2020, as attached in the packet.
- On the plat, the name of the condo should match exactly with the name used in the declaration.
- On the first page of the plat, the building on Lot 58 should be identified by unit numbers.
- Note 2 on the plat, indicates that parking stalls are LCEs belonging to the unit to which they are appurtenant. The declaration does not state which units they are appurtenant to. Section 4.03(b) relies on the plat to determine whether a parking space is an LCE or not, so one or the other should be modified.
- Addressing consistency between saying "Common Areas" (which by the terms of the Declaration include LCEs" and saying "Common Areas and Limited Common Areas" implying that the latter are not included in the former.)
- Designating the internal drive as a private road or building addressing purposes; provide private road signage names at each driveway entrance to Holscher Road.

ATTACHMENTS:

1. 9.21.20 - Lot 57 & 58 Prairie Place (CF Investments) - Condominium Plat
2. 9.21.20 - Lot 57 & 58 (CF Investments) - Declaration of Condominium
3. Village Attorney Review_ Lot 57 and 58 - Declaration of Condominium_09.08.2020
4. Sec. 56-8 Condominium Developments

**Village of McFarland
Community Development Department**

Plan Commission Application – 2020

~Application must be completed in full~

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

Parcel No(s). 061002126171 & 061002126281___ Type of Proposal - Please check boxes below that apply

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
☐ Preliminary Plat	\$500+AF	☒ Conditional Use	\$370+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	\$500+BF	☐ Rezoning (map)	\$405+	☐ Dev. Agreement Including Addendums	\$400 F
☐ Certified Survey Map	\$300+FG	☐ Zoning Amendment (text)	\$405 +F	☐ Final Plat	\$500 +CF
☒ Condominium	\$300+EF	☐ Variance-Board of Zoning Appeals	\$380+F	☐ Final Plat (reapplication)	\$400 +DF
☐ Comprehensive Plan Amendment	\$500+F			☒ Site/Design Review	\$400 + F
+ = Plus publication and notification charges A = Plus \$50.00 per lot B = Any preliminary plat which has previously been reviewed/revised within the last 36 months C = Plus \$50.00 for each lot within the final plat D = Any final plat which has been previously reviewed or/ revised within the last 36 months E = Plus \$40.00 for each unit shown F = Plus actual legal, engineering and financial consulting costs incurred by the Village G = Plus \$25.00 per lot for two or more lots.				Escrow Deposits (covers costs for outside consultants; e.g., engineers, attorneys, etc.) ☒ R-E, R-3 & PD (up to 50 acres) \$5,000 ☐ R-E, R-3 & PD (greater than 50 acres) \$10,000 ☐ Commercial Site/Design Review (5,000 sq. ft. or more) \$2,000 ☒ All Plats including condominiums \$5,000	

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

See attached

What action is the applicant requesting of the Plan Commission?

R3 Conditional Use, Condo Plat and Site/Design approval for 30 unit residential project described in application.

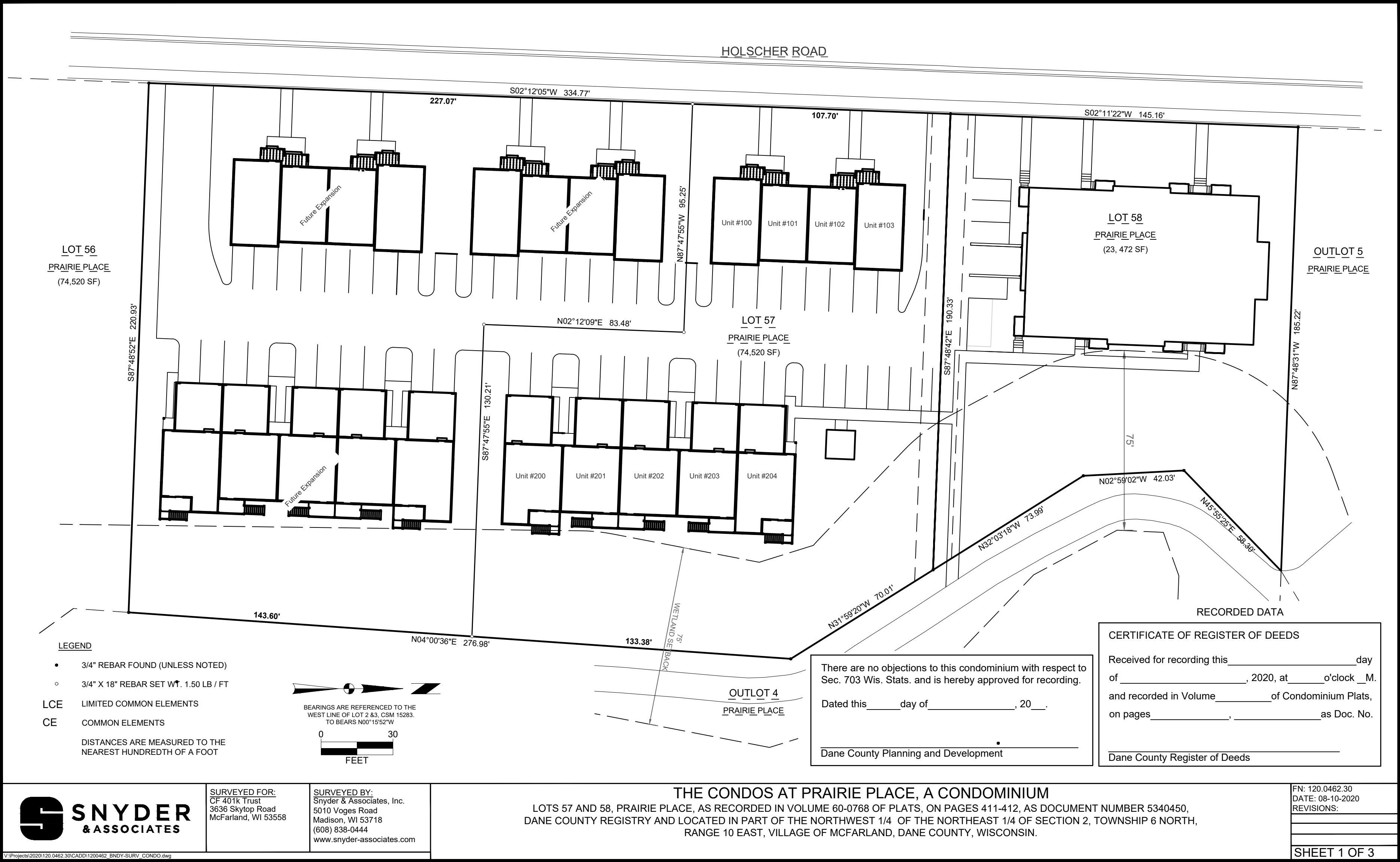
Has this specific proposal been previously discussed or acted upon by the Plan Commission?

☒ YES NO (If "yes" state the nature and the date(s) of the previous application.)

Proposal has been discussed at the May 18th and June 15th meetings

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Village of McFarland Plan Commission 2020 Schedule



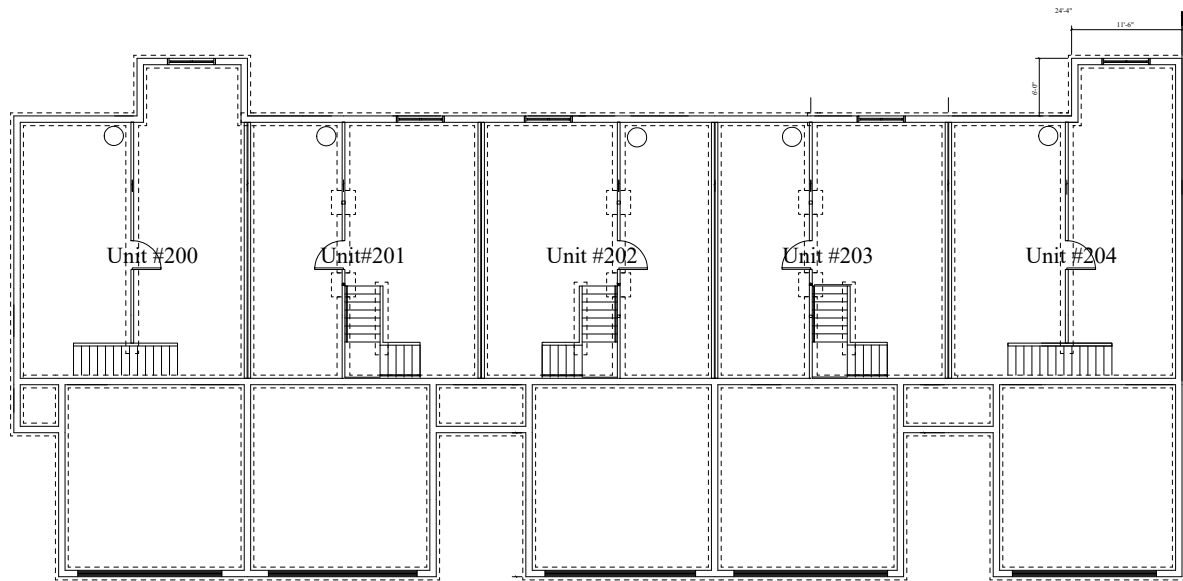
SURVEYED FOR:
CF 401k Trust
3636 Skytop Road
McFarland, WI 53558

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

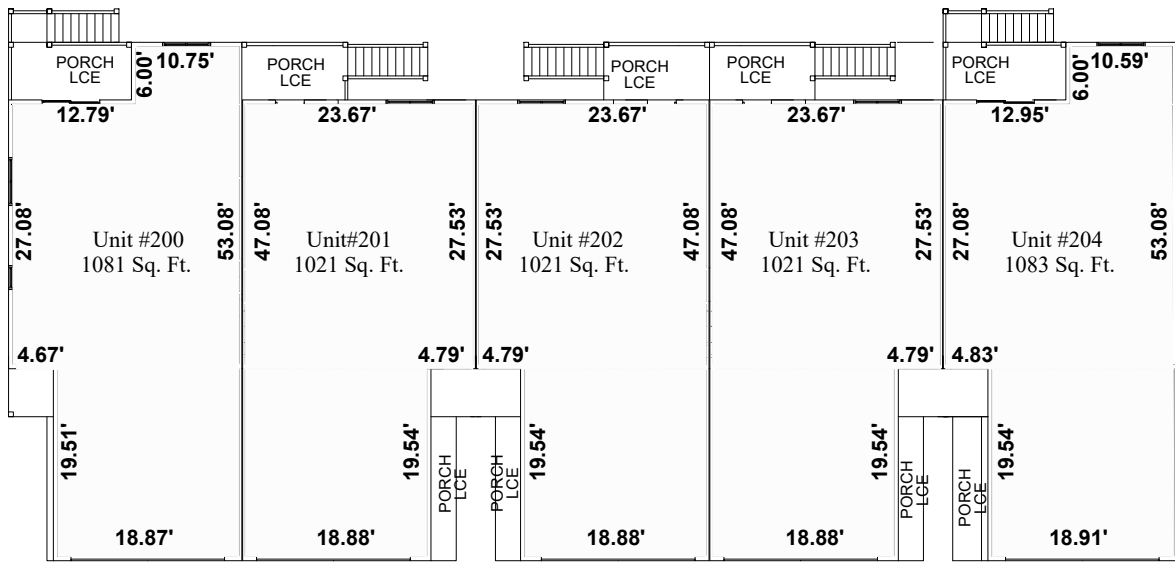
THE CONDOS AT PRAIRIE PLACE, A CONDOMINIUM
LOTS 57 AND 58, PRAIRIE PLACE, AS RECORDED IN VOLUME 60-0768 OF PLATS, ON PAGES 411-412, AS DOCUMENT NUMBER 5340450,
DANE COUNTY REGISTRY AND LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH,
RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.

FN: 120.0462.30
DATE: 08-10-2020
REVISIONS:

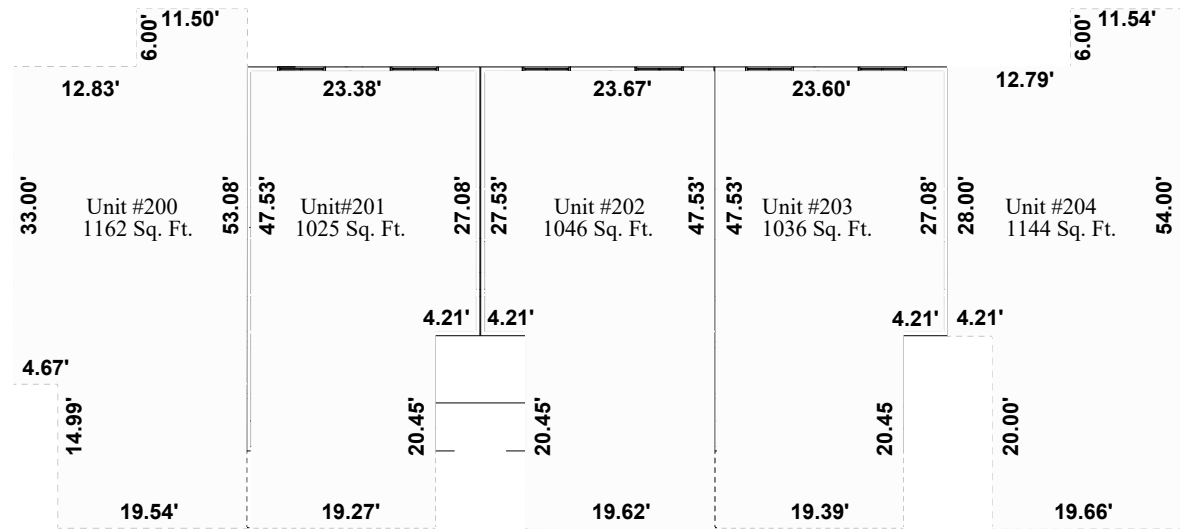
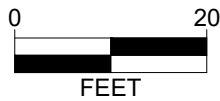
SHEET 1 OF 3



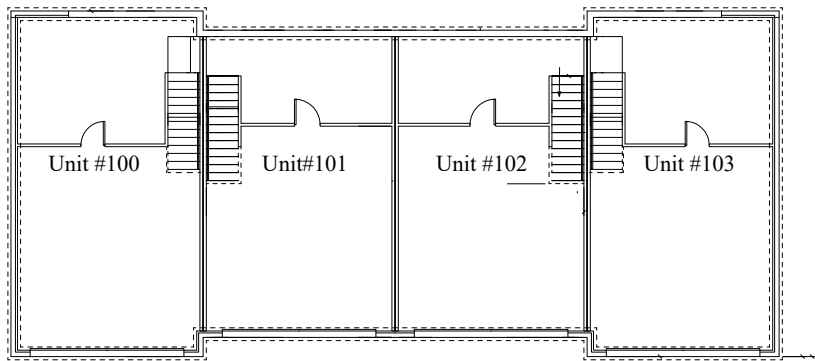
BASEMENT LEVEL DIAGRAM



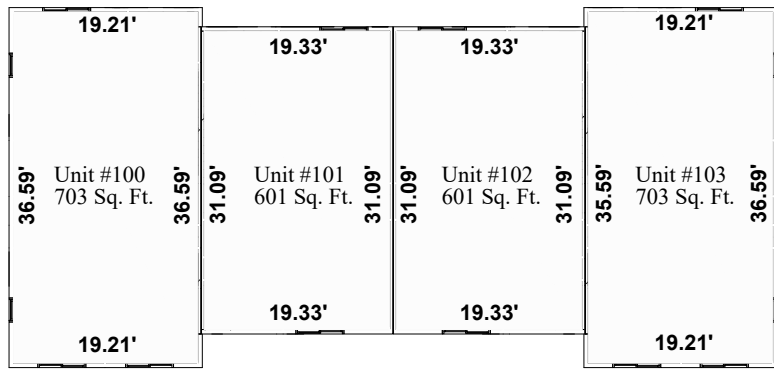
FIRST FLOOR DIAGRAM



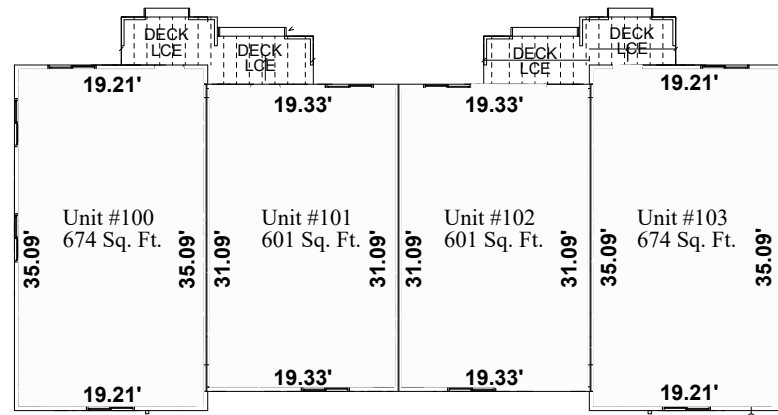
SECOND FLOOR DIAGRAM



BASEMENT LEVEL DIAGRAM



FIRST FLOOR DIAGRAM



SECOND FLOOR DIAGRAM



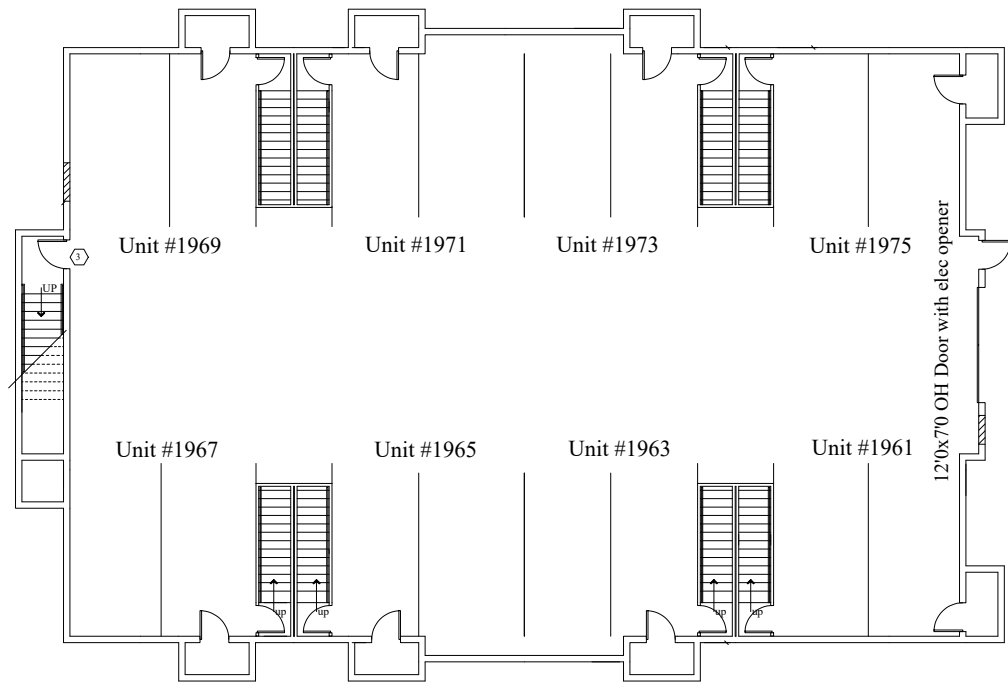
SURVEYED FOR:
CF 401k Trust
3636 Skytop Road
McFarland, WI 53558

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

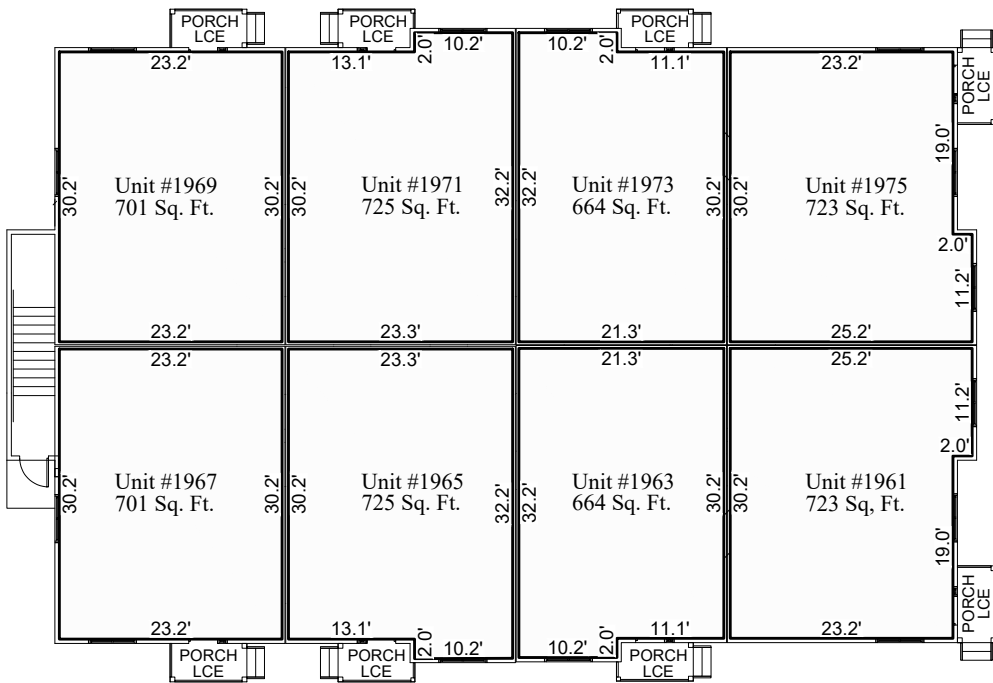
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LOTS 57 AND 58, PRAIRIE PLACE, AS RECORDED IN VOLUME 60-0768 OF PLATS, ON PAGES 411-412, AS DOCUMENT NUMBER 5340450,
DANE COUNTY REGISTRY AND LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH,
RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.

FN: 120.0462.30
DATE: 08-10-2020
REVISIONS:

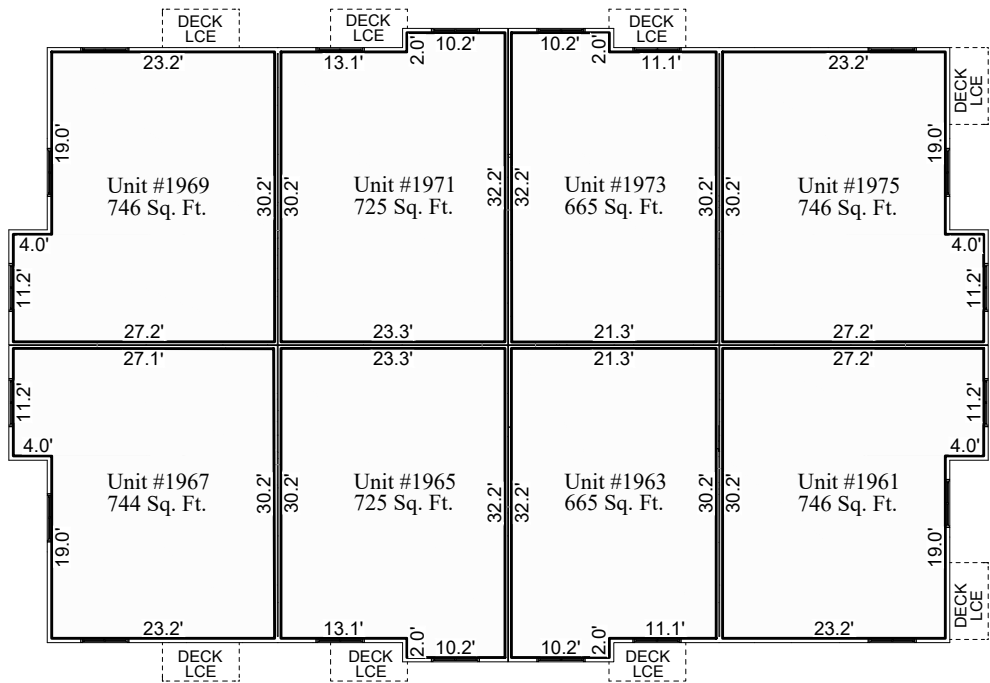
SHEET 2 OF 3



BASEMENT LEVEL DIAGRAM



FIRST FLOOR DIAGRAM



SECOND FLOOR DIAGRAM

SURVEYOR'S CERTIFICATE

I, Eric E. Lindaas, Professional Land Surveyor, No.2919, hereby certify that in full compliance with the provisions of Chapter 703 of the Wisconsin Statutes, I have surveyed the following described lands and that this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements to be constructed upon the property.

Dated this _____ day of _____, 2020.

Signed: Eric E. Lindaas, P.L.S. No. 2919
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
elindaas@snyder-associates.com

NOTES:

- 1) The building plans provided by the Client and do not represent as built conditions.
- 2) Parking stalls & walks are limited common elements to the appurtenant unit.
- 3) All the areas within the condominium and outside the units and expansion lands, except those areas designated as limited common areas, are common elements.
- 4) The developer / owner reserves the right to vary the number and orientation of buildings and units in the expansion lands.
- 5) Property is subject to any and all easements and agreements, both recorded and unrecorded.

LEGAL DESCRIPTION

Being Part of Lot 57 and Lot 58, Prairie Place, as recorded in Volume 60-0768 of Plats, as Document Number 5340450, Dane County Registry and located in part of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 6 North, Range 10 East, Village of McFarland , Dane County, Wisconsin

FUTURE EXPANSION LEGAL DESCRIPTION

Being Part of Lot 57, Prairie Place, as recorded in Volume 60-0768 of Plats, as Document Number 5340450, Dane County Registry and located in part of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 6 North, Range 10 East, Village of McFarland , Dane County, Wisconsin:

Commencing at the Northwest corner of said Lot 3;
Thence S00°15'42"E, 100.19 feet to the Point of Beginning;
Thence continuing S00°15'42"E, 290.49 feet to a Southwest Corner of said Lot 2;
Thence N90°00'00"E, 158.45 feet to the Southeast corner of said Lot 2;
Thence N00°16'03"W, 291.23 feet to a point on the East line of said Lot 3;
Thence N89°44'04"E, 158.42 feet to the Point of Beginning.



SURVEYED FOR:
CF 401k Trust
3636 Skytop Road
McFarland, WI 53558

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

THE CONDOS AT PRAIRIE PLACE, A CONDOMINIUM
LOTS 57 AND 58, PRAIRIE PLACE, AS RECORDED IN VOLUME 60-0768 OF PLATS, ON PAGES 411-412, AS DOCUMENT NUMBER 5340450,
DANE COUNTY REGISTRY AND LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH,
RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.

FN: 120.0462.30
DATE: 08-10-2020
REVISIONS:

SHEET 3 OF 3

Document No.

**DECLARATION OF
CONDOMINIUM**

Return to:

Attorney Jesse Spankowski
Miller and Miller, LLC
P.O. Box 200
Portage, WI 53901

154/0610-021-2617-1 & 154/0610-021-2628-1
Parcel Numbers

DECLARATION OF THE CONDOS AT PRAIRIE PLACE CONDOMINIUM

THIS DECLARATION OF CONDOMINIUM (this “Declaration”), is made this _____ day of _____, 2020, by Craig Frank, Trustee of the CF 401(k) Trust FBO Craig Frank Account #001, (the “Declarant”).

ARTICLE I DECLARATION

Declarant hereby declares that it is the sole owner of the Land (as defined in Section 2.02), together with all improvements located thereon and all easements, rights, and appurtenances pertaining thereto (the “Property”), and further declares that the Property is hereby submitted to the condominium form of ownership as provided in Chapter 703, Wisconsin Statutes (the “Condominium Ownership Act”).

ARTICLE II NAME; DESCRIPTION OF PROPERTY

2.01. Name and Address. The name of the condominium created by this Declaration (the “Condominium”) is “The Condos at Prairie Place Condominium” and the address of the Condominium is _____ Holscher Road, McFarland, Wisconsin 53558.

2.02. Legal Description. The land comprising the Property (the “Land”) is located in the Village of McFarland, County of Dane, State of Wisconsin, and is legally described as follows:

ARTICLE III DESCRIPTION OF UNITS

3.01. Identification of Units. The Condominium shall initially consist of seventeen (17) units (individually a “Unit” and collectively the “Units”) located in the buildings (individually, a “Building” and, collectively, the “Buildings”) identified on the condominium plat attached hereto as Exhibit A and made a part hereof (the “Condominium Plat”), together with the Common Elements as described in Article IV. The Condominium Plat shows floor plans for each Unit showing the layout, boundaries, and dimensions of each Unit. The Units shall be identified as Units 100, 101, 102, 103, 201, 202, 203, 204, 1961, 1963, 1965, 1967, 1969, 1971, 1973 and 1975, as numbered on the Condominium Plat. The Condominium shall be subject to expansion as described in Article VI. Each owner of a Unit is referred to as a “Unit Owner.” When a Unit has been sold under a land contract, the purchaser (and not the vendor) shall be the Unit Owner.

3.02. Boundaries of Units. The boundaries of each Unit shall be as follows:

(a) Upper Boundary. The upper boundary of the Unit shall be the interior lower surface of the supporting members of the roof above the highest level of the living area, extended to an intersection with the perimetrical boundaries.

(b) **Lower Boundary.** The lower boundary of the Unit shall be the upper surface of the unfinished floor of the lowest level of the Unit consisting of the garage and basement extended to an intersection with the perimetrical boundaries.

(c) **Perimetrical Boundary.** The perimetrical boundaries of the Unit shall be vertical planes of the inside surface of the studs supporting the interior walls, in either case extending to intersections with each other and with the upper and lower boundaries.

3.03. Additional Items Included as Part of Unit. It is intended that the surface of each plane described above (be it drywall, tiles, wallpaper, paneling, carpeting, or otherwise covered) is included as part of each defined Unit. The Unit shall also include, without limitation, all improvements and fixtures now or hereafter located within the Unit and each of the following items that serve such Unit exclusively, whether or not located within the boundaries described in section 3.02:

(a) Windows, doors, and garage doors (with all opening, closing, and locking mechanisms and all hardware) that provide direct access to or within the Unit.

(b) Interior lights and light fixtures.

(c) Cabinets.

(d) Floor, wall, baseboard, or ceiling electrical outlets and switches and the junction boxes serving them.

(e) Telephone, fax, cable television, computer, Internet, stereo, or other sound systems, if any, including outlets, switches, hardware, and other appurtenances serving them.

(f) Plumbing fixtures, hot water heaters, fire sprinklers, if any, water softeners, if any, and the piping, valves, and other connecting and controlling mechanisms and devices lying between the fixture and water or sewage lines serving more than one (1) Unit.

(g) The heating, ventilating, and air conditioning system, including the furnaces, air conditioning equipment, the control mechanisms, all vents from the Unit to the exterior of the Condominium, including vents for furnaces, clothes dryer, range hood, all other exhaust fans, and such other vents appurtenant to each Unit, condensers and all connections thereto serving each Unit.

Specifically not included as part of a Unit are those structural components of each Building and any portion of the plumbing, electrical, or mechanical systems of the Building serving more than one (1) Unit or another Unit, even if located within the Unit. Any structural components and all plumbing, electrical, mechanical, and public or private utility lines running through a Unit that serve more than one Unit or another Units are Common Elements.

ARTICLE IV COMMON ELEMENTS; LIMITED COMMON ELEMENTS

4.01. Common Elements. The common elements (the “Common Elements”) are all of the Condominium except for the Units. The Common Elements include, without limitation, the following:

- (a) The Land;
- (b) The paved driveway and pedestrian walkways, if any, situated on the Land;
- (c) The foundations, columns, pilasters, girders, beams, front balconies, supports, main walls (which shall be defined as exterior walls and surfaces, structural walls, roof trusses, and roofs);
- (d) That part of the fire sprinkler system, if any, and its associated piping and operating mechanisms serving more than one Unit;
- (e) Any other portion of the improvements to the Land that is not part of a Unit as described above; and
- (f) All tangible personal property used in the operation, maintenance and management of the Condominium.

4.02 Use. Except as otherwise prohibited herein, and subject to the Bylaws of the Association and subject to any Rules and Regulations adopted by the Association, the Common Elements shall be available for the use and enjoyments of or service to owners of all Units.

4.03. Limited Common Elements. Certain Common Elements as described in this Section shall be reserved for the exclusive use of the Unit Owners of one or more but less than all Units. Such Common Elements shall be referred to collectively as “Limited Common Elements.” The following Common Elements shall be reserved for the exclusive use of one or more Unit Owners as described herein:

- (a) All sidewalks, access ways, steps, stoops, decks, and patios attached to, leading directly to or from, or adjacent to each Unit; and
- (b) The parking spaces identified on the Condominium Plat as designated and reserved for any Unit, if any.

4.04. Use. Except as otherwise prohibited herein, and subject to the Bylaws of the Association and subject to any Rules and Regulations adopted by the Association, the Limited Common Elements shall be available for the use and enjoyments of or service to owners of all Units.

4.05. Conflict Between Unit Boundaries; Common Element Boundaries.

(a) If any portion of the Common Elements shall encroach on any Unit, or if any Unit shall encroach on any other Unit or on any portion of the Common Elements as a result of the duly authorized construction, reconstruction, or repair of a Building, or as a result of settling or shifting of a Building, then the existing physical boundaries of such Units or Common Elements shall be conclusively presumed to be the boundaries of such Units or Common Elements, regardless of the variations between the physical boundaries described in Sections 3.02 and 3.03 or elsewhere in this Declaration or shown on the Condominium Plat and the existing physical boundaries of any such Units or Common Elements.

(b) If any portion of the Common Elements shall encroach on any Unit, or if any Unit shall encroach on any other Unit or on any portion of the Common Elements as a result of the duly

authorized construction, reconstruction, or repair of a Building, or as a result of settling or shifting of a Building, then a valid easement for the encroachment and for its maintenance shall exist so long as such Building stands; provided, however, that if any such encroachment or easement materially impairs any Unit Owner's enjoyment of the Unit owned by such Unit Owner or of the Common Elements in the judgment of the Board of Directors of the Association (as defined below), such encroachment shall be removed or just compensation shall be provided to each injured Unit Owner within ninety (90) days of the discovery of the encroachment.

(c) Following any change in the location of the boundaries of the Units under this Section 4.05, the square footages of all affected Units or Common Elements shall continue to be determined by the square footages, if any, shown on the Condominium Plat for all purposes under this Declaration.

ARTICLE V PERCENTAGE INTERESTS; VOTING

5.01. Percentage Interests. The undivided percentage interest in the Common Elements (the "Percentage Interest") appurtenant to each Unit shall be a percentage equal to one divided by the total number of Units. If the number of Units changes due to expansion of the Condominium under Article VI, the Percentage Interest shall be recalculated. Initially, each Unit's Percentage shall be 5.88%.

5.02. Conveyance, Lease, or Encumbrance of Percentage Interest. Any deed, mortgage, or other instrument purporting to convey, encumber, or lease any Unit shall be deemed to include the Unit Owner's Percentage Interest in the Common Elements and in the insurance proceeds or condemnation awards even though such interest is not expressly described or referred to therein.

5.03. Voting. Each Unit shall have one (1) vote appurtenant to such Unit at meetings of the Association (as defined in Article VII).

5.04. Multiple Owners. If there are multiple owners of any Unit, their votes shall be counted in the manner provided in the Bylaws.

5.05. Limitations on Voting Rights. No Unit Owner shall be entitled to vote on any matter submitted to a vote of the Unit Owners until the Unit Owner's name and current mailing address, and the name and address of the Mortgagee of the Unit, if any, has been furnished to the secretary of the Association. The Bylaws of the Association may contain a provision prohibiting any Unit Owner from voting on any matter submitted to a vote of the Unit Owners if the Association has recorded a statement of condominium lien on the Unit and the amount necessary to release the lien has not been paid at the time of the voting.

ARTICLE VI RIGHT TO EXPAND

6.01. Reservation of Right. Declarant hereby reserves the right to expand the Condominium by adding all or a portion of the property described on Exhibit B attached hereto and made a part hereof. Such right to expand may be exercised from time to time within ten (10) years from the date of recording of this Declaration within the Office of the Dane County Register of Deeds. Any such expansion shall be in the sole discretion of Declarant, and no Unit Owner or other person shall have the right to require the

same. Each Owner, by accepting a deed to a Unit, acknowledges that the expansion area or parts thereof may be developed for uses other than as part of the Condominium.

6.02. Number, Location, and Style of Units. The maximum number of Units in the Condominium as expanded shall be thirty (30). Declarant currently anticipates that the Units shall be positioned as shown on the Condominium Plat, but Declarant reserves the right to change the location if required to achieve the best development in the opinion of Declarant. The Units shall consist of Units of the general size as shown on the Condominium Plat, but Declarant reserves the right to change the size of the Units in order to meet market requirements. The additional improvements shall be compatible with and shall be of the same or similar quality of construction and materials as the existing improvements. All Units constructed within the expansion area shall be for residential use.

6.03. Effect on Percentage Interest in Common Elements. Upon any expansion as described in this Article VI, the Percentage Interest appurtenant to each Unit and calculated under Section 5.01 shall change to be a percentage equal to one divided by the total number of Units within the Condominium as so expanded.

6.04. Effective Date of Expansion. The Condominium shall be deemed expanded when an amendment to this Declaration, executed by Declarant, is recorded in the Office of the Dane County Register of Deeds, which amendment shows the new percentage interests of the Unit Owners and the votes that each Unit Owner may cast in the Condominium as expanded, and when an amendment to the Condominium Plat is recorded as required in Section 703.26, Wisconsin Statutes. Declarant reserves the right to amend this Declaration, its Exhibits, and the Condominium Plat, without any other consent or approval, for the purpose of effecting an expansion of the Condominium.

6.05. Effect of Expansion. Upon the recording of an amendment to the Declaration and Condominium Plat, each Unit Owner, by operation of law, shall have the Percentage Interests, liabilities in the Common Expenses, rights to Common Surpluses (as defined below), and shall have the number of votes set forth in the Declaration amendment. Following any such expansion, the interest of any Mortgagee shall attach, by operation of law, to the new Percentage Interests appurtenant to the Unit on which it has a lien. Declarant shall have an easement over, through and under the existing Common Elements to facilitate the expansion; provided, however, any damage to the Common Elements because of Declarant's use of the easement shall be Declarant's responsibility.

ARTICLE VII CONDOMINIUM ASSOCIATION

7.01. General. Following the conveyance of the first Unit to any person other than Declarant, all Unit Owners shall be entitled and required to be a member of an association of Unit Owners known as "The Condos at Prairie Place Condominium Association" (the "Association"), which shall be responsible for carrying out the purposes of this Declaration, including exclusive management and control of the Common Elements and facilities of the Condominium, which may include the appointment and delegation of duties and responsibilities hereunder to a committee or subcommittee commissioned by the Association for that purpose. The Association shall be incorporated as a nonprofit corporation under the laws of the State of Wisconsin.

The powers and duties of the Association shall include those set forth in the Association's articles of incorporation (the "Articles") and bylaws (the "Bylaws"), Chapter 703, Wisconsin Statutes (the "Condominium Ownership Act"), this Declaration, and Chapter 181, Wisconsin Statutes (the "Wisconsin

Nonstock Corporation Law”). All Unit Owners, tenants of Units, and all other persons and entities that in any manner use the Property or any part thereof shall abide by and be subject to all provisions of all rules and regulations of the Association (collectively, the “Rules and Regulations”), this Declaration, the Articles, and Bylaws. The Association shall have the exclusive right to promulgate, and to delegate the right to promulgate, the Rules and Regulations from time to time and shall distribute to each Unit Owner the updated version of such Rules and Regulations upon any amendment or modification to the Rules and Regulations. Any new rule or regulation or any revision to an existing rule and regulation shall become effective immediately upon distribution to the Unit Owners unless otherwise stated in such amendment or modification.

7.02. Declarant Control. Notwithstanding anything contained in this Declaration to the contrary, the Declarant shall totally govern the affairs of the Condominium and pay all expenses thereof until a Unit has been sold to any person other than the Declarant. The Declarant may exercise any rights granted to, or perform any obligations imposed on, Declarant under this Declaration through its duly authorized agent. After a Unit has been sold to any person other than the Declarant, except as provided in Section 6.03, the Declarant shall have the right to appoint and remove the officers of the Association and to exercise any and all powers and responsibilities assigned to the Association and its officers by the Articles, Bylaws, the Condominium Ownership Act, this Declaration, and the Wisconsin Nonstock Corporation Law from the date the first Unit of this Condominium is conveyed by the Declarant to any person other than Declarant, until the earliest of: (a) ten (10) years from such date, unless the statute governing expansion of condominiums is amended to permit a longer period, in which event, such longer period shall apply; or (b) thirty (30) days after the conveyance of seventy-five percent (75%) of the Percentage Interest to purchasers, assuming that the Condominium has been fully expanded under Article VI; or (c) thirty (30) days after the Declarant’s election to waive its right of control.

7.03. Board of Directors. The affairs of the Association shall be governed by a Board of Directors. Within thirty (30) days after the conveyance of twenty-five percent (25%) of the Common Element interest of the Condominium to purchasers, the Association shall hold a meeting, and the Unit Owners other than the Declarant shall elect at least twenty-five percent (25%) of the directors on the Board of Directors. Within thirty (30) days after the conveyance of fifty percent (50%) of the Common Element interest of the Condominium to purchasers, the Association shall hold a meeting, and the Unit Owners other than the Declarant shall elect at least thirty-three and one-third percent (33 1/3%) of the directors on the Board of Directors. For purposes of calculating the percentages set forth in Section 7.02 and this Section 7.03, the percentage of Common Element interest conveyed shall be calculated by dividing the number of Units conveyed by the maximum number of Units permitted under Section 6.02.

7.04. Maintenance and Repairs.

(a) By Association. The Association shall be responsible for the management and control of the Common Elements and Limited Common Elements (except patios, stoops and balconies) and shall maintain the same in good, clean, and attractive order and repair, and shall have an easement over the entire Condominium for the purpose of carrying out these responsibilities. In addition, the Association shall be responsible for providing and maintaining all Limited Common Elements; for snow plowing all sidewalks, driveways, parking areas; and the maintenance, repair, and replacement of all outdoor amenities, including lawns, landscaping, sidewalks, driveways, and parking areas. The Association shall be responsible for repairing and replacing when necessary any Common Elements and Limited Common Elements.

(b) By Unit Owner. Each Unit Owner shall be responsible for the maintenance, repair, and replacement of all other improvements constructed within the Unit (including the electrical, heating, and air conditioning systems serving such Unit, and including any ducts, vents, wires, cables, or conduits designed or used in connection with such electrical, heating, or air conditioning systems), and for the maintenance (but not the repair or replacement of) exterior patio areas, stoops or balconies appurtenant to the Unit, except to the extent any repair cost is paid by the Association's insurance policy described in Section 9.01. Unit Owners are responsible for the general cleanliness of any patio, stoop and balcony appurtenant to their Units, and shall maintain the same in good, clean and attractive order.

Each Unit shall at all times be kept in good condition and repair. If any Unit or portion of a Unit for which a Unit Owner is responsible falls into disrepair so as to create a dangerous, unsafe, unsightly, or unattractive condition, or a condition that results in damage to the Common Elements, the Association, upon fifteen (15) days' prior written notice to the Unit Owners of such Unit, shall have the right to correct such condition or to restore the Unit to its condition existing before the disrepair, or the damage or destruction if such was the cause of the disrepair, and to enter into such Unit for the purpose of doing so, and the Unit Owners of such Unit shall promptly reimburse the Association for the cost thereof. All amounts due for such work shall be paid within ten (10) days after receipt of written demand therefor, or the amounts may, at the option of the Association, be levied against the Unit as a Special Assessment under Section 7.07.

(c) Damage Caused by Unit Owners. To the extent (i) any cleaning, maintenance, repair, or replacement of all or any part of any Common Elements or the Unit is required as a result of the negligent, reckless, or intentional act or omission of any Unit Owner, tenant, or occupant of a Unit, or (ii) any cleaning, maintenance, repair, replacement, or restoration of all or any part of any Common Element or the Unit is required as a result of an alteration to a Unit by any Unit Owner, tenant, or occupant of a Unit, or the removal of any such alteration (regardless of whether the alteration was approved by the Association or any committee thereof), or (iii) the Association must restore the Common Elements or the Unit following any alteration of a Common Element or Limited Common Element required by this Declaration, or the removal of any such alteration, the Unit Owner that committed the act or omission or that caused the alteration, or the Unit Owners of the Unit occupied by such tenant or occupant or responsible for such guest, contractor, agent, or invitee, shall pay the cost of such cleaning, maintenance, repair, replacement, and restoration.

7.05. Common Expenses. Any and all expenses incurred by the Association in connection with the management, maintenance, repair, and replacement of the Condominium, maintenance of the Common Elements and other areas described in Section 7.04, and administration of the Association shall be deemed to be common expenses (the "Common Expenses"), including, without limitation, expenses incurred for: landscaping and lawn care; snow shoveling and plowing; improvements to the Common Elements; common grounds security lighting; municipal utility services provided to the Common Elements; trash collection; and maintenance and management salaries and wages.

7.06. General Assessments. The Association shall levy monthly general assessments (the "General Assessments") against the Unit Owners for the purpose of maintaining a fund from which Common Expenses may be paid. The General Assessments against the Unit Owners shall be assessed in proportion to their Percentage Interests. General Assessments shall be due in advance on the first day of each month, or in such other manner as the Association may set forth in the Bylaws. Any General Assessment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with interest, collection costs, and reasonable attorney fees, shall constitute a lien on the Unit on which it is

assessed if a statement of condominium lien is filed within two (2) years after the assessment becomes due as provided in the Condominium Ownership Act.

Notwithstanding the foregoing, Units not yet sold by Declarant shall not be subject to General Assessments. If, however, during the period of Declarant control the General Assessments against any Unit not owned by Declarant would exceed the amount set forth in the budget per Unit (excluding any portion of General Assessments to fund reserves), Declarant shall either (a) record a document to cause its Units to be subject to General Assessments, or (b) pay to the Association the amount necessary to cause the General Assessments against the Units not owned by Declarant to be reduced to the amount set forth in the budget per Unit (excluding any portion of General Assessments used to fund reserves). Furthermore, if the Association has established a statutory reserve account, (a) no reserve fund assessments shall be levied against any Unit until a certificate of occupancy has been issued for that Unit, and (b) payment of any reserve fund assessments against any Unit owned by Declarant may be deferred until the earlier to occur of (i) the first conveyance of such Unit, or (ii) five years from the date exterior construction of the Building in which the Unit is located has been completed.

7.07. Special Assessments. The Association may, whenever necessary or appropriate, levy special assessments (the “Special Assessments”) against the Unit Owners, or any of them, for deficiencies in the case of destruction or condemnation as set forth in Section 10.05 and Section 11.05; for defraying the cost of improvements to the Common Elements; for the collection of monies owed to the Association under any provision of this Declaration, including, without limitation, Section 7.04 and Article XIV, or for any other purpose for which the Association may determine a Special Assessment is necessary or appropriate for the improvement or benefit of the Condominium. Special Assessments shall be paid at such time and in such manner as the Association may determine. Any Special Assessment or installment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with the interest, collection costs, and reasonable attorney fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the Special Assessment becomes due as provided in the Condominium Ownership Act.

7.08. Common Surpluses. If the surpluses of the Association (the “Common Surpluses”) should be accumulated, other than surpluses in any construction fund as described in Section 10.06 and Section 11.06, such Common Surpluses may be credited against the Unit Owners’ General Assessments in proportion to their respective Percentage Interests or may be used for any other purpose as the Association may determine.

7.09. Certificate of Status. The Association shall, upon the written request of an owner, purchaser, or Mortgagee of a Unit (as defined below), issue a certificate of status of lien. Any such party may conclusively rely on the information set forth in such certificate.

7.10. Management Services. The Association shall have the right to enter into a management contract with a manager selected by the Association (the “Manager”) to provide services to the Association.

ARTICLE VIII ALTERATIONS AND USE RESTRICTIONS

8.01. Unit Alterations. A Unit Owner may make improvements and alterations within its Unit; provided, however, that such improvements or alterations shall not impair the structural soundness or integrity or lessen the structural support of any portion of the Condominium, and do not impair any easement. A Unit Owner may not change the dimensions of or the exterior appearance of a Unit or any

portion of the Common Elements without obtaining the prior written permission of the Association, which permission may be denied in the sole discretion of the Association. Any approved improvement or alteration that changes the exterior dimensions of a Unit must be evidenced by recording a modification to this Declaration and the Condominium Plat before it shall be effective and must comply with the then applicable legal requirements for such amendment or addendum. Furthermore, any approved improvements or alterations must be accomplished in accordance with applicable laws and regulations, must not unreasonably interfere with the use and enjoyment of the other Units and the Common Elements, and must not be in violation of any underlying mortgage, land contract, or similar security interest.

8.02. Use and Restrictions on Use of Unit. Each Unit shall be used for single-family residential purposes and for no other purpose unless otherwise authorized by the Association before the commencement of such use. A Unit shall be deemed to be used for “single-family residential purposes” if it is occupied by no more than one family (defined to include persons related by birth, marriage, or legal adoption) plus no more than two unrelated persons. No business, whether or not for profit, including, without limitation, any day care center, animal boarding business, products distributorship, manufacturing facility, sales office, or professional practice, may be conducted from any Unit. The foregoing restrictions as to residence and use shall not, however, be construed in such a manner as to prohibit a Unit Owner from:

- (a) maintaining his or her personal professional library in his or her Unit;
- (b) keeping his or her personal business or professional records or accounts in his or her Unit;
- (c) handling his or her personal or business records or accounts in his or her Unit; or
- (d) handling his or her personal business or professional telephone calls or correspondence from his or her Unit.

Nothing in this Section 8.02 shall authorize the maintaining of an office at which customers or clients customarily call and the same is prohibited.

8.03. Nuisances. No nuisances shall be allowed on the Property, nor any use or practice that is unlawful or interferes with the peaceful possession and proper use of the Condominium by the Unit Owners or that would cause an increase in the premiums for insurance required to be maintained by the Association under Section 9.01. All parts of the Condominium shall be kept in a clean and sanitary condition, and no fire or other hazard shall be allowed to exist. No Unit Owner shall permit any use of its Unit or of the Common Elements that increases the cost of insuring the Condominium.

8.04. Lease of Units. Each Unit or any part thereof may be rented by written lease, provided that

- (a) the provisions governing lease or rental agreements for residential units in Wis. Stat. §703.315 are complied with;
- (b) the term of any such lease shall not be less than twelve (12) months;
- (c) the Unit Owner has obtained the prior written approval of the Association to the proposed tenant and the terms of the proposed lease;

(d) the lease contains a statement obligating all tenants to abide by this Declaration, the Articles, the Bylaws, and the Rules and Regulations, providing that the lease is subject and subordinate to the same; and

(e) the lease provides that any default arising out of the tenant's failure to abide by the Declaration, the Articles, the Bylaws, and the Rules and Regulations shall be enforceable by the Association as a third-party beneficiary to the lease and that the Association shall have, in addition to all rights and remedies provided under the Declaration, the Articles, the Bylaws and the Rules and Regulations, the right to evict the tenant and/or terminate the lease should any such violation continue for a period of ten (10) days following delivery of written notice to the tenant specifying the violation.

The Association may withhold approval on any reasonable basis, including, but not limited to: the failure of the lease terms to comply with all provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations; the past failure of the tenant or its guests to abide by all provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations; and the past use by the tenant or its invitees or guests of any part of the Condominium in a manner offensive or objectionable to the Association or other occupants of the Condominium by reason of noise, odors, vibrations, or nuisance.

During the term of any lease of all or any part of a Unit, each Unit Owner of such Unit shall remain liable for the compliance of the Unit, such Unit Owner and all tenants of the Unit with all provisions of this Declaration, the Bylaws, and the Rules and Regulations of the Association, and shall be responsible for securing such compliance from the tenants of the Unit. The Association may require that a copy of each lease of all or any part of a Unit be filed with the Association. The restrictions against leasing contained in this Section 8.04 shall not apply to leases of the Units by the Declarant or leases of the Units to the Association.

8.05. Signs. No sign of any kind shall be displayed to the public view on any Unit without the written consent of the Association and, if Declarant owns at least one Unit, the Declarant. The Declarant reserves the right to erect signs, gates, or other entryway features surrounded with landscaping at the entrances to the Condominium and to erect appropriate signage for the sales of Units.

8.06. Garbage and Refuse Disposal. No Unit shall be used or maintained as a dumping ground for rubbish, trash, garbage, or waste. All clippings, rocks, or earth must be in containers.

8.07. Storage. Outdoor storage of disabled vehicles or personal property shall not be permitted. No vehicles shall be parked on any yard at any time.

8.08. Pets. Pets are permitted in accordance with the current applicable Rules and Regulations.

8.09. Landscaping. Unit Owners may not plant any decorative plants, vegetables, and shrubbery outside their Unit without the prior written consent of the Association.

ARTICLE IX INSURANCE

9.01. Fire and Extended Loss Insurance. The Board of Directors of the Association shall obtain and maintain fire, casualty, and special form insurance coverage for the Common Elements, for the Unit as originally constructed as of the date the occupancy permit for the Unit was originally issued, and

for the Association's service equipment, supplies, and personal property. Each Unit Owner shall obtain and maintain fire, casualty, and special form insurance coverage for all improvements to the Unit made after issuance of the original certificate of occupancy and all improvements located therein for not less than the full replacement value thereof. Insurance coverage for the Common Elements shall be reviewed and adjusted by the Board of Directors of the Association from time to time to ensure that the required coverage is at all times provided.

The insurance maintained by the Association shall be written on the Condominium's Common Elements in the name of the Association as insurance trustee for the individual Unit Owners in their respective Percentage Interests, and may list each Unit Owner as an additional insured with respect to its Unit. The policy shall contain the standard mortgagee clause, which shall be endorsed to provide that any proceeds shall be paid to the Association, as insurance trustee, for the use and benefit of any Mortgagee as its interest may appear. All premiums for such insurance shall be Common Expenses. In the event of damage to or destruction of all or part of the Condominium insured hereunder, the proceeds of the insurance shall be paid to the Association, as insurance trustee, for the Unit Owners and the Mortgagees and distributed as provided in Article X.

9.02. Public Liability Insurance. The Board of Directors of the Association shall obtain and maintain a comprehensive liability insurance policy insuring the Association, its officers, directors, and the Unit Owners against any liability arising out of the maintenance, repair, ownership, or use of the Common Elements. Liability coverage shall be for at least \$1,000,000 per occurrence for personal injury and/or property damage or such higher limit as may be adopted from time to time by the Association. The insurance coverage shall be written on the Condominium in the name of the Association as insurance trustee for the Association, its directors and officers, and for the individual Unit Owners in their respective Percentage Interests. Such insurance policy shall contain a "severability of interest" or cross-liability endorsement, which shall preclude the insurer from denying the claim of a Unit Owner because of the negligent acts of the Association or other Unit Owners. All premiums for such insurance shall be Common Expenses. Each Unit Owner shall have the right to insure its own Unit for personal benefit.

9.03. Fidelity Insurance. Subsequent to the sale by Declarant of the first Unit, the Association shall require or maintain fidelity coverage against dishonest acts by any person responsible for handling the funds belonging to or administered by the Association. The Association shall be named insured and the insurance shall be in an amount of not less than fifty percent (50%) of the Association's annual operating expenses and reserves. All premiums for such insurance shall be Common Expenses.

9.04. Mutual Waiver of Subrogation. Nothing in this Declaration shall be construed so as to authorize or permit any insurer of the Association or a Unit Owner to be subrogated to any right of the Association or a Unit Owner arising under this Declaration. The Association and each Unit Owner hereby release each other to the extent of any perils to be insured against by either of such parties under the terms of this Declaration or the Bylaws, whether or not such insurance has actually been secured, and to the extent of their respective insurance coverage for any loss or damage caused by any such casualty, even if such incidents shall be brought about by the fault or negligence of either party for whose acts, omissions, or negligence the other party is responsible. All insurance policies to be provided under this Article by either the Association or a Unit Owner shall contain a provision that they are not invalidated by the foregoing waiver. Such waiver shall, however, cease to be effective if the existence thereof precludes either the Association or a Unit Owner from obtaining such policy.

9.05. Standards for All Insurance Policies. All insurance policies provided under this Article IX shall be written by companies duly qualified to do business in the State of Wisconsin, with a general

policyholder's rating of at least "A" and a financial rating of at least Class VII, as rated in the latest edition of Best's Key Rating Guide, unless the Board of Directors of the Association determines by unanimous vote or unanimous written consent that any policy may be issued by a company having a different rating.

ARTICLE X RECONSTRUCTION, REPAIR, OR SALE IN THE EVENT OF DAMAGE OR DESTRUCTION

10.01. Determination to Reconstruct or Repair. In the event of damage or destruction to all or part of the Common Elements, the Association shall promptly undertake its repair or reconstruction to its former condition or one compatible with the remainder of the condominium, unless both Unit Owners and their underlying first mortgagees agree in writing that such repair or reconstruction should not take place. The cost of such repair or reconstruction which exceeds available insurance proceeds shall be considered a Common Expense. Acceptance by a Unit Owner of a deed to a Unit Owner shall be deemed to be consent to the authorization to the Association to so repair or reconstruct. If such authorization is challenged, whether through action taken at a meeting of Unit Owners or otherwise, the issue of whether to repair or reconstruct shall be put to a vote of all of the Unit Owners, and such repair or reconstruction shall be deemed approved if the votes appurtenant to any one Unit are cast in favor of such repair or reconstruction. Partition shall only occur by the affirmative vote of all Unit Owners and by the affirmative vote of all of the mortgagees. In case of partition, the net proceeds of sale, together with the net proceeds of insurance, shall be considered as one fund and shall be divided among all Unit Owners pursuant to the percentage interests provided in Section 5.01, *supra*.

10.02. Plans and Specifications. Any reconstruction or repair shall, as far as is practicable, be made in accordance with the maps, plans, and specifications used in the original construction of the Condominium, unless (a) the Unit Owners having at least a majority of the votes approve of the variance from such plans and specifications; (b) the Board of Directors authorizes the variance; and (c) in the case of reconstruction of or repair to any of the Units, the Unit Owners of the damaged Units authorized the variance. If a variance is authorized from the maps, plans, and specifications contained in the Condominium Plat or this Declaration, an amendment shall be recorded by the Association setting forth such authorized variance.

10.03. Responsibility for Repair. In all cases after a casualty has occurred to the Common Elements, the Association has the responsibility of reconstruction and repair, and immediately shall obtain reliable and detailed estimates of the cost to rebuild or repair.

10.04. Insurance Proceeds and Construction Fund. Insurance proceeds held by the Association as trustee pursuant to Section 9.01 shall be disbursed by the Association for the repair or reconstruction of the damaged portion of the Common Elements, or to the Unit Owners for the repair or reconstruction of the damaged Units pursuant to Section 10.07. The Association shall have no responsibility to repair, reconstruct or replace any Unit or any improvements located within a Unit. Unit Owners and Mortgagees shall not be entitled to receive payment of any portion of the insurance proceeds unless there is a surplus of insurance proceeds after the damaged portion of the Condominium has been completely restored or repaired as set forth in Section 10.06.

10.05. Assessments for Deficiencies. If the proceeds of insurance are not sufficient to defray the costs of reconstruction and repair by the Association, a Special Assessment shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such assessments on account of damage to the Condominium shall be in proportion to each Unit Owner's Percentage Interest. All

assessed funds shall be held and disbursed by the Association as trustee for the Unit Owners and Mortgagees involved.

10.06. Surplus in Construction Funds. All insurance proceeds, condemnation awards, and Special Assessments held by the Association as trustee for the purpose of rebuilding or reconstructing any damage to the Common Elements or any Property taken by eminent domain are referred to herein as “Construction Funds.” It shall be presumed that the first moneys disbursed in payment of costs of reconstruction or repair are insurance proceeds. If there is a balance in the Construction Funds after payment of all costs of reconstruction or repair, such balance shall be divided among the Unit Owners according to their respective Percentage Interests.

10.07. Damage or Destruction of Unit. Following any damage or destruction to a Unit or any improvements located within any Unit, the Unit Owner shall repair and restore such improvement to its condition prior to the damage or destruction as soon as possible, but in any case, within two hundred-seventy (270) days of the damage or destruction.

ARTICLE XI CONDEMNATION

11.01. Allocation of Award. Any damages for a taking of all or part of the Condominium shall be awarded as follows:

(a) Every Unit Owner shall be allocated the entire award for the taking of all or part of the respective Unit, any improvements located therein, or any Limited Common Element appurtenant to the Unit Owner’s Unit and for consequential damages to such Limited Common Element, the Unit or improvements located therein.

(b) If no reconstruction is undertaken, any award for the taking of Common Elements, other than Limited Common Element, shall be allocated to all Unit Owners in proportion to their respective percentage interest in the Common Elements.

(c) A Unit Owner’s award under this Section shall be subject to the rights of any Mortgagee to the condemnation proceeds for any Unit.

11.02. Determination to Reconstruct Condominium. Following the taking of all or any part of the Common Elements, the Common Elements shall be restored or reconstructed to the extent possible.

11.03. Plans and Specifications for Condominium. Any reconstruction shall, as far as is practicable, be made in accordance with the maps, plans, and specifications used in the original construction of the Common Elements unless both Unit Owners and a majority of the first Mortgagees (one vote per mortgaged Unit) shall authorize a variance from such plans and specifications. If a variance is authorized from the maps, plans or specifications contained in the Condominium Plat or this Declaration, an amendment shall be recorded by the Association setting forth such authorized variances.

11.04. Responsibility for Reconstruction. In all cases of restoration of the Common Elements following a partial taking, the responsibility for restoration and reconstruction shall be that of the Association and it shall immediately obtain reliable and detailed estimates of the cost to rebuild.

11.05. Assessments for Deficiencies. If the condemnation award for the taking of the Common Elements is not sufficient to defray the costs of reconstruction by the Association, Special Assessments shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such Special Assessments shall be in proportion to each Unit Owner's respective Percentage Interest and shall constitute a Common Expense.

11.06. Surplus in Construction Fund. It shall be presumed that the first moneys disbursed in payment of costs of reconstruction or restoration shall be from the award for taking. If there is a surplus of Construction Funds after payment of all costs of construction, such balance shall be divided among all Unit Owners in proportion to their respective Percentage Interests.

11.07. Percentage Interests Following Taking. Following the taking of all or any part of any Unit, the Percentage Interest appurtenant to any Unit shall be equitably adjusted to reflect the respective relative values of the remaining Units (or portions thereof) to all Units, determined without regard to the value of any improvements located within the Units except for those improvements that were part of the Unit as originally constructed. The Association shall promptly prepare and record an amendment to the Declaration reflecting the new Percentage Interests appurtenant to the Units. Such amendment need be signed only by two officers of the Association.

ARTICLE XII MORTGAGEES

12.01. Notice. Any holder of a recorded mortgage or any vendor under a recorded land contract encumbering a Unit (the "Mortgagee") shall be entitled to receive notice of the following matters:

(a) The call of any meeting of the membership or the Board of Directors of the Association to be held for the purpose of considering any proposed amendment to this Declaration, the Articles, or the Bylaws, if requested by the Mortgagee.

(b) Any default under, any failure to comply with, or any violation of, any of the provisions of this Declaration, the Articles, or Bylaws or any rules and regulations by the Unit Owner whose Unit is subject to the mortgage or land contract, if requested by the Mortgagee.

(c) Any physical damage to the Condominium in an amount exceeding five percent (5%) of its replacement value or any condemnation or casualty loss that affects either a material portion of the Condominium or the subject Unit.

(d) Any sixty (60) day delinquency in the payment of assessments or changes owed by the Owner of any Unit on which it holds the mortgage.

(e) A lapse, cancellation or material modification of any insurance policy maintained by the Association.

(f) Any proposed action that requires the consent of a specified percentage of mortgagees.

12.02. Amendment of Provisions Affecting Mortgagees. Notwithstanding the provisions of Article XIII of this Declaration, neither Section 12.01 nor any Section of this Declaration requiring the approval of any Mortgagee to any action shall be amended unless all Mortgagees have given their prior

written approval. Any other amendments of a material adverse nature to Mortgagees shall be agreed to by Mortgagees that represent at least fifty-one percent (51%) of the votes of Units that are subject to mortgages.

12.03. Owners of Unmortgaged Units. Whenever any provision contained in this Declaration requires the consent or approval (whether by vote or in writing) of a stated number or percentage of Mortgagees to any decision, each Unit Owner of any unmortgaged Unit shall be considered a “Mortgagee” as well as a “Unit Owner” for purposes of such provision.

12.04. Condominium Liens. Any Mortgagee who obtains title to a Unit under the remedies provided in the mortgage or land contract against the Unit or through foreclosure shall not be liable for more than six (6) months of the Unit’s unpaid dues and assessments accrued before the date on which the holder acquired title.

ARTICLE XIII AMENDMENT

Except as otherwise provided by the Condominium Ownership Act, or as otherwise provided in this Declaration, this Declaration may be amended with the written consent of not less than the number of Unit Owners who together hold at least two-thirds (2/3) of the total voting interests held by all Unit Owners. No Unit Owner’s consent shall be effective without the consent of the first mortgagee of such Unit. So long as the Declarant owns any Unit, and so long as the Condominium is subject to expansion under Article VI, the consent in writing of the Declarant, its successors or assigns, shall also be required. No amendment shall alter or abrogate the rights of Declarant as contained in this Declaration. Copies of amendments shall be certified by the president and secretary of the Association in a form suitable for recording. A copy of the amendment shall be recorded with the Register of Deeds for Dane County, and a copy of the amendment shall also be mailed or personally delivered to each Unit Owner at its address on file with the Association.

Until the initial conveyance of all Units, this Declaration may be amended by the Declarant alone for purposes of clarification and correction of errors and omissions and for expansion of the Condominium as provided in Article VI.

ARTICLE XIV REMEDIES

The Association shall have the sole right to enforce the provisions hereof or any of its orders by proceedings at law or in equity against any person or persons violating or attempting to violate any provision of this Declaration, either to restrain or cure the violation or to recover damages, or both, for a period that shall include thirty (30) days from the date of the filing with the Association of a petition by any person who shall be a Unit Owner subject to this Declaration on the date of the filing, petitioning the Association to redress the violation or attempted violation of any of the provisions of this Declaration by any other persons. Liability among multiple owners of a Unit shall be joint and several. Nothing herein shall be deemed to limit the rights of the Village of McFarland or the County of Dane to enforce any zoning codes, ordinances, regulations, or other requirements that may be identical or similar to the requirements of this Declaration. Such period of thirty (30) days shall be considered to be a period for the consideration of the petition by the Association and if the Association denies or fails to act upon the petition to the satisfaction of the petitioner within the thirty (30)-day period, thereafter petitioner shall have the right to enforce the provisions hereof (except for the collection of charges and assessments under Article VI), to the extent that he or she shall so have petitioned, by proceedings at law or in equity against any person or persons violating or attempting to violate the provisions of this Declaration, either to restrain the violation or to recover

damages, or both, provided, however, that any such person shall be a Unit Owner and commence such proceedings against such other person or persons within a period of sixty (60) days from (i) the date of the Association's denial of such petition, or (ii) the passage of the aforementioned thirty (30) day period for consideration of the petition by the Association.

The Association or the petitioning Unit Owner(s), as the case may be, shall have the right to recover court costs and reasonable attorney fees in any successful action brought against another Unit Owner to enforce, or recover damages for a violation of, this Declaration. Any damages collected by the Association shall be distributed, first, to pay all costs of enforcement, and, secondly, to the owners of the Units damaged by the violation pro rata. Notwithstanding the foregoing, if any Unit Owner fails to comply with the terms and conditions of this Declaration, and such failure continues beyond any applicable cure period, the Association shall have the right to cure on behalf of the Unit Owner and such Unit Owner shall promptly reimburse the Association for the cost thereof within ten (10) days after receipt of written demand therefor. Alternatively, the Association may, at the option of the Association, levy such amounts against the Unit as a Special Assessment under Article VI. In addition to all other remedies available to the Association, the Association shall have the right to collect from any Unit Owner who is in violation beyond any applicable cure period of this Declaration, the Association's Articles or Bylaws, or any Rules and Regulations promulgated hereunder, a fine for each day such violation continues in such amount as is from time to time set forth in the Bylaws or Rules and Regulations.

ARTICLE XV GENERAL

15.01. Utility Easements. The Declarant hereby reserves for the Association acting by and in the discretion of its Board of Directors, the rights to grant to the Village of McFarland and County of Dane or public or semi-public utility companies, easements and rights-of-way for the erection, construction, and maintenance of all poles, wires, pipes, and conduits for the transmission of electricity, gas, water, telephone, and for other purposes, for sewers, stormwater drains, gas mains, water pipes and mains, and similar services and for performing any public or quasi-public utility function that the Board of Directors may deem fit and proper for the improvement and benefit of the Condominium. Such easements and rights-of-way shall be confined, so far as possible in underground pipes or other conduits, with the necessary rights of ingress and egress and with the rights to do whatever may be necessary to carry out the purposes for which the easement is created.

15.02. Right of Entry. By acceptance of a Condominium Deed, each Unit Owner shall have granted a right of entry and access to its Unit to the Association to correct any condition originating in its Unit and threatening another Unit or the Common Elements, to install, alter, or repair mechanical or electrical services or other Common Elements in its Unit or elsewhere in the Condominium, and to maintain and repair Common Elements and other areas as described in Section 7.04. Such entry shall be made with prior notice to the Unit Owners, and shall be scheduled for a time reasonably convenient to the Unit Owners, except in the case of an emergency when injury or property damage will result in delayed entry. Such entry shall be done with as little inconvenience to the Unit Owners as practical, and any damage caused thereby shall be repaired by the Association and treated as a Common Expense, except as allocable to an individual Unit or Units for cause in the discretion of the Board of Directors.

15.03. Notices. All notices and other documents required to be given by this Declaration or by the Bylaws of the Association shall be sufficient if given to one (1) registered owner of a Unit regardless of the number of owners who have an interest therein. Notices and other documents to be served on Declarant shall be given to the agent for service of process specified in Section 15.05. All owners shall

provide the secretary of the Association with an address for the mailing or service of any notice or other documents and the secretary shall be deemed to have discharged his or her duty with respect to the giving of notice by mailing it or having it delivered personally to such address as is on file with him or her.

15.04. Severability. The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or unenforceability of the remaining portion of said provision or of any other provision hereof.

15.05. Resident Agent. The name and address of the resident agent under Section 703.23 of the Wisconsin Statutes is Craig Frank, 3636 Skytop Road, McFarland, Wisconsin 53558. The resident agent may be changed by the Association in any manner permitted by law.

15.06. Assignment of Declarant's Rights. The rights, powers, and obligations of the party named as "Declarant", as granted by this Declaration, may be assigned by a written, recorded amendment to any other party who assumes such rights, powers, and obligations, provided that such other party also assumes the obligations imposed on declarants by Chapter 703 of the Wisconsin Statutes. Upon the recording of any such amendment, such assignee shall become "Declarant" under this Declaration and shall succeed to all such rights, powers, and obligations. Such amendment need be signed only by the assignor and assignee named therein.

15.07. Conflicts. If a conflict exists among any provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations, the Declaration shall prevail over the Articles, Bylaws, and Rules and Regulations; the Articles shall prevail over the Bylaws and the Rules and Regulations; and the Bylaws shall prevail over the Rules and Regulations.

15.08. Disclosure Regarding Warranties. The Declarant shall assign to the Association upon substantial completion of each phase of construction all warranties held by the Declarant and covering any construction of the Common Elements. No warranties or representations, express or implied, including, but not limited to, the implied warranty of fitness for a particular purpose and merchantability, are made by the Declarant to any Unit Owner or other person or entity regarding the past or future performance or quality of the Common Elements, including the Limited Common Elements. Any implied warranty of workmanlike performance and that the Building or other Common Elements, including the Limited Common Elements, are or will be reasonably adequate for use and occupancy, created by Section 706.10(7), Wisconsin Statutes, which statutory section creates the above-stated implied warranties, for the conveyance of a newly constructed home or condominium, is hereby expressly disclaimed and excluded. Any other implied warranties created by common law, including, without limitation, the Declarant's duty to perform all work in a good and sufficient workmanlike manner, are also disclaimed and excluded. Any claims by the Association against a contractor to recover damages resulting from construction defects in any of the Common Elements or Limited Common Elements shall be subject to the provisions of Section 895.07(8) of the Wisconsin Statutes.

15.09. Termination. In the event termination of the Condominium is sought due to destruction, condemnation or for any other reason, such termination must be agreed to by Mortgagees representing at least fifty-one percent (51%) of the votes of Units that are required by the Condominium Ownership Act.

IN WITNESS WHEREOF, Declarant has caused this instrument to be signed this ____ day of _____, 2020.

CF 401(k) Trust FBO Craig Frank Account #001

By: _____
Craig Frank, Trustee

STATE OF WISCONSIN)
(ss.
COUNTY OF DANE)

Personally, came before me this ____ day of _____, 2020, Craig Frank, the Trustee, under the CF 401(k) Trust FBO Craig Frank Account #001, who acknowledged the foregoing document for the purposes recited therein on behalf of said company.

Name: _____
Notary Public, State of Wisconsin
My Commission _____

CONSENT OF MORTGAGEE

The undersigned, being the holder of a mortgage executed by the CF 401(k) Trust FBO Craig Frank Account #001, to the undersigned, recorded in the Office of the Register of Deeds of Dane County, Wisconsin, on _____, _____, as Document No. _____, in Volume _____ of Records, on Page _____, does hereby consent to all terms and conditions of the foregoing Declaration, and agrees that its interest in the Property shall be subject in all respects to the terms thereof.

Dated this ____ day of _____, 2020.

OREGON COMMUNITY BANK

By: _____
Print Name and Title: _____

STATE OF WISCONSIN)
(ss.
COUNTY OF DANE)

Personally, came before me this ____ day of _____, 2020, the _____ of Oregon Community Bank, who acknowledged the foregoing document for the purposes recited therein on behalf of the same.

Name: _____
Notary Public, State of Wisconsin
My Commission _____

This Instrument was drafted by:
Attorney Jesse Spankowski
Miller and Miller, LLC
P.O. Box 200
Portage, WI 53901

EXHIBIT B

Document No.

**DECLARATION OF
CONDOMINIUM**

Return to:

Attorney Jesse Spankowski
Miller and Miller, LLC
P.O. Box 200
Portage, WI 53901

154/0610-021-2617-1 & 154/0610-021-2628-1
Parcel Numbers

DECLARATION OF THE CONDOS AT PRAIRIE PLACE CONDOMINIUM

THIS DECLARATION OF CONDOMINIUM (this "Declaration"), is made this ____ day of _____, 2020, by Craig Frank, Trustee of the CF 401(k) Trust FBO Craig Frank Account #001, (the "Declarant").

ARTICLE I DECLARATION

Name should match name on plat exactly.

Declarant hereby declares that it is the sole owner of the Land (as defined in Section 2.02), together with all improvements located thereon and all easements, rights, and appurtenances pertaining thereto (the "Property"), and further declares that the Property is hereby submitted to the condominium form of ownership as provided in Chapter 703, Wisconsin Statutes (the "Condominium Ownership Act").

ARTICLE II NAME; DESCRIPTION OF PROPERTY

2.01. Name and Address. The name of the condominium created by this Declaration (the "Condominium") is "The Condos at Prairie Place Condominium" and the address of the Condominium is _____ Holscher Road, McFarland, Wisconsin 53558.

2.02. Legal Description. The land comprising the Property (the "Land") is located in the Village of McFarland, County of Dane, State of Wisconsin, and is legally described as follows:

Legal description to be inserted

ARTICLE III DESCRIPTION OF UNITS

200

3.01. Identification of Units. The Condominium shall initially consist of seventeen (17) units (individually a "Unit" and collectively the "Units") located in the buildings (individually, a "Building" and, collectively, the "Buildings") identified on the condominium plat attached hereto as Exhibit A and made a part hereof (the "Condominium Plat"), together with the Common Elements as described in Article IV. The Condominium Plat shows floor plans for each Unit showing the layout, boundaries, and dimensions of each Unit. The Units shall be identified as Units 100, 101, 102, 103, 201, 202, 203, 204, 1961, 1963, 1965, 1967, 1969, 1971, 1973 and 1975, as numbered on the Condominium Plat. The Condominium shall be subject to expansion as described in Article VI. Each owner of a Unit is referred to as a "Unit Owner." When a Unit has been sold under a land contract, the purchaser (and not the vendor) shall be the Unit Owner.

3.02. Boundaries of Units. The boundaries of each Unit shall be as follows:

(a) Upper Boundary. The upper boundary of the Unit shall be the interior lower surface of the supporting members of the roof above the highest level of the living area, extended to an intersection with the perimetrical boundaries.

(b) **Lower Boundary.** The lower boundary of the Unit shall be the upper surface of the unfinished floor of the lowest level of the Unit consisting of the garage and basement extended to an intersection with the perimetrical boundaries.

(c) **Perimetrical Boundary.** The perimetrical boundaries of the Unit shall be vertical planes of the inside surface of the studs supporting the interior walls, in either case extending to intersections with each other and with the upper and lower boundaries.

3.03. Additional Items Included as Part of Unit. It is intended that the surface of each plane described above (be it drywall, tiles, wallpaper, paneling, carpeting, or otherwise covered) is included as part of each defined Unit. The Unit shall also include, without limitation, all improvements and fixtures now or hereafter located within the Unit and each of the following items that serve such Unit exclusively, whether or not located within the boundaries described in section 3.02:

(a) Windows, doors, and garage doors (with all opening, closing, and locking mechanisms and all hardware) that provide direct access to or within the Unit.

(b) Interior lights and light fixtures.

(c) Cabinets.

(d) Floor, wall, baseboard, or ceiling electrical outlets and switches and the junction boxes serving them.

(e) Telephone, fax, cable television, computer, Internet, stereo, or other sound systems, if any, including outlets, switches, hardware, and other appurtenances serving them.

(f) Plumbing fixtures, hot water heaters, fire sprinklers, if any, water softeners, if any, and the piping, valves, and other connecting and controlling mechanisms and devices lying between the fixture and water or sewage lines serving more than one (1) Unit.

(g) The heating, ventilating, and air conditioning system, including the furnaces, air conditioning equipment, the control mechanisms, all vents from the Unit to the exterior of the Condominium, including vents for furnaces, clothes dryer, range hood, all other exhaust fans, and such other vents appurtenant to each Unit, condensers and all connections thereto serving each Unit.

Specifically not included as part of a Unit are those structural components of each Building and any portion of the plumbing, electrical, or mechanical systems of the Building serving more than one (1) Unit or another Unit, even if located within the Unit. Any structural components and all plumbing, electrical, mechanical, and public or private utility lines running through a Unit that serve more than one Unit or another Units are Common Elements.

ARTICLE IV COMMON ELEMENTS; LIMITED COMMON ELEMENTS

4.01. Common Elements. The common elements (the “Common Elements”) are all of the Condominium except for the Units. The Common Elements include, without limitation, the following:

- (a) The Land;
- (b) The paved driveway and pedestrian walkways, if any, situated on the Land;
- (c) The foundations, columns, pilasters, girders, beams, front balconies, supports, main walls (which shall be defined as exterior walls and surfaces, structural walls, roof trusses, and roofs);
- (d) That part of the fire sprinkler system, if any, and its associated piping and operating mechanisms serving more than one Unit;
- (e) Any other portion of the improvements to the Land that is not part of a Unit as described above; and
- (f) All tangible personal property used in the operation, maintenance and management of the Condominium.

4.02 Use. Except as otherwise prohibited herein, and subject to the Bylaws of the Association and subject to any Rules and Regulations adopted by the Association, the Common Elements shall be available for the use and enjoyments of or service to owners of all Units.

4.03. Limited Common Elements. Certain Common Elements as described in this Section shall be reserved for the exclusive use of the Unit Owners of one or more but less than all Units. Such Common Elements shall be referred to collectively as “Limited Common Elements.” The following Common Elements shall be reserved for the exclusive use of one or more Unit Owners as described herein:

This section would make all LCEs common elements per 4.02

- (a) All sidewalks, access ways, steps, stoops, decks, and patios attached to, leading directly to or from, or adjacent to each Unit; and
- (b) The parking spaces identified on the Condominium Plat as designated and reserved for any Unit, if any.

4.04. Use. Except as otherwise prohibited herein, and subject to the Bylaws of the Association and subject to any Rules and Regulations adopted by the Association, the Limited Common Elements shall be available for the use and enjoyments of or service to owners of all Units.

4.05. Conflict Between Unit Boundaries; Common Element Boundaries.

(a) If any portion of the Common Elements shall encroach on any Unit, or if any Unit shall encroach on any other Unit or on any portion of the Common Elements as a result of the duly authorized construction, reconstruction, or repair of a Building, or as a result of settling or shifting of a Building, then the existing physical boundaries of such Units or Common Elements shall be conclusively presumed to be the boundaries of such Units or Common Elements, regardless of the variations between the physical boundaries described in Sections 3.02 and 3.03 or elsewhere in this Declaration or shown on the Condominium Plat and the existing physical boundaries of any such Units or Common Elements.

(b) If any portion of the Common Elements shall encroach on any Unit, or if any Unit shall encroach on any other Unit or on any portion of the Common Elements as a result of the duly

authorized construction, reconstruction, or repair of a Building, or as a result of settling or shifting of a Building, then a valid easement for the encroachment and for its maintenance shall exist so long as such Building stands; provided, however, that if any such encroachment or easement materially impairs any Unit Owner's enjoyment of the Unit owned by such Unit Owner or of the Common Elements in the judgment of the Board of Directors of the Association (as defined below), such encroachment shall be removed or just compensation shall be provided to each injured Unit Owner within ninety (90) days of the discovery of the encroachment.

(c) Following any change in the location of the boundaries of the Units under this Section 4.05, the square footages of all affected Units or Common Elements shall continue to be determined by the square footages, if any, shown on the Condominium Plat for all purposes under this Declaration.

ARTICLE V PERCENTAGE INTERESTS; VOTING

5.01. Percentage Interests. The undivided percentage interest in the Common Elements (the "Percentage Interest") appurtenant to each Unit shall be a percentage equal to one divided by the total number of Units. If the number of Units changes due to expansion of the Condominium under Article VI, the Percentage Interest shall be recalculated. Initially, each Unit's Percentage shall be 5.88%.

5.02. Conveyance, Lease, or Encumbrance of Percentage Interest. Any deed, mortgage, or other instrument purporting to convey, encumber, or lease any Unit shall be deemed to include the Unit Owner's Percentage Interest in the Common Elements and in the insurance proceeds or condemnation awards even though such interest is not expressly described or referred to therein.

5.03. Voting. Each Unit shall have one (1) vote appurtenant to such Unit at meetings of the Association (as defined in Article VII).

5.04. Multiple Owners. If there are multiple owners of any Unit, their votes shall be counted in the manner provided in the Bylaws.

5.05. Limitations on Voting Rights. No Unit Owner shall be entitled to vote on any matter submitted to a vote of the Unit Owners until the Unit Owner's name and current mailing address, and the name and address of the Mortgagee of the Unit, if any, has been furnished to the secretary of the Association. The Bylaws of the Association may contain a provision prohibiting any Unit Owner from voting on any matter submitted to a vote of the Unit Owners if the Association has recorded a statement of condominium lien on the Unit and the amount necessary to release the lien has not been paid at the time of the voting.

ARTICLE VI RIGHT TO EXPAND

6.01. Reservation of Right. Declarant hereby reserves the right to expand the Condominium by adding all or a portion of the property described on Exhibit B attached hereto and made a part hereof. Such right to expand may be exercised from time to time within ten (10) years from the date of recording of this Declaration within the Office of the Dane County Register of Deeds. Any such expansion shall be in the sole discretion of Declarant, and no Unit Owner or other person shall have the right to require the

same. Each Owner, by accepting a deed to a Unit, acknowledges that the expansion area or parts thereof may be developed for uses other than as part of the Condominium.

6.02. Number, Location, and Style of Units. The maximum number of Units in the Condominium as expanded shall be thirty (30). Declarant currently anticipates that the Units shall be positioned as shown on the Condominium Plat, but Declarant reserves the right to change the location if required to achieve the best development in the opinion of Declarant. The Units shall consist of Units of the general size as shown on the Condominium Plat, but Declarant reserves the right to change the size of the Units in order to meet market requirements. The additional improvements shall be compatible with and shall be of the same or similar quality of construction and materials as the existing improvements. All Units constructed within the expansion area shall be for residential use.

6.03. Effect on Percentage Interest in Common Elements. Upon any expansion as described in this Article VI, the Percentage Interest appurtenant to each Unit and calculated under Section 5.01 shall change to be a percentage equal to one divided by the total number of Units within the Condominium as so expanded.

6.04. Effective Date of Expansion. The Condominium shall be deemed expanded when an amendment to this Declaration, executed by Declarant, is recorded in the Office of the Dane County Register of Deeds, which amendment shows the new percentage interests of the Unit Owners and the votes that each Unit Owner may cast in the Condominium as expanded, and when an amendment to the Condominium Plat is recorded as required in Section 703.26, Wisconsin Statutes. Declarant reserves the right to amend this Declaration, its Exhibits, and the Condominium Plat, without any other consent or approval, for the purpose of effecting an expansion of the Condominium.

6.05. Effect of Expansion. Upon the recording of an amendment to the Declaration and Condominium Plat, each Unit Owner, by operation of law, shall have the Percentage Interests, liabilities in the Common Expenses, rights to Common Surpluses (as defined below), and shall have the number of votes set forth in the Declaration amendment. Following any such expansion, the interest of any Mortgagee shall attach, by operation of law, to the new Percentage Interests appurtenant to the Unit on which it has a lien. Declarant shall have an easement over, through and under the existing Common Elements to facilitate the expansion; provided, however, any damage to the Common Elements because of Declarant's use of the easement shall be Declarant's responsibility.

ARTICLE VII CONDOMINIUM ASSOCIATION

7.01. General. Following the conveyance of the first Unit to any person other than Declarant, all Unit Owners shall be entitled and required to be a member of an association of Unit Owners known as "The Condos at Prairie Place Condominium Association" (the "Association"), which shall be responsible for carrying out the purposes of this Declaration, including exclusive management and control of the Common Elements and facilities of the Condominium, which may include the appointment and delegation of duties and responsibilities hereunder to a committee or subcommittee commissioned by the Association for that purpose. The Association shall be incorporated as a nonprofit corporation under the laws of the State of Wisconsin.

The powers and duties of the Association shall include those set forth in the Association's articles of incorporation (the "Articles") and bylaws (the "Bylaws"), Chapter 703, Wisconsin Statutes (the "Condominium Ownership Act"), this Declaration, and Chapter 181, Wisconsin Statutes (the "Wisconsin

Nonstock Corporation Law”). All Unit Owners, tenants of Units, and all other persons and entities that in any manner use the Property or any part thereof shall abide by and be subject to all provisions of all rules and regulations of the Association (collectively, the “Rules and Regulations”), this Declaration, the Articles, and Bylaws. The Association shall have the exclusive right to promulgate, and to delegate the right to promulgate, the Rules and Regulations from time to time and shall distribute to each Unit Owner the updated version of such Rules and Regulations upon any amendment or modification to the Rules and Regulations. Any new rule or regulation or any revision to an existing rule and regulation shall become effective immediately upon distribution to the Unit Owners unless otherwise stated in such amendment or modification.

Should be 7.03?

7.02. Declarant Control. Notwithstanding anything contained in this Declaration to the contrary, the Declarant shall totally govern the affairs of the Condominium and pay all expenses thereof until a Unit has been sold to any person other than the Declarant. The Declarant may exercise any rights granted to, or perform any obligations imposed on, Declarant under this Declaration through its duly authorized agent. After a Unit has been sold to any person other than the Declarant, except as provided in Section 6.03, the Declarant shall have the right to appoint and remove the officers of the Association and to exercise any and all powers and responsibilities assigned to the Association and its officers by the Articles, Bylaws, the Condominium Ownership Act, this Declaration, and the Wisconsin Nonstock Corporation Law from the date the first Unit of this Condominium is conveyed by the Declarant to any person other than Declarant, until the earliest of: (a) ten (10) years from such date, unless the statute governing expansion of condominiums is amended to permit a longer period, in which event, such longer period shall apply; or (b) thirty (30) days after the conveyance of seventy-five percent (75%) of the Percentage Interest to purchasers, assuming that the Condominium has been fully expanded under Article VI; or (c) thirty (30) days after the Declarant’s election to waive its right of control.

"at least" leaves ambiguity as to number of directors unit owners have the right to elect.

3. Board of Directors. The affairs of the Association shall be governed by a Board of Directors. Within thirty (30) days after the conveyance of twenty-five percent (25%) of the Common Element interest of the Condominium to purchasers, the Association shall hold a meeting, and the Unit Owners other than the Declarant shall elect at least twenty-five percent (25%) of the directors on the Board of Directors. Within thirty (30) days after the conveyance of fifty percent (50%) of the Common Element interest of the Condominium to purchasers, the Association shall hold a meeting, and the Unit Owners other than the Declarant shall elect at least thirty-three and one-third percent (33 1/3%) of the directors on the Board of Directors. For purposes of calculating the percentages set forth in Section 7.02 and this Section 7.03, the percentage of Common Element interest conveyed shall be calculated by dividing the number of Units conveyed by the maximum number of Units permitted under Section 6.02.

7.04. Maintenance and Repairs.

Redundant as LCEs included in first sentence.

(a) By Association. The Association shall be responsible for the management and control of the Common Elements and Limited Common Elements (except patios, stoops and balconies) and shall maintain the same in good, clean, and attractive order and repair, and shall have an easement over the entire Condominium for the purpose of carrying out these responsibilities. In addition, the Association shall be responsible for providing and maintaining all Limited Common Elements; for snow plowing all sidewalks, driveways, parking areas; and the maintenance, repair, and replacement of all outdoor amenities, including lawns, landscaping, sidewalks, driveways, and parking areas. The Association shall be responsible for repairing and replacing when necessary any Common Elements and Limited Common Elements.

(b) By Unit Owner. Each Unit Owner shall be responsible for the maintenance, repair, and replacement of all other improvements constructed within the Unit (including the electrical, heating, and air conditioning systems serving such Unit, and including any ducts, vents, wires, cables, or conduits designed or used in connection with such electrical, heating, or air conditioning systems), and for the maintenance (but not the repair or replacement of) exterior patio areas, stoops or balconies appurtenant to the Unit, except to the extent any repair cost is paid by the Association's insurance policy described in Section 9.01. Unit Owners are responsible for the general cleanliness of any patio, stoop and balcony appurtenant to their Units, and shall maintain the same in good, clean and attractive order.

Each Unit shall at all times be kept in good condition and repair. If any Unit or portion of a Unit for which a Unit Owner is responsible falls into disrepair so as to create a dangerous, unsafe, unsightly, or unattractive condition, or a condition that results in damage to the Common Elements, the Association, upon fifteen (15) days' prior written notice to the Unit Owners of such Unit, shall have the right to correct such condition or to restore the Unit to its condition existing before the disrepair, or the damage or destruction if such was the cause of the disrepair, and to enter into such Unit for the purpose of doing so, and the Unit Owners of such Unit shall promptly reimburse the Association for the cost thereof. All amounts due for such work shall be paid within ten (10) days after receipt of written demand therefor, or the amounts may, at the option of the Association, be levied against the Unit as a Special Assessment under Section 7.07.

Not clear what "such" guest, contractor, agent or invitee" refers to. Probably intended to include those persons in list of causes of damage.

(c) Damage Caused by Unit Owners. To the extent (i) any cleaning, maintenance, repair, or replacement of all or any part of any Common Elements or the Unit is required as a result of the negligent, reckless, or intentional act or omission of any Unit Owner, tenant, or occupant of a Unit, or (ii) any cleaning, maintenance, repair, replacement, or restoration of all or any part of any Common Element or the Unit is required as a result of an alteration to a Unit by any Unit Owner, tenant, or occupant of a Unit, or the removal of any such alteration (regardless of whether the alteration was approved by the Association or any committee thereof), or (iii) the Association must restore the Common Elements or the Unit following any alteration of a Common Element or Limited Common Element required by this Declaration, or the removal of any such alteration, the Unit Owner that committed the act or omission or that caused the alteration, or the Unit Owners of the Unit occupied by such tenant or occupant or responsible for such guest, contractor, agent, or invitee, shall pay the cost of such cleaning, maintenance, repair, replacement, and restoration.

7.05. Common Expenses. Any and all expenses incurred by the Association in connection with the management, maintenance, repair, and replacement of the Condominium, maintenance of the Common Elements and other areas described in Section 7.04, and administration of the Association shall be deemed to be common expenses (the "Common Expenses"), including, without limitation, expenses incurred for: landscaping and lawn care; snow shoveling and plowing; improvements to the Common Elements; common grounds security lighting; municipal utility services provided to the Common Elements; trash collection; and maintenance and management salaries and wages.

7.06. General Assessments. The Association shall levy monthly general assessments (the "General Assessments") against the Unit Owners for the purpose of maintaining a fund from which Common Expenses may be paid. The General Assessments against the Unit Owners shall be assessed in proportion to their Percentage Interests. General Assessments shall be due in advance on the first day of each month, or in such other manner as the Association may set forth in the Bylaws. Any General Assessment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with interest, collection costs, and reasonable attorney fees, shall constitute a lien on the Unit on which it is

assessed if a statement of condominium lien is filed within two (2) years after the assessment becomes due as provided in the Condominium Ownership Act.

Notwithstanding the foregoing, Units not yet sold by Declarant shall not be subject to General Assessments. If, however, during the period of Declarant control the General Assessments against any Unit not owned by Declarant would exceed the amount set forth in the budget per Unit (excluding any portion of General Assessments to fund reserves), Declarant shall either (a) record a document to cause its Units to be subject to General Assessments, or (b) pay to the Association the amount necessary to cause the General Assessments against the Units not owned by Declarant to be reduced to the amount set forth in the budget per Unit (excluding any portion of General Assessments used to fund reserves). Furthermore, if the Association has established a statutory reserve account, (a) no reserve fund assessments shall be levied against any Unit until a certificate of occupancy has been issued for that Unit, and (b) payment of any reserve fund assessments against any Unit owned by Declarant may be deferred until the earlier to occur of (i) the first conveyance of such Unit, or (ii) five years from the date exterior construction of the Building in which the Unit is located has been completed.

7.07. Special Assessments. The Association may, whenever necessary or appropriate, levy special assessments (the “Special Assessments”) against the Unit Owners, or any of them, for deficiencies in the case of destruction or condemnation as set forth in Section 10.05 and Section 11.05; for defraying the cost of improvements to the Common Elements; for the collection of monies owed to the Association under any provision of this Declaration, including, without limitation, Section 7.04 and Article XIV, or for any other purpose for which the Association may determine a Special Assessment is necessary or appropriate for the improvement or benefit of the Condominium. Special Assessments shall be paid at such time and in such manner as the Association may determine. Any Special Assessment or installment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with the interest, collection costs, and reasonable attorney fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the Special Assessment becomes due as provided in the Condominium Ownership Act.

7.08. Common Surpluses. If the surpluses of the Association (the “Common Surpluses”) should be accumulated, other than surpluses in any construction fund as described in Section 10.06 and Section 11.06, such Common Surpluses may be credited against the Unit Owners’ General Assessments in proportion to their respective Percentage Interests or may be used for any other purpose as the Association may determine.

7.09. Certificate of Status. The Association shall, upon the written request of an owner, purchaser, or Mortgagee of a Unit (as defined below), issue a certificate of status of lien. Any such party may conclusively rely on the information set forth in such certificate.

7.10. Management Services. The Association shall have the right to enter into a management contract with a manager selected by the Association (the “Manager”) to provide services to the Association.

ARTICLE VIII ALTERATIONS AND USE RESTRICTIONS

8.01. Unit Alterations. A Unit Owner may make improvements and alterations within its Unit; provided, however, that such improvements or alterations shall not impair the structural soundness or integrity or lessen the structural support of any portion of the Condominium, and do not impair any easement. A Unit Owner may not change the dimensions of or the exterior appearance of a Unit or any

portion of the Common Elements without obtaining the prior written permission of the Association, which permission may be denied in the sole discretion of the Association. Any approved improvement or alteration that changes the exterior dimensions of a Unit must be evidenced by recording a modification to this Declaration and the Condominium Plat before it shall be effective and must comply with the then applicable legal requirements for such amendment or addendum. Furthermore, any approved improvements or alterations must be accomplished in accordance with applicable laws and regulations, must not unreasonably interfere with the use and enjoyment of the other Units and the Common Elements, and must not be in violation of any underlying mortgage, land contract, or similar security interest.

8.02. Use and Restrictions on Use of Unit. Each Unit shall be used for single-family residential purposes and for no other purpose unless otherwise authorized by the Association before the commencement of such use. A Unit shall be deemed to be used for “single-family residential purposes” if it is occupied by no more than one family (defined to include persons related by birth, marriage, or legal adoption) plus no more than two unrelated persons. No business, whether or not for profit, including, without limitation, any day care center, animal boarding business, products distributorship, manufacturing facility, sales office, or professional practice, may be conducted from any Unit. The foregoing restrictions as to residence and use shall not, however, be construed in such a manner as to prohibit a Unit Owner from:

- (a) maintaining his or her personal professional library in his or her Unit;
- (b) keeping his or her personal business or professional records or accounts in his or her Unit;
- (c) handling his or her personal or business records or accounts in his or her Unit; or
- (d) handling his or her personal business or professional telephone calls or correspondence from his or her Unit.

Nothing in this Section 8.02 shall authorize the maintaining of an office at which customers or clients customarily call and the same is prohibited.

8.03. Nuisances. No nuisances shall be allowed on the Property, nor any use or practice that is unlawful or interferes with the peaceful possession and proper use of the Condominium by the Unit Owners or that would cause an increase in the premiums for insurance required to be maintained by the Association under Section 9.01. All parts of the Condominium shall be kept in a clean and sanitary condition, and no fire or other hazard shall be allowed to exist. No Unit Owner shall permit any use of its Unit or of the Common Elements that increases the cost of insuring the Condominium.

8.04. Lease of Units. Each Unit or any part thereof may be rented by written lease, provided that

- (a) the provisions governing lease or rental agreements for residential units in Wis. Stat. §703.315 are complied with;
- (b) the term of any such lease shall not be less than twelve (12) months;
- (c) the Unit Owner has obtained the prior written approval of the Association to the proposed tenant and the terms of the proposed lease;

(d) the lease contains a statement obligating all tenants to abide by this Declaration, the Articles, the Bylaws, and the Rules and Regulations, providing that the lease is subject and subordinate to the same; and

(e) the lease provides that any default arising out of the tenant's failure to abide by the Declaration, the Articles, the Bylaws, and the Rules and Regulations shall be enforceable by the Association as a third-party beneficiary to the lease and that the Association shall have, in addition to all rights and remedies provided under the Declaration, the Articles, the Bylaws and the Rules and Regulations, the right to evict the tenant and/or terminate the lease should any such violation continue for a period of ten (10) days following delivery of written notice to the tenant specifying the violation.

The Association may withhold approval on any reasonable basis, including, but not limited to: the failure of the lease terms to comply with all provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations; the past failure of the tenant or its guests to abide by all provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations; and the past use by the tenant or its invitees or guests of any part of the Condominium in a manner offensive or objectionable to the Association or other occupants of the Condominium by reason of noise, odors, vibrations, or nuisance.

During the term of any lease of all or any part of a Unit, each Unit Owner of such Unit shall remain liable for the compliance of the Unit, such Unit Owner and all tenants of the Unit with all provisions of this Declaration, the Bylaws, and the Rules and Regulations of the Association, and shall be responsible for securing such compliance from the tenants of the Unit. The Association may require that a copy of each lease of all or any part of a Unit be filed with the Association. The restrictions against leasing contained in this Section 8.04 shall not apply to leases of the Units by the Declarant or leases of the Units to the Association.

8.05. Signs. No sign of any kind shall be displayed to the public view on any Unit without the written consent of the Association and, if Declarant owns at least one Unit, the Declarant. The Declarant reserves the right to erect signs, gates, or other entryway features surrounded with landscaping at the entrances to the Condominium and to erect appropriate signage for the sales of Units.

8.06. Garbage and Refuse Disposal. No Unit shall be used or maintained as a dumping ground for rubbish, trash, garbage, or waste. All clippings, rocks, or earth must be in containers.

8.07. Storage. Outdoor storage of disabled vehicles or personal property shall not be permitted. No vehicles shall be parked on any yard at any time.

8.08. Pets. Pets are permitted in accordance with the current applicable Rules and Regulations.

8.09. Landscaping. Unit Owners may not plant any decorative plants, vegetables, and shrubbery outside their Unit without the prior written consent of the Association.

ARTICLE IX INSURANCE

9.01. Fire and Extended Loss Insurance. The Board of Directors of the Association shall obtain and maintain fire, casualty, and special form insurance coverage for the Common Elements, for the Unit as originally constructed as of the date the occupancy permit for the Unit was originally issued, and

for the Association's service equipment, supplies, and personal property. Each Unit Owner shall obtain and maintain fire, casualty, and special form insurance coverage for all improvements to the Unit made after issuance of the original certificate of occupancy and all improvements located therein for not less than the full replacement value thereof. Insurance coverage for the Common Elements shall be reviewed and adjusted by the Board of Directors of the Association from time to time to ensure that the required coverage is at all times provided.

The insurance maintained by the Association shall be written on the Condominium's Common Elements in the name of the Association as insurance trustee for the individual Unit Owners in their respective Percentage Interests, and may list each Unit Owner as an additional insured with respect to its Unit. The policy shall contain the standard mortgagee clause, which shall be endorsed to provide that any proceeds shall be paid to the Association, as insurance trustee, for the use and benefit of any Mortgagee as its interest may appear. All premiums for such insurance shall be Common Expenses. In the event of damage to or destruction of all or part of the Condominium insured hereunder, the proceeds of the insurance shall be paid to the Association, as insurance trustee, for the Unit Owners and the Mortgagees and distributed as provided in Article X.

9.02. Public Liability Insurance. The Board of Directors of the Association shall obtain and maintain a comprehensive liability insurance policy insuring the Association, its officers, directors, and the Unit Owners against any liability arising out of the maintenance, repair, ownership, or use of the Common Elements. Liability coverage shall be for at least \$1,000,000 per occurrence for personal injury and/or property damage or such higher limit as may be adopted from time to time by the Association. The insurance coverage shall be written on the Condominium in the name of the Association as insurance trustee for the Association, its directors and officers, and for the individual Unit Owners in their respective Percentage Interests. Such insurance policy shall contain a "severability of interest" or cross-liability endorsement, which shall preclude the insurer from denying the claim of a Unit Owner because of the negligent acts of the Association or other Unit Owners. All premiums for such insurance shall be Common Expenses. Each Unit Owner shall have the right to insure its own Unit for personal benefit.

9.03. Fidelity Insurance. Subsequent to the sale by Declarant of the first Unit, the Association shall require or maintain fidelity coverage against dishonest acts by any person responsible for handling the funds belonging to or administered by the Association. The Association shall be named insured and the insurance shall be in an amount of not less than fifty percent (50%) of the Association's annual operating expenses and reserves. All premiums for such insurance shall be Common Expenses.

9.04. Mutual Waiver of Subrogation. Nothing in this Declaration shall be construed so as to authorize or permit any insurer of the Association or a Unit Owner to be subrogated to any right of the Association or a Unit Owner arising under this Declaration. The Association and each Unit Owner hereby release each other to the extent of any perils to be insured against by either of such parties under the terms of this Declaration or the Bylaws, whether or not such insurance has actually been secured, and to the extent of their respective insurance coverage for any loss or damage caused by any such casualty, even if such incidents shall be brought about by the fault or negligence of either party for whose acts, omissions, or negligence the other party is responsible. All insurance policies to be provided under this Article by either the Association or a Unit Owner shall contain a provision that they are not invalidated by the foregoing waiver. Such waiver shall, however, cease to be effective if the existence thereof precludes either the Association or a Unit Owner from obtaining such policy.

9.05. Standards for All Insurance Policies. All insurance policies provided under this Article IX shall be written by companies duly qualified to do business in the State of Wisconsin, with a general

policyholder's rating of at least "A" and a financial rating of at least Class VII, as rated in the latest edition of Best's Key Rating Guide, unless the Board of Directors of the Association determines by unanimous vote or unanimous written consent that any policy may be issued by a company having a different rating.

ARTICLE X RECONSTRUCTION, REPAIR, OR SALE IN THE EVENT OF DAMAGE OR DESTRUCTION

10.01. Determination to Reconstruct or Repair. In the event of damage or destruction to all or part of the Common Elements, the Association shall promptly undertake its repair or reconstruction to its former condition or one compatible with the remainder of the condominium, unless both Unit Owners and their underlying first mortgagees agree in writing that such repair or reconstruction should not take place. The cost of such repair or reconstruction which exceeds available insurance proceeds shall be considered a Common Expense. Acceptance by a Unit Owner of a deed to a Unit Owner shall be deemed to be consent to the authorization to the Association to so repair or reconstruct. If such authorization is challenged, whether through action taken at a meeting of Unit Owners or otherwise, the issue of whether to repair or reconstruct shall be put to a vote of all of the Unit Owners, and such repair or reconstruction shall be deemed approved if the votes appurtenant to any one Unit are cast in favor of such repair or reconstruction. Partition shall only occur by the affirmative vote of all Unit Owners and by the affirmative vote of all of the mortgagees. In case of partition, the net proceeds of sale, together with the net proceeds of insurance, shall be considered as one fund and shall be divided among all Unit Owners pursuant to the percentage interests provided in Section 5.01, *supra*.

10.02. Plans and Specifications. Any reconstruction or repair shall, as far as is practicable, be made in accordance with the maps, plans, and specifications used in the original construction of the Condominium, unless (a) the Unit Owners having at least a majority of the votes approve of the variance from such plans and specifications; (b) the Board of Directors authorizes the variance; and (c) in the case of reconstruction of or repair to any of the Units, the Unit Owners of the damaged Units authorized the variance. If a variance is authorized from the maps, plans, and specifications contained in the Condominium Plat or this Declaration, an amendment shall be recorded by the Association setting forth such authorized variance.

10.03. Responsibility for Repair. In all cases after a casualty has occurred to the Common Elements, the Association has the responsibility of reconstruction and repair, and immediately shall obtain reliable and detailed estimates of the cost to rebuild or repair.

10.04. Insurance Proceeds and Construction Fund. Insurance proceeds held by the Association as trustee pursuant to Section 9.01 shall be disbursed by the Association for the repair or reconstruction of the damaged portion of the Common Elements, or to the Unit Owners for the repair or reconstruction of the damaged Units pursuant to Section 10.07. The Association shall have no responsibility to repair, reconstruct or replace any Unit or any improvements located within a Unit. Unit Owners and Mortgagees shall not be entitled to receive payment of any portion of the insurance proceeds unless there is a surplus of insurance proceeds after the damaged portion of the Condominium has been completely restored or repaired as set forth in Section 10.06.

10.05. Assessments for Deficiencies. If the proceeds of insurance are not sufficient to defray the costs of reconstruction and repair by the Association, a Special Assessment shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such assessments on account of damage to the Condominium shall be in proportion to each Unit Owner's Percentage Interest. All

assessed funds shall be held and disbursed by the Association as trustee for the Unit Owners and Mortgagees involved.

10.06. Surplus in Construction Funds. All insurance proceeds, condemnation awards, and Special Assessments held by the Association as trustee for the purpose of rebuilding or reconstructing any damage to the Common Elements or any Property taken by eminent domain are referred to herein as “Construction Funds.” It shall be presumed that the first moneys disbursed in payment of costs of reconstruction or repair are insurance proceeds. If there is a balance in the Construction Funds after payment of all costs of reconstruction or repair, such balance shall be divided among the Unit Owners according to their respective Percentage Interests.

10.07. Damage or Destruction of Unit. Following any damage or destruction to a Unit or any improvements located within any Unit, the Unit Owner shall repair and restore such improvement to its condition prior to the damage or destruction as soon as possible, but in any case, within two hundred-seventy (270) days of the damage or destruction.

ARTICLE XI CONDEMNATION

11.01. Allocation of Award. Any damages for a taking of all or part of the Condominium shall be awarded as follows:

(a) Every Unit Owner shall be allocated the entire award for the taking of all or part of the respective Unit, any improvements located therein, or any Limited Common Element appurtenant to the Unit Owner’s Unit and for consequential damages to such Limited Common Element, the Unit or improvements located therein.

(b) If no reconstruction is undertaken, any award for the taking of Common Elements, other than Limited Common Element, shall be allocated to all Unit Owners in proportion to their respective percentage interest in the Common Elements.

(c) A Unit Owner’s award under this Section shall be subject to the rights of any Mortgagee to the condemnation proceeds for any Unit.

11.02. Determination to Reconstruct Condominium. Following the taking of all or any part of the Common Elements, the Common Elements shall be restored or reconstructed to the extent possible.

11.03. Plans and Specifications for Condominium. Any reconstruction shall, as far as is practicable, be made in accordance with the maps, plans, and specifications used in the original construction of the Common Elements unless both Unit Owners and a majority of the first Mortgagees (one vote per mortgaged Unit) shall authorize a variance from such plans and specifications. If a variance is authorized from the maps, plans or specifications contained in the Condominium Plat or this Declaration, an amendment shall be recorded by the Association setting forth such authorized variances.

11.04. Responsibility for Reconstruction. In all cases of restoration of the Common Elements following a partial taking, the responsibility for restoration and reconstruction shall be that of the Association and it shall immediately obtain reliable and detailed estimates of the cost to rebuild.

11.05. Assessments for Deficiencies. If the condemnation award for the taking of the Common Elements is not sufficient to defray the costs of reconstruction by the Association, Special Assessments shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such Special Assessments shall be in proportion to each Unit Owner's respective Percentage Interest and shall constitute a Common Expense.

11.06. Surplus in Construction Fund. It shall be presumed that the first moneys disbursed in payment of costs of reconstruction or restoration shall be from the award for taking. If there is a surplus of Construction Funds after payment of all costs of construction, such balance shall be divided among all Unit Owners in proportion to their respective Percentage Interests.

11.07. Percentage Interests Following Taking. Following the taking of all or any part of any Unit, the Percentage Interest appurtenant to any Unit shall be equitably adjusted to reflect the respective relative values of the remaining Units (or portions thereof) to all Units, determined without regard to the value of any improvements located within the Units except for those improvements that were part of the Unit as originally constructed. The Association shall promptly prepare and record an amendment to the Declaration reflecting the new Percentage Interests appurtenant to the Units. Such amendment need be signed only by two officers of the Association.

ARTICLE XII MORTGAGEES

12.01. Notice. Any holder of a recorded mortgage or any vendor under a recorded land contract encumbering a Unit (the "Mortgagee") shall be entitled to receive notice of the following matters:

(a) The call of any meeting of the membership or the Board of Directors of the Association to be held for the purpose of considering any proposed amendment to this Declaration, the Articles, or the Bylaws, if requested by the Mortgagee.

(b) Any default under, any failure to comply with, or any violation of, any of the provisions of this Declaration, the Articles, or Bylaws or any rules and regulations by the Unit Owner whose Unit is subject to the mortgage or land contract, if requested by the Mortgagee.

(c) Any physical damage to the Condominium in an amount exceeding five percent (5%) of its replacement value or any condemnation or casualty loss that affects either a material portion of the Condominium or the subject Unit.

(d) Any sixty (60) day delinquency in the payment of assessments or changes owed by the Owner of any Unit on which it holds the mortgage.

(e) A lapse, cancellation or material modification of any insurance policy maintained by the Association.

(f) Any proposed action that requires the consent of a specified percentage of mortgagees.

12.02. Amendment of Provisions Affecting Mortgagees. Notwithstanding the provisions of Article XIII of this Declaration, neither Section 12.01 nor any Section of this Declaration requiring the approval of any Mortgagee to any action shall be amended unless all Mortgagees have given their prior

written approval. Any other amendments of a material adverse nature to Mortgagees shall be agreed to by Mortgagees that represent at least fifty-one percent (51%) of the votes of Units that are subject to mortgages.

12.03. Owners of Unmortgaged Units. Whenever any provision contained in this Declaration requires the consent or approval (whether by vote or in writing) of a stated number or percentage of Mortgagees to any decision, each Unit Owner of any unmortgaged Unit shall be considered a “Mortgagee” as well as a “Unit Owner” for purposes of such provision.

12.04. Condominium Liens. Any Mortgagee who obtains title to a Unit under the remedies provided in the mortgage or land contract against the Unit or through foreclosure shall not be liable for more than six (6) months of the Unit’s unpaid dues and assessments accrued before the date on which the holder acquired title.

ARTICLE XIII AMENDMENT

Except as otherwise provided by the Condominium Ownership Act, or as otherwise provided in this Declaration, this Declaration may be amended with the written consent of not less than the number of Unit Owners who together hold at least two-thirds (2/3) of the total voting interests held by all Unit Owners. No Unit Owner’s consent shall be effective without the consent of the first mortgagee of such Unit. So long as the Declarant owns any Unit, and so long as the Condominium is subject to expansion under Article VI, the consent in writing of the Declarant, its successors or assigns, shall also be required. No amendment shall alter or abrogate the rights of Declarant as contained in this Declaration. Copies of amendments shall be certified by the president and secretary of the Association in a form suitable for recording. A copy of the amendment shall be recorded with the Register of Deeds for Dane County, and a copy of the amendment shall also be mailed or personally delivered to each Unit Owner at its address on file with the Association.

Until the initial conveyance of all Units, this Declaration may be amended by the Declarant alone for purposes of clarification and correction of errors and omissions and for expansion of the Condominium as provided in Article VI.

ARTICLE XIV REMEDIES

The Association shall have the sole right to enforce the provisions hereof or any of its orders by proceedings at law or in equity against any person or persons violating or attempting to violate any provision of this Declaration, either to restrain or cure the violation or to recover damages, or both, for a period that shall include thirty (30) days from the date of the filing with the Association of a petition by any person who shall be a Unit Owner subject to this Declaration on the date of the filing, petitioning the Association to redress the violation or attempted violation of any of the provisions of this Declaration by any other persons. Liability among multiple owners of a Unit shall be joint and several. Nothing herein shall be deemed to limit the rights of the Village of McFarland or the County of Dane to enforce any zoning codes, ordinances, regulations, or other requirements that may be identical or similar to the requirements of this Declaration. Such period of thirty (30) days shall be considered to be a period for the consideration of the petition by the Association and if the Association denies or fails to act upon the petition to the satisfaction of the petitioner within the thirty (30)-day period, thereafter petitioner shall have the right to enforce the provisions hereof (except for the collection of charges and assessments under Article VI), to the extent that he or she shall so have petitioned, by proceedings at law or in equity against any person or persons violating or attempting to violate the provisions of this Declaration, either to restrain the violation or to recover

damages, or both, provided, however, that any such person shall be a Unit Owner and commence such proceedings against such other person or persons within a period of sixty (60) days from (i) the date of the Association's denial of such petition, or (ii) the passage of the aforementioned thirty (30) day period for consideration of the petition by the Association.

The Association or the petitioning Unit Owner(s), as the case may be, shall have the right to recover court costs and reasonable attorney fees in any successful action brought against another Unit Owner to enforce, or recover damages for a violation of, this Declaration. Any damages collected by the Association shall be distributed, first, to pay all costs of enforcement, and, secondly, to the owners of the Units damaged by the violation pro rata. Notwithstanding the foregoing, if any Unit Owner fails to comply with the terms and conditions of this Declaration, and such failure continues beyond any applicable cure period, the Association shall have the right to cure on behalf of the Unit Owner and such Unit Owner shall promptly reimburse the Association for the cost thereof within ten (10) days after receipt of written demand therefor. Alternatively, the Association may, at the option of the Association, levy such amounts against the Unit as a Special Assessment under Article VI. In addition to all other remedies available to the Association, the Association shall have the right to collect from any Unit Owner who is in violation beyond any applicable cure period of this Declaration, the Association's Articles or Bylaws, or any Rules and Regulations promulgated hereunder, a fine for each day such violation continues in such amount as is from time to time set forth in the Bylaws or Rules and Regulations.

ARTICLE XV GENERAL

15.01. Utility Easements. The Declarant hereby reserves for the Association acting by and in the discretion of its Board of Directors, the rights to grant to the Village of McFarland and County of Dane or public or semi-public utility companies, easements and rights-of-way for the erection, construction, and maintenance of all poles, wires, pipes, and conduits for the transmission of electricity, gas, water, telephone, and for other purposes, for sewers, stormwater drains, gas mains, water pipes and mains, and similar services and for performing any public or quasi-public utility function that the Board of Directors may deem fit and proper for the improvement and benefit of the Condominium. Such easements and rights-of-way shall be confined, so far as possible in underground pipes or other conduits, with the necessary rights of ingress and egress and with the rights to do whatever may be necessary to carry out the purposes for which the easement is created.

15.02. Right of Entry. By acceptance of a Condominium Deed, each Unit Owner shall have granted a right of entry and access to its Unit to the Association to correct any condition originating in its Unit and threatening another Unit or the Common Elements, to install, alter, or repair mechanical or electrical services or other Common Elements in its Unit or elsewhere in the Condominium, and to maintain and repair Common Elements and other areas as described in Section 7.04. Such entry shall be made with prior notice to the Unit Owners, and shall be scheduled for a time reasonably convenient to the Unit Owners, except in the case of an emergency when injury or property damage will result in delayed entry. Such entry shall be done with as little inconvenience to the Unit Owners as practical, and any damage caused thereby shall be repaired by the Association and treated as a Common Expense, except as allocable to an individual Unit or Units for cause in the discretion of the Board of Directors.

15.03. Notices. All notices and other documents required to be given by this Declaration or by the Bylaws of the Association shall be sufficient if given to one (1) registered owner of a Unit regardless of the number of owners who have an interest therein. Notices and other documents to be served on Declarant shall be given to the agent for service of process specified in Section 15.05. All owners shall

This should be revised to say "to the extent practicable and consistent with customary engineering practices" instead of "possible." Alternatively, it could say, "along with customary at-grade and above ground appurtenances." It is "possible" to put sewer manholes, telecom pedestals, etc. underground, but not normal or efficient. Unless all easements are shown on plat, Village will have to rely on the authority of the Directors to grant future easements, so restrictions on that authority should be clear.

provide the secretary of the Association with an address for the mailing or service of any notice or other documents and the secretary shall be deemed to have discharged his or her duty with respect to the giving of notice by mailing it or having it delivered personally to such address as is on file with him or her.

15.04. Severability. The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or unenforceability of the remaining portion of said provision or of any other provision hereof.

15.05. Resident Agent. The name and address of the resident agent under Section 703.23 of the Wisconsin Statutes is Craig Frank, 3636 Skytop Road, McFarland, Wisconsin 53558. The resident agent may be changed by the Association in any manner permitted by law.

15.06. Assignment of Declarant's Rights. The rights, powers, and obligations of the party named as "Declarant", as granted by this Declaration, may be assigned by a written, recorded amendment to any other party who assumes such rights, powers, and obligations, provided that such other party also assumes the obligations imposed on declarants by Chapter 703 of the Wisconsin Statutes. Upon the recording of any such amendment, such assignee shall become "Declarant" under this Declaration and shall succeed to all such rights, powers, and obligations. Such amendment need be signed only by the assignor and assignee named therein.

15.07. Conflicts. If a conflict exists among any provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations, the Declaration shall prevail over the Articles, Bylaws, and Rules and Regulations; the Articles shall prevail over the Bylaws and the Rules and Regulations; and the Bylaws shall prevail over the Rules and Regulations.

15.08. Disclosure Regarding Warranties. The Declarant shall assign to the Association upon substantial completion of each phase of construction all warranties held by the Declarant and covering any construction of the Common Elements. No warranties or representations, express or implied, including, but not limited to, the implied warranty of fitness for a particular purpose and merchantability, are made by the Declarant to any Unit Owner or other person or entity regarding the past or future performance or quality of the Common Elements, including the Limited Common Elements. Any implied warranty of workmanlike performance and that the Building or other Common Elements, including the Limited Common Elements, are or will be reasonably adequate for use and occupancy, created by Section 706.10(7), Wisconsin Statutes, which statutory section creates the above-stated implied warranties, for the conveyance of a newly constructed home or condominium, is hereby expressly disclaimed and excluded. Any other implied warranties created by common law, including, without limitation, the Declarant's duty to perform all work in a good and sufficient workmanlike manner, are also disclaimed and excluded. Any claims by the Association against a contractor to recover damages resulting from construction defects in any of the Common Elements or Limited Common Elements shall be subject to the provisions of Section 895.07(8) of the Wisconsin Statutes.

15.09. Termination. In the event termination of the Condominium is sought due to destruction, condemnation or for any other reason, such termination must be agreed to by Mortgagees representing at least fifty-one percent (51%) of the votes of Units that are required by the Condominium Ownership Act.

IN WITNESS WHEREOF, Declarant has caused this instrument to be signed this ____ day of _____, 2020.

CF 401(k) Trust FBO Craig Frank Account #001

By: _____
Craig Frank, Trustee

STATE OF WISCONSIN)
(ss.
COUNTY OF DANE)

Personally, came before me this ____ day of _____, 2020, Craig Frank, the Trustee, under the CF 401(k) Trust FBO Craig Frank Account #001, who acknowledged the foregoing document for the purposes recited therein on behalf of said company.

Name: _____
Notary Public, State of Wisconsin
My Commission _____

CONSENT OF MORTGAGEE

The undersigned, being the holder of a mortgage executed by the CF 401(k) Trust FBO Craig Frank Account #001, to the undersigned, recorded in the Office of the Register of Deeds of Dane County, Wisconsin, on _____, _____, as Document No. _____, in Volume _____ of Records, on Page _____, does hereby consent to all terms and conditions of the foregoing Declaration, and agrees that its interest in the Property shall be subject in all respects to the terms thereof.

Dated this ____ day of _____, 2020.

OREGON COMMUNITY BANK

By: _____
Print Name and Title: _____

STATE OF WISCONSIN)
(ss.
COUNTY OF DANE)

Personally, came before me this ____ day of _____, 2020, the _____ of Oregon Community Bank, who acknowledged the foregoing document for the purposes recited therein on behalf of the same.

Name: _____
Notary Public, State of Wisconsin
My Commission _____

This Instrument was drafted by:
Attorney Jesse Spankowski
Miller and Miller, LLC
P.O. Box 200
Portage, WI 53901

EXHIBIT B

Sec. 56-8. - Condominium developments.

(a) *Purpose.*

- (1) The Village Board hereby finds that certain issues arise in condominium developments that require limited applicability of this Chapter to condominium developments. The state legislature has recognized that Subdivision ordinances may apply to condominiums but that Subdivision ordinances shall not impose burdens upon condominiums that are different from those imposed on other property of a similar character not subject to a declaration of condominium.
- (2) The factor that makes this Chapter applicable to a condominium development is the creation of multiple, distinct property entities at or near the ground surface, subject to property taxation as separate parcels, with each property entity having different ownership and management. The Village determines that this factor makes a condominium development dissimilar, both physically and in ownership, from developments in which the land and improvements are under unitary ownership, management, and control.
- (3) Thus, the Village Board hereby finds that new condominium developments can place impacts on community resources in the same manner as other new developments that are characterized by division of land into lots. These impacts include:
 - a. Additional population density.
 - b. Possibility of use of particular land in a manner unsuitable to the land's characteristics.
 - c. Additional demands upon Village parks, recreation areas, utility facilities and schools.
 - d. Additional traffic and street use.

(b) *Portions of Chapter applicable to condominium developments.* The following Sections of this Chapter shall apply to condominium developments:

- (1) Section 56-7 relating to land suitability and construction practices.
- (2) Sections 56-35—56-37 relating to Preliminary Plat approval. This stage of approval shall be the only approval required for a condominium development. The technical requirements for Preliminary Plats set forth in Section 56-69 shall not apply, since condominiums have separate technical standards set forth in Wis. Stats. Ch. 703.
- (3) Article VIII of this Chapter relating to fees for review.
- (4) Article IV of this Chapter relating to required improvements.
- (5) Article V of this Chapter relating to design standards for improvements.
- (6) Article VI of this Chapter relating to dedication requirements.

(c) *Exceptions.* This Section shall not apply to the following condominiums:

- (1) Any condominium plat recorded prior to the effective date of the ordinance from which this Chapter is derived.
- (2) Any conversion of an existing structure to a condominium.

(Code 1998, § 14-1-22)



PLAN COMMISSION SUMMARY SHEET

MEETING DATE: Monday, September 21, 2020

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion of a concept plan by Northpointe Development for multi-family residential development on Lot 56 of Prairie Place subdivision, located at the corner of Holscher Road and Broadhead Street.

PREVIOUS ACTION:

6.15.2020. The Plan Commission held a public hearing and postponed action on the proposed development pending the completion of the Intersection Control Evaluation review of the Holscher Road and Broadhead Street intersection. The Plan Commission also encouraged the Developer to meet with surrounding residents to discuss comments received at the public hearing and potential plan modifications.

7.22.2020. The Developer met with representatives of the Prairie Ridge Neighborhood Association, Lot 56 Steering Committee, to discuss a revised concept plan for the property. Village staff also attended the meeting. Additional conversations between the Developer and NA representatives have continued to occur since the July 22 NA meeting. Proposed revisions are reflected in the revised submittal within the packet, plan sheets dated September 14, 2020. These include:

- Reducing the number of units from 80 to 50, resulting in a gross density reduction from 24.2 DU/AC to 15.2 DU/AC.
- Reducing the height of the apartment building from 48' to 35', which is the maximum allowable height under R3 zoning.
- Increased off-street parking from 1.55 stalls per unit to 2.14 stalls per unit.
- Relocated the three-story building to have its primary façade along Broadhead Street.
- Relocated the townhouses to front Holscher Road.
- Added a private playground and patio/gazebo area for tenants.
- Provided elevation drawings of each building (refer to August 11th, 2020 submittal).

ISSUE SUMMARY:

Notice Regarding Meeting Purpose

In the week prior to the Plan Commission meeting, the Applicant requested that the public hearing on the revised 60-unit development plan, and corresponding action by the Plan Commission, be canceled for the September 21st meeting. The Developer has submitted a revised concept plan for a 50-unit development on the project site which is included in the packet. The Developer intends to present the changes to the Plan Commission for discussion only. The Developer has also indicated that they would be available to meet with representatives of the Prairie Ridge Neighborhood Association to discuss the latest plan revisions from 60 to 50 units. A public hearing and potential action by the Plan Commission on the revised 50-unit Planned Unit Development would be postponed until the Plan Commission's October 21, 2020 meeting. The meeting packet includes the Developer's prior 60-unit development plan, revised 50-unit development plan, and their prior market analysis for the previous 80-unit development plan.

Public Input



Since the June 15, 2020 Plan Commission meeting the Community Development Department has received additional public and Neighborhood Association correspondence for Plan Commission review. These are included in the packet and summarized below:

- Letter of support from Tom Gannon dated July 8, 2020 regarding Prairie Place Approval History.
- Letter of opposition from the McFarland Cemetery Association dated July 8, 2020.
- Petition protesting an amendment to the Zoning Map from property owners within 100-Feet of Prairie Place Lot 56, dated July 14, 2020. In accordance with Sec. 62-344(a) of the Zoning Code, said petition requires the favorable vote of three-fourths of the full Village Board membership, or a 6-1 vote in approval.
- Letter of opposition from the Prairie Ridge Neighborhood Association, received September 16, 2020. Note this letter was received in regards to the NA review of the prior 60-unit development plan.
- Letter of opposition and petition dated September 18, 2020.
- Email of opposition from Jerry and Susan Dietzel, received September 19, 2020.

Summary of Development Proposal

Northpointe Development has an option to purchase Lot 56 of the Prairie Place subdivision. The project site is 3.30 acres and currently zoned R-3 General Residence. The developer proposes rezoning the property to the Planned Development District for the purpose of constructing 50 dwelling units consisting of 38 units in a 3-story building with 38 underground parking spaces and 12 townhouse units in two separate two-story buildings, with 20 underground parking spaces. The site also includes 49 surface parking stalls, for a total of 2.14 parking stalls per unit. Total gross density of the site would be 15.2 DU/acre. The development project (named The Waterford Apartments and Townhouses) would be built in a single phase. The multi-family building would be age restricted to 55 plus. The developer intends to apply for federal and state affordable housing tax credits with the units targeted primarily to households earning 50-80% of county median incomes. The federal application is due this June with a November award announcement. The state application is due in December and generally awarded in April of the following year. To meet state tax credit program eligibility requirements, the developer needs to have permitted zoning approved prior to submittal of the application, general speaking by December 1, 2020. Only the PD Planned Development District - General Development Plan is required to be approved by this date. Should they receive federal and state tax credits they will then proceed to apply for approval of a Detailed Development Plan (~June 2021) with construction commencing in ~August 2021 and completed ~September 2022.

Deviations from R-3 Zoning Standards requested with the Rezone to the Planned Development District

- Density. Proposed density at 50 units is 15.2 DU/AC. The R3 District allows 8 units per acre as a permitted use and up to 15 units per acre as a conditional use. Applying the conditional use standards, the site would be eligible for up to 49 units under a conditional use permit.
- Bulk Requirements. The bulk requirements for the R-3 District are provided in the meeting packet. The revised development plan exceeds the minimum front, side and rear yard setback requirements and also meets the maximum building height requirements of 35'. The remaining deviation is in the minimum lot size, which requires 2,904 square feet per DU for conditional uses. As proposed, the 50-



unit project would provide 2,879 square feet per DU.

- Off-street Parking Requirements. The Zoning Code requires 2 spaces per dwelling unit for one and two bedroom units and 2.5 spaces for three bedroom units. Total required = 106 stalls, total provided = 107, including 58 underground, 49 surface, or 2.12 stalls per unit. The revised development meets the Village's off-street parking requirements.
- Useable Open Space. The calculation for the 50-unit plan was not provided; however, the Developer's submittal for the 60-unit plan noted 858 SF of open space per DU. The zoning code requires a minimum of 500 SF/DU. The revised plans also includes the addition of a private playground and patio/gazebo, which have been added to the site since the prior June 15, 2020 submittal. The total lot coverage (building and impervious surfaces) has also decreased from 75,672 SF from the June submittal, to 60,752 SF under the 50-unit plan.

Staff Comments

The packet includes review letters from the McFarland Fire & Rescue Department and from the Village Engineer. Note these letters were provided as they relate to the 60-unit development plan. The Village Police Chief did not have any concerns with the proposed development or capacity of department staff to serve the development. Staff will provide updated review letters related to the 50-unit plan as part of the October 21st Plan Commission packet. In addition to the comments by the Village Engineer and Fire Inspector, staff recommends:

- An additional sidewalk connection from Building #2 (southwest corner) to the existing Holsher Road sidewalk.
- Consideration for reduction in the width of the east-west drive aisle. Currently shown as 26', could be reduced to 24' to reduce the amount of impervious surface while still meeting Fire Department requirements. Approaches at roadways can flare out to 30 feet.

FINANCIAL/BUDGET IMPACT:

The costs of improvements to the development property are the responsibility of the developer. There are also deferred special assessments that will be due for this property related to previous Holscher Road and Lift Station #5 improvement under the existing Development Agreement for Prairie Place. The amount due is approximately \$124K. Additional revenue from park fee in lieu of parkland dedication impact fees, park improvement impact fees, library impact fees, and public water impact fees would be payable to the Village at the then-current rate charged by the Village at the time a building permit is issued for a lot. Current fees for these impact fees are summarized below:

- Park Impact Fees in Lieu of Dedication = \$135,955 ($\$2,719.90 \times 50$ DU)
- Park Improvement Impact Fee = \$35,626 ($\712.52×50 DU)
- Library Impact Fee = \$21,550 ($\431.00×50 DU)
- Water Impact Fee (based on final meter sizes, refer to Appendix A of the Municipal Code)

Note, the Developer has previously inquired with Village staff about the potential of waiving or reducing park impact fees for the affordable housing units as is permitted at the Village Board's discretion under Sec. 8-464(d)(4). The Developer has not included this request as part of the review of the General Plan approval.



VILLAGE PLAN REFERENCE:

Consistency with the Village Comprehensive Plan

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

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

The packet also includes the portion of Volume 2 regarding Housing and Neighborhoods. The Housing Goal of the Village's Comprehensive Plan, is to promote quality, affordable housing for families and older residents within neighborhoods and mixed use settings that are organized around safety, conservation, recreation, and connections to the broader community. A related housing objective is to expand the range of quality and affordable housing choices for empty nesters, seniors, and the McFarland workforce, while remaining a family-oriented community. A related housing policy is to promote affordable housing through allowing modest lot sizes and higher suburban densities, including appropriately planned and located multiple family housing, incentives where practical, and continued participation in County and State housing programs.

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



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

ORDINANCE REFERENCE:

Sec. 62-67, PD Planned Development District

Sec. 62-70, Residential Bulk Requirements

Sec. 62-310, Site/Design Review

Sec. 62-343, Procedure for Changes and Amendments to the Zoning Code

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for discussion only.

ATTACHMENTS:

1. 9.21.20 - Lot 56 Prairie Place (Northpointe Development) - PDD - GIP
2. Northpointe Development Revised 50-Unit Site Plan_09.14.20
3. Baker Tilly Waterford Market Study 6-11-2020
4. Gannon Ltr to Plan Commission_07.08.2020
5. MCA Ltr to Plan Commission_07.08.2020
6. 100FT Property Owners_Prairie Place Lot 56 Rezone Protest Petition_07.14.2020
7. Prairie Ridge NA Letter Lot 56_09.16.2020
8. Prairie Place Lot 56 Petition Letter_09.18.20
9. Prairie Place Lot 56_Dietzel Comments_09.18.2020
10. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
11. Figure 4.1(page 34)
12. Figure 4.2 (page 43)
13. McFarland_Comprehensive_Plan_Vol._2_- Chapter 6
14. Sec. 62-67 PDD
15. Sec. 62-70 Residential Bulk Requirements
16. Village Engineer Ltr_Lot 56 Prairie Place_09.17.2020
17. Fire Inspector Ltr_Lot 56-Prairie Place Development_09.18.2020
18. FD Chief Ltr_Lots 56-58 Prairie Place_09.16.2020

**Village of McFarland
Community Development Department**

Plan Commission Application – 2020

~Application must be completed in full~

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

Parcel No(s). 061002126061 **Type of Proposal – Please check boxes below that apply**

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

B = Any preliminary plat which has previously been reviewed/revised within the last 36 months

C = Plus \$50.00 for each lot within the final plat

D = Any final plat which has been previously reviewed or/ revised within the last 36 months

E = Plus \$40.00 for each unit shown

F = Plus actual legal, engineering and financial consulting costs incurred by the Village

G = Plus \$25.00 per lot for two or more lots.

Escrow Deposits
(covers costs for outside consultants;
e.g., engineers, attorneys, etc.)

☐ R-E, R-3 & PD (up to 50 acres) \$5,000

☐ R-E, R-3 & PD (greater than 50 acres) \$10,000

☐ Commercial Site/Design Review (5,000 sq. ft. or more) \$2,000

☐ All Plats including condominiums \$5,000

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

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

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

What action is the applicant requesting of the Plan Commission?

Rezone the parcel to Planned Development District

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

☐ YES ☒ NO (If "yes" state the nature and the date(s) of the previous application.)

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Village of McFarland Plan Commission 2020 Schedule

Page 246 of 495

Village of McFarland, WI
Planned Development District – General Plan
For
The Waterford



Document Date: August 11, 2020
Plan Commission Recommendation Date: September 21, 2020
Village Board Approval Date: September 28, 2020

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

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

August 11, 2020



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

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

Plan Commission Recommendation Date: September 21, 2020
Village Board Approval Date: September 28, 2020

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

Organizational Structure:

Developer: Northpointe Development Corp
230 Ohio Street
Oshkosh, WI 54902
Phone: 608-334-5665
Contact: Sean O'Brien
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Middleton, WI 53562
Phone: 608-836-3690
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Project Description:

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

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

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

The project is a residential development consisting of three buildings and will be completed in a single phase. Building 1 is a three story, 44-unit apartment building with an underground parking garage. This building will be age restricted (55+) which would remain in perpetuity. Buildings 2-3 are two story townhouse buildings with a total of 16 units with a single underground parking garage, each unit

comprised of 1,500 finished square feet. The townhome buildings will not have an age restriction and have been placed on the site to create a community feel, while providing safe access and circulation.

Standards

The Village Comprehensive Plan has designated this site as Multiple Family Residential. This project meets several goals and objectives of the plan. The #1 housing goal of the plan is to “Expand the range of quality and affordable housing choices for empty nesters, seniors, and the McFarland workforce, while remaining a family-oriented community.” The project also follows the Village’s proposed policy to “Support housing and services for seniors... Provide workforce housing on the premise that households that work in McFarland should be able to live in McFarland... integrate two and multiple family developments into the fabric of neighborhoods and the community, rather than isolating and concentrating them... Allow higher-end multiple family housing for McFarland’s workforce and elderly, including owner-occupied options at lower price points than possible for single family housing... Promote affordable housing through allowing modest lot sizes and higher suburban densities, revisiting certain public improvement requirements (e.g., street widths), appropriately planned and located multiple family housing, incentives where practical, and continued participation in County and State housing programs... 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.” To assist with directing eligible persons to services and programs, Northpointe has signed a memorandum of understanding with Lutheran Social Services to provide a Service Coordinator at the property. Their role will be to connect the tenants of the property directly to services available and have significant experience in this space.

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

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

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

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

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

Northpointe has made some significant changes to the proposed plan from the original version based on feedback from various parties. Also included with this submission is more detailed elevations showing the high quality of exterior building materials planned. Major changes include: Reducing the total number of units from 80 to 60. Switching the style of townhome to remove garages and provide underground parking while increasing the amount of parking overall. Increasing total greenspace on the

site and including a play area for the townhomes and gazebo/ patio area for the senior building. The size of the apartment building was reduced from 48' to 35' to meet R3 zoning allowances and the building was moved significantly away from single family neighbors along Holscher Road. Finally, the Village and Northpoint commissioned a traffic study which showed that the previous 80-unit proposal would not increase traffic or require the Village to alter the intersection at Holscher and Broadhead.

Given the reduction of total units with a majority being Senior Housing, Northpoint requests support and approval for a zoning change as the proposed unit mix would have a significantly less impact on the neighborhood verses the number of family townhomes that could be built on the site under a conditional use. Northpointe has submitted data to the Village to substantiate the anticipated lower neighborhood impact.

Site Development Data:

Densities:

Lot Area	143,929 S.F. 3.30 acres
Dwelling Units	60 DU
Lot Area / D.U.	2,399 S.F./D.U.
Density	18.2 units/acre
Usable Open Space	858 S.F. per dwelling unit
Floor Area Ratio	30%

Residential Area: See attached site plan for building areas

Building Height: 2 stories at Townhouses (30') and 3 Stories at Apartment (35')

Dwelling Unit Mix:

One Bedroom	22
Two Bedroom	22
Townhouses	<u>16</u>
Total	60 units

Vehicle Parking:

Underground	72
<u>Surface</u>	<u>54</u>
Total	126 vehicle stalls

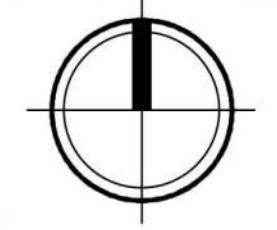
Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA

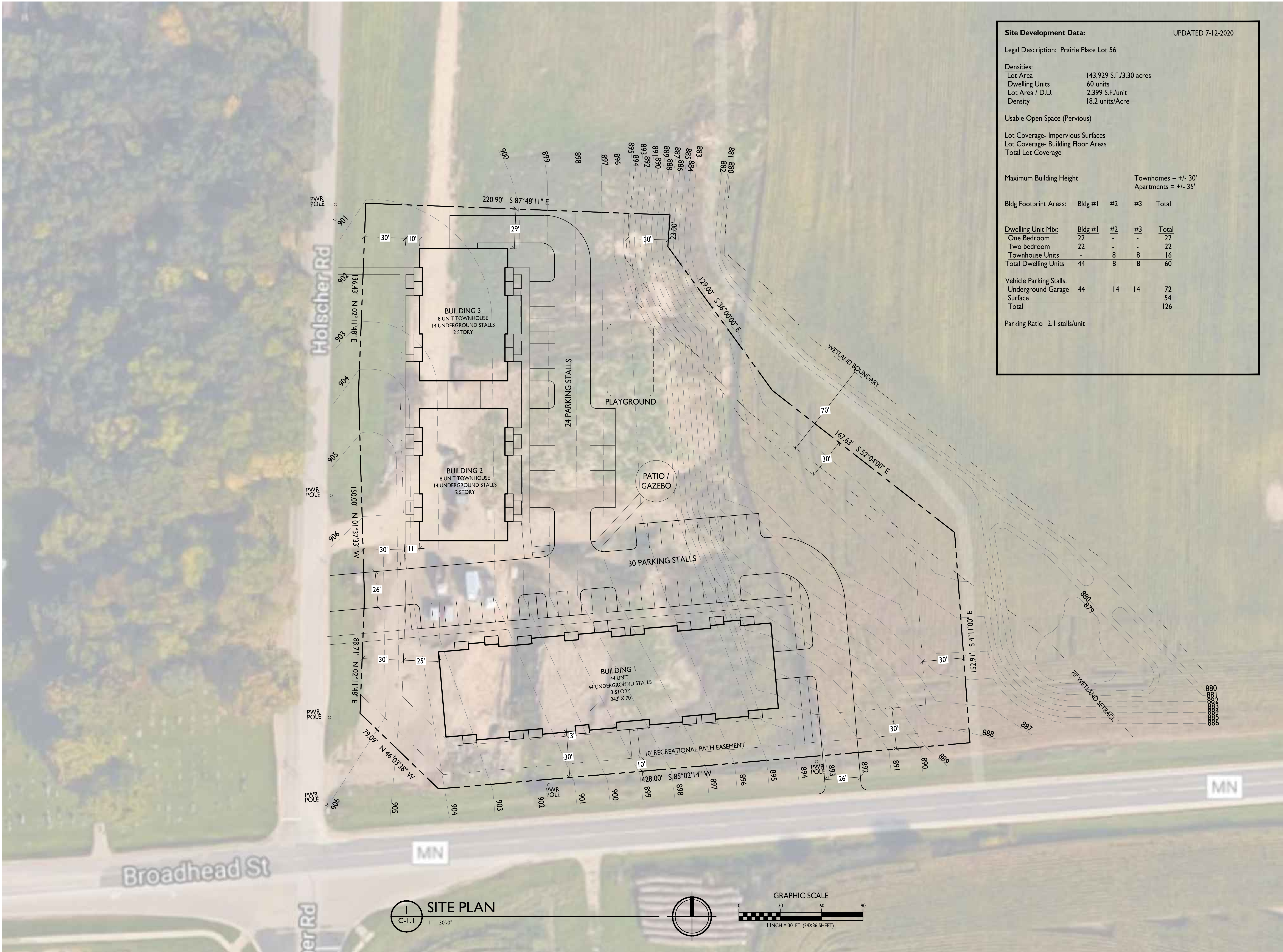




Site Plan
Holscher Rd.
McFarland, WI
Aug 11, 2020



knothe • bruce
ARCHITECTS



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ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Village Submittal - August 11, 2020

PROJECT TITLE
**Northpointe
Development**

Broadhead Street
McFarland, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. **2024**

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ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562



1
A-2.1
ELEVATION ALONG BROADHEAD STREET
1/16" = 1'-0"



2
A-2.1
ELEVATION ALONG HOLSCHER RD
1/16" = 1'-0"

PROJECT TITLE
Northpointe
Development

Broadhead Street
McFarland, Wisconsin
SHEET TITLE
Exterior
Elevations

SHEET NUMBER

A-2.1

PROJECT NO. 2024

© Knothe & Bruce Architects, LLC



Elevation Along Broadhead St.



Elevation Along Holscher Rd.

Concept Elevations
Holscher Rd.
McFarland, WI
August 11, 2020





ISSUED
Village Re-Submittal - September 14, 2020

PROJECT TITLE
**Northpointe
Development**

Broadhead Street
McFarland, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1
PROJECT NO. **2024**
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The Waterford Apartments and Townhomes

WHEDA Compliant
LIHTC Senior Independent and Family Market Study

**McFarland, WI
June 2020**

Prepared by:

Baker Tilly Virchow Krause, LLP
Ten Terrace Court
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Madison, WI 53707
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Executive Summary

Introduction

Northpointe Development Corporation (“Developer”) is proposing to construct The Waterford Apartments, a newly constructed eighty unit Low-Income Housing Tax Credit (“LIHTC”) independent living senior and multifamily development located on the east side of the City of McFarland, Wisconsin. The development will consist of the new construction of 1, three-story elevator building containing 31, one bedroom/one bathroom units (senior, restricted to households with at least one member age 55 or older), 31, two bedroom/two bathroom units (senior, restricted to households with at least one member age 55 or older) and 4, two-story townhome style buildings consisting of 18, three bedroom/two bathroom units (multifamily, open to residents of all ages) for a total of eighty rental units.

The Developer proposes to set aside all of the units for residents earning 30, 50, or 80 percent or less of the Dane County Area Median Income (“AMI”) using the Wisconsin Housing and Economic Development Authority (“WHEDA”) LIHTC Program.

The subject development site is located on the far east side of the City of McFarland, Wisconsin. More specifically, the site is located at the northeast corner of the intersection of Holscher Road and Broadhead Street, a moderately traveled east/west thoroughfare within the City of McFarland. The site is situated close to newly constructed single-family areas known as Prairie Place and Juniper Ridge. The site is located approximately 8.5 miles southeast of the main downtown area of Madison, Wisconsin, offering the amenities of a larger city.

The existing site decrease in elevation traveling north along the site. Additionally, the existing site slopes significantly downward along its eastern border next to the community-walking path. The site is somewhat irregular in shape but will require minimal infrastructure improvements as the proposed project’s infrastructure will connect with the existing neighboring infrastructure.

The general area consists primarily of single-family neighborhoods north, east, and west of the subject site. To the south of the property, across of Broadhead Street, is an open field, the McFarland Baseball field, and additional single-family neighborhoods. Further north and south of the subject site are single-family neighborhoods. Further east of the subject site is an approximately 33-acre farm field and the Hope Rod and Gun Club. Further west of the subject site are additional single-family neighborhoods and downtown McFarland, which contains a variety of commercial uses.

Purpose

This market study was prepared in accordance with the most recent WHEDA Market Study Guidelines as published by WHEDA as of the date of this report for the purpose of assisting the Developer to determine the availability of WHEDA tax credits or financing for the project.

This market study will assess whether sufficient potential demand exists for the introduction of sixty-two senior units and eighteen multifamily rental units into the proposed development site’s housing market. Potential demand is defined as the pool of income-qualified households that can afford the proposed rents. In this study, demand will be qualified by identifying the following: the lease-up period, the date of estimated sustained occupancy (93 percent occupied at underwritten rents and expenses) in the primary market, and the effect of the newly constructed project on the existing market. The market study will further assess the market demand compatibility for the unit rental rates and other development amenities associated with the proposed rental development.

Methodologies

Methodologies used by Baker Tilly Virchow Krause, LLP (“Baker Tilly”) include the following:

- The primary market area (“PMA”) must first be established before the influences of supply and demand can be assessed. The PMA is defined as the geographic area from which a property is expected to draw the majority of its residents. PMAs are established using a variety of factors including, but not limited to:
 - o A detailed demographic and socioeconomic evaluation
 - o Interviews with area planners, realtors and other individuals who are familiar with area growth patterns
 - o Personal observations by the field analyst
 - o An evaluation of existing housing supply characteristics and trends
- A site visit is conducted in order to identify competing multifamily developments. The site visit is used to measure the overall strength of the apartment market. This is achieved through an evaluation of existing occupancy and rent levels, unit mix, and overall quality of product. In addition, the site visit establishes those projects that are most likely directly comparable to the proposed property. Both Section 42 LIHTC developments and market rate developments that offer unit and project amenities similar to the proposed development are included in the analysis based on the site visit.
- Economic and demographic characteristics of the area are evaluated. The demographic evaluation uses the most recently issued Census information, as well as projections that determine what the characteristics of the market will be when the proposed project opens and when it achieves a stabilized occupancy.

This market study utilizes demographic data obtained from both the US Census and ESRI, a nationally recognized third party provider of demographic data, demographic estimates and demographic projections. Specifically, the data provided by ESRI is known as ESRI Business Analyst Online (“ESRI BAO”). These sources for demographic data are deemed as reliable. Given the transitional nature of the analysis by ESRI BAO, the demographic data presented in this report is a combination of actual 2010 and forecasted 2019 and 2024 demographic data sets. According to ESRI BAO, the latest most reliable Census data is used in their demographic estimates and projections.

- Area building statistics and interviews with officials familiar with area development provide identification of those properties that might be planned or proposed for the area that will have an impact on the marketability of the proposed development.
- A determination of estimated achievable market rent for the proposed subject development is conducted. Using a Rent Comparability Grid, the features of the proposed development are compared with the most comparable properties in the market. Adjustments are made for each feature that differs from that of the proposed subject development. These adjustments are then included with the collected rent resulting in an estimated achievable market rent for a unit comparable to the proposed unit.
- An analysis following WHEDA market study guidelines of the subject project’s required capture of the number of income-appropriate households within the PMA is conducted. This analysis is conducted on a renter household level and a market capture rate is determined for the subject development. This capture rate is compared with acceptable capture rates for similar types of projects to determine whether the subject development’s capture rate is achievable. In addition, Baker Tilly also conducts a comparison of all existing and planned LIHTC housing within the market to the number of income-appropriate households. The resulting penetration rate is evaluated in conjunction with the project’s capture rate.

Sources

Baker Tilly uses various sources to gather and confirm data used in each analysis. These sources include the following:

- The 2010 US Census
- ESRI Business Analyst Online ("ESRI BAO")
- U.S. Department of Labor
- Local chamber of commerce officials
- Local economic development officials
- Property management for each comparable property included in the survey
- Local planning, zoning, and building officials
- Local housing authority representatives

Report Limitations

The intent of this report is to collect and analyze data to forecast the market success of the subject property within an agreed to time period. Baker Tilly relies on a variety of sources of data to generate this report. These data sources are not always verifiable. Baker Tilly, however, makes a significant effort to assure accuracy. While this is not always possible, we believe our effort provides an acceptable standard margin of error. Baker Tilly is not responsible for errors or omissions in the data provided by other sources.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and is our personal, unbiased professional analyses, opinions and conclusions. We have no present or prospective interest in the property that is the subject of this report and we have no personal interest or bias with respect to the parties involved. Our compensation is not contingent on an action or event (such as the approval of a loan) resulting from the analyses, opinions, conclusions in or the use of this study.

Proposed Project Description Summary

The Waterford Apartments Development Overview Summary	
Project Name:	The Waterford Apartments
Project Location:	3596 County Highway MN McFarland, WI 53558
US Census tract:	0105.02
Project Description:	The Developer is proposing to construct The Waterford Apartments, a newly constructed eighty unit LIHTC independent living senior and multifamily development located on the east side of the City of McFarland, Wisconsin. The development will consist of the new construction of 1, three-story elevated building containing 31, one bedroom/one bathroom units (senior, restricted to households with at least one member age 55 or older), 31, two bedroom/two bathroom units (senior, restricted to households with at least one member age 55 or older) and 4, two-story townhome style buildings consisting of 18, three bedroom/two bathroom units (multifamily, open to residents of all ages) for a total of eighty rental units.
# of Units:	80
# of Income Restricted Units:	80
AMI Target Market:	The Developer proposes to set aside all of the units for residents earning 30, 50, or 80 percent or less of the Dane County AMI using the WHEDA LIHTC Program.
Tenancy Restrictions:	62 senior units, residents over the age of 55 <i>(per WHEDA market study guidelines, demand calculations will be based on households over the age of 65)</i> 18 multifamily units, open to residents of all ages
Existing Site Conditions:	The subject development site is located on the far east side of the City of McFarland, Wisconsin. More specifically, the site is located at the northeast corner of the intersection of Holscher Road and Broadhead Street, a moderately traveled east/west thoroughfare within the City of McFarland. The site is situated close to newly constructed single-family areas known as Prairie Place and Juniper Ridge. The site is located approximately 8.5 miles southeast of the main downtown area of Madison, Wisconsin, offering the amenities of a larger city. The existing site decrease in elevation traveling north along the site. Additionally, the existing site slopes significantly downward along its eastern border next to the community-walking path. The site is somewhat irregular in shape but will require minimal infrastructure improvements as the proposed project's infrastructure will connect with the existing neighboring infrastructure. The general area consists primarily of single-family neighborhoods north, east, and west of the subject site. To the south of the property, across of Broadhead Street, is an open field, the McFarland Baseball field, and additional single-family neighborhoods. Further north and south of the subject site are single-family neighborhoods. Further east of the subject site is an approximately 33-acre farm field and the Hope Rod and Gun Club.

The Waterford Apartments Development Overview Summary	
Existing Site Conditions: (continued)	Further west of the subject site are additional single-family neighborhoods and downtown McFarland, which contains a variety of commercial uses.
Current Occupancy	N/A, new construction
Utility Arrangement:	Unit water, sewer, trash removal, hot water, and heat (for senior units) will be included in the rent. Unit water, sewer, and trash removal (for family units) will be included in the rent. Based upon estimates provided by the Developer, unit utilities are estimated to be an additional \$49 to \$136 per month.
Project Based Rental Assistance:	N/A
Unit Amenities	The proposed unit amenities include kitchen appliances (refrigerator, range/oven, dishwasher, disposal, microwave), in-unit washer/dryer, patios/balconies, central air-conditioning, window treatments, cable TV/computer internet hookups, and included internet.
Common Area Amenities:	The proposed development amenities include controlled entry with intercom (senior building), security lighting and cameras, on-site management, elevator (senior building), community room (senior building), fitness center (senior building), community patio, beauty salon (senior building), library (senior building), parcel room (senior building) and individual storage (included).
Parking:	30 surface parking stalls (included in the rent) 62 underground parking stalls (\$55/month)-Senior building 18 attached garage stalls (included in rent)-Townhomes (two car garage)
On-Site Supportive Services:	N/A
Construction Start Date:	September 2021
Occupancy Date:	March 2023

Proposed Project Unit Matrix

The Waterford Apartments Proposed Unit Mix							
# of Units	Unit Type	% of AMI	Net Rent \$/Mo.	Utility Allowance	Gross Rents	2020 Dane County Maximum Rent	Size (SF)
Senior							
4	1 BR/1 BA	30%	\$514	\$49	\$563	\$563	720
16	1 BR/1 BA	50%	\$889	\$49	\$938	\$938	720
11	1 BR/1 BA	80%	\$1,044	\$49	\$1,093	\$1,502	720
4	2 BR/2 BA	30%	\$613	\$62	\$675	\$675	1,070
15	2 BR/2 BA	50%	\$1,064	\$62	\$1,126	\$1,126	1,070
12	2 BR/2 BA	80%	\$1,336	\$62	\$1,398	\$1,802	1,070
62	Senior Total						
Family							
1	3 BR/2.5 BA	30%	\$645	\$136	\$781	\$781	1,520
8	3 BR/2.5 BA	50%	\$1,165	\$136	\$1,301	\$1,301	1,520
9	3 BR/2.5 BA	80%	\$1,575	\$136	\$1,711	\$2,083	1,520
18	Family Total						
80	Grand Total						

Note: Unit water, sewer, trash removal, hot water, and heat will be included in the rent for senior units. Unit water, sewer, and trash removal will be included in the rent for family units.

Major Findings and Conclusions

Below is a summary of the general findings and recommendations with respect to the market.

- Based on the scope of the research conducted and the analyst's professional opinion, sufficient potential demand exists for the introduction of sixty-two senior and eighteen multifamily rental units at the proposed site in McFarland, Wisconsin. The site location and scope of development make the proposed development marketable in the prevailing rental market. Based on the scope of the research conducted, the site is deemed as an average location for multifamily housing. In addition, the proposed unit mix, unit sizes, rents, and amenities are appropriate for the intended use and targeted market, and the development is consistent with the competition within the PMA.
- Based on the scope of the research conducted and the analyst's professional opinion, the proposed development is feasible from a market perspective, and a market exists for the development as proposed. The prospect for long-term performance of the property is positive given the housing, demographic trends, and economic factors. Although the proposed development may directly compete for residents with the comparable developments, the proposed development will not have a material negative impact on the existing housing market including the LIHTC Section 42 housing, other affordable housing properties (Section 8, 515, 236, and public housing), or market rate housing. Based on discussions with numerous managers of competing developments in the PMA, the key to the long-term success of the proposed development is proactive management. Also, based on the research conducted, we have no recommendations for improvement or modifications to the proposed project.
- The following overall development strengths and weaknesses were noted during the course of this analysis:

Strengths

- o The site is located closely to the interchange of I-90 and US-12 to the north, and US-51 to the west, allowing easy access to surrounding communities in all directions.
- o The site is located approximately 8.5 miles south of the main downtown area of Madison, Wisconsin, offering the amenities of a larger city.
- o The site has positive neighboring uses, with newly developed subdivisions and several parks within walking distance.
- o The overall population is projected to increase by approximately 1,170 people per year for the five years ending in 2024, resulting in an overall gain of 6.6 percent. The number of households is projected to increase at a rate of about 491 per year for a gain of 6.7 percent.
- o ESRI BIS projects the senior household growth to be greater than that of the average general household growth. The senior household growth is projected at 10.6 percent from 2019 to 2024, adding approximately 359 senior households annually.
- o The multifamily rental market within or near the PMA is considered strong by generally accepted standards, with a total of thirty-four vacancies for a 2.4 percent vacancy rate (1.5 with applications pending).
- o Without making any adjustments for location, size of units, age of developments, or amenities offered, it appears that the subject development's proposed rental rates are consistent with the existing LIHTC comparables and are likely acceptable.
- o Our analysis suggests that all units are equal to or below allowable tax credit rent limits. The proposed rents are 76.1 to 100.0 percent of the 2020 Dane County Maximum Rent and are therefore compliant with Dane County maximum rent levels.
- o All of the proposed set side rents are 46.9 to 90.0 percent of estimated achievable market rents representing greater than a 10 percent discount to market rate rental rates in the PMA.
- o Calculated demand and penetration ratio ranges fall well below the typical maximum thresholds for senior and family housing developments in similar sized communities. Therefore, the number of units appears reasonable and subject to other market conditions will likely be absorbed.

Weaknesses

- o The subject site has a Walk Score of 14 out of 100. This location is considered “Car-Dependent” meaning almost all errands require a car.
- o The site is not within easy walking distance of a large, full-service grocery store.
- o The site is not within easy walking distance of Metro Bus Route 31, the only bus route servicing McFarland.
- The strongest potential demand for housing associated with the development is anticipated to originate from within the PMA. A consensus among those persons interviewed, a review of the retail shopping patterns, a review of the commuting and transportation linkages for the surrounding area, a review of the employment base within the community, and a driving tour of the surrounding area indicate that the predominant PMA for the housing proposed for the Subject Property is generally bounded by Interstate 94 to the north, US Highway to the west, Highway W to the east, and the Dane County/Rock County border to the south.

Based on the site's pedestrian linkages, convenient access to major thoroughfares, proximity to numerous major employers, and discussions with property managers of potentially competing developments, it is likely that 20 to 25 percent of the residents that ultimately rent from the proposed development will originate from outside the PMA (most likely from other areas of Dane County). However, as a conservative approach, only the population from within the PMA was analyzed in this study.

- ESRI BIS provided the demographic data for the analysis based on the 2000 and 2010 US census data. According to the US Census Bureau and the ESRI BIS actual 2010 and forecasted 2019 and 2024 demographic data sets, the overall population is projected to increase by approximately 1,170 people per year for the five years ending in 2024, resulting in an overall gain of 6.6 percent. The number of households is projected to increase at a rate of about 491 per year for a gain of 6.7 percent. A greater increase is projected in owner occupied units than in renter occupied units.

Demographic Summary					
Description	2010 US Census	2019 ESRI Forecasts	2024 ESRI Forecasts	% Change 2019-2024	Annual Change 2019-2024
Population	79,688	89,196	95,048	6.6%	1,170.4
Households	32,676	36,687	39,143	6.7%	491.2
Families	21,343	23,694	25,186	6.3%	298.4
Average Household Size	2.42	2.41	2.41	-	-
Owner Occupied Housing Units	23,590	25,952	28,022	8.0%	414
Renter Occupied Housing Units	9,086	10,735	11,121	3.6%	77.2
Median Age	40	41	42	-	-

Source: U.S. Census Bureau, Census 2010 Summary File 1. ESRI Forecasts for 2019 and 2024.

- Twenty-six comparable developments were identified and inventoried for a total of 1,397 rental units within or near the PMA. The multifamily rental market within or near the PMA is considered strong by generally accepted standards, with a total of thirty-four vacancies for a 2.4 percent vacancy rate (1.5 with applications pending).

Comparable Development Occupancy Summary					
Development Type	Number of Developments	Number of Units	Vacant Units	Vacancy Rate	Vacancy Rate with Apps. Pending
LIHTC Section 42 Senior	4	294	4	1.3%	0.0%
LIHTC Section 42 Family	8	484	24	4.9%	3.3%
Market Rate Family	14	619	6	0.9%	0.8%
Overall	26	1,397	34	2.4%	1.5%

- The most comparable developments include Waubesa Village (map #13), Farwell Place (map #14), Jefferson Crossing (map #17), The Commons at Foxboro (map #18), Bergamont Townhomes (map #19), Nordic Ridge (map #21), and Humble Oaks (map #27). The rents utilized in the analysis were provided by the property manager.

Market rate calculations were based on the most prevalent unit types for the one, two, and three bedroom apartment units within family developments located in the PMA.

Summary of Estimated Achievable Market Rents			
Development	1 BR	2 BR	3 BR
Estimated Achievable Market Rents Minimum	\$1,081	\$1,308	\$1,653
Estimated Achievable Market Rents Maximum	\$1,178	\$1,491	\$1,928
Estimated Achievable Market Rents Average	\$1,124	\$1,411	\$1,790

Due to the strengths and weaknesses of all the comparable developments, we have used an average of all the comparables as the primary indicators of value. Market rate calculations were based on the proposed development's most prevalent unit type for the one, two, and three bedroom apartment units. Calculated achievable rental rates represent an approximation.

Summary of General Occupancy Estimated Achievable Market Rents			
Unit Type	Base Market Rent per Month	Average Unit Size (SF)	Rent per SF
1 BR/1 BA	\$1,160	720	\$1.53
2 BR/2 BA	\$1,485	1,070	\$1.46
3 BR/2 BA	\$1,750	1,520	\$1.42

- Our analysis suggests that all of the proposed set side rents are 46.9 to 90.0 percent of estimated achievable market rents representing greater than a 10 percent discount to market rate rental rates in the PMA.

Proposed The Waterford Apartments Rents versus Estimated Achievable Market Rents					
# of Units	Unit Type	% of AMI	Net Rent \$/Mo.	Estimated Achievable Market Rents	Ratio of Proposed Net Rents to Estimated Achievable Market Rents
4	1 BR/1 BA	30%	\$514	\$1,160	44.3%
16	1 BR/1 BA	50%	\$889	\$1,160	76.6%
11	1 BR/1 BA	80%	\$1,044	\$1,160	90.0%
4	2 BR/2 BA	30%	\$613	\$1,485	41.3%
15	2 BR/2 BA	50%	\$1,064	\$1,485	71.7%
12	2 BR/2 BA	80%	\$1,336	\$1,485	90.0%
62	Senior Total				
Family					
1	3 BR/2.5 BA	30%	\$645	\$1,750	36.9%
8	3 BR/2.5 BA	50%	\$1,165	\$1,750	66.6%
9	3 BR/2.5 BA	80%	\$1,575	\$1,750	90.0%
18	Family Total				
80	Grand Total				

Senior Portion Demand

- A normative estimate of 1,223 renter-only income-qualified households over the age of 65 are projected to be potential residents of the proposed senior portion of the development. The introduction of 62 senior units will need to capture between 4.4 percent and 6.0 percent of the estimated renter households in the income eligible cohort of the PMA. The normative estimate is approximately 5.1 percent. This range falls below the typical maximum 15 percent threshold for senior housing developments in similar sized communities. Given the current strength of the LIHTC and market rate market within or near the PMA, the number of units proposed is likely acceptable.
- The results of the penetration rate analysis indicate that the PMA has a LIHTC penetration rate of 28.1 percent (including the subject property) indicating that the PMA is not over saturated with LIHTC income restricted senior housing.

Multifamily Portion Demand

- A normative estimate of 4,203 renter-only income-qualified households under the age of 65 are projected to be potential residents of the proposed multifamily portion of the development. The introduction of eighteen multifamily units will need to capture between 0.4 percent and 0.5 percent of the estimated renter households in the income eligible cohort of the PMA. The normative estimate is approximately 0.4 percent. This range falls below the typical maximum 15 percent threshold for multifamily housing developments in similar sized communities. Given the current strength of the LIHTC and market rate market within the PMA, the number of units proposed is likely acceptable.
- The results of the penetration rate analysis indicate that the PMA has a LIHTC penetration rate of 18.0 percent (including the subject property) indicating that the PMA is not over saturated with LIHTC income restricted three bedroom multifamily housing.
- Based on discussions with property managers in the PMA, the low vacancy rates for the senior and family developments in the PMA, and examples of recent LIHTC developments' initial lease-up, the likely absorption of the units at the proposed development is conservatively eight units per month for the senior portion and ten units per month for the family portion of the development.

The Developer indicated that the property manager will conduct a substantial amount of preleasing. Based on the low vacancy rate for the developments that are deemed competitive to the proposed development, it is reasonable to assume that the development will open with 40 percent of the units preleased. Based on an eight to ten unit per month absorption rate combined with 40 percent of the units preleased at the development's opening, a six to seven month lease-up period is expected for the senior units and a one to two month lease-up period is expected for the family units based upon a 93 percent stabilized occupancy rate. The absorption is calculated as follows:

The Waterford Apartments Absorption Calculation	
	Senior Portion
Total Units	62
Stabilized Occupancy	93%
Total Units to be Leased	58
Less: Units Preleased (40%)	(25)
Remaining Units	33
Absorption Rate	8
Number of Months to Reach Stabilized Occupancy	4 to 5 months

The Waterford Apartments Absorption Calculation	
	Family Portion
Total Units	18
Stabilized Occupancy	93%
Total Units to be Leased	17
Less: Units Preleased (40%)	(7)
Remaining Units	10
Absorption Rate	10
Number of Months to Reach Stabilized Occupancy	1 month

Our absorption projections assume the household trends will continue and that no other projects targeting a similar income group are developed during the projection period. In addition, we assume the Developer will utilize a professional management company and will market to areas outside of the PMA given the intended target market.

Project Description

Understanding of the Project

This market study serves to assess the multifamily housing market in the City of McFarland, Wisconsin for the development of The Waterford Apartments, a proposed newly constructed sixty-two unit senior and eighteen unit multifamily rental housing development. Establishing the lease-up period, the date of estimated sustained occupancy (93 percent occupied at underwritten rents and expenses), and the effect of the newly developed project on the existing market will provide necessary information to determine the market for the proposed development.

This market study was prepared in accordance with the most recent WHEDA Market Study Guidelines as published by WHEDA as of the date of this report for the purpose of assisting the Developer to determine the availability of WHEDA tax credits or financing for the project. The scope of this market study will also include:

- a visual analysis of the property
- a determination of the PMA
- an evaluation of the socio-demographic characteristics of the population
- a survey of the comparable, existing, proposed, and zoned market rate and LIHTC rental projects in the PMA
- an analysis of the historic, current and forecasted absorption rates and occupancy levels in the PMA
- an analysis of the supply-demand relationship for the rental units
- an executive summary including findings and recommendations regarding the overall market study

This analysis is based upon secondary information provided by the US Census Bureau and other local, state, and private agencies. In addition, primary information was collected through interviews with the Developer, public officials, and knowledgeable real estate professionals in the McFarland community. A site visit by Sam Bucheger, a representative of Baker Tilly Virchow Krause, LLP, was conducted on May 12, 2020.

Problem Definition

This market study will assess whether sufficient potential demand exists for the introduction of sixty-two senior and eighteen multifamily rental units into the proposed development site's housing market. Potential demand is defined as the pool of income-qualified households that can afford the proposed rents. In this study, demand will be qualified by identifying the following: the lease-up period, the date of estimated sustained occupancy (93 percent occupied at underwritten rents and expenses) in the primary market, and the effect of the newly constructed project on the existing market. The market study will further assess the market demand compatibility for the unit rental rates and other development amenities associated with the proposed senior and multifamily rental development.

Development Overview

The Developer is proposing to construct The Waterford Apartments, a newly constructed eighty unit LIHTC independent living senior and multifamily development located on the east side of the City of McFarland, Wisconsin. The development will consist of the new construction of 1, three-story elevated building containing 31, one bedroom/one bathroom units (senior, restricted to households with at least one member age 55 or older), 31, two bedroom/two bathroom units (senior, restricted to households with at least one member age 55 or older) and 4, two-story townhome style buildings consisting of 18, three bedroom/two bathroom units (multifamily, open to residents of all ages) for a total of eighty rental units.

The Developer proposes to set aside all of the units for residents earning 30, 50, or 80 percent or less of the Dane County AMI using the WHEDA LIHTC Program.

Unit water, sewer, trash removal, hot water, and heat (for senior units) will be included in the rent. Unit water, sewer, and trash removal (for family units) will be included in the rent. Based upon estimates provided by the Developer, unit utilities are estimated to be an additional \$49 to \$136 per month.. The projected rents are indicated in the following table along with the most recent (2019) Dane County maximum rents allowed by WHEDA.

The Waterford Apartments Proposed Unit Mix							
# of Units	Unit Type	% of AMI	Net Rent \$/Mo.	Utility Allowance	Gross Rents	2020 Dane County Maximum Rent	Size (SF)
Senior							
4	1 BR/1 BA	30%	\$514	\$49	\$563	\$563	720
16	1 BR/1 BA	50%	\$889	\$49	\$938	\$938	720
11	1 BR/1 BA	80%	\$1,044	\$49	\$1,093	\$1,502	720
4	2 BR/2 BA	30%	\$613	\$62	\$675	\$675	1,070
15	2 BR/2 BA	50%	\$1,064	\$62	\$1,126	\$1,126	1,070
12	2 BR/2 BA	80%	\$1,336	\$62	\$1,398	\$1,802	1,070
62	Senior Total						
Family							
1	3 BR/2.5 BA	30%	\$645	\$136	\$781	\$781	1,520
8	3 BR/2.5 BA	50%	\$1,165	\$136	\$1,301	\$1,301	1,520
9	3 BR/2.5 BA	80%	\$1,575	\$136	\$1,711	\$2,083	1,520
18	Family Total						
80	Grand Total						

Note: Unit water, sewer, trash removal, hot water, and heat will be included in the rent for senior units. Unit water, sewer, and trash removal will be included in the rent for family units.

Unit and Development Amenities

The Developer is proposing to construct The Waterford Apartments, a newly constructed eighty unit LIHTC independent living senior and multifamily development located on the east side of the City of McFarland, Wisconsin. The development will consist of the new construction of 1, three-story elevator building containing 31, one bedroom/one bathroom units (senior, restricted to households with at least one member age 55 or older), 31, two bedroom/two bathroom units (senior, restricted to households with at least one member age 55 or older) and 4, two-story townhome style buildings consisting of 18, three bedroom/two bathroom units (multifamily, open to residents of all ages) for a total of eighty rental units.

- Controlled entry with intercom (senior building)
- Security lighting and cameras
- On-site management
- Elevator (senior building)
- Community room (senior building)
- Community patio
- Fitness center (senior building)
- Beauty salon (senior building)
- Library (senior building)
- Parcel room (senior building)
- Individual storage (included)
- Picnic area
- Walking path
- 30 surface parking stalls (included in the rent)
- 62 underground parking stalls (\$55/month)-Senior building
- 18 attached garage stalls (included in rent)-Townhomes (two car garage)

Unit amenities and building attributes would generally include the following:

- Appliances (refrigerator, range/oven, dishwasher, disposal, microwave)
- In-unit washer/dryer
- Patios/balconies
- Central air-conditioning
- Window treatments
- Ceiling fan
- Cable TV/computer internet hookups
- Internet included

Construction of the development is proposed to commence in September 2021 with initial occupancy slated for March 2023. Premarketing will begin six months prior to occupancy.

The Waterford Preliminary Site Plan



BOARD
Board to Review - 1/1/2010

Project Title
Northpointe
Development

Broadhead Street
Meloland, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. 1972
© Knothe + Bruce Architects, LLC

Location and Market Area Definition

Primary Market Area (“PMA”)

The PMA is defined as a geographic area from which a property is expected to draw the majority of its residents. Additionally, the PMA is the area in which similar properties compete with the subject property for tenants. The PMA for the proposed development must first be established before the influences of supply and demand can be assessed.

The subject development site is located on the far east side of the City of McFarland, Wisconsin. More specifically, the site is located at the northeast corner of the intersection of Holscher Road and Broadhead Street, a moderately traveled east/west thoroughfare within the City of McFarland. The site is situated close to newly constructed single-family areas known as Prairie Place and Juniper Ridge. The site is located approximately 8.5 miles southeast of the main downtown area of Madison, Wisconsin, offering the amenities of a larger city.

Interviews were conducted with property managers or potentially competing developments, the McFarland and Madison planning departments and other city and county officials. A consensus among those interviewed indicated that a predominant primary market for the development exists.

The strongest potential demand for housing associated with the development is anticipated to originate from within the PMA. A consensus among those persons interviewed, a review of the retail shopping patterns, a review of the commuting and transportation linkages for the surrounding area, a review of the employment base within the community, and a driving tour of the surrounding area indicate that the predominant PMA for the housing proposed for the Subject Property is generally bounded by Interstate 94 to the north, US Highway to the west, Highway W to the east, and the Dane County/Rock County border to the south.

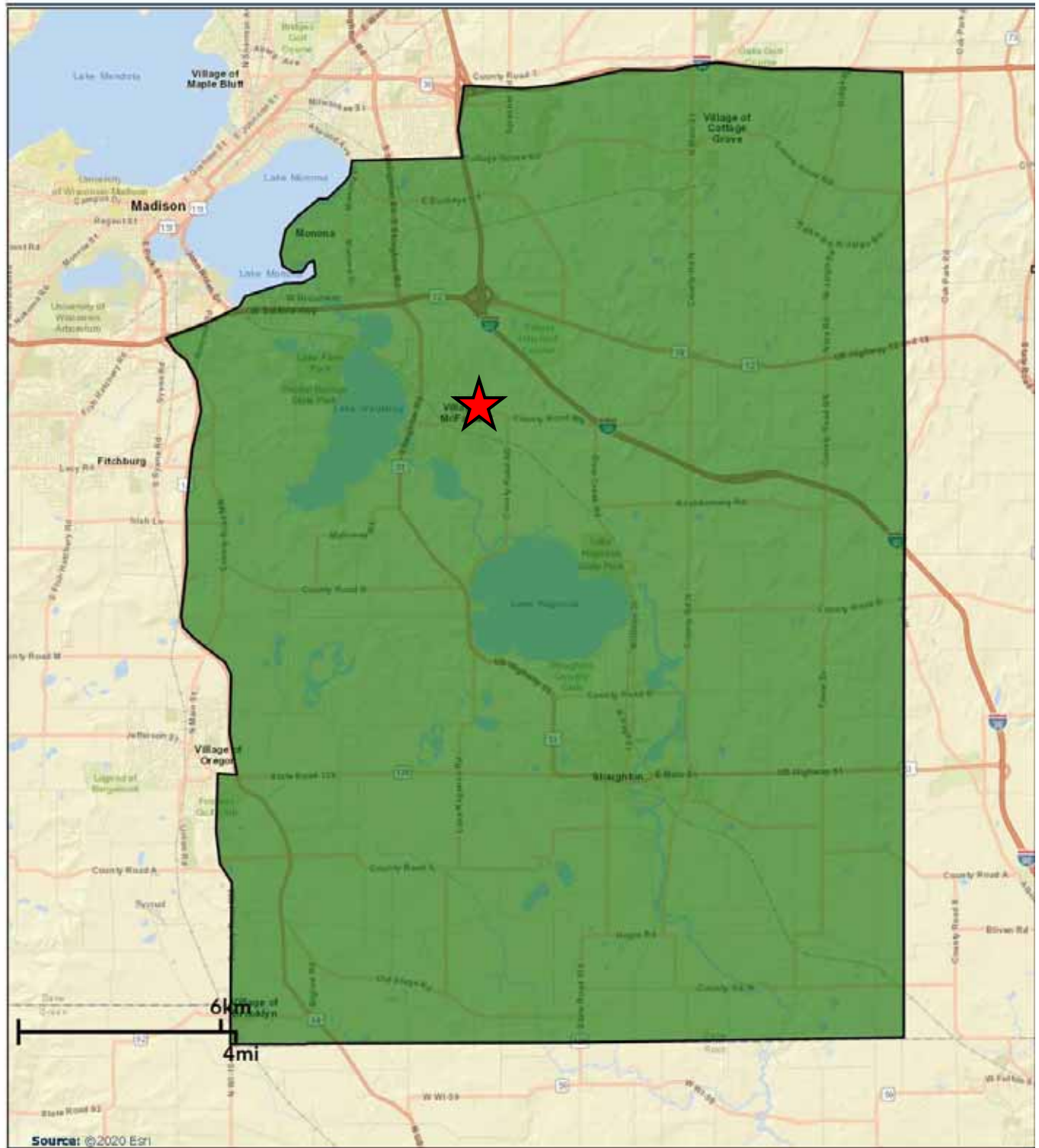
Based on the site’s pedestrian linkages, convenient access to major thoroughfares, proximity to numerous major employers, and discussions with property managers of potentially competing developments, it is likely that 20 to 25 percent of the residents that ultimately rent from the proposed development will originate from outside the PMA (most likely from other areas of Dane County). However, as a conservative approach, only the population from within the PMA will be analyzed in this study.

A map of the PMA is included on the following page.



esri

PMA Map



May 11, 2020

Site Location

Site Characteristics

This section includes a detailed description of the development site based upon the analyst's physical review of the development site on May 26, 2020.

The subject development site is located on the far east side of the City of McFarland, Wisconsin. More specifically, the site is located at the northeast corner of the intersection of Holscher Road and Broadhead Street, a moderately traveled east/west thoroughfare within the City of McFarland. The site is situated close to newly constructed single-family areas known as Prairie Place and Juniper Ridge. The site is located approximately 8.5 miles southeast of the main downtown area of Madison, Wisconsin, offering the amenities of a larger city.

The existing site decrease in elevation traveling north along the site. Additionally, the existing site slopes significantly downward along its eastern border next to the community-walking path. The site is somewhat irregular in shape but will require minimal infrastructure improvements as the proposed project's infrastructure will connect with the existing neighboring infrastructure.

The general area consists primarily of single-family neighborhoods north, east, and west of the subject site. To the south of the property, across of Broadhead Street, is an open field, the McFarland Baseball field, and additional single-family neighborhoods. Further north and south of the subject site are single-family neighborhoods. Further east of the subject site is an approximately 33-acre farm field and the Hope Rod and Gun Club. Further west of the subject site are additional single-family neighborhoods and downtown McFarland, which contains a variety of commercial uses.

The following are descriptions of the various uses in all directions from the subject site:.

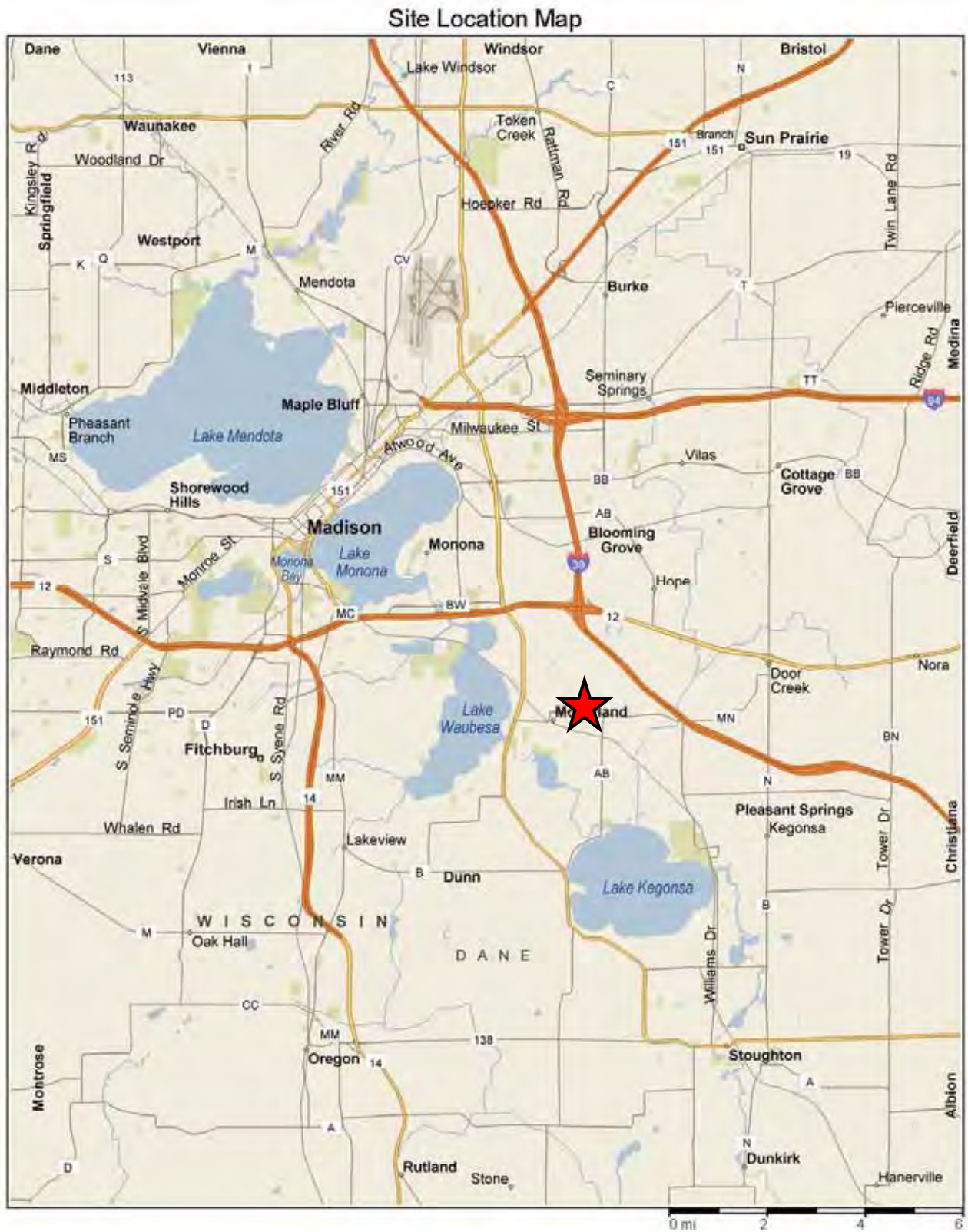
North: Directly north of the subject site is the Juniper Ridge neighborhood, a subdivision recently developed by Veridian Homes. Homes in this neighborhood range from 3 bedroom/2 baths to 4 bedroom/2.5 baths, and range in size from 1,764 square feet to 2,446 square feet. Of the 193 total lots, 4 home sites are available, 13 total sites are reserved for future development, and 15 sites are unsold move-in ready homes. The development contains a park with 6 fitness stations, a playground, and walking trails. Further north of the site is Risen Savior Church (5001 Holscher Road) and Siggelkow Road, the second most traveled thoroughfare in McFarland which runs east/west. North of Siggelkow Road is a residential neighborhood with homes built in the mid 2000's. Homes in this neighborhood are on average sized suburban lots and are well-kept. Approximately 4.9 miles north is Ho-Chunk Gaming Madison (4002 Evan Acres Road) and Yahara Hills Golf Course (6701 US-12), a 36-hole regulation golf course that extends over 400-acres. Additionally, the I-90 and US-12 interchange is approximately 4.9 miles north, and can be accessed via County Highway AB.

South: Directly south of the subject site, across Broadhead Street, a moderately traveled east/west thoroughfare, is an open field and the McFarland Baseball Field (6001 Osborn Drive). Further south are residential neighborhoods consisting of four-flat homes, duplexes, and single-family homes. Single-family homes in this neighborhood are well-kept and were built in the late 1990's and early 2000's on average sized suburban lots. Approximately 0.2 miles south of the subject is Highland Oaks Park, a neighborhood park that has a shelter, basketball court, sand area, playset, green space, and bike paths that connect to Holscher Road and Osborn Drive. Approximately 0.8 miles south is the John Urso Community Park, which has walking paths, greenspaces, parking, and the McFarland Dog Park. Adjacent to John Urso Park is Orchard Hill Park, a former apple orchard that has greenspaces and walking paths.

- East: Directly east of the subject site is the Prairie Place neighborhood, a subdivision recently developed by Tim O'Brien Homes. Of the 55 lots in this subdivision, 52 lots are sold, 2 lots are currently for sale without improvements, and 1 lot is for sale with a move-in ready home. Homes in this subdivision range from 3 to 5 bedrooms and 2 to 3 baths and are 1,500 square feet and larger. Further east of the subject property are farm fields and approximately 1.5 miles east is County Highway AB, which connects to I-90 and US Highway 12. Further northeast of the property is the Hope Rod and Gun Club (3435 Siggelkow Road) and further southeast of the property is Rocking L Acres (2964 County Road AB) and Trees on Wheels (3290 Elvehjem Road)
- West: Directly west of the site, across of Holscher Road, a moderately traveled north/south thoroughfare, is a residential neighborhood consisting of single-family homes and duplexes. Homes in this neighborhood are well-kept and were built in the late 1990's and early 2000's on average sized suburban lots. Further west is the Woodland Estates Park, which consists of greenspace, tables, an open-air shelter, playset, soccer field, volleyball court, and a basketball hoop. Approximately 0.4 and 0.6 miles west are the McFarland United Church of Christ (5710 Anthony Street) and McFarland Lutheran Church (5529 Marsh Road), respectively. Approximately one mile west is Farwell Street, which the Village of McFarland defines as the entry point of the community and the downtown gateway. Along Farwell Street is McFarland High School (5103 Farwell Street), McFarland True Value (5210 Farwell Street), Gingerbread House Preschool (5224 Farwell Street), McFarland Liquors (4716 Farwell Street), Culver's (4700 Farwell Street), Kwik Trip (4701 Farwell Street), Angelo's McFarland (4706 Farwell Street), among other commercial uses. US-51, the most traveled thoroughfare in McFarland, intersects Farwell Street approximately 1.6 miles west of the site and runs north/south. Northwest of the site are residential neighborhoods that consist of well-kept single-family homes on average sized suburban lots built in the early 2000's. Approximately 0.8 miles northwest of the site is Cedar Ridge Park, which contains greenspace, tables, a playset, walking/bicycle paths, and a soccer field. Approximately 1.3 miles northwest is the nearest Metro bus stop. Route 31 stops at the intersection of Calico Court and Marsh Road and travels 6.1 miles northwest to the East Transfer Point. Approximately 1.4 miles northwest is the McFarland Community Ice Arena (4812 Marsh Road). The ice arena is the first Olympic ice sheet in south central Wisconsin, and is home to McFarland High School Hockey, Southern Wisconsin Figure Skating Club, McFarland Youth Hockey Association, and other adult recreational hockey leagues. Southwest of the site are residential neighborhoods with well-kept single-family homes built on average sized suburban lots in the late 1980's. Further southwest is Grandview Park, a 25.6-acre nature conservancy, Marsh Woods Park, a wetland area and nature conservancy, and Legion Memorial and Lewis Parks, two adjacent community parks.

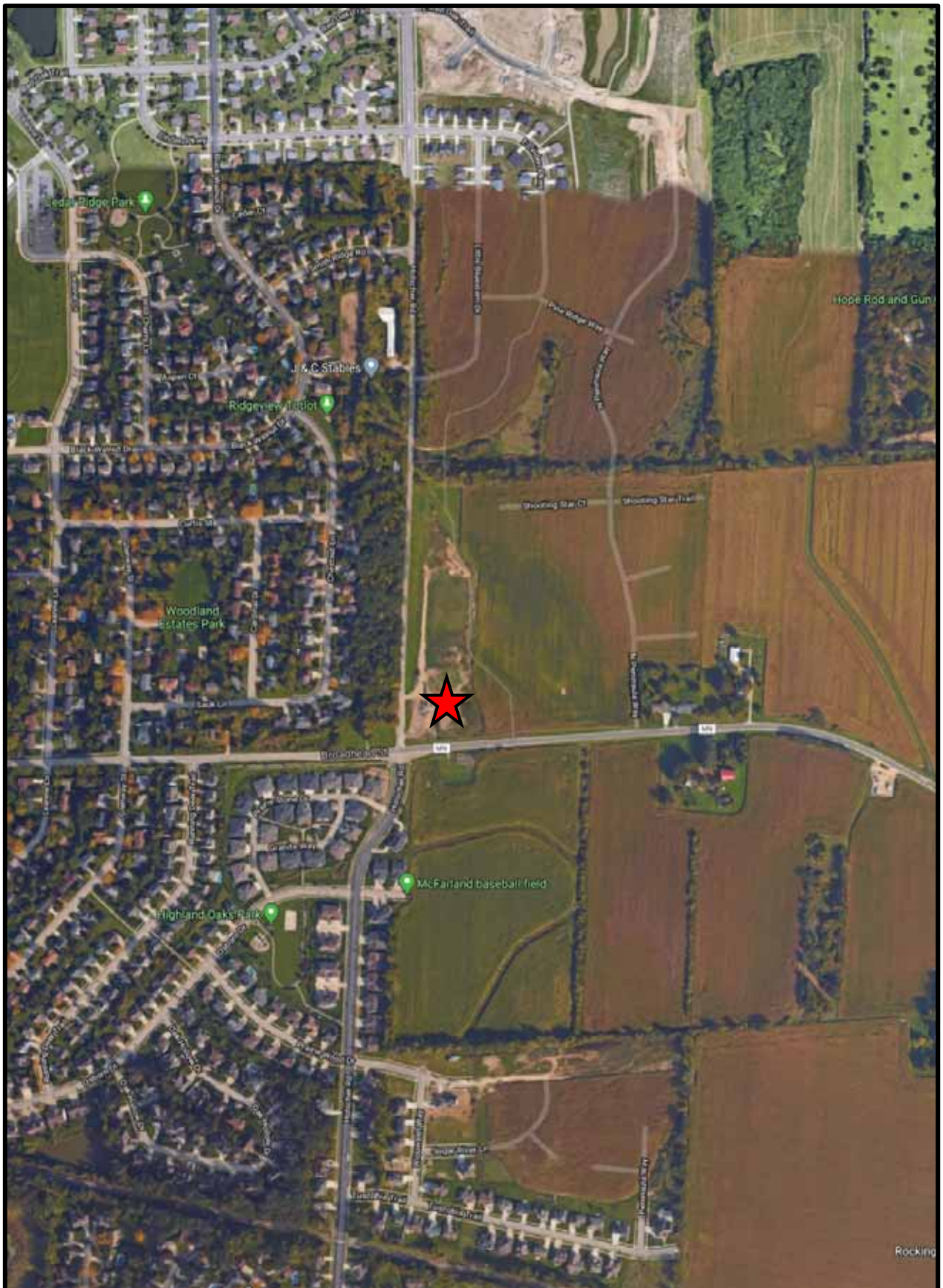
Overall, the site offers average vehicular linkages and below average pedestrian linkages with its location on Broadhead Street and Holscher Road. Given its location along Broadhead Street, a moderately traveled thoroughfare, the site will benefit from adequate drive-by exposure. The site is located next to newly developed subdivisions and several parks, positive neighboring uses for both senior and multifamily developments. Given the site's average vehicular linkages and below average pedestrian linkages, drive-by exposure, and above average neighboring uses, the subject site is considered an average location for the development of Low-Income Housing Tax Credit ("LIHTC") independent living senior and multifamily development

Baker Tilly is not an expert in environment matters. In a cursory visual review of the property, no obvious environmental problems or objectionable adjacent land uses were noted. Baker Tilly offers no guarantees with respect to any environmental matters and suggests that the Owner hire an expert in environmental matters to test the property if any concerns exist.





The Waterford Apartments Site Aerial



The Waterford Apartments Site Aerial





Looking Northwest Across the Site



Looking North from Southeast Corner of Site



Looking Northeast from Southeast Corner of Site



Looking East from Southeast Corner of Site



Looking South from Southeast Corner of Site



Looking Southwest from Southeast Corner of Site



Looking West from Southeast Corner of Site



Looking Northwest from Eastern Boundary



Looking West Across Site



Looking Southwest Across Site



Looking West from Northeast Corner of Site



Looking Northwest from Northeast Corner of Site



Looking North from Northeast Corner of Site



Looking Northeast from Northeast Corner of Site



Looking East from Northeast Corner of Site



Looking Southeast from Northeast Corner of Site



Looking South Across Site



Looking Southeast Across Site



Looking South from Northwest Corner of Site



Looking West from Northwest Corner of Site



Looking Northwest from Northwest Corner of Site



Looking North from Northwest Corner of Site



Looking East from Northwest Corner of Site



Looking South from Western Boundary of Site



Looking North from Western Boundary of Site



Looking East Across Site



Looking East from Southwest Corner of Site



Looking Southeast from Southwest Corner of Site



Looking South from Southwest Corner of Site



Looking Southwest from Southwest Corner of Site



Looking West from Southwest Corner of Site



Looking Northeast from Southwest Corner of Site

Linkages

The City of McFarland will provide fire and police protection. Linkages and their respective distances from the site are listed on the following table.

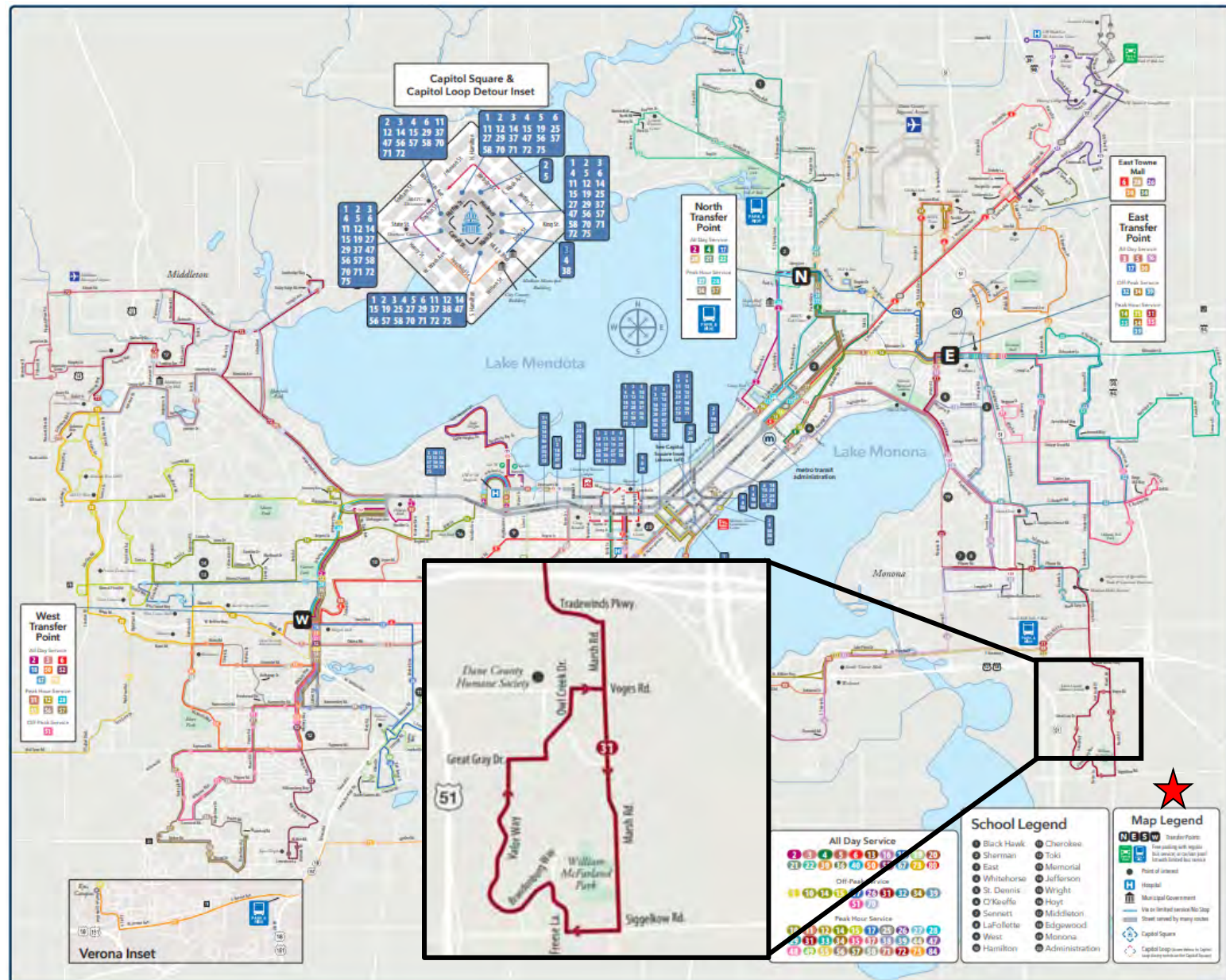
The Waterford Neighborhood Linkages			
Map #	Category	Name/Description	Distance from Site
N/A	Transportation	N/A	N/A
1	Grocery Store	Pick 'n Save – 5709 US-51	1.5 miles
2	Shopping	South Towne Mall – 2101 West Broadway Lake Edge Shopping Center – 4104 Monona Drive	5.8 miles 6.2 miles
3	Gas Station/ Convenience Store	BP – 4800 Larson Beach Road	1.4 miles
4	Medical	Bates Medical Clinic – 4710 East Broadway UW Health Yahara Clinic – 1050 East Broadway	3.8 miles 4.0 miles
5	Pharmacy	Walgreens – 4605 Larson Beach Road The Medicine Shoppe Pharmacy – 5700 US-51	1.5 miles 1.6 miles
6	Churches	McFarland United Church of Christ – 5710 Anthony Road McFarland Lutheran Church – 5529 Marsh Road Risen Savior Lutheran Church – 5001 Holscher Road	0.5 miles 0.6 miles 0.7 miles
7	Banking	Associated Bank – 5220 Farwell Street McFarland State Bank – 5990 US-51	1.1 miles 1.6 miles
8	Restaurants	Spartan Pizza – 5813 Main Street McFarland House Cafe – 5923 Exchange Street Byrnes McFarland Tavern – 5915 Exchange Street	0.8 miles 0.8 miles 0.8 miles
9	Post Office	5315 Long Street	0.9 miles
10	Elementary School	Waubesa Intermediate School – 5605 Red Oak Trail Conrad Elvehjem Primary School – 6009 Johnson Street	0.9 miles 1.1 miles
11	Middle School	Indian Mound Middle School – 6330 Exchange Street	1.7 miles
12	High School	McFarland High School – 5103 Farwell Street	1.7 miles
13	College/Job Training	MATC – 2429 Perry Street	8.2 miles
14	Recreation/Park	Woodland Estates Park Ridgeview Totlot	0.4 miles 0.7 miles
15	Library	E.D. Locke Public Library – 5920 Milwaukee Street	0.9 miles
16	Senior Center	Monona Senior Center – 1011 Nichols Road	5.6 miles

Source: Baker Tilly Virchow Krause, LLP

Linkage Map



Madison Metro Transit Bus System Map



Walk Score

In addition to the identification of area linkages on previous pages, the subject development's site was also entered into www.walkscore.com in order to evaluate the perceived walkability of the subject site.

According to the Walk Score website,

"Walk Score measures walkability based on distances to nearby restaurants, grocery stores, and other amenities, plus other analysis of pedestrian friendliness. Walk Score measures the walkability of any address using a patented system. For each address, Walk Score analyzes hundreds of walking routes to nearby amenities. Points are awarded based on the distance to amenities in each category. Amenities within a 5 minute walk (.25 miles) are given maximum points. A decay function is used to give points to more distant amenities, with no points given after a 30 minute walk.

Walk Score also measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. Data sources include Google, Education.com, Open Street Map, the U.S. Census, Localeze, and places added by the Walk Score user community."

Below is a description of the Walk Score scoring system as well as an identification of where the subject site scores on the rating scale:

Walk Score (319 North Lawn Avenue)		
Point Score	Point Score Description	Subject Development's Walk Score
90–100	Walker's Paradise Daily errands do not require a car	-
70–89	Very Walkable Most errands can be accomplished on foot	-
50–69	Somewhat Walkable Some errands can be accomplished on foot	-
25–49	Car-Dependent Most errands require a car	-
0–24	Car-Dependent Almost all errands require a car	14

Source: Walkscore.com

The subject site has a Walk Score of 14 out of 100. This location is considered "Car-Dependent" meaning almost all errands require a car.

Summary of Site Strengths and Weaknesses

The location of the proposed site offers several potential strengths and weaknesses associated with the successful operation of a family housing development. Below is a list of the more prominent identified strengths and weaknesses of the proposed site.

Strengths

- The site is located closely to the interchange of I-90 and US-12 to the north, and US-51 to the west, allowing easy access to surrounding communities in all directions.
- The site is located approximately 8.5 miles south of the main downtown area of Madison, Wisconsin, offering the amenities of a larger city.
- The site has positive neighboring uses, with newly developed subdivisions and several parks within walking distance.

Weaknesses

- The subject site has a Walk Score of 14 out of 100. This location is considered “Car-Dependent” meaning almost all errands require a car.
- The site is not within easy walking distance of a large, full-service grocery store.
- The site is not within easy walking distance of Metro Bus Route 31, the only bus route servicing McFarland.

Population and Households

Overall Demographic Analysis Summary

The following table provides a summary of the demographic makeup of the people residing within the PMA. According to the US Census Bureau and the ESRI BIS actual 2010 and forecasted 2019 and 2024 demographic data sets, the overall population is projected to increase by approximately 1,170 people per year for the five years ending in 2024, resulting in an overall gain of 6.6 percent. The number of households is projected to increase at a rate of about 491 per year for a gain of 6.7 percent. A greater increase is projected in owner occupied units than in renter occupied units.

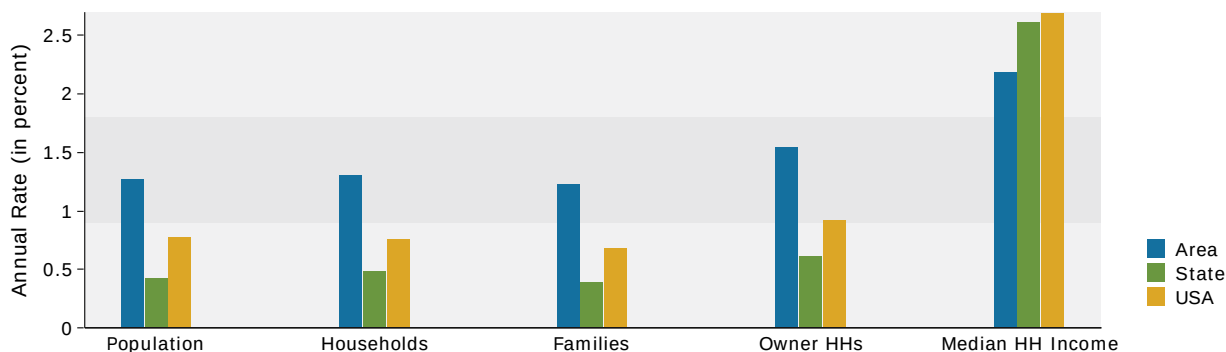
Demographic Summary					
Description	2010 US Census	2019 ESRI Forecasts	2024 ESRI Forecasts	% Change 2019-2024	Annual Change 2019-2024
Population	79,688	89,196	95,048	6.6%	1,170.4
Households	32,676	36,687	39,143	6.7%	491.2
Families	21,343	23,694	25,186	6.3%	298.4
Average Household Size	2.42	2.41	2.41	-	-
Owner Occupied Housing Units	23,590	25,952	28,022	8.0%	414
Renter Occupied Housing Units	9,086	10,735	11,121	3.6%	77.2
Median Age	40	41	42	-	-

Source: U.S. Census Bureau, Census 2010 Summary File 1. ESRI Forecasts for 2019 and 2024.

Trends: 2019-2024 Annual Rate			
Description	Area	State	National
Population	1.28%	0.43%	0.77%
Households	1.30%	0.48%	0.75%
Families	1.23%	0.39%	0.68%
Owner Occupied HHs	1.55%	0.61%	0.92%
Median Household Income	2.19%	2.62%	2.70%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

Trends 2019-2024



Demographic Summary (continued)					
Demographic Summary	2010 US Census	2019 ESRI Forecasts	2024 ESRI Forecasts	Change 2019 to 2024	2019 to 2024 Annual Rate
Total Population	79,688	89,196	95,048	5,852	1.3%
Population 50+	26,999	33,877	36,861	2,984	1.7%
Median Age	39.6	41.0	41.5	0.5	0.2%
Households	32,676	36,687	39,143	2,456	1.3%
% Householders 55+	39.3%	46.0%	47.7%	1.7	0.7%
Owner/Renter Ratio	23,590.0	25,952.0	28,022.0	2,070	1.6%
Median Home Value	-	\$247,836	\$270,700	\$22,864	1.8%
Average Home Value	-	\$292,421	\$316,306	\$23,885	1.6%
Median Household Income	-	\$79,357	\$88,427	\$9,070	2.2%
Median Household Income for Householder 55+	-	\$70,965	\$79,481	\$8,516	2.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024

PMA Detailed Population/Age Distribution 2019 and 2024 ESRI Forecasted Annual Change			
Age Group	2019	2024	Average Annual Increase 2019 to 2024
Total	89,194	95,048	1170.8
0-4	5,149	5,489	68
5-9	5,409	5,583	34.8
10-14	5,782	5,895	22.6
15-19	5,081	5,447	73.2
20-24	4,700	4,818	23.6
25-34	11,026	12,521	299
35-44	12,185	12,314	25.8
45-54	12,322	12,235	-17.4
55-59	6,788	6,309	-95.8
60-64	6,193	6,414	44.2
65-69	5,163	5,922	151.8
70-74	3,763	4,773	202
75-79	2,339	3,388	209.8
80-84	1,541	2,041	100
85+	1,753	1,899	29.2
Total Age 0-54	61,654	64,302	529.6
Total Age 55+	27,540	30,746	641.2
Total Age 75+	5,633	7,328	339

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Population/Age Distribution

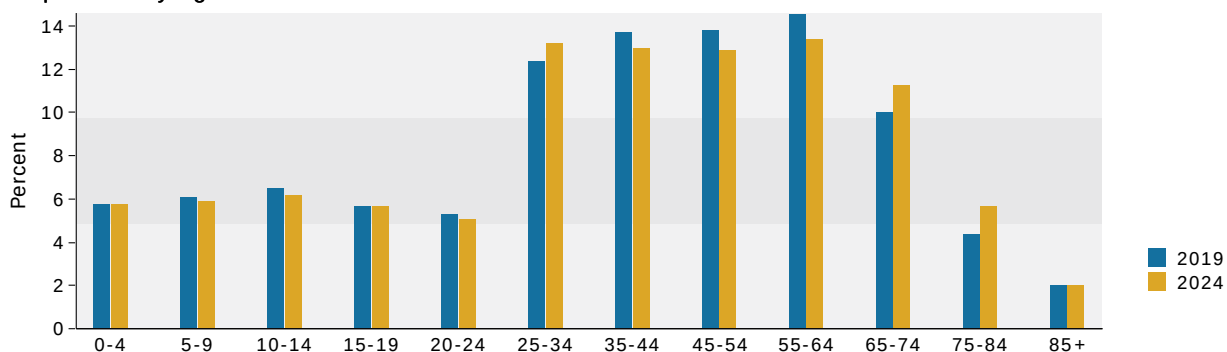
PMA Population/Age Distribution 2010 – 2024						
	2010 US Census		2019 ESRI Forecasts		2024 ESRI Forecasts	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0-4	5,054	6.3%	5,149	5.8%	5,489	5.8%
5-9	5,187	6.5%	5,409	6.1%	5,583	5.9%
10-14	5,238	6.6%	5,782	6.5%	5,895	6.2%
15-19	4,789	6.0%	5,081	5.7%	5,447	5.7%
20-24	3,757	4.7%	4,700	5.3%	4,818	5.1%
25-34	10,781	13.5%	11,026	12.4%	12,521	13.2%
35-44	11,339	14.2%	12,185	13.7%	12,314	13.0%
45-54	13,066	16.4%	12,322	13.8%	12,235	12.9%
55-64	10,634	13.3%	12,981	14.6%	12,723	13.4%
65-74	5,273	6.6%	8,926	10.0%	10,695	11.3%
75-84	3,107	3.9%	3,880	4.4%	5,429	5.7%
85+	1,463	1.8%	1,753	2.0%	1,899	2.0%
Total	79,688	99.8%	89,194	100.3%	95,048	100.0%
Total Age 55+	20,477	25.7%	27,540	30.9%	30,746	32.3%
Total Age 65+	9,843	12.4%	14,559	16.3%	18,023	19.0%
Total Age 75+	4,570	5.7%	5,633	6.3%	7,328	7.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Senior Population Distribution						
Total Population	2010 US Census Number	2010 Census % of Total	2019 ESRI Forecasts Number	2019 ESRI Forecasts % of Total	2024 ESRI Forecasts Number	2024 ESRI Forecasts % of Total
Total (50+)	26,999	33.9%	33,877	38.0%	36,861	38.8%
50-54	6,522	8.2%	6,337	7.1%	6,115	6.4%
55-59	6,043	7.6%	6,788	7.6%	6,309	6.6%
60-64	4,591	5.8%	6,193	6.9%	6,414	6.7%
65-69	3,180	4.0%	5,163	5.8%	5,922	6.2%
70-74	2,093	2.6%	3,763	4.2%	4,773	5.0%
75-79	1,693	2.1%	2,339	2.6%	3,388	3.6%
80-84	1,414	1.8%	1,541	1.7%	2,041	2.1%
85+	1,463	1.8%	1,753	2.0%	1,899	2.0%
Total Age 55+	20,477	25.7%	27,540	30.9%	30,746	32.3%
Total Age 65+	9,843	12.4%	14,559	16.3%	18,023	19.0%
Total Age 75+	4,570	5.7%	5,633	6.3%	7,328	7.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

Population by Age



PMA Household Distribution Summary

PMA Household Distribution				
Age Cohort	2019 ESRI Forecasts	2024 ESRI Forecasts	Change 2019 to 2024	2019 to 2024 Annual Rate
15-24	1,116	1,214	8.8%	19.6
25-34	5,207	5,908	13.5%	140.2
35-44	6,584	6,532	-0.8%	-10.4
45-54	6,899	6,810	-1.3%	-17.8
55-64	7,619	7,368	-3.3%	-50.2
65-74	5,428	6,389	17.7%	192.2
75+	3,834	4,918	28.3%	216.8
Total	36,687	39,139	6.7%	490.4

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

ESRI BIS projects the senior household growth to be greater than that of the average general household growth. The senior household growth is projected at 10.6 percent from 2019 to 2024, adding approximately 359 senior households annually.

PMA Senior (Age 55+) Households					
Age of Householder	2010 US Census	2019 ESRI Forecasts	2024 ESRI Forecasts	% Change 2019 to 2024	Average Annual Increase 2019 to 2024
55-64	6,407	7,619	7,366	-3.3%	-50.6
65-74	3,295	5,427	6,391	17.8%	192.8
75+	3,130	3,834	4,918	28.3%	216.8
Households 55+	12,832	16,880	18,675	10.6%	359

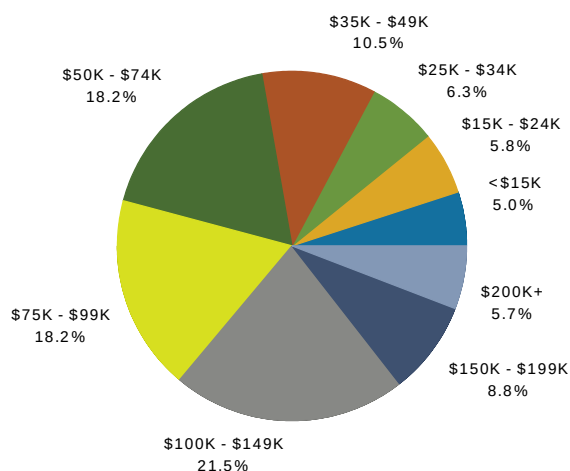
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

Overall Households by Income

PMA Households by Income 2019 – 2024				
Households Income	2019 ESRI Forecasts		2024 ESRI Forecasts	
	Number	Percent	Number	Percent
Total	36,688	100%	39,142	100%
<\$15,000	1,842	5.0%	1,425	3.6%
\$15,000-\$24,999	2,144	5.8%	1,819	4.6%
\$25,000-\$34,999	2,300	6.3%	2,041	5.2%
\$35,000-\$49,999	3,861	10.5%	3,588	9.2%
\$50,000-\$74,999	6,665	18.2%	6,396	16.3%
\$75,000-\$99,999	6,667	18.2%	7,001	17.9%
\$100,000-\$149,999	7,875	21.5%	9,397	24.0%
\$150,000-\$199,999	3,231	8.8%	4,748	12.1%
\$200,000+	2,103	5.7%	2,727	7.0%
Median Household Income	\$79,357		\$88,427	
Average Household Income	\$94,887		\$108,858	
Per Capita Income	\$39,100		\$44,911	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

2019 Household Income



The following table shows the distribution of household income by age of householder in the PMA. ESRI BIS estimates that in 2019 there are approximately 10,147 households with incomes between \$0 and \$49,999, and of these, 6,337 households were under the age of 65 and 3,810 were over the age of 65. Although this information does not match the proposed development's targeted incomes exactly, it provides insight when examining the depth of the affordable housing market. A more detailed penetration analysis will be presented later in this report to more closely determine the number of age and income qualified households.

PMA Household Income by Age 2019 ESRI Forecasted								
HH Income Base	<25	25-34	35-44	45-54	55-64	65-74	75+	Totals
Total	1,116	5,207	6,584	6,899	7,619	5,428	3,834	36,687
<\$15,000	130	239	222	233	349	268	401	1,842
\$15,000-\$24,999	104	243	227	181	374	384	631	2,144
\$25,000-\$34,999	158	374	323	303	315	334	492	2,299
\$35,000-\$49,999	189	663	605	546	559	629	671	3,862
\$50,000-\$74,999	251	1,011	915	1,056	1,472	1,253	708	6,666
\$75,000-\$99,999	130	916	1,132	1,422	1,622	1,131	313	6,666
\$100,000-\$149,999	95	1,068	2,122	1,699	1,788	754	349	7,875
\$150,000-\$199,999	44	462	575	939	658	378	174	3,230
\$200,000+	15	231	463	520	482	297	95	2,103
Median HH Income	\$47,579	\$76,448	\$96,228	\$93,396	\$84,218	\$70,671	\$42,486	
Average HH Income	\$60,236	\$90,535	\$106,267	\$110,641	\$100,326	\$88,423	\$61,380	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Household Income by Age 2024 ESRI Forecasted								
HH Income Base	<25	25-34	35-44	45-54	55-64	65-74	75+	Totals
Total	1,214	5,908	6,532	6,810	7,368	6,389	4,918	39,139
<\$15,000	120	171	147	152	223	225	386	1,424
\$15,000-\$24,999	90	199	156	120	272	343	639	1,819
\$25,000-\$34,999	148	331	233	215	233	311	570	2,041
\$35,000-\$49,999	194	630	479	428	440	608	809	3,588
\$50,000-\$74,999	279	1,008	765	865	1,238	1,323	918	6,396
\$75,000-\$99,999	164	1,036	1,066	1,344	1,540	1,390	461	7,001
\$100,000-\$149,999	128	1,441	2,321	1,832	1,967	1,083	625	9,397
\$150,000-\$199,999	70	759	807	1,236	890	643	342	4,747
\$200,000+	21	333	558	618	565	463	168	2,726
Median HH Income	\$53,319	\$87,897	\$105,062	\$104,790	\$94,448	\$80,157	\$50,997	
Average HH Income	\$69,804	\$106,263	\$122,013	\$126,856	\$115,357	\$104,611	\$75,022	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Household Income by Age 2021 ESRI Interpolated								
HH Income Base	<25	25-34	35-44	45-54	55-64	65-74	75+	Totals
Total	1,155	5,487	6,563	6,863	7,519	5,812	4,268	37,668
<\$15,000	126	212	192	201	299	251	395	1,675
\$15,000-\$24,999	98	225	199	157	333	368	634	2,014
\$25,000-\$34,999	154	357	287	268	282	325	523	2,196
\$35,000-\$49,999	191	650	555	499	511	621	726	3,752
\$50,000-\$74,999	262	1,010	855	980	1,378	1,281	792	6,558
\$75,000-\$99,999	144	964	1,106	1,391	1,589	1,235	372	6,800
\$100,000-\$149,999	108	1,217	2,202	1,752	1,860	886	459	8,484
\$150,000-\$199,999	54	581	668	1,058	751	484	241	3,837
\$200,000+	17	272	501	559	515	363	124	2,352

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Household Income by Age (Under the Age of 65) 2019 ESRI Forecasted						
HH Income Base	<25	25-34	35-44	45-54	55-64	Totals
Total	1,116	5,207	6,584	6,899	7,619	27,425
<\$15,000	130	239	222	233	349	1,173
\$15,000-\$24,999	104	243	227	181	374	1,129
\$25,000-\$34,999	158	374	323	303	315	1,473
\$35,000-\$49,999	189	663	605	546	559	2,562
\$50,000-\$74,999	251	1,011	915	1,056	1,472	4,705
\$75,000-\$99,999	130	916	1,132	1,422	1,622	5,222
\$100,000-\$149,999	95	1,068	2,122	1,699	1,788	6,772
\$150,000-\$199,999	44	462	575	939	658	2,678
\$200,000+	15	231	463	520	482	1,711

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Household Income by Age (Under the Age of 65) 2024 ESRI Forecasted						
HH Income Base	<25	25-34	35-44	45-54	55-64	Totals
Total	1,214	5,908	6,532	6,810	7,368	27,832
<\$15,000	120	171	147	152	223	813
\$15,000-\$24,999	90	199	156	120	272	837
\$25,000-\$34,999	148	331	233	215	233	1,160
\$35,000-\$49,999	194	630	479	428	440	2,171
\$50,000-\$74,999	279	1,008	765	865	1,238	4,155
\$75,000-\$99,999	164	1,036	1,066	1,344	1,540	5,150
\$100,000-\$149,999	128	1,441	2,321	1,832	1,967	7,689
\$150,000-\$199,999	70	759	807	1,236	890	3,762
\$200,000+	21	333	558	618	565	2,095

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Household Income by Age (Under the Age of 65) 2021 ESRI Interpolated						
HH Income Base	<25	25-34	35-44	45-54	55-64	Totals
Total	1,155	5,487	6,563	6,863	7,519	27,588
<\$15,000	126	212	192	201	299	1,029
\$15,000-\$24,999	98	225	199	157	333	1,012
\$25,000-\$34,999	154	357	287	268	282	1,348
\$35,000-\$49,999	191	650	555	499	511	2,406
\$50,000-\$74,999	262	1,010	855	980	1,378	4,485
\$75,000-\$99,999	144	964	1,106	1,391	1,589	5,193
\$100,000-\$149,999	108	1,217	2,202	1,752	1,860	7,139
\$150,000-\$199,999	54	581	668	1,058	751	3,112
\$200,000+	17	272	501	559	515	1,865

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Household Income by Age (Under the Age of 55) 2019 ESRI Forecasted					
HH Income Base	<25	25-34	35-44	45-54	Totals
Total	1,116	5,207	6,584	6,899	19,806
<\$15,000	130	239	222	233	824
\$15,000-\$24,999	104	243	227	181	755
\$25,000-\$34,999	158	374	323	303	1,158
\$35,000-\$49,999	189	663	605	546	2,003
\$50,000-\$74,999	251	1,011	915	1,056	3,233
\$75,000-\$99,999	130	916	1,132	1,422	3,600
\$100,000-\$149,999	95	1,068	2,122	1,699	4,984
\$150,000-\$199,999	44	462	575	939	2,020
\$200,000+	15	231	463	520	1,229

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Household Income by Age (Under the Age of 55) 2024 ESRI Forecasted					
HH Income Base	<25	25-34	35-44	45-54	Totals
Total	1,214	5,908	6,532	6,810	20,464
<\$15,000	120	171	147	152	590
\$15,000-\$24,999	90	199	156	120	565
\$25,000-\$34,999	148	331	233	215	927
\$35,000-\$49,999	194	630	479	428	1,731
\$50,000-\$74,999	279	1,008	765	865	2,917
\$75,000-\$99,999	164	1,036	1,066	1,344	3,610
\$100,000-\$149,999	128	1,441	2,321	1,832	5,722
\$150,000-\$199,999	70	759	807	1,236	2,872
\$200,000+	21	333	558	618	1,530

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Household Income by Age (Under the Age of 55) 2021 ESRI Interpolated					
HH Income Base	<25	25-34	35-44	45-54	Totals
Total	1,155	5,487	6,563	6,863	20,069
<\$15,000	126	212	192	201	730
\$15,000-\$24,999	98	225	199	157	679
\$25,000-\$34,999	154	357	287	268	1,066
\$35,000-\$49,999	191	650	555	499	1,894
\$50,000-\$74,999	262	1,010	855	980	3,107
\$75,000-\$99,999	144	964	1,106	1,391	3,604
\$100,000-\$149,999	108	1,217	2,202	1,752	5,279
\$150,000-\$199,999	54	581	668	1,058	2,361
\$200,000+	17	272	501	559	1,349

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Detailed Household Income by Age (Under the Age of 55) 2019 and 2024 ESRI Forecasted			
	2019	2024	Under the Age of 55 Average Annual Increase 2019 to 2024
HH Income Base	<25-55	<25-55	
Total	19,806	20,464	131.6
<\$15,000	824	590	-46.8
\$15,000-\$24,999	755	565	-38
\$25,000-\$34,999	1,158	927	-46.2
\$35,000-\$49,999	2,003	1,731	-54.4
\$50,000-\$74,999	3,233	2,917	-63.2
\$75,000-\$99,999	3,600	3,610	2
\$100,000-\$149,999	4,984	5,722	147.6
\$150,000-\$199,999	2,020	2,872	170.4
\$200,000+	1,229	1,530	60.2

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

Senior Households by Income (55+)

PMA Detailed Senior Household Income by Age (55+) 2019 ESRI Forecasted				
HH Income Base	55-64	65-74	75+	Totals
Total	7,619	5,428	3,834	16,881
<\$15,000	349	268	401	1,018
\$15,000-\$24,999	374	384	631	1,389
\$25,000-\$34,999	315	334	492	1,141
\$35,000-\$49,999	559	629	671	1,859
\$50,000-\$74,999	1,472	1,253	708	3,433
\$75,000-\$99,999	1,622	1,131	313	3,066
\$100,000-\$149,999	1,788	754	349	2,891
\$150,000-\$199,999	658	378	174	1,210
\$200,000+	482	297	95	874

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Detailed Senior Household Income by Age (55+) 2024 ESRI Forecasted				
HH Income Base	55-64	65-74	75+	Totals
Total	7,368	6,389	4,918	18,675
<\$15,000	223	225	386	834
\$15,000-\$24,999	272	343	639	1,254
\$25,000-\$34,999	233	311	570	1,114
\$35,000-\$49,999	440	608	809	1,857
\$50,000-\$74,999	1,238	1,323	918	3,479
\$75,000-\$99,999	1,540	1,390	461	3,391
\$100,000-\$149,999	1,967	1,083	625	3,675
\$150,000-\$199,999	890	643	342	1,875
\$200,000+	565	463	168	1,196

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Detailed Senior Household Income by Age (55+) 2021 ESRI Interpolated				
HH Income Base	55-64	65-74	75+	Totals
Total	7,519	5,812	4,268	17,599
<\$15,000	299	251	395	944
\$15,000-\$24,999	333	368	634	1,335
\$25,000-\$34,999	282	325	523	1,130
\$35,000-\$49,999	511	621	726	1,858
\$50,000-\$74,999	1,378	1,281	792	3,451
\$75,000-\$99,999	1,589	1,235	372	3,196
\$100,000-\$149,999	1,860	886	459	3,205
\$150,000-\$199,999	751	484	241	1,476
\$200,000+	515	363	124	1,003

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

Senior Households by Income

PMA Detailed Senior Household Income by Age (65+) 2019 ESRI Forecasted			
HH Income Base	65-74	75+	Totals
Total	5,428	3,834	9,262
<\$15,000	268	401	669
\$15,000-\$24,999	384	631	1,015
\$25,000-\$34,999	334	492	826
\$35,000-\$49,999	629	671	1,300
\$50,000-\$74,999	1,253	708	1,961
\$75,000-\$99,999	1,131	313	1,444
\$100,000-\$149,999	754	349	1,103
\$150,000-\$199,999	378	174	552
\$200,000+	297	95	392

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Detailed Senior Household Income by Age (65+) 2024 ESRI Forecasted			
HH Income Base	65-74	75+	Totals
Total	6,389	4,918	11,307
<\$15,000	225	386	611
\$15,000-\$24,999	343	639	982
\$25,000-\$34,999	311	570	881
\$35,000-\$49,999	608	809	1,417
\$50,000-\$74,999	1,323	918	2,241
\$75,000-\$99,999	1,390	461	1,851
\$100,000-\$149,999	1,083	625	1,708
\$150,000-\$199,999	643	342	985
\$200,000+	463	168	631

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Detailed Senior Household Income by Age (65+) 2021 ESRI Interpolated			
HH Income Base	65-74	75+	Totals
Total	5,812	4,268	10,080
<\$15,000	251	395	646
\$15,000-\$24,999	368	634	1,002
\$25,000-\$34,999	325	523	848
\$35,000-\$49,999	621	726	1,347
\$50,000-\$74,999	1,281	792	2,073
\$75,000-\$99,999	1,235	372	1,607
\$100,000-\$149,999	886	459	1,345
\$150,000-\$199,999	484	241	725
\$200,000+	363	124	488

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

2019 Households by Income and Age of Householder 55+ ESRI Forecasted										
HH Income Base	55-64	Percent	65-74	Percent	75+	Percent	55+ Total	Percent	65+ Total	Percent
Total	7,619	100%	5,428	100%	3,834	100%	16,881	100%	9,262	100%
<\$15,000	349	4.6%	268	4.9%	401	10.5%	1,018	6.0%	669	7.2%
\$15,000-\$24,999	374	4.9%	384	7.1%	631	16.5%	1,389	8.2%	1,015	11.0%
\$25,000-\$34,999	315	4.1%	334	6.2%	492	12.8%	1,141	6.8%	826	8.9%
\$35,000-\$49,999	559	7.3%	629	11.6%	671	17.5%	1,859	11.0%	1,300	14.0%
\$50,000-\$74,999	1,472	19.3%	1,253	23.1%	708	18.5%	3,433	20.3%	1,961	21.2%
\$75,000-\$99,999	1,622	21.3%	1,131	20.8%	313	8.2%	3,066	18.2%	1,444	15.6%
\$100,000-\$149,999	1,788	23.5%	754	13.9%	349	9.1%	2,891	17.1%	1,103	11.9%
\$150,000-\$199,999	658	8.6%	378	7.0%	174	4.5%	1,210	7.2%	552	6.0%
\$200,000+	482	6.3%	297	5.5%	95	2.5%	874	5.2%	392	4.2%
Median HH Income	\$84,218		\$70,671		\$42,486		\$70,965			
Average HH Income	\$100,326		\$88,423		\$61,380		\$87,648			

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

2024 Households by Income and Age of Householder 55+ ESRI Forecasted										
HH Income Base	55-64	Percent	65-74	Percent	75+	Percent	55+ Total	Percent	65+ Total	Percent
Total	7,368	100%	6,389	100%	4,918	100%	18,675	100%	11,307	100%
<\$15,000	223	3.0%	225	3.5%	386	7.8%	834	4.5%	611	5.4%
\$15,000-\$24,999	272	3.7%	343	5.4%	639	13.0%	1,254	6.7%	982	8.7%
\$25,000-\$34,999	233	3.2%	311	4.9%	570	11.6%	1,114	6.0%	881	7.8%
\$35,000-\$49,999	440	6.0%	608	9.5%	809	16.4%	1,857	9.9%	1,417	12.5%
\$50,000-\$74,999	1,238	16.8%	1,323	20.7%	918	18.7%	3,479	18.6%	2,241	19.8%
\$75,000-\$99,999	1,540	20.9%	1,390	21.7%	461	9.4%	3,391	18.2%	1,851	16.4%
\$100,000-\$149,999	1,967	26.7%	1,083	16.9%	625	12.7%	3,675	19.7%	1,708	15.1%
\$150,000-\$199,999	890	12.1%	643	10.1%	342	7.0%	1,875	10.0%	985	8.7%
\$200,000+	565	7.7%	463	7.2%	168	3.4%	1,196	6.4%	631	5.6%
Median HH Income	\$94,448		\$80,157		\$50,997		\$79,481			
Average HH Income	\$115,357		\$104,611		\$75,022		\$101,057			

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Detailed Senior Household Income by Age 2019 and 2024 ESRI Forecasted									
	2019	2024	Age 55-64 Average Annual Increase 2019 to 2024	2019	2024	Age 65-74 Average Annual Increase 2019 to 2024	2019	2024	Age 75+ Average Annual Increase 2019 to 2024
HH Income Base	55-64	55-64		65-74	65-74		75+	75+	
Total	7,619	7,368	-50.2	5,428	6,389	192.2	3,604	4,918	262.8
<\$15,000	349	223	-25.2	268	225	-8.6	401	386	-3
\$15,000-\$24,999	374	272	-20.4	384	343	-8.2	401	639	47.6
\$25,000-\$34,999	315	233	-16.4	334	311	-4.6	492	570	15.6
\$35,000-\$49,999	559	440	-23.8	629	608	-4.2	671	809	27.6
\$50,000-\$74,999	1,472	1,238	-46.8	1,253	1,323	14	708	918	42
\$75,000-\$99,999	1,622	1,540	-16.4	1,131	1,390	51.8	313	461	29.6
\$100,000-\$149,999	1,788	1,967	35.8	754	1,083	65.8	349	625	55.2
\$150,000-\$199,999	658	890	46.4	378	643	53	174	342	33.6
\$200,000+	482	565	16.6	297	463	33.2	95	168	14.6
Median HH Income	\$84,218	\$94,448		\$70,671	\$80,157		\$42,486	\$50,997	
Average HH Income	\$100,326	\$115,357		\$88,423	\$104,611		\$61,380	\$75,022	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

Household by Size

The 2010 US Census data indicated 31,908 of the 32,675 (97.7 percent) occupied units in the PMA were occupied by one to five people, a likely indicator that that approximately 97 percent of the rental demand in the PMA is for efficiencies, one, two and three bedroom units. Additionally, 20,775 of the 32,675 (63.6 percent) occupied units in the PMA were occupied by one or two people. The data suggests that existing and future multifamily rental units should target a mix of about 97 percent efficiencies, one, two, and three-bedroom units and existing and future senior rental units should target 64 percent for efficiencies, one and two bedroom units.

Household by Size 2010 US Census		
Households by Size	Number	Percent
Total	32,675	100%
1 Person Household	8,642	26.4%
2 Person Household	12,133	37.1%
3 Person Household	5,136	15.7%
4 Person Household	4,384	13.4%
5 Person Household	1,613	4.9%
6 Person Household	485	1.5%
7+ Person Household	282	0.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

Household by Tenure

The 2010 US Census data indicates that in 2019, 70.7 percent of the occupied households in the PMA owned their homes, while 29.3 percent of the occupied households were renters. The following table provides a summary of the ratio of renters to owners for all ages.

Households by Tenure 2010 US Census						
	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	34,669	100.0%	38,751	100.0%	41,209	100.0%
Total Occupied Units	32,676	94.3%	36,687	94.7%	39,143	95.0%
Owner Occupied HHs/Householder	23,590	72.2%	25,952	70.7%	28,022	71.6%
Renter Occupied HHs/Householder	9,086	27.8%	10,735	29.3%	11,121	28.4%
Vacant Units	1,993	5.7%	2,064	5.3%	2,066	5.0%

Source: US Census Bureau

Occupied Housing Units by Age

PMA Occupied Housing Units by Age of Householder and Home Ownership 2010 US Census			
		Owner Occupied Units	
	Total Occupied	Number	% Total Households
Total	32,675	23,590	72.2%
15-24	1,028	163	0.5%
25-34	5,197	2,886	8.8%
35-44	6,209	4,553	13.9%
45-54	7,409	5,919	18.1%
55-64	6,407	5,333	16.3%
65-74	3,295	2,716	8.3%
75-84	2,128	1,543	4.7%
85+	1,002	477	1.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

PMA Occupied Housing Units by Age of Householder (55+) 2010 US Census			
	Number	Percent	% Total Households
Total	12,832	100.0%	39.3%
Owner Occupied Housing Units	10,069	78.5%	30.8%
Householder Age 55-64	5,333	41.6%	16.3%
Householder Age 65-74	2,716	21.2%	8.3%
Householder Age 75-84	1,543	12.0%	4.7%
Householder Age 85+	477	3.7%	1.5%
Renter Occupied Housing Units	2,763	21.5%	8.5%
Householder Age 55-64	1,074	8.4%	3.3%
Householder Age 65-74	579	4.5%	1.8%
Householder Age 75-84	585	4.6%	1.8%
Householder Age 85+	525	4.1%	1.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

PMA Renter Occupied Housing Units by Age of Householder (55+) 2010 US Census			
	Number of Occupied Units	Number of Rental Occupied Units	% Total Households
Total	12,832	2,763	21.5%
Householder Age 55-64	6,407	1,074	16.8%
Householder Age 65-74	3,295	579	17.6%
Householder Age 75-84	2,128	585	27.5%
Householder Age 85+	1,002	525	52.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

Housing Unit by Year Structure Built		
Year Structure Built	Number	% of Total Units
Built 2014 or later	870	2.4%
Built 2010 or later	946	2.6%
Built 2000 to 2009	6,791	18.9%
Built 1990 to 1999	5,718	15.9%
Built 1980 to 1989	3,990	11.1%
Built 1970 to 1979	5,969	16.6%
Built 1960 to 1969	3,512	9.8%
Built 1950 to 1959	3,648	10.1%
Built 1940 to 1949	997	2.8%
Built 1939 or earlier	3,554	9.9%
Total	35,995	100%

Source: U.S. Census Bureau, ASC Housing Summary ESRI Forecasts for 2014-2018.

Crime Statistics

During the course of the analysis, we obtained crime statistics from FBI, Crime Data Explorer, which collects data through the Uniform Crime Reporting Program Data (<http://www.crime-data-explorer.fr.cloud.gov/>), and population statistics from the U.S. Census Bureau. The following table provides a summary of the crime activity within the City of McFarland and the relationship to the State of Wisconsin as a whole. This report provides indexed crime data for the City of McFarland by providing indexes for violent crimes and property crimes. According to the crime report from the Crime Data Explorer, the City of McFarland is below the Wisconsin violent crime and consistent with the property crime indices

Uniform Crime Reporting Statistics - UCR Data Online										
Year	Population	Violent Crime Total	Property Crime Total	Violent Crime Rate	Property Crime Rate	Population	Violent Crime Total	Property Crime Total	Violent Crime Rate	Property Crime Rate
	City of McFarland, WI					State of Wisconsin				
2004	4,974	4	170	80.4	3,417.8	5,363,675	12,700	159,424	236.8	2,972.3
2005	5,183	6	177	115.8	3,415.0	5,405,947	12,486	166,924	231.0	3,087.8
2006	5,394	11	181	203.9	3,355.6	5,439,692	12,238	164,749	225.0	3,028.6
2007	5,609	8	195	142.6	3,476.6	5,474,290	12,104	157,684	221.1	2,880.4
2008	5,823	7	175	120.2	3,005.3	5,503,533	11,548	146,710	209.8	2,665.7
2009	6,050	2	162	33.1	2,677.7	5,527,644	13,367	147,556	242.0	2,669.0
2010	6,192	2	190	32.3	3,068.5	5,556,506	15,899	156,748	286.1	2,821.0
2011	6,472	3	175	46.4	2,704.0	5,601,640	16,330	159,305	291.5	2,843.9
2012	6,553	3	151	45.8	2,304.3	5,627,967	15,507	155,456	275.5	2,762.2
2013	6,611	5	115	75.6	1,739.5	5,654,774	14,650	147,692	259.1	2,611.8
2014	6,661	7	128	105.1	1,921.6	5,691,659	14,167	142,781	248.9	2,508.6
2015	6,838	11	96	160.9	1,403.9	5,709,843	14,268	139,912	249.9	2,450.4
2016	6,980	8	91	114.6	1,303.7	5,724,554	16,254	140,780	283.9	2,459.2
2017	6,951	10	94	143.9	1,352.3	5,742,953	16,118	125,694	280.7	2,188.7
2018	7,106	9	82	126.7	1,154.0	5,757,564	16,714	120,238	290.3	2,088.3

Sources: FBI, Uniform Crime Reports, prepared by the National Archive of Criminal Justice Data (<http://www.crime-data-explorer.fr.cloud.gov/>)

"City and Town Population Totals: 2010-2018", "City and Town Intercensal Datasets: 2000-2010", U.S. Census Bureau, (<http://www.census.gov/data/>)

Rates are the number of reported offenses per 100,000 population

The following crime map indicates the overall level of crime by census tract, relative to surrounding areas. These crimes include murder, rape, robbery, assault, burglary, theft, and motor vehicle theft. It should be noted that these crimes are unweighted. That is, represented in the overall crime rate, murders are weighted no more heavily than theft or burglary. According to ESRI and Applied Geographic Solutions, Inc.

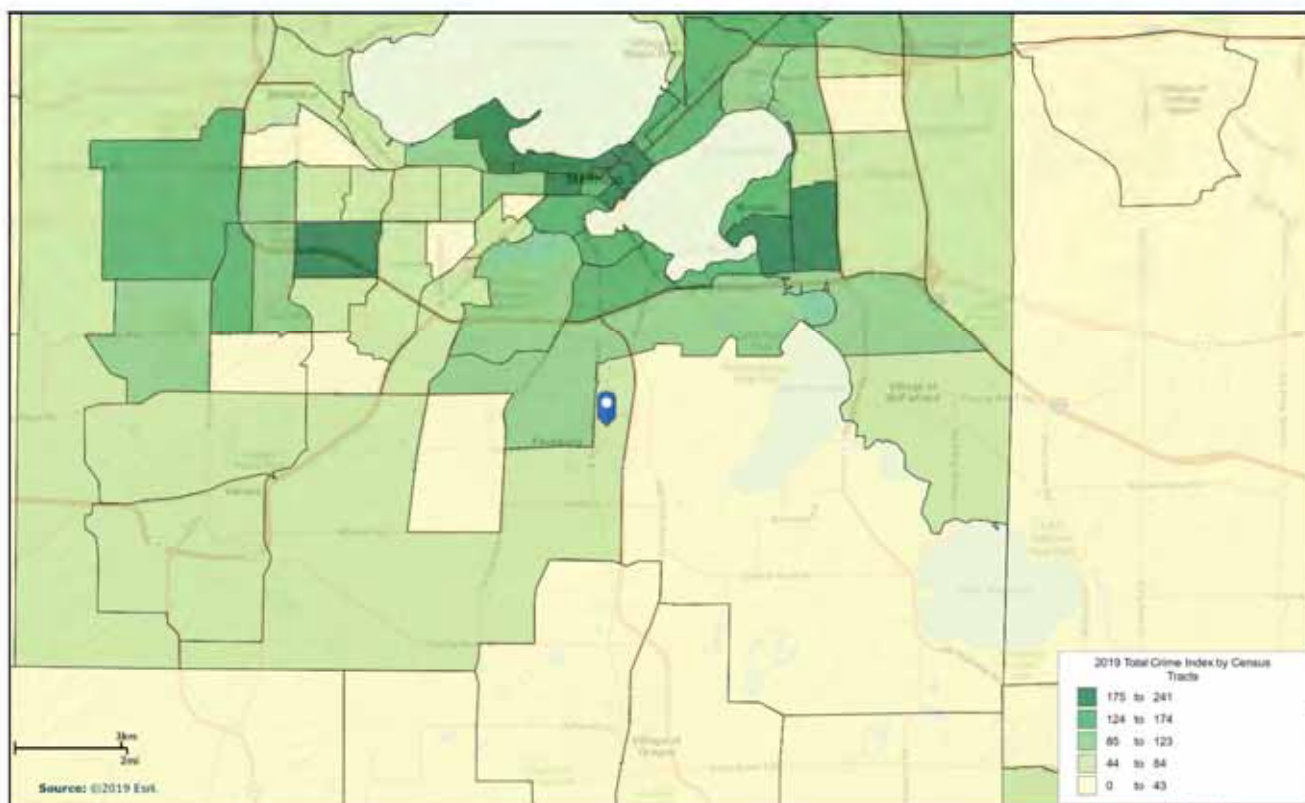
"The results of these models were then applied to the block group level using the same demographic attributes compiled at the block group level. The resulting estimates were then scaled to match the master database of 8,500 jurisdictions. For cities, the block groups within each city were scaled to match the city total. For areas outside of these cities (or for smaller centers), results were scaled to match the county total after adjusting for those cities scaled separately. The final crime rate estimates were then weighted by population and aggregated to the national totals. The results were then scaled to match the 2010 preliminary estimates (at a state level) and converted to indexes relative to the national total.

The index values for the US level are 100, representing average crime for the country. A value of more than 100 represents higher crime than the national average, and a value of less than 100 represents lower crime than the national average. For example, an index of 120 implies that crime in the area is 20 percent higher than the US average; an index of 80 implies that crime is 20 percent lower than the US average."

Additionally, the crime map on the following page will categorize census tracts by color based on number of occurrences of crime. According to the data provided by ESRI, the subject is located in a census tract with a crime index ranging from 16 to 56 percent lower than the national average.



2019 Total Crime Index by Census Tracts

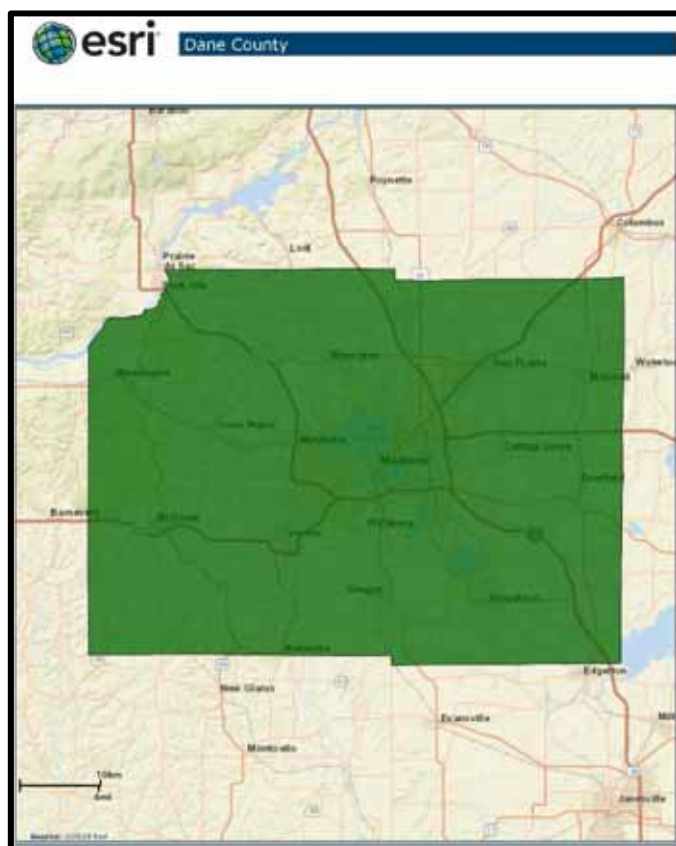


Employment and Economy

Employment plays an important role in multifamily housing demand. A strong and stable employment base is typically reflected in a low vacancy rate for the multifamily housing market. This relationship has held true for the PMA during the past few years, which has experienced a stable and growing employment base, resulting in a consistent demand for multifamily housing.

The following areas are utilized within the following Economic and Economy analysis:

Dane County



State of Wisconsin



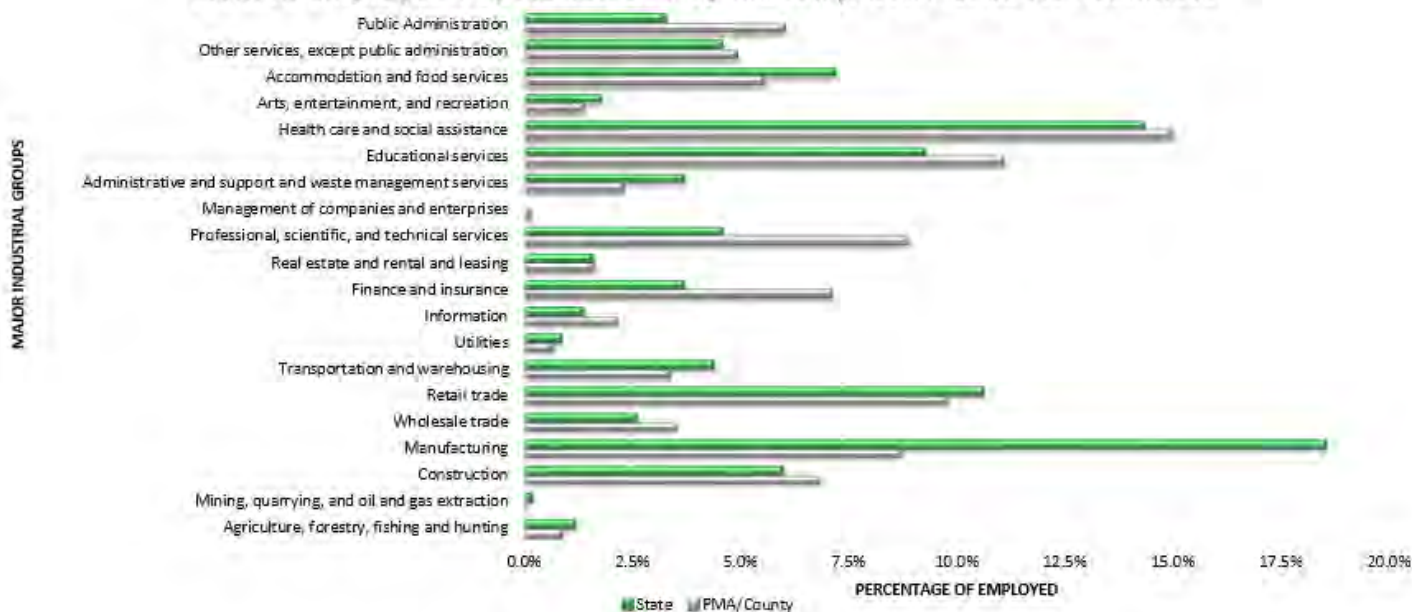
Employment by Industry Sector (PMA)

As shown in the table and graph below, data taken from the U.S. Census Bureau, 2014-2018 American Community Survey indicate that employment within PMA, as compared to the State of Wisconsin, is relatively similar in terms of employment by industry sector. The PMA's civilian employee population (ages 16+) is most found within Health care and social assistance, educational services, and manufacturing, combining for 35.9 percent of employment in the PMA. Manufacturing levels are well below state levels while professional, scientific and technical services and finance and insurance levels are well above state levels, respectfully. The elevated levels of these services are most likely attributed to the presence of area employers such as the University of Wisconsin-Madison, Epic and American Family Insurance.

Civilian Employed Population 16+ by Industry, 2014-2018 ACS Estimate				
	PMA		State of Wisconsin	
	Employed	Percent	Employed	Percent
Agriculture, forestry, fishing and hunting	432	0.9%	57,205	1.20%
Mining, quarrying, and oil and gas extraction	11	0.0%	5,885	0.20%
Construction	3,311	6.8%	190,273	6.00%
Manufacturing	4,206	8.7%	533,310	18.50%
Wholesale trade	1,699	3.5%	95,559	2.60%
Retail trade	4,723	9.8%	308,922	10.60%
Transportation and warehousing	1,634	3.4%	123,840	4.40%
Utilities	332	0.7%	20,875	0.90%
Information	1,050	2.2%	48,510	1.40%
Finance and insurance	3,444	7.1%	152,302	3.70%
Real estate and rental and leasing	787	1.6%	34,626	1.60%
Professional, scientific, and technical services	4,292	8.9%	163,201	4.60%
Management of companies and enterprises	74	0.2%	5,489	0.00%
Administrative and support and waste management services	1,117	2.3%	87,437	3.70%
Educational services	5,359	11.1%	264,256	9.30%
Health care and social assistance	7,239	15.0%	457,791	14.30%
Arts, entertainment, and recreation	676	1.4%	54,211	1.80%
Accommodation and food services	2,674	5.5%	202,648	7.20%
Other services, except public administration	2,392	4.9%	124,530	4.60%
Public Administration	2,915	6.0%	112,020	3.30%
Total	48,368	100%	3,042,890	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey

Civilian Employed Population 16+ by Industry, 2014-2018 ACS Estimate

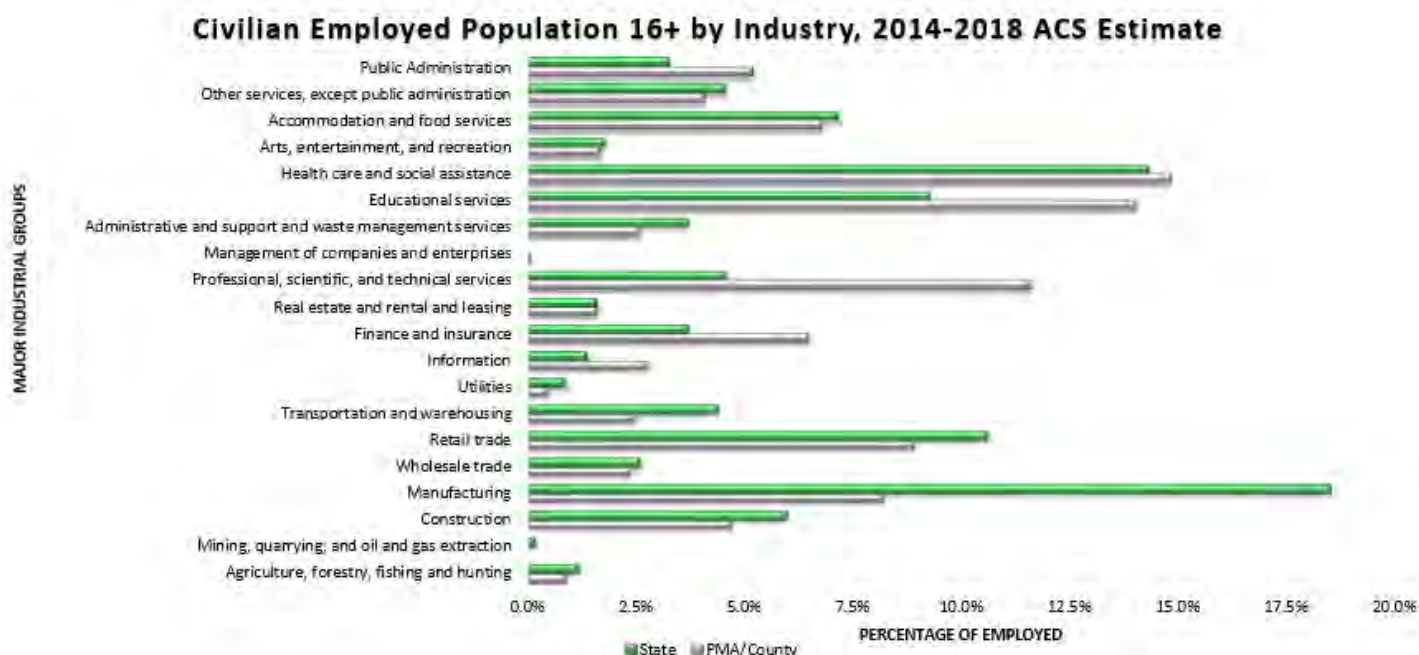


Employment by Industry Sector (County)

As shown in the table and graph below, data taken from the U.S. Census Bureau, 2014-2018 American Community Survey indicate that employment within Dane County, as compared to the State of Wisconsin, is relatively similar in terms of employment by industry sector. Dane County is differentiated by a higher than average percentage of educational services and professional, scientific and technical service compared to the state.

Civilian Employed Population 16+ by Industry, 2014-2018 ACS Estimate				
	County		State of Wisconsin	
	Employed	Percent	Employed	Percent
Agriculture, forestry, fishing and hunting	2,779	0.9%	57,205	1.2%
Mining, quarrying, and oil and gas extraction	106	0.0%	5,885	0.2%
Construction	14,304	4.7%	190,273	6.0%
Manufacturing	25,171	8.2%	533,310	18.5%
Wholesale trade	7,450	2.4%	95,559	2.6%
Retail trade	27,416	8.9%	308,922	10.6%
Transportation and warehousing	7,599	2.5%	123,840	4.4%
Utilities	1,599	0.5%	20,875	0.9%
Information	8,577	2.8%	48,510	1.4%
Finance and insurance	19,970	6.5%	152,302	3.7%
Real estate and rental and leasing	4,885	1.6%	34,626	1.6%
Professional, scientific, and technical services	35,456	11.6%	163,201	4.6%
Management of companies and enterprises	349	0.1%	5,489	0.0%
Administrative and support and waste management services	7,889	2.6%	87,437	3.7%
Educational services	42,868	14.0%	264,256	9.3%
Healthcare and social assistance	45,418	14.8%	457,791	14.3%
Arts, entertainment, and recreation	5,329	1.7%	54,211	1.8%
Accommodation and food services	20,945	6.8%	202,648	7.2%
Other services, except public administration	12,642	4.1%	124,530	4.6%
Public Administration	16,054	5.2%	112,020	3.3%
Total	306,806	100%	3,042,890	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey

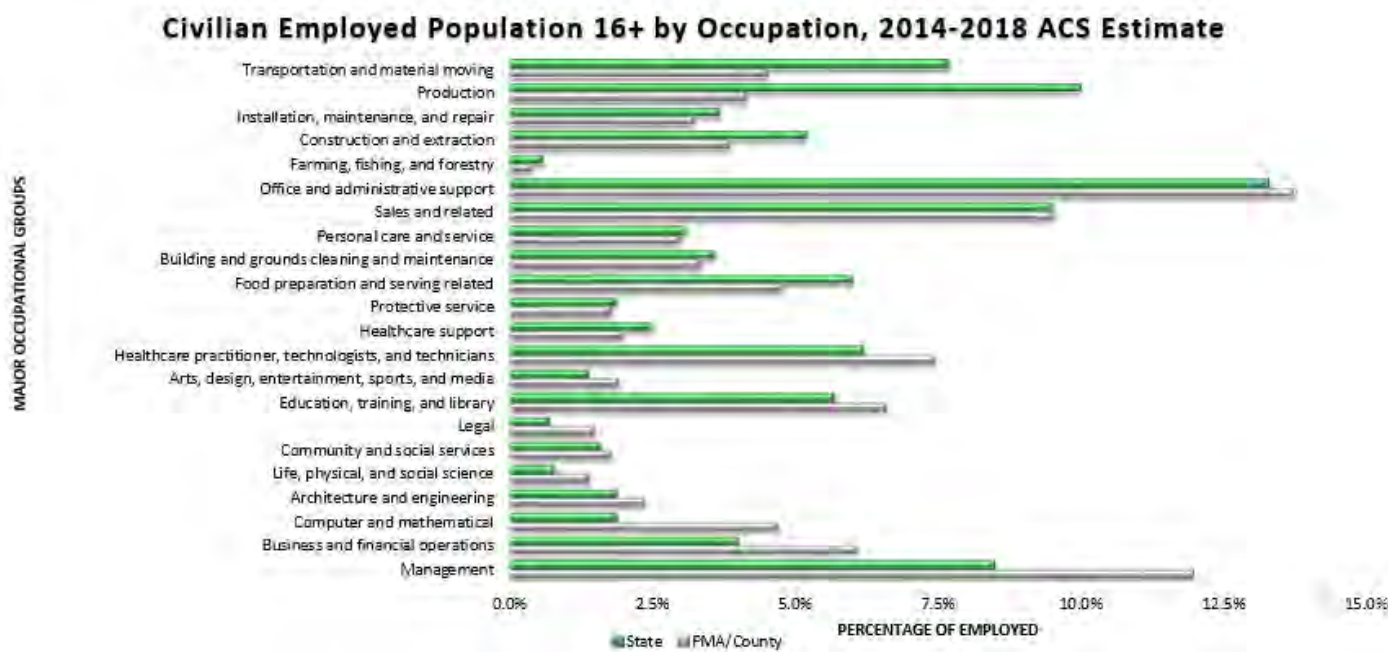


Employment by Occupation (PMA)

As shown in the table and graph below, data taken from the U.S. Census Bureau, 2014-2018 American Community Survey indicate that employment within the PMA, as compared to the State of Wisconsin, is relatively similar in terms of employment by occupation. The PMA is differentiated by the higher than average amount of individuals employed in management. Additionally, there are significantly less individuals employed in transportation and material moving and production.

Civilian Employed Population 16+ by Occupation, 2014-2018 ACS Estimate				
	PMA		State of Wisconsin	
	Employed	Percent	Employed	Percent
Management	5,793	12.0%	285,672	8.5%
Business and financial operations	2,949	6.1%	146,446	4.0%
Computer and mathematical	2,268	4.7%	80,810	1.9%
Architecture and engineering	1,147	2.4%	61,855	1.9%
Life, physical, and social science	671	1.4%	28,255	0.8%
Community and social services	856	1.8%	51,737	1.6%
Legal	720	1.5%	23,388	0.7%
Education, training, and library	3,185	6.6%	177,306	5.7%
Arts, design, entertainment, sports, and media	932	1.9%	45,160	1.4%
Healthcare practitioner, technologists, and technicians	3,595	7.4%	188,838	6.2%
Healthcare support	963	2.0%	81,043	2.5%
Protective service	860	1.8%	50,483	1.9%
Food preparation and serving related	2,303	4.8%	178,586	6.0%
Building and grounds cleaning and maintenance	1,620	3.3%	102,290	3.6%
Personal care and service	1,439	3.0%	104,419	3.1%
Sales and related	4,625	9.6%	283,999	9.5%
Office and administrative support	6,634	13.7%	409,521	13.3%
Farming, fishing, and forestry	188	0.4%	30,365	0.6%
Construction and extraction	1,872	3.9%	125,727	5.2%
Installation, maintenance, and repair	1,559	3.2%	103,870	3.7%
Production	2,004	4.1%	297,946	10.0%
Transportation and material moving	2,183	4.5%	185,174	7.7%
Total	48,368	100%	3,042,890	100%

Source: ESRI, U.S. Census Bureau, 2014-2018 American Community Survey

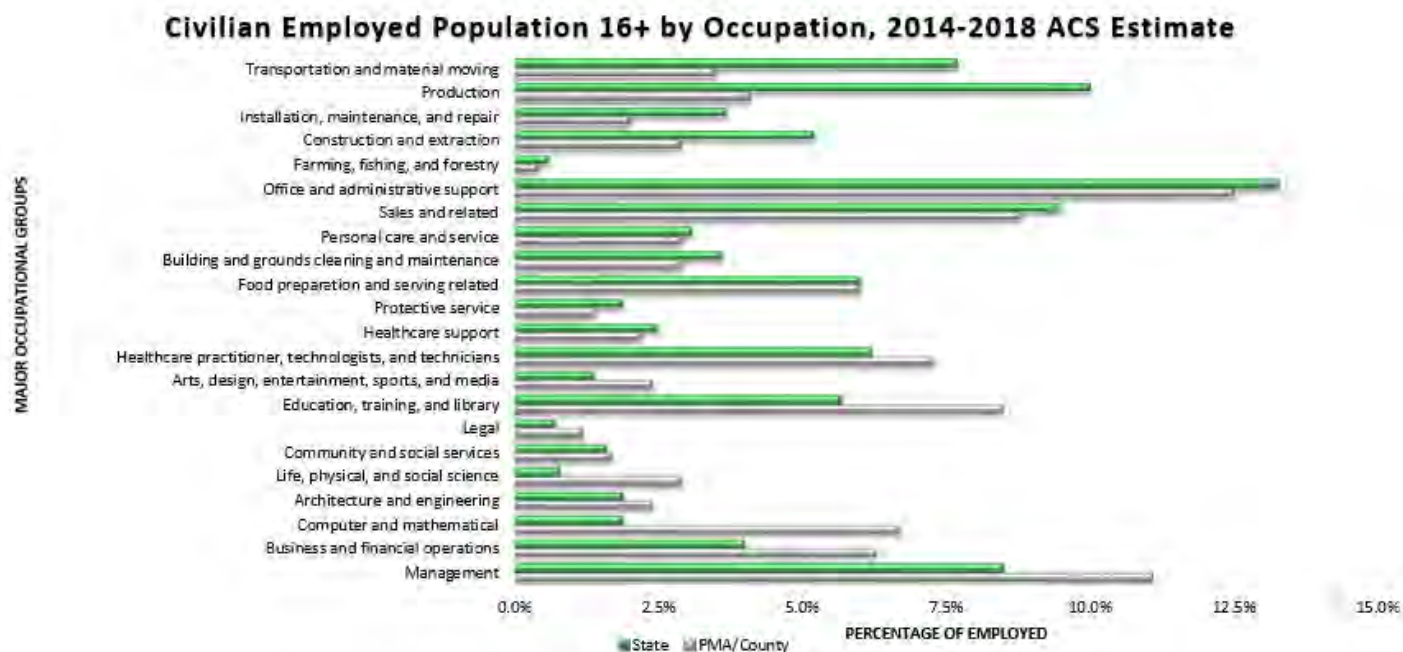


Employment by Occupation (County)

As shown in the table and graph below, data taken from the U.S. Census Bureau, 2014-2018 American Community Survey indicate that employment within Dane County, as compared to the State of Wisconsin, is relatively similar in terms of employment by occupation but is differentiated by the higher than average amount of individuals employed in business, computer and mathematical and education occupations while there are significantly less individuals employed in production occupations.

Civilian Employed Population 16+ by Occupation, 2014-2018 ACS Estimate				
	County		State of Wisconsin	
	Employed	Percent	Employed	Percent
Management	34,157	11.1%	285,672	9.4%
Business and financial operations	19,313	6.3%	146,446	4.8%
Computer and mathematical	20,443	6.7%	80,810	2.7%
Architecture and engineering	7,271	2.4%	61,855	2.0%
Life, physical, and social science	8,816	2.9%	28,255	0.9%
Community and social services	5,250	1.7%	51,737	1.7%
Legal	3,734	1.2%	23,388	0.8%
Education, training, and library	25,974	8.5%	177,306	5.8%
Arts, design, entertainment, sports, and media	7,254	2.4%	45,160	1.5%
Healthcare practitioner, technologists, and technicians	22,398	7.3%	188,838	6.2%
Healthcare support	6,760	2.2%	81,043	2.7%
Protective service	4,292	1.4%	50,483	1.7%
Food preparation and serving related	18,559	6.0%	178,586	5.9%
Building and grounds cleaning and maintenance	8,832	2.9%	102,290	3.4%
Personal care and service	8,929	2.9%	104,419	3.4%
Sales and related	27,012	8.8%	283,999	9.3%
Office and administrative support	38,293	12.5%	409,521	13.5%
Farming, fishing, and forestry	1,265	0.4%	30,365	1.0%
Construction and extraction	8,757	2.9%	125,727	4.1%
Installation, maintenance, and repair	6,188	2.0%	103,870	3.4%
Production	12,659	4.1%	297,946	9.8%
Transportation and material moving	10,650	3.5%	185,174	6.1%
Total	306,806	100%	3,042,890	100%

Source: ESRI, U.S. Census Bureau, 2014-2018 American Community Survey



Major Employers

Dane County Area Major Employers		
Employer	Product/Service	# of Employees
University of Wisconsin-Madison	Education	10,000+
Epic	Professional, scientific, and technical services	8,000
UW Hospital and Clinics	Health Care and Social Assistance	7,010
Dean Health System	Health Care and Social Assistance	3,740
American Family Insurance	Finance and Insurance	3,650
Meriter Health Services	Health Care and Social Assistance	3,010
UW Medical Foundation	Health Care and Social Assistance	2,900
WPS Insurance	Finance and Insurance	2,170
Covance	Professional, scientific, and technical services	1,860
CUNA Mutual Group	Finance and Insurance	1,700

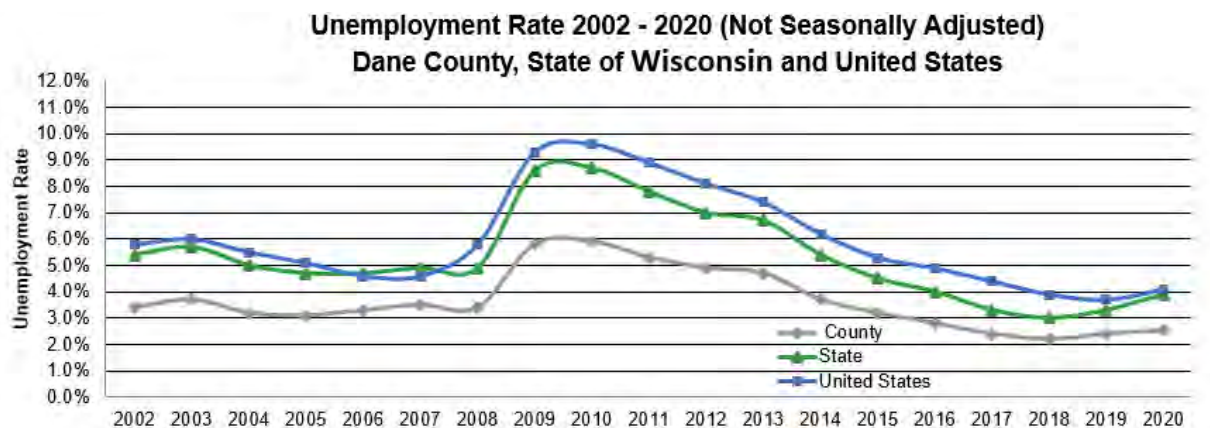
Source: Wisconsin State Journal Book of Business, Largest Dane County employers

Historical Labor Force, Employment, Unemployment, and Unemployment Rate Table

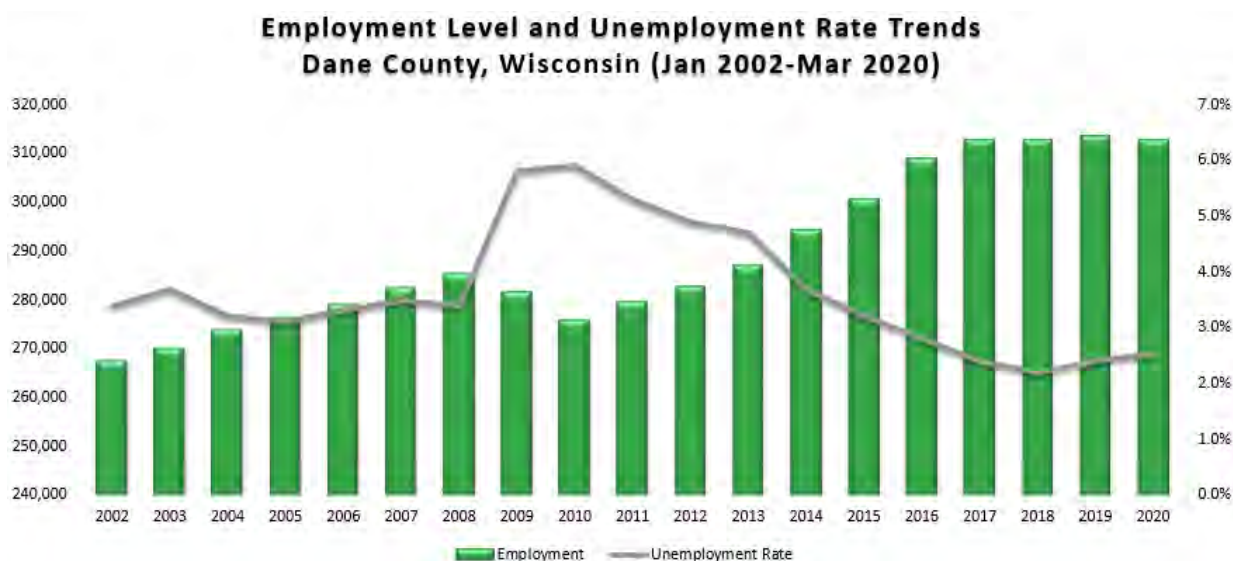
Labor Force, Employment, Unemployment, Unemployment Rate Dane County, State of Wisconsin, United States 2002-2020 (Not Seasonally Adjusted)																
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Labor Force																
Dane County	285,593	288,708	292,809	295,779	298,925	293,240	295,320	297,453	301,195	305,718	310,737	318,231	320,586	319,942	321,677	321,005
% Change	0.8%	1.1%	1.4%	1.0%	1.1%	-1.9%	0.7%	0.7%	1.3%	1.5%	1.6%	2.4%	0.7%	-0.2%	0.5%	-0.2%
Employment																
Dane County	276,653	279,286	282,673	285,626	281,647	275,835	279,638	282,956	287,098	294,425	300,846	309,163	312,894	312,787	313,824	312,895
% Change	0.9%	1.0%	1.2%	1.0%	-1.4%	-2.1%	1.4%	1.2%	1.5%	2.6%	2.2%	2.8%	1.2%	0.0%	0.3%	-0.3%
Unemployment																
Dane County	8,940	9,422	10,136	10,153	17,278	17,405	15,682	14,497	14,097	11,293	9,891	9,068	7,692	7,155	7,853	8,109
% Change	-2.3%	5.4%	7.6%	0.2%	70.2%	0.7%	-9.9%	-7.6%	-2.8%	-19.9%	-12.4%	-8.3%	-15.2%	-7.0%	9.8%	3.3%
Unemployment Rate																
Dane County	3.1%	3.3%	3.5%	3.4%	5.8%	5.9%	5.3%	4.9%	4.7%	3.7%	3.2%	2.8%	2.4%	2.2%	2.4%	2.5%
% Difference	-0.1%	0.2%	0.2%	-0.1%	2.4%	0.1%	-0.6%	-0.4%	-0.2%	-1.0%	-0.5%	-0.4%	-0.4%	-0.2%	0.2%	0.1%
Wisconsin	4.7%	4.7%	4.9%	4.9%	8.6%	8.7%	7.8%	7.0%	6.7%	5.4%	4.5%	4.0%	3.3%	3.0%	3.3%	3.9%
% Difference	-0.3%	0.0%	0.2%	0.0%	3.7%	0.1%	-0.9%	-0.8%	-0.3%	-1.3%	-0.9%	-0.5%	-0.7%	-0.3%	0.3%	0.6%
United States	5.1%	4.6%	4.6%	5.8%	9.3%	9.6%	8.9%	8.1%	7.4%	6.2%	5.3%	4.9%	4.4%	3.9%	3.7%	4.1%
% Difference	-0.4%	-0.5%	0.0%	1.2%	3.5%	0.3%	-0.7%	-0.8%	-0.7%	-1.2%	-0.9%	-0.4%	-0.5%	-0.5%	-0.2%	0.4%

The previous table presents labor force, employment, and unemployment data for Dane County, the State of Wisconsin, and the Nation. Additionally, the table compares Unemployment Rates between Dane County, Wisconsin, and the Nation.

Over the last 18 years, Dane County's unemployment rate has averaged 3.8 percent, versus the state and national average of 5.6 and 6.2 percent, respectively. In 2007, the unemployment rate for Dane County was 3.5 percent, versus the state and national average of 4.9 and 4.6 percent. At the onset of the national recession, between 2008 and 2009, the unemployment rate for Dane County increased by 2.4 percent and has been in decline since 2010. As of 2015, the unemployment rate was 3.2 percent, versus the state and national average of 4.6 and 5.3 percent, respectively. As of 2020, the average unemployment rate is 2.5 percent, versus the state and national unemployment rate of 3.9 and 4.1 percent, respectively.



Source: Bureau of Labor Statistics



Source: Bureau of Labor Statistics

Typical Income by Occupation (MSA vs. State)

As shown in the table below, workers in the Madison, WI Metropolitan Statistical Area ("MSA") had an average (mean) hourly wage of \$25.43 (\$52,890 annual), compared to the state average of \$22.24 (\$46,270).

Compared to the state in twenty-two major occupational groups, the Madison, WI Metropolitan Statistical Area saw an overall 12.5 percent positive wage difference. Across most major occupational groups, the Madison, WI Metropolitan Statistical Area saw several groups with significant negative and positive differences in wages, ranging anywhere between -1.3 to +16.1 percent. Overall, the positive difference in the average wages is to be expected as the area is largely urban and associated with a higher cost of living, thus pushing salaries higher.

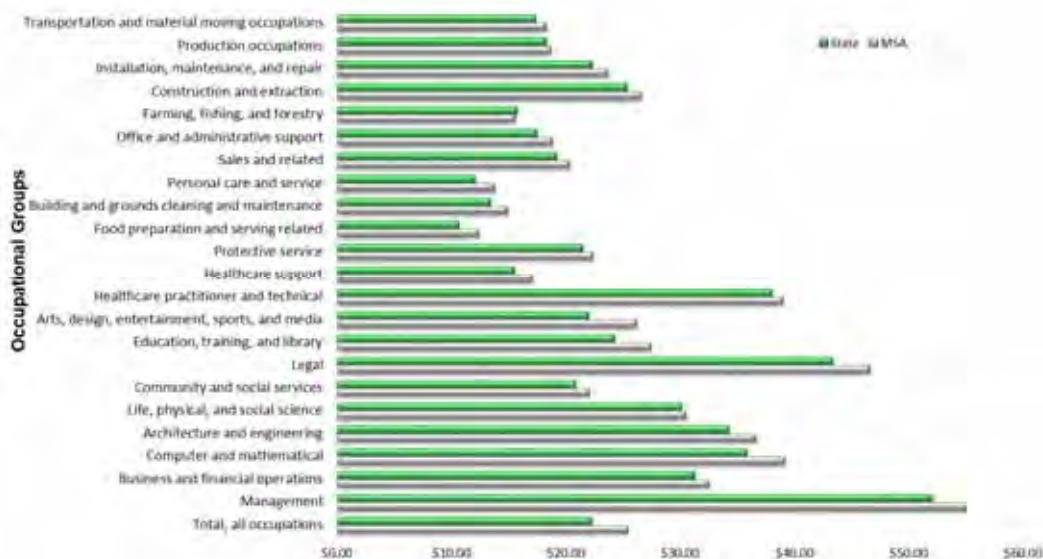
Occupational Employment and Wages by Major Occupational Group Madison, WI Metropolitan Statistical Area

Major Occupational Groups	Percent of Total Employment		Mean Hourly Wage		Mean Annual Wage (2)		% Difference (1)
	MSA	State	MSA	State	MSA	State	
Total, all occupations	100.0%	100.0%	\$25.43	\$22.24	\$52,890	\$46,270	12.5%
Management	5.0%	4.6%	\$54.98	\$51.97	\$114,370	\$108,100	5.5%
Business and financial operations	7.1%	4.9%	\$32.54	\$31.23	\$67,690	\$64,950	4.0%
Computer and mathematical	6.2%	2.7%	\$39.12	\$35.82	\$81,370	\$74,520	8.4%
Architecture and engineering	2.0%	1.8%	\$36.55	\$34.20	\$76,030	\$71,130	6.4%
Life, physical, and social science	1.9%	0.7%	\$30.49	\$30.08	\$63,410	\$62,570	1.3%
Community and social services	1.6%	1.4%	\$22.06	\$20.83	\$45,890	\$43,340	5.6%
Legal	0.7%	0.5%	\$46.51	\$43.29	\$96,730	\$90,050	6.9%
Education, training, and library	6.8%	5.8%	\$27.44	\$24.29	\$57,080	\$50,520	11.5%
Arts, design, entertainment, sports, and media	1.5%	1.2%	\$26.20	\$21.99	\$54,500	\$45,740	16.1%
Healthcare practitioner and technical	6.2%	5.9%	\$38.94	\$37.98	\$81,000	\$79,010	2.5%
Healthcare support	2.3%	2.5%	\$17.12	\$15.49	\$35,600	\$32,210	9.5%
Protective service	1.5%	1.9%	\$22.36	\$21.50	\$46,500	\$44,720	3.8%
Food preparation and serving related	8.0%	8.7%	\$12.38	\$10.69	\$25,760	\$22,240	13.7%
Building and grounds cleaning and maintenance	2.9%	2.9%	\$14.93	\$13.39	\$31,060	\$27,850	10.3%
Personal care and service	3.0%	4.1%	\$13.82	\$12.05	\$28,740	\$25,060	12.8%
Sales and related	8.9%	9.4%	\$20.33	\$19.17	\$42,290	\$39,870	5.7%
Office and administrative support	14.8%	14.5%	\$18.82	\$17.47	\$39,140	\$36,350	7.1%
Farming, fishing, and forestry	0.4%	0.2%	\$15.55	\$15.75	\$32,340	\$32,760	-1.3%
Construction and extraction	3.6%	3.6%	\$26.54	\$25.34	\$55,210	\$52,700	4.5%
Installation, maintenance, and repair	3.2%	3.9%	\$23.68	\$22.33	\$49,260	\$46,450	5.7%
Production occupations	6.7%	11.6%	\$18.70	\$18.33	\$38,900	\$38,130	2.0%
Transportation and material moving occupations	5.6%	7.3%	\$18.30	\$17.33	\$38,060	\$36,040	5.3%

Source: United States Department of Labor (Bureau of Labor Statistics) May 2016 Occupational Employment Statistics

(1) A positive percent difference measures how much the mean wage in MSA is above the state and national mean wage, while a negative difference reflects a lower wage.

(2) Annual wages have been calculated by multiplying the hourly mean wage by a 'year-round, full-time' hours figure of 2,080 hours; for those occupations where there is not an hourly mean wage published, the annual wage has been directly calculated from the reported survey data.



Occupational Projections

Workforce Long-Term Occupational projections, 2016-2026 State of Wisconsin				
SOC Title	2016 Employment (1)	2026 Employment Projection	Employment Change	Percent Change
Total, All Occupations	3,113,237	3,322,268	209,031	6.71%
Management Occupations	183,719	203,817	20,098	10.94%
Business and Financial Operations Occupations	154,291	170,379	16,088	10.43%
Computer and Mathematical Occupations	75,795	86,675	10,880	14.35%
Architecture and Engineering Occupations	53,047	59,384	6,337	11.95%
Life, Physical, and Social Science Occupations	21,683	24,125	2,442	11.26%
Community and Social Service Occupations	43,100	48,250	5,150	11.95%
Legal Occupations	15,906	16,784	878	5.52%
Education, Training, and Library Occupations	188,433	197,635	9,202	4.88%
Arts, Design, Entertainment, Sports, and Media Occupations	51,772	55,602	3,830	7.40%
Healthcare Practitioners and Technical Occupations	166,638	181,271	14,633	8.78%
Healthcare Support Occupations	75,104	83,105	8,001	10.65%
Protective Service Occupations	57,050	58,626	1,576	2.76%
Food Preparation and Serving Related Occupations	246,075	272,390	26,315	10.69%
Building and Grounds Cleaning and Maintenance Occupations	97,714	104,157	6,443	6.59%
Personal Care and Service Occupations	155,323	182,785	27,462	17.68%
Sales and Related Occupations	290,330	305,114	14,784	5.09%
Office and Administrative Support Occupations	439,187	442,018	2,831	0.64%
Farming, Fishing, and Forestry Occupations	29,831	31,621	1,790	6.00%
Construction and Extraction Occupations	114,699	124,536	9,837	8.58%
Installation, Maintenance, and Repair Occupations	112,967	119,876	6,909	6.12%
Production Occupations	319,361	317,682	-1,679	-0.53%
Transportation and Material Moving Occupations	221,212	236,436	15,224	6.88%

(1) Employment is a count of jobs rather than people, and includes all part and full-time nonfarm jobs. Employment also includes jobs among self-employed and unpaid family workers. Totals may not add due to suppression.

*Information is derived using May 2016 OES Survey and annual data 2016 QCEW. Unpublished data from the US Bureau of Labor Statistics, CPS and US Census Bureau was also used. To the extent possible, the projections take into account anticipated changes in Wisconsin's economy from 2016-2026. It is important to note that unanticipated events may affect the accuracy of these projections.

Source: Wisconsin's WORKnet – Industry Projections, US Bureau of Labor Statistics

As shown in the table above, the State of Wisconsin, barring any unanticipated major economic impacts (loss of major employers, financial crises, etc.) is projected to net approximately 209,031 jobs from 2016 to 2026. This increase in jobs is projected to be led by key occupational groups, including: Management, Business and Financial Operations, Computer and Mathematical Operations, Healthcare, Food Preparation and Personal Care. As population increases, construction, and baby boomers age, those industries related closely with these trends will continue to trend upward in terms of job creation.

Plant Closing Mass Layoffs

Below is a listing of Plant Closing Mass Layoffs ("PCML") notices filed in compliance with Worker Adjustment Retaining Notification ("WARN") Act and State Plant Closing law from 2015 through October, 2019 in Dane County.

Date of Notice	Company (Corporate Address)	Wisconsin Location	Type of Notice	# Affected
2020				
28-Apr.	Foot Locker	Multiple	WF Reduction	261
21-Apr.	Great Lakes Specialty Finance Inc.	Multiple	WF Reduction	28
17-Apr.	The Finish Line	Multiple	WF Reduction	131
14-Apr.	Nordstrom Inc.	Multiple	WF Reduction	218
10-Apr.	Hooters of America, LLC	Multiple	WF Reduction	61
9-Apr.	Tetra PAK Processing Equipment Inc	Windsor	Closure	39
8-Apr.	American Greetings	Statewide	WF Reduction	153
6-Apr.	Hobby Lobby Stores, Inc.	Multiple	Closure	639
3-Apr.	PC/Nametag Inc.	Verona	WF Reduction	46
2-Apr.	Bartaco	Madison	Closure	67
2-Apr.	AJLS Enterprises Inc.	Madison	WF Reduction	56
30-Mar.	Paper Source	Madison	WF Reduction	13
30-Mar.	Collegiate Hotel Group	Madison	WF Reduction	63
27-Mar.	Food Fight Restaurant Group	Multiple	WF Reduction	324
26-Mar.	Food Fight Restaurant Group	Multiple	WF Reduction*	535
26-Mar.	Discovery Culinary Collaborative LLC	Madison	Closure	55
25-Mar.	Take 5 Oil Change	Multiple	WR	140
25-Mar.	The Edgewater Management Company	Madison	WF Reduction	215
23-Mar.	Park Hotel Inc.	Madison	Closure	120
20-Mar.	Sub-Zero	Madison	Closure	1,097
17-Feb.	Riddell Sports Group Inc.	Sun Prairie	Closure	109
2019				
28-Mar	Zalk Josephs Fabricators LLC	Stoughton	WF Reduction	Unknown
23-Feb	ShopKo	Multiple	Closure	578
2018				
23-Oct	Bimbo Bakeries USA	Madison	Closure	159
31-Aug	P.F. Chang's	Middleton	Closure	36
31-Aug	West Corporation	Middleton	WF Reduction	112
19-June	Roche Nimblegen Inc.	Madison	Closure	79
30-Mar	Toys "R" US. Inc	Multiple	Closure	326
7-Feb	Mike Flint Enterprises	Multiple	Closure	168
16-Jan	Sam's Club	Madison	Closure	165
2017				
2-Oct	Webcrafters	Waunakee	Closure	258
29-Sept	Mad Design and Marketing	Madison	Layoff	2
7-Aug	PDQ Food Stores, Inc.	Multiple	Closure	313
1-Aig	Brennan's Market	Multiple	Closure	139
25-July	The Carlson Company, Inc.	Madison	Closure	49
3-July	Gander Mountain	Statewide	Closure	371
30-May	Zalk Josephs Fabricators, LLC	Stoughton	WF Reduction	55
23-May	Colony Brand	Madison	Closure	103
7-Feb	Spredfast Inc.	Madison	Closure	47

2016				
7-Oct	Home Security of America	Cross Plains	Closure	121
19-May	Anchor FSB- East towne blvd.	Madison	WF Reduction	46
19-May	Anchor FSB- East city view dr	Madison	WF Reduction	46
19-May	Anchor FSB- East main street.	Madison	WF Reduction	46
12-May	Mosanto Company	Middleton	Closure	30
25-April	Oscar Meyer Div, Kraft Heinz Foods LLC	Madison	Closure	561
12-May	Monsanto Company	Madison	Closure	30
19-May	Anchor Bank	Madison	Layoff	46
7-Oct	Home Security of America	Cross Plains	Closure	121

Source: WARN Notice Summary – Worknet

*Includes the closures of Canteen, Craftsman Table and Tap, and Johnny Delmonico's Steakhouse

County Commuting Patterns

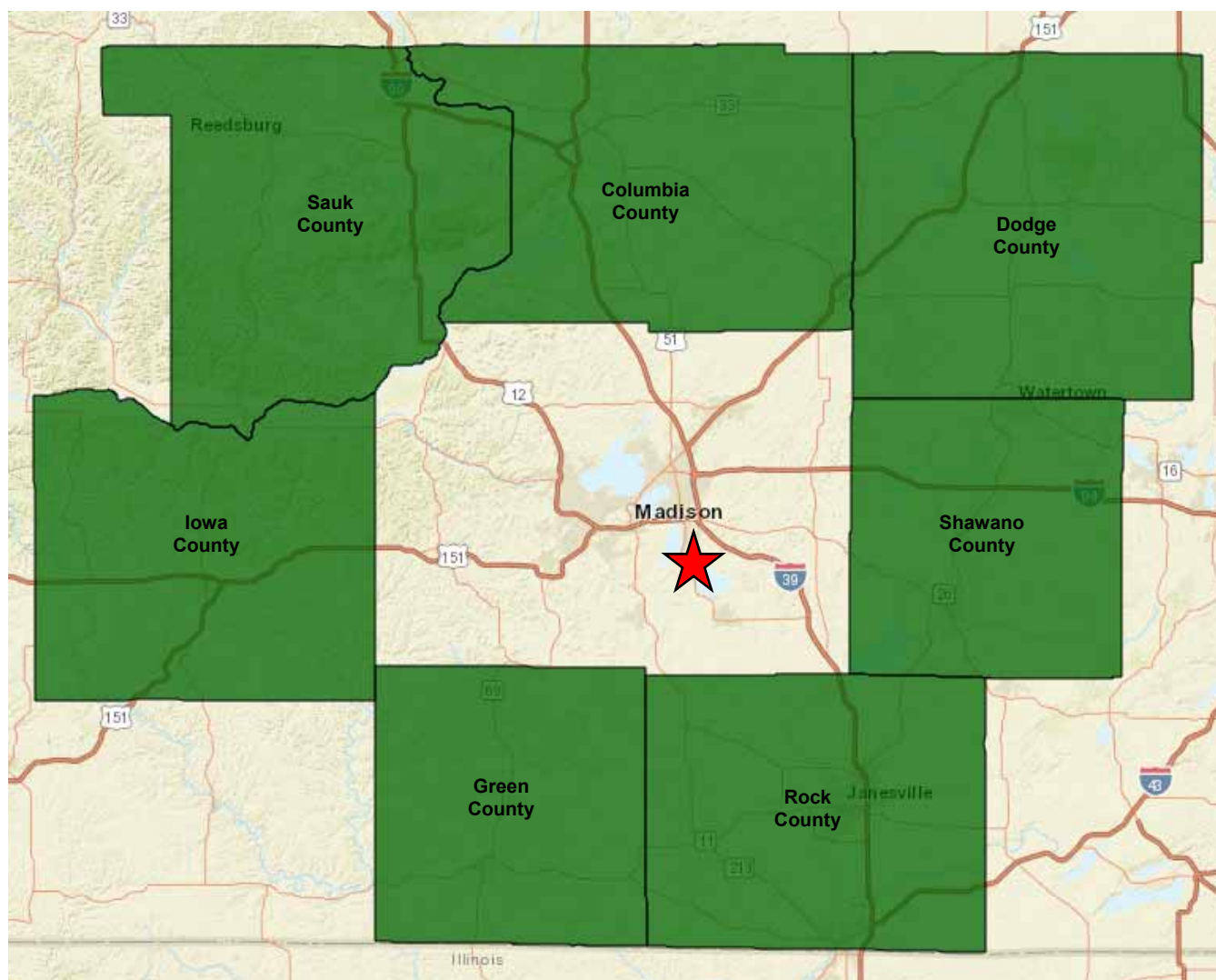
County to county worker flows examine interconnections between the state's counties, offering general insight as to how boundaries of local and regional economies are affected by the interchange of workers. Additionally, by examining the relationship between worker origin and destination, it is easier to understand how commuting patterns play a role in the exchange of labor, goods, services, information, and housing across counties. The following information provides estimations of typical travel times, county origin, and county destination for Dane County Workers. According to the data compiled by the US Department of Commerce, Census Bureau, American Survey 2009-2013, 83.7 percent of Dane County residents work within Dane County, while 16.3 percent of Dane County's workforce commutes from surrounding areas outside of Dane County.

Commuting Data, 2006-2010		
	Number	Percentage
Workers in County	303,203	-
Work and Live	252,733	83.4%
Work and Live Out	50,470	16.6%

Source: Residence County to Workplace County Flows for the United States, 2006-2010 Census

Commuting Data, 2009-2013		
	Number	Percentage
Workers in County	309,454	-
Work and Live	258,949	83.7%
Work and Live Out	50,505	16.3%

Source: Residence County to Workplace County Flows for the United States, 2009-2013 Census



According to the US Census Bureau Residence County to Work Place County Flows, Dane County takes in the majority of its workers from Colombia County, accounting for approximately 30.0 percent of the top five counties sending workers into Dane County, and 20.1 percent of total workers commuting to Dane County. Conversely, Dane County loses the majority of its workers to Rock County, accounting for approximately 23.1 percent of the top five counties taking workers from Dane County, and 11.3 percent of total workers leaving Dane County.

Commuting Patterns: Top five counties sending workers INTO county, 2006-2010			
2006-2010			
County	Number	% Five County Total	% County Total
Columbia County	10,416	30.9%	20.6%
Rock County	8,444	25.1%	16.7%
Green County	5,323	15.8%	10.5%
Jefferson County	5,148	15.3%	10.2%
Sauk County	4,347	12.9%	8.6%
2009-2013			
Columbia County	10,147	30.0%	20.1%
Rock County	8,696	25.7%	17.2%
Green County	5,337	15.8%	10.6%
Jefferson County	5,311	15.7%	10.5%
Sauk County	4,280	12.7%	8.5%

Source: Residence County to Workplace County Flows for the United States, 2006-2010 and 2009-2013 Census

Commuting Patterns: Top five counties taking workers FROM county, 2006-2010			
2006-2010			
County	Number	% Five County Total	% County Total
Rock County	1,920	25.7%	13.7%
Columbia County	1,747	23.4%	12.4%
Sauk County	1,450	19.4%	10.3%
Jefferson County	1,441	19.3%	10.2%
Waukesha County	915	12.2%	6.5%
2009-2013			
Rock County	1,713	23.1%	11.3%
Columbia County	1,669	22.5%	11.0%
Sauk County	1,636	22.1%	10.8%
Jefferson County	1,404	19.0%	9.3%
Waukesha County	981	13.3%	6.5%

Source: Residence County to Workplace County Flows for the United States, 2006-2010 and 2009-2013 Census

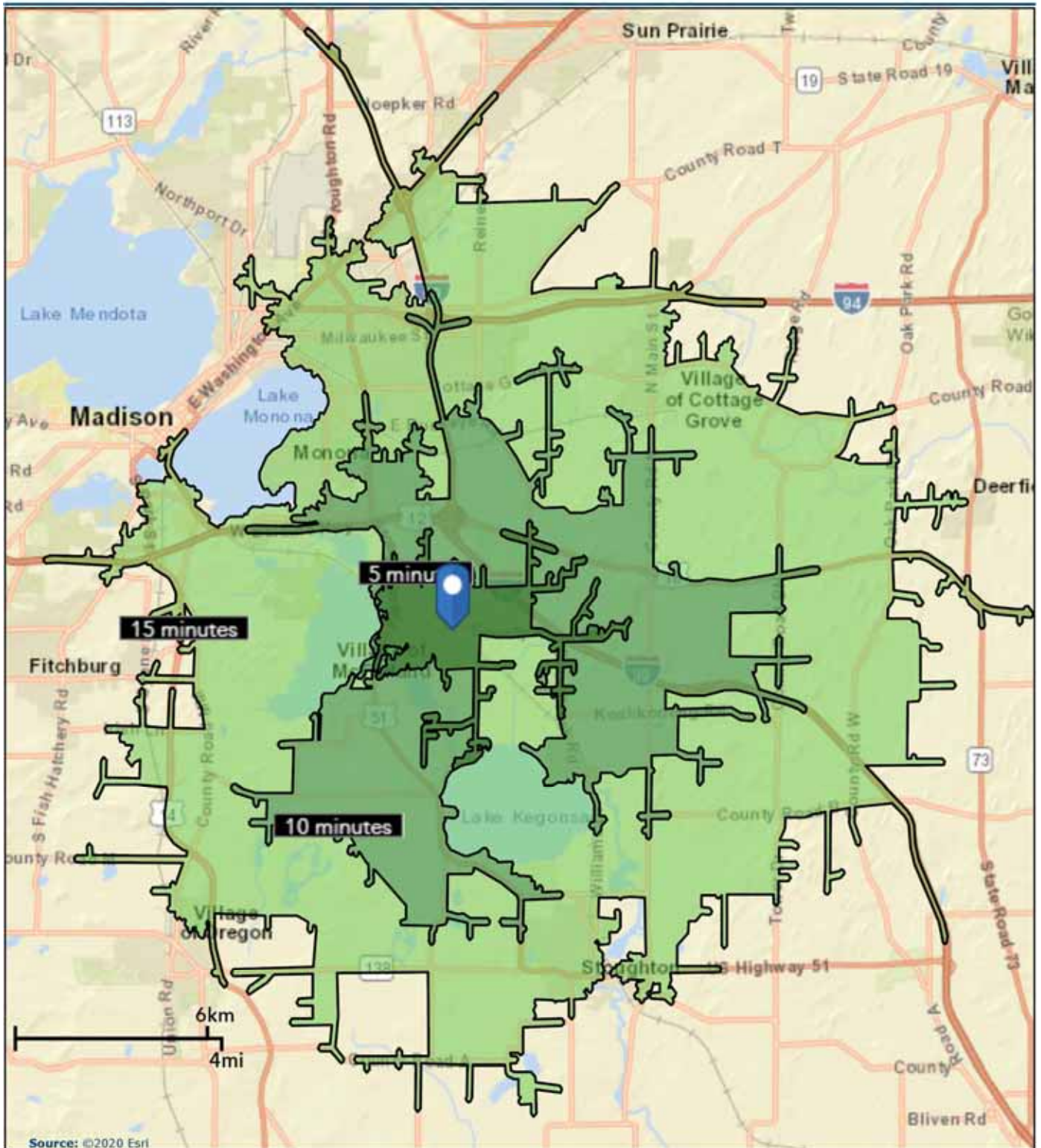
Commuting Patterns 2006-2013			
	2006-2010	2009-2013	% Change
County Workers	303,203	309,454	2.1%
Resident Workers	252,733	258,949	2.5%
Incoming Workers	50,470	50,505	0.1%

Source: Residence County to Workplace County Flows for the United States, 2006-2010 and 2009-2013 Census

Drive-Time Map



Drive-Time Map



Key Housing Facts

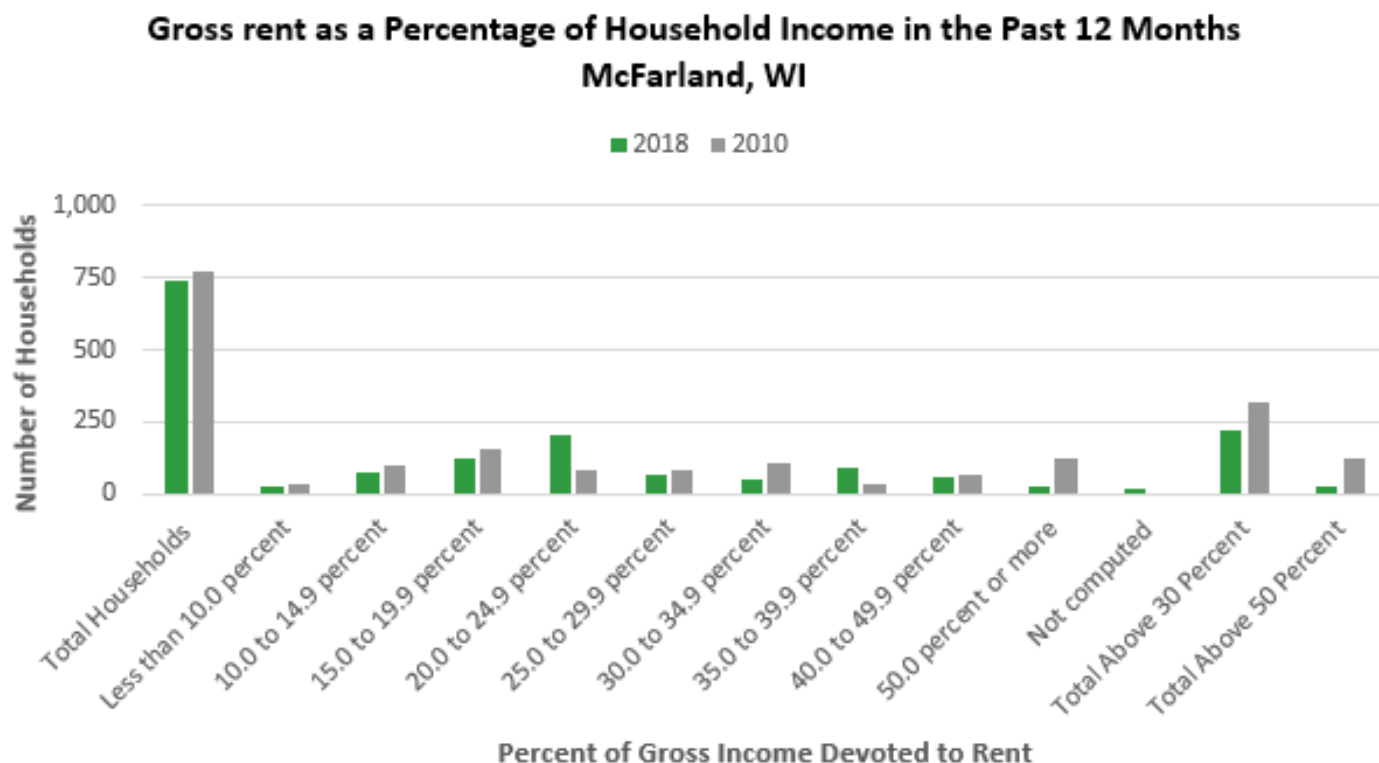
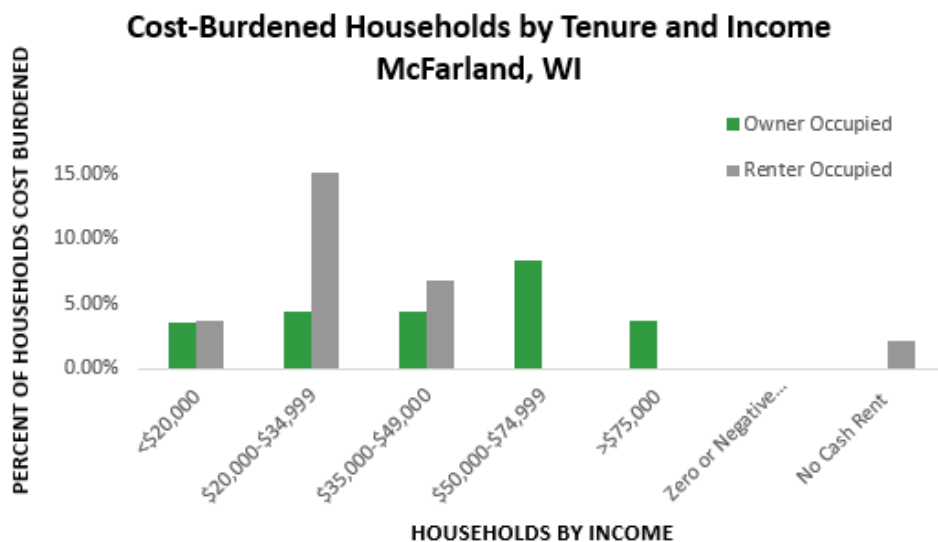
- Individuals with disabilities generally rely on Supplemental Security Income (“SSI”) as a main source of income, which gives a monthly minimum benefit of \$771 for any individual qualified to receive SSI. An individual could afford a maximum monthly rent of \$231 with this income, assuming 30 percent of their income goes towards housing. It is important to note, even at this rent level, a household would be considered cost-burdened by their housing expenses.
- A minimum wage worker in Wisconsin (\$7.25) would need to work 116.7 hours per week to afford the one bedroom Fair Market Rent (“FMR”) of \$1,015 in Dane County, WI assuming 30 percent of their income goes towards housing. This amount does not factor in taxes on an individual’s income of \$7.25 per hour.

Housing Cost Burden

- Households are considered cost-burdened when their housing costs exceed 30 percent of their monthly income.
- Cost-burdened households in McFarland, WI have decreased in number and as a percentage of households since 2010.
- Severely cost-burdened households in McFarland, WI have decreased in number and as a percentage of households since 2010.
- 28 renter households (3.8%) are severely cost-burdened with housing costs exceeding 50 percent of their income in McFarland, WI

Gross Rent as a Percentage of Household Income in the Last 12 Months for McFarland, WI				
Rent as a Percentage of Income	2018		2010	
	ACS Estimated Number of Households	Percentage of Households	ACS Estimated Number of Households	Percentage of Households
Total Households	736	100%	768	100%
Less than 10.0 percent	25	3.4%	32	4.2%
10.0 to 14.9 percent	78	10.6%	99	12.9%
15.0 to 19.9 percent	126	17.1%	155	20.2%
20.0 to 24.9 percent	203	27.6%	79	10.3%
25.0 to 29.9 percent	66	9.0%	82	10.7%
30.0 to 34.9 percent	47	6.4%	103	13.4%
35.0 to 39.9 percent	91	12.4%	31	4.0%
40.0 to 49.9 percent	56	7.6%	68	8.9%
50.0 percent or more	28	3.8%	119	15.5%
Not Computed	16	2.2%	-	0.0%
Total Above 30 Percent	222	30.2%	321	41.8%
Total Above 50 Percent	28	3.8%	119	15.5%

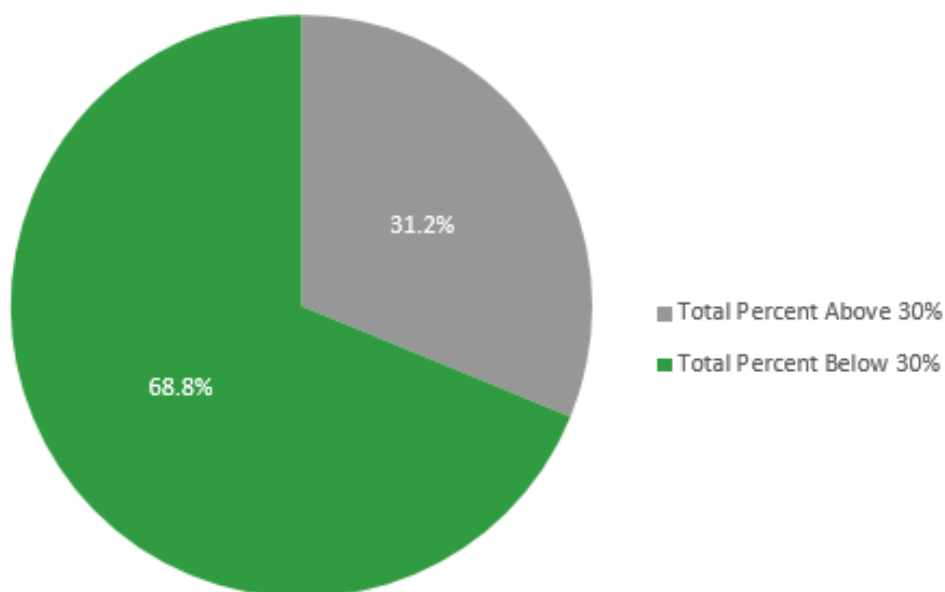
Sources: Social Security Administration, American Fact Finder, United States Census Bureau, Esri, Department of Housing and Urban Development (HUD), US Census American Fact Finder: Financial Characteristics 2012-2016 American Community Survey 5-Year Estimates



Sources: Social Security Administration, American Fact Finder, United States Census Bureau, Esri, Department of Housing and Urban Development (HUD), US Census American Fact Finder: Financial Characteristics 2012-2016 American Community Survey 5-Year Estimates

Renter Household Rent as a Percentage of Income Within Project Zip Code			
Income Level	Percent of Income Towards Rent	Percent of Renters	Total Renters Above 30 Percent
<\$20,000	30% or More	3.25%	27
\$20,000-\$34,999	30% or More	18.31%	152
\$35,000-\$49,000	30% or More	6.02%	50
\$50,000-\$74,999	30% or More	1.69%	14
>\$75,000	30% or More	0.00%	0
Zero or Negative Income	30% or More	0.00%	0
No Cash Rent	30% or More	1.93%	16
Number of Renter Occupied Households in Project Zip Code			830
Total Households Above 30%			259
Total Percent Above 30%			31.2%
Total Percent Below 30%			68.8%

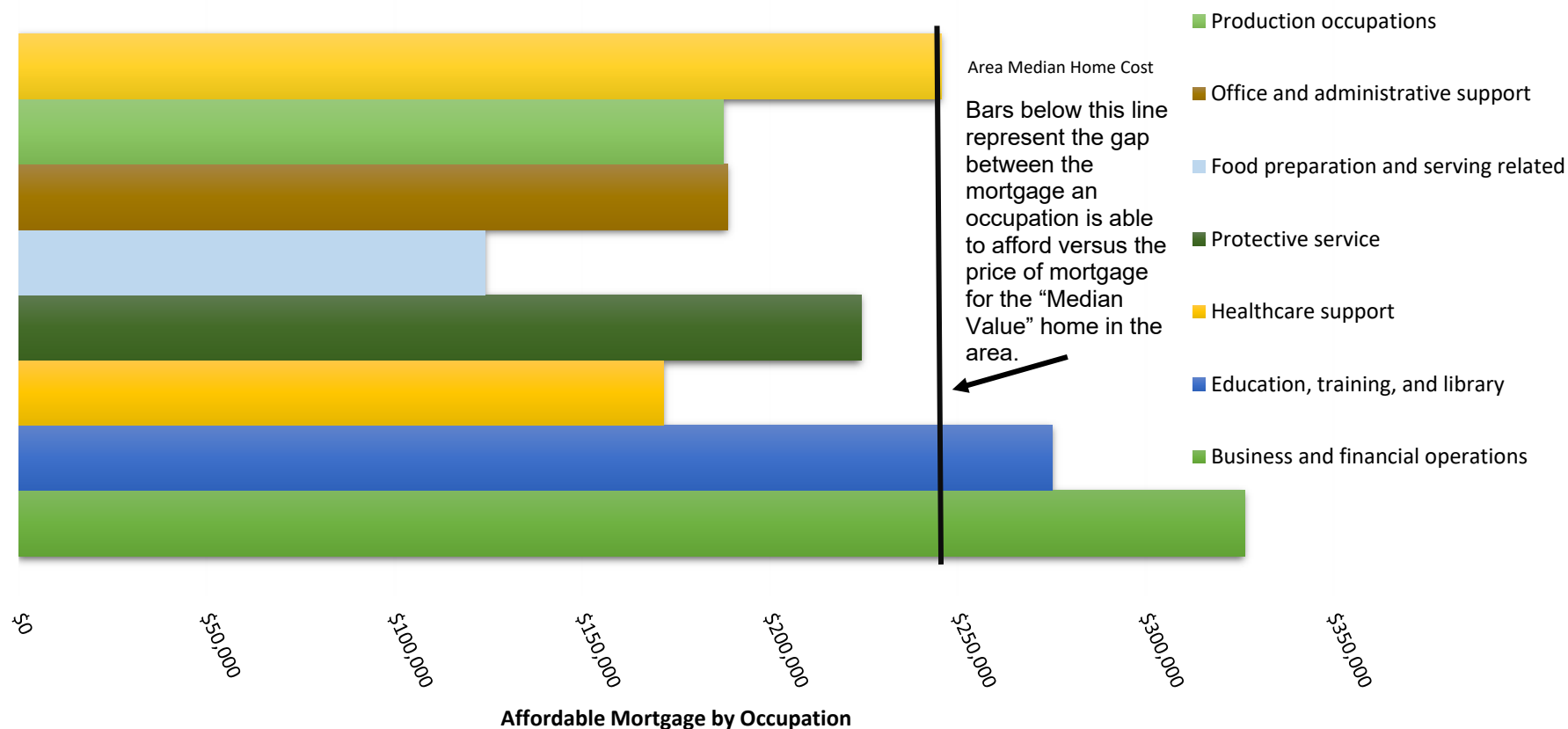
**Renter Household Rent as a
Percentage of Income**



Sources: Social Security Administration, American Fact Finder, United States Census Bureau, Esri, Department of Housing and Urban Development (HUD), US Census American Fact Finder: Financial Characteristics 2012-2016 American Community Survey 5-Year Estimates

Homeownership Affordability versus Total Mortgage Cost

Home Ownership Affordability by Occupation and Total Mortgage McFarland, WI



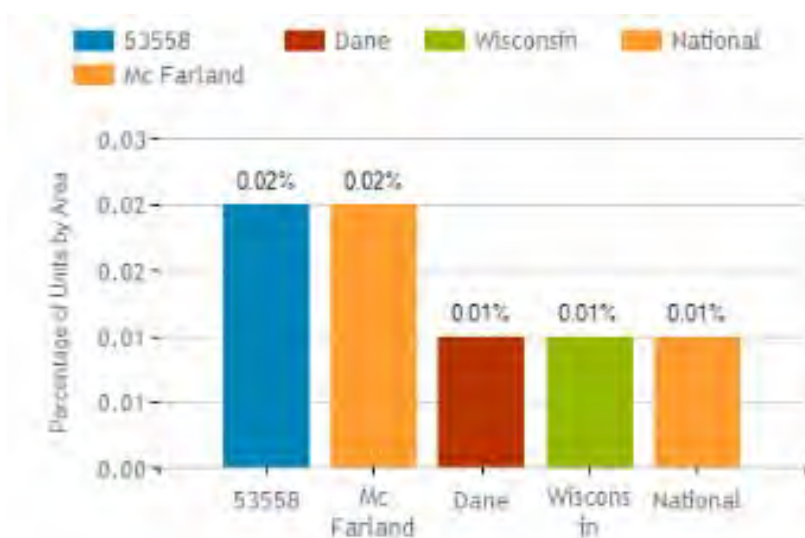
Note: Salaries for occupations were taken from the United States Department of Labor (Bureau of Labor Statistics) May 2019 Occupational Employment Statistics. These figures represent the mean wage paid in a given MSA. The affordable mortgage for each occupation set assumes 30 percent of the household's income is available for a mortgage payments on a 30-year, 4.7 percent interest mortgage.

Sources: Social Security Administration, American Fact Finder, United States Census Bureau, Esri, Department of Housing and Urban Development (HUD), US Census American Fact Finder: Financial Characteristics 2012-2016 American Community Survey 5-Year Estimates

Economic Impact of the Mortgage and Credit Crisis

According to realitytrac.com, there are currently 2 properties in 53558 that are in some stage of foreclosure (default, auction or bank owned) while the number of homes listed for sale on RealtyTrac is 30. In April, the number of properties that received a foreclosure filing in 53558 was 0% higher than the previous month and 0% higher than the same time last year.

The following table shows the total number of foreclosures broken down by type or filing for the Nation, State of Wisconsin, Dane County, City of McFarland and 53588 zip code:



Source: RealtyTrac Real Estate Statistics & Foreclosure Trends

Summary

Over the last 18 years, Dane County's unemployment rate has averaged 3.8 percent, versus the state and national average of 5.6 and 6.2 percent, respectively. In 2007, the unemployment rate for Dane County was 3.5 percent, versus the state and national average of 4.9 and 4.6 percent. At the onset of the national recession, between 2008 and 2009, the unemployment rate for Dane County increased by 2.4 percent and has been in decline since 2010. As of 2015, the unemployment rate was 3.2 percent, versus the state and national average of 4.6 and 5.3 percent, respectively. As of 2020, the average unemployment rate is 2.5 percent, versus the state and national unemployment rate of 3.9 and 4.1 percent, respectively.

Data taken from the U.S. Census Bureau, 2014-2018 American Community Survey indicate that employment within PMA, as compared to the State of Wisconsin, is relatively similar in terms of employment by industry sector. The PMA's civilian employee population (ages 16+) is most found within Health care and social assistance, educational services, and manufacturing, combining for 35.9 percent of employment in the PMA. Manufacturing levels are well below state levels while professional, scientific and technical services and finance and insurance levels are well above state levels, respectfully. The elevated levels of these services are most likely attributed to the presence of area employers such as the University of Wisconsin-Madison, Epic and American Family Insurance.

Workers in the Madison, WI Metropolitan Statistical Area ("MSA") had an average (mean) hourly wage of \$25.43 (\$52,890 annual), compared to the state average of \$22.24 (\$46,270). Compared to the state in twenty-two major occupational groups, the Madison, WI Metropolitan Statistical Area saw an overall 12.5 percent positive wage difference. Across most major occupational groups, the Madison, WI Metropolitan Statistical Area saw several groups with significant negative and positive differences in wages, ranging anywhere between -1.3 to +16.1 percent. Overall, the positive difference in the average wages is to be expected, as the area is largely urban and associated with a higher cost of living, thus pushing salaries higher.

Existing Housing Rental Stock

The information in this section includes the identification and inventory of representative existing developments within or near the PMA that will likely compete with the proposed development. Additionally, any permitted or proposed developments within the PMA known to McFarland City officials were identified and inventoried. This section will analyze both the current and the proposed supply of competing developments within the market area.

Building Permit History

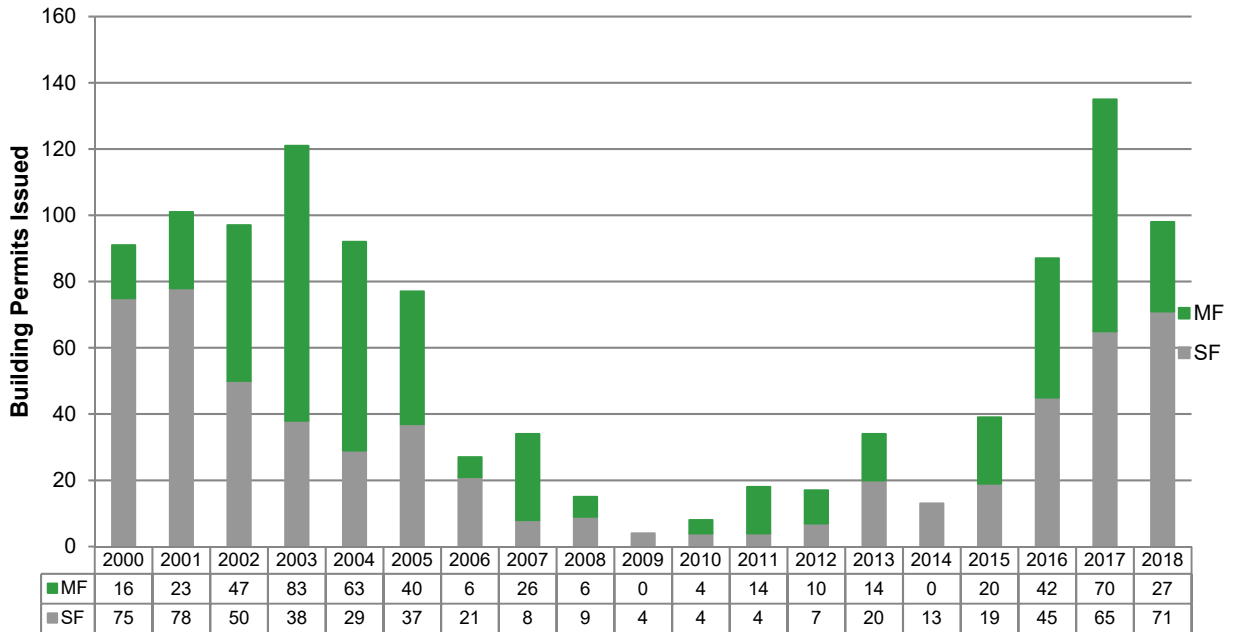
Based on the information gathered from the US Census Bureau, the City of McFarland has issued permits for a total of 1,108 residential units over the eighteen+ year period ending in 2018 for an average of 58 residential units being constructed per year. Dane County has issued permits for a total of 63,064 residential units over the eighteen+ year period ending in 2018 for an average of 3,319 residential units being constructed per year.

McFarland, WI and Dane County, WI Building Permits History						
Year	City of McFarland, WI			Dane County, WI		
	SF	MF	Total	SF	MF	Total
2000	75	16	91	1,992	1,994	3,986
2001	78	23	101	2,317	2,508	4,825
2002	50	47	97	2,472	1,863	4,335
2003	38	83	121	2,739	2,663	5,402
2004	29	63	92	2,746	1,963	4,709
2005	37	40	77	2,413	2,201	4,614
2006	21	6	27	1,565	1,736	3,301
2007	8	26	34	1,217	1,097	2,314
2008	9	6	15	651	1,086	1,737
2009	4	0	4	664	622	1,286
2010	4	4	8	666	394	1,060
2011	4	14	18	650	721	1,371
2012	7	10	17	774	1,577	2,351
2013	20	14	34	1,113	1,742	2,855
2014	13	0	13	1,105	2,438	3,543
2015	19	20	39	1,195	2,002	3,197
2016	45	42	87	1,302	3,210	4,512
2017	65	70	135	1,384	2,952	4,336
2018	71	27	98	1,319	2,011	3,330
Total	597	511	1,108	28,284	34,780	63,064
Annual Average	31	27	58	1,489	1,831	3,319

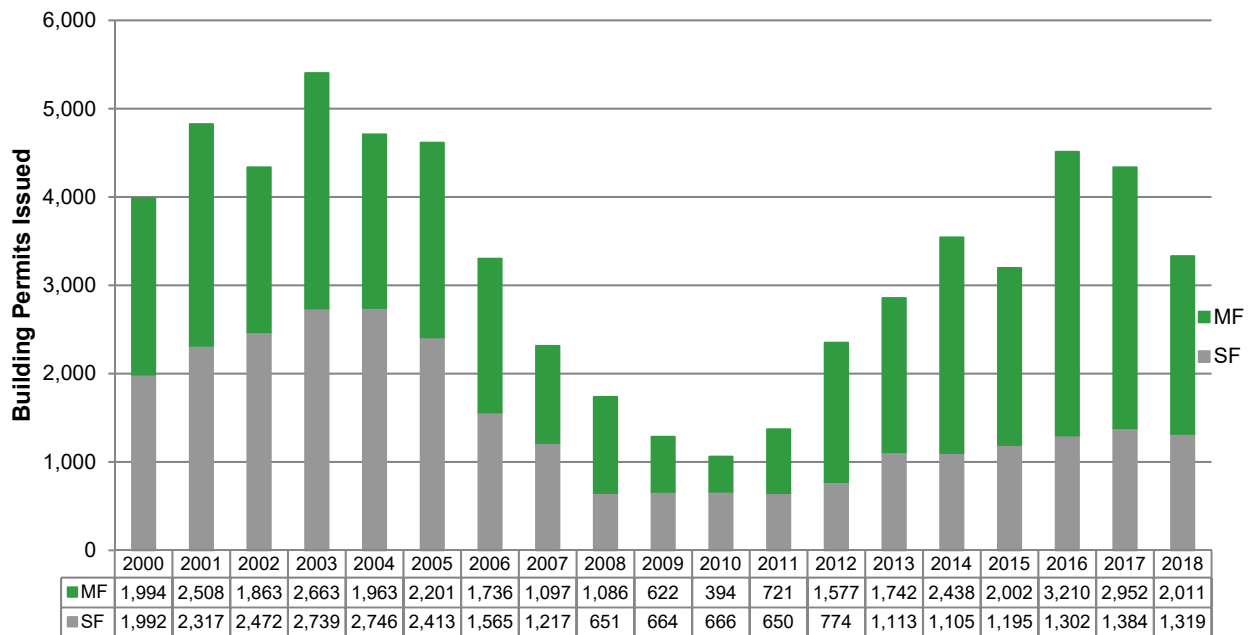
Source: US Census Bureau, Building Permits

Building Permit History Graph

Building Permits Issued by Building Type 2000-2018
City of McFarland, WI



Building Permits Issued by Building Type 2000-2018
Dane County, WI



Twenty-six comparable developments were identified and inventoried for a total of 1,397 rental units within or near the PMA. Developments receiving substantial federal or state rent subsidies were included in the comparable analysis for informational purposes only and were not considered in the determination of comparable market rents since government Fair Market Rent ("FMR") limits are often not reflective of local market conditions. However, these properties are identified and listed in addition to the comparable developments since they often provide insight into the residential market occupancy. Additionally, several developments refused to provide updated information. These developments include the following:

Project Name	Address	City	Phone Number	Reason
Cottages of McFarland	5165 Taylor Road	McFarland	608-838-6515	Unable to Contact
Stoughton Arms	336 Olson Court	Stoughton	608-271-6700	Unable to Contact
Williamstown Bay	4809 Dale Street	McFarland	608-838-4248	Unable to Contact
Pine Cove Apartments	958 Park Street	Oregon	608-835-9084	Unable to Contact
Oregon Apts. (Genesis)	230 S. Oak Street	Oregon	608-838-8600	Unable to Contact
Rosewood I & II Apartments	300 Silverado Drive	Stoughton	608-877-9388	Unable to Contact
Greenwood Apartments	139 Wolfe Street	Oregon	608-877-9388	Unable to Contact
One West Wolfe	111 Wolfe Street	Oregon	608-348-7755	Unable to Contact
Catalina Crossing	4525 Secret Garden Drive	McFarland	608-575-4377	Refused
Walnut Street Apartments	227 Walnut Street	Oregon	608-258-4900	Unable to Contact

The comparable developments selected appear to provide a good cross section of the existing rental market. The analysis focused on occupancy, rental rate range (based on the number of bedrooms), development age, unit characteristics, and building amenities of potentially competing developments. Summary tables and a comparable property locator map are provided on the following pages. Single-family and duplex dwellings (including condominiums) were deemed not to materially compete with multifamily developments within the PMA. Therefore, the effects of single-family and duplex dwellings were not analyzed and not reconciled with the effective demand for the subject property.

The multifamily rental market within or near the PMA is considered strong by generally accepted standards, with a total of thirty-four vacancies for a 2.4 percent vacancy rate (1.5 with applications pending). Of the thirty-four vacancies:

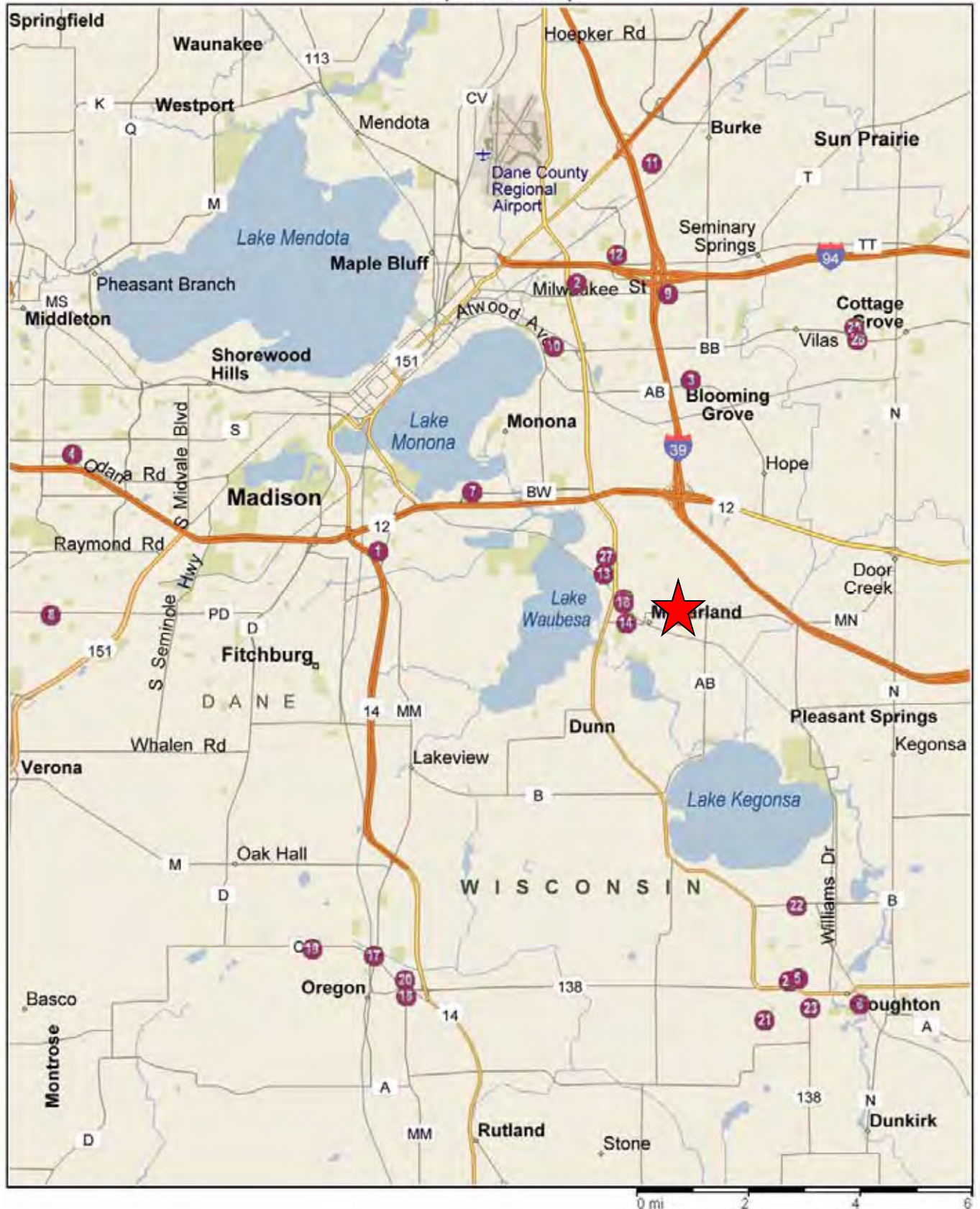
- four were noted within the LIHTC Section 42 senior developments for a 1.3 percent vacancy rate (0.0 percent with applications pending)
- twenty-four were noted within the LIHTC Section 42 family developments for a 4.9 percent vacancy rate (3.3 percent with applications pending)
- six were noted within the market rate family developments for a 0.9 percent vacancy rate (0.8 percent with applications pending)

Comparable Development Occupancy Summary					
Development Type	Number of Developments	Number of Units	Vacant Units	Vacancy Rate	Vacancy Rate with Apps. Pending
LIHTC Section 42 Senior	4	294	4	1.3%	0.0%
LIHTC Section 42 Family	8	484	24	4.9%	3.3%
Market Rate Family	14	619	6	0.9%	0.8%
Overall	26	1,397	34	2.4%	1.5%

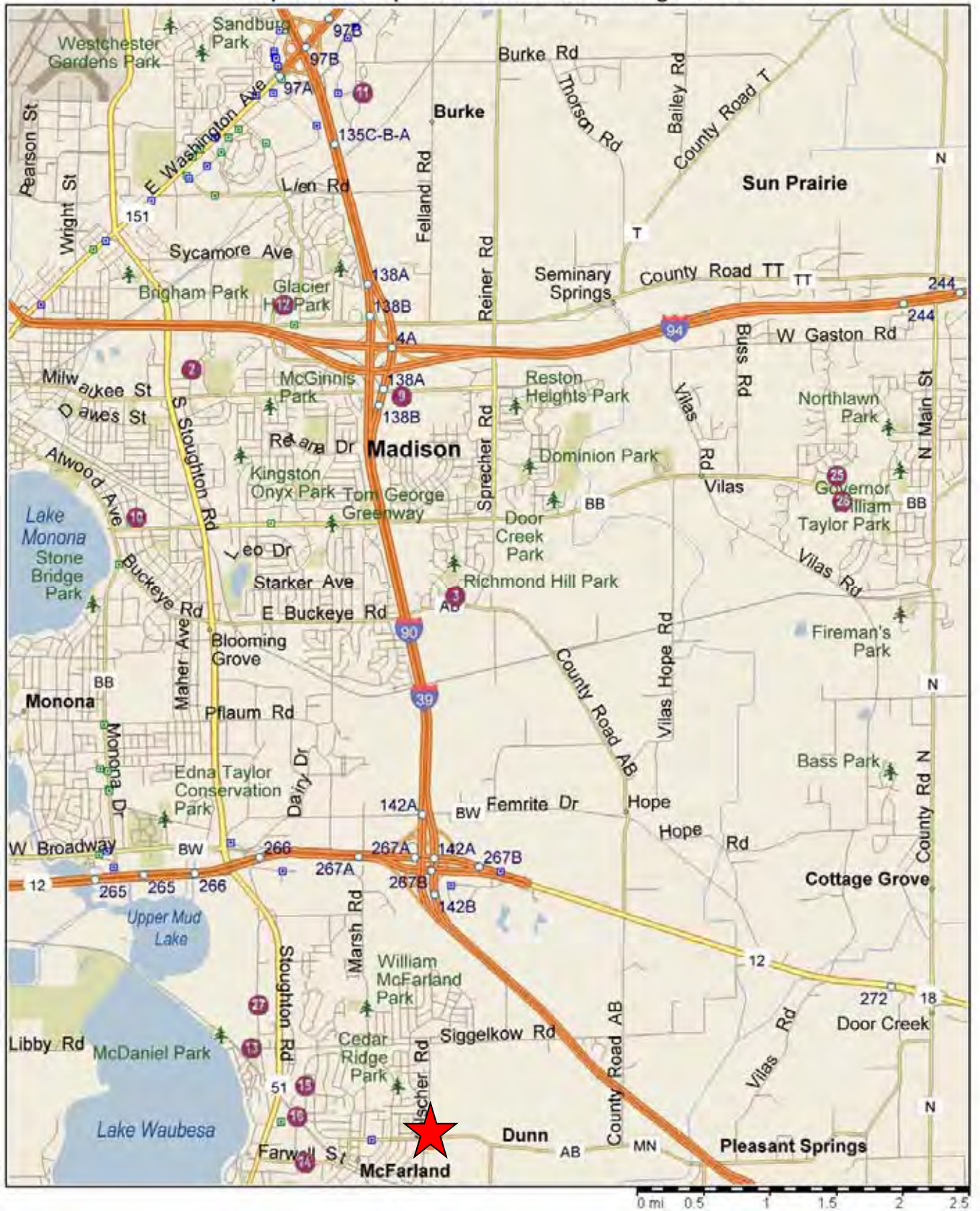
Comparable Developments

The initial step in this section is to identify representative existing developments that, in the analyst's best judgment, will compete with the subject property. The comparable developments were identified through a variety of sources including a review of local periodicals and interviews with the following: local real estate professionals, WHEDA, local government officials, and property managers of existing developments. The selected comparable developments are summarized on the following pages. A site visit and an in-depth interview were conducted with the property manager from each of these developments.

Comparable Map



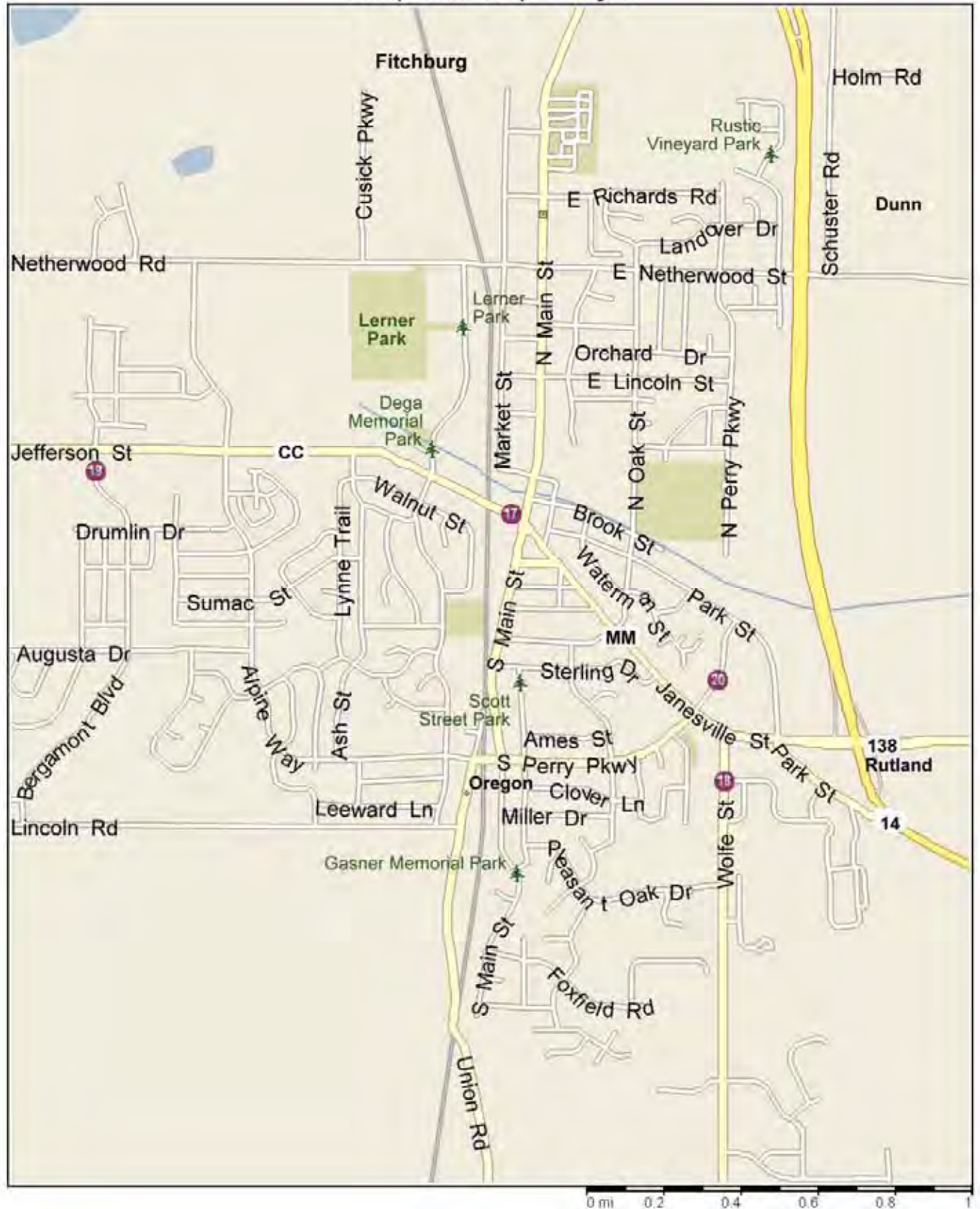
Comparable Map - McFarland and Cottage Grove



Comparable Map - Stoughton



Comparable Map - Oregon



Comparable Map - Madison



Map #:	1	
Comparable:	Novation Senior Commons	
Address:	2675 Novation Parkway	
City, State:	Madison, WI	
Distance to Subject:	5.5 miles NW	
Located in PMA:	Yes	
Telephone:	262-842-0454	
Contact Person:	Shawn	
Date of Survey:	5/14/2020	
Year Built:	2018	
Property Type:	LIHTC Section 42	
Targeting:	Senior	
Occupancy:	98.3%	
Applications Pending:	1	
Waiting List:	None	
Security Deposit:	One month's rent	
Concessions:	Sporadically-½ months' rent	
Utilities Included:	W, S, TR, HW, H	
Tenant Paid Utilities:	E	

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features
			X		X
Laundry Room		Courtyard	X	Refrigerator	W/W Carpet
Playground	X	Community Patio	X	Range/Oven	Patio/Balcony
X Community Room		Basketball Court	X	Dishwasher	Fireplace
X Fitness Center		Volleyball Court	X	Disposal	X Air Conditioning (ca)
Business Center		Dog Park/Walk		Microwave	X Drapes/Blinds
Swimming Pool		Walking/Running Trail	X	Washer/Dryer	X Controlled Entry
Library		Gazebo		Washer/Dryer Hook-ups	X Surface Parking
Beauty Salon		Concierge			X Garage/UG Parking (\$50/month)
Chapel		Media Center			
X Grill Area	X	Extra Storage			
X Elevator		(included)			

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
4	1 BR/1 BA	50%	\$804	720	0
31	1 BR/1 BA	60%	\$899 - 935	720	0
1	2 BR/1 BA	50%	\$961	975	0
6	2 BR/1 BA	60%	\$1,059	975	1
18	2 BR/2 BA	60%	\$1,099	975	0
60	Totals				1

Notes: Development opened for occupancy on August 1st 2018 and was approximately 25 percent preleased (15 units). The development was 33.3 percent occupied on 10/5/2018 indicating a 10-unit/month absorption rate from August 2018 to October 2018. The development was 53.3 percent occupied on 1/11/2019, indicating a 6-unit/month absorption rate from August 2018 to January 2019. The development was 100.0 percent occupied on 7/29/2019, indicating a 5-unit/month absorption rate from August 2018 to July 2019.

Map #:	2	
Comparable:	Park Glen Senior Apartments	
Address:	201 North Walbridge Avenue	
City, State:	Madison, WI	
Distance to Subject:	6.1 miles NW	
Located in PMA:	No	
Telephone:	608-241-4200	
Contact Person:	Stephanie	
Date of Survey:	5/18/2020	
Year Built:	2004	
Property Type:	LIHTC Section 42 and Market Rate	
Targeting:	Senior	
Occupancy:	100%	
Applications Pending:	None	
Waiting List:	Yes	
Security Deposit:	One month's rent	
Concessions:	None	
Utilities Included:	W, S, TR, HW, H	
Tenant Paid Utilities:	E	

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room	Basketball Court	X	Dishwasher		Fireplace
X	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk		Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Game Room			X	Garage/UG Parking (Included)
	Chapel	Media Center				
	Grill Area	X Extra Storage				
X	Elevator	(Included)				

# Units	Unit Type	% of AMI	Net Rent*	Square Footage	# Vacant Units
6	1 BR/1 BA	50%	\$805	717 - 746	0
17	1 BR/1 BA	60%	\$950	740 - 876	0
19	1 BR/1 BA	MKT	\$1,150 - 1,200	803 - 1,107	0
27	2 BR/1 BA	60%	\$1,135	987 - 1,053	0
22	2 BR/1 BA	MKT	\$1,250 - 1,350	1,034 - 1,045	0
18	2 BR/2 BA	MKT	\$1,300 - 1,320	1,090 - 1,094	0
1	2 BR/2 BA	MKT	\$1,400	1,212	0
110	Totals				0

Notes: *Development uses Revenue Management service that automatically generates rental prices for market rate units. These rents are approximate and fluctuate daily based on unit demand.

Map #:	3																																																												
Comparable:	Westminster Senior Apartments																																																												
Address:	6160 Dell Drive																																																												
City, State:	Madison, WI																																																												
Distance to Subject:	4.1 miles N																																																												
Located in PMA:	Yes																																																												
Telephone:	608-222-6700																																																												
Contact Person:	Gary																																																												
Date of Survey:	5/20/2020																																																												
Year Built:	2003																																																												
Property Type:	LIHTC Section 42																																																												
Targeting:	Senior																																																												
Occupancy:	95.2%																																																												
Applications Pending:	3																																																												
Waiting List:	Yes																																																												
Security Deposit:	½ month's rent																																																												
Concessions:	None																																																												
Utilities Included:	W, S, TR, HW, H																																																												
Tenant Paid Utilities:	E																																																												
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66	Totals				3																																																								
Notes: *Manager wasn't sure on rents, but did state rents increased approximately \$20-25 since January 2019.																																																													

Map #:	4	
Comparable:	Normandy Square	
Address:	6509 Normandy Ln.	
City, State:	Madison, WI	
Distance to Subject:	11.1 miles NW	
Located in PMA:	No	
Telephone:	612-868-9997	
Contact Person:	Mark Hammond	
Date of Survey:	Data as of 1/2/2020	
Year Built:	July 2019	
Property Type:	LIHTC Section 42	
Targeting:	Senior	
Occupancy:	100%	
Applications Pending:	N/A	
Waiting List:	Yes	
Security Deposit:	One month's rent	
Concessions:	None	
Utilities Included:	W, S, TR, HW, H	
Tenant Paid Utilities:	E	

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features
	Laundry Room	Courtyard	X	Refrigerator	X W/W Carpet
	Playground	Community Patio	X	Range/Oven	X Patio/Balcony
X	Community Room	Basketball Court	X	Dishwasher	Fireplace
X	Fitness Center	Volleyball Court	X	Disposal	X Air Conditioning (ca)
X	Business Center	Dog Park/Walk	X	Microwave	X Drapes/Blinds
	Swimming Pool	Walking/Running Trail	X	Washer/Dryer	X Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X Surface Parking
	Beauty Salon	Concierge			X Garage/UG Parking (included)*
	Chapel	Media Center			
	Grill Area	X Extra Storage			
X	Elevator	(included)			

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
12	1 BR/1 BA	30%	\$515	667	0
3	1 BR/1 BA	40%	\$654	679	0
7	1 BR/1 BA	50%	\$822	679	0
3	1 BR/1 BA	60%	\$875	679	0
4	1 BR/1 BA	MKT	\$985	679	0
12	2 BR/1 BA	50%	\$968	984	0
7	2 BR/1 BA	60%	\$988	984	0
4	2 BR/1 BA	60%	\$1,028	1,123	0
6	2 BR/1 BA	MKT	\$1,525	1,123	0
58	Totals				0

Notes: Development opened 8/31/2019 with preleasing beginning 4 months prior. The development opened 43.1 percent occupied (25 units). The development reached 100% occupancy on 10/21/2019. This indicates an absorption rate of 8.3 units/month.

Map #: 5
Comparable: Cascade Falls Apartments
Address: 1233 Jackson Street
City, State: Stoughton, WI
Distance to Subject: 6.8 miles SE
Located in PMA: Yes
Telephone: 608-873-1888
Contact Person: Dana
Date of Survey: 5/13/2020
Year Built: 1991, Renovated 2018-2019
Property Type: LIHTC Section 42
Targeting: Multifamily
Occupancy: 64.8%
Applications Pending: 4
Waiting List: None
Security Deposit: One month's rent
Concessions: **
Utilities Included: W, S, TR, HW
Tenant Paid Utilities: H, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
X	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
X	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room	Basketball Court	X	Dishwasher		Fireplace
	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk		Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge			X	Garage/UG Parking
	Chapel	Media Center				(\$60/month)
	Grill Area	X Extra Storage				
X	Elevator	(included)				
# Units	Unit Type	% of AMI	Net Rent		Square Footage	# Vacant Units
54	3 BR/1.5 BA	60%	\$1,275		1,140	19
54	Totals					19*
Notes:	*Development was renovated 2018-2019. Manager is new to the project, but mentioned higher than normal vacancy rate due to winter months and Covid. **\$1,199 for a year and 1 st and last month free.					

Map #: 6
Comparable: Elven Sted
Address: 631 8th Street
City, State: Stoughton, WI
Distance to Subject: 7.5 miles SE
Located in PMA: Yes
Telephone: 608-541-8844
Contact Person: Chris
Date of Survey: 5/14/2020
Year Built: 2011
Property Type: LIHTC Section 42
Targeting: Multifamily
Occupancy: 100%
Applications Pending: N/A
Waiting List: 25 Households
Security Deposit: One month's rent
Concessions: None
Utilities Included: W, S, TR, HW, H,
Tenant Paid Utilities: E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities				Appliances		Unit Features	
	Laundry Room	x	Courtyard	X	Refrigerator	X	W/W Carpet
x	Playground	x	Community Patio	X	Range/Oven	X	Patio/Balcony
x	Community Room		Basketball Court	X	Dishwasher		Fireplace
	Fitness Center		Volleyball Court	x	Disposal	X	Air Conditioning (ca)
x	Business Center		Dog Park/Walk		Microwave	X	Drapes/Blinds
	Swimming Pool		Walking/Running Trail	X	Washer/Dryer	x	Controlled Entry
	Library		Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon		Concierge			X	Garage/UG Parking
	Chapel		Media Center				(\$30/month)
x	Grill Area	X	Extra Storage				
x	Elevator		(included)				
# Units	Unit Type		% of AMI	Net Rent		Square Footage	# Vacant Units
2	1 BR/1 BA		30%	\$516		700	0
2	1 BA/1 BA		40%	\$670		700	0
2	2 BR/1 BA		30%	\$616		950	0
3	2 BR/2 BA		40%	\$825		950	0
6	2 BR/2 BA		50%	\$900		950	0
5	2 BR/2 BA		60%	\$920		950	0
6	3 BR/2 BA		50%	\$1,020		1,400	0
6	3 BR/2 BA		60%	\$1,050		1,400	0
1	3 BR/2 BA		MKT	\$1,565 - 935		1,400	0
33	Totals						0
Notes:							

Map #:	7	
Comparable:	The Royal Apartments	
Address:	2232 W. Broadway	
City, State:	Madison, WI	
Distance to Subject:	4.3 miles NW	
Located in PMA:	Yes	
Telephone:	608-205-4424	
Contact Person:	Megan	
Date of Survey:	5/8/2020	
Year Built:	Nov. 2018	
Property Type:	LIHTC Section 42	
Targeting:	Multifamily	
Occupancy:	100%	
Applications Pending:	N/A	
Waiting List:	460 households	
Security Deposit:	½ month's rent	
Concessions:	None	
Utilities Included:	W, S, TR	
Tenant Paid Utilities:	HW, H, E	

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room	Basketball Court	X	Dishwasher		Fireplace
	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge			X	Garage/UG Parking (\$45/month)
	Chapel	Media Center				
	Grill Area	X Extra Storage				
X	Elevator	(included)				

# Units	Unit Type	% of AMI	Net Rent		Square Footage	# Vacant Units
4	1 BR/1 BA	30%	\$465		678 - 790	0
2	2 BR/1 BA	30%	\$560		1,048 - 1,084	0
1	2 BR/1 BA	60%*	\$920		1,048 - 1,084	0
8	2 BR/2 BA	50%	\$975 - 1,005		1,048 - 1,275	0
4	2 BR/2 BA	60%*	\$920*		1,048 - 1,275	0
10	2 BR/2 BA	60%	\$1,180 - 1,225		1,064 - 1,153	0
7	2 BR/2 BA	80%	\$1,280 - 1,325		1,064 - 1,153	0
8	3 BR/2 BA	50%	\$1,115		1,335 - 1,376	0
3	3 BR/2 BA	60%	\$1,310		1,284 - 1,335	0
1	3 BR/2 BA	80%	\$1,460		1,376	0
48	Totals					0

Notes: Preleasing began 06/15/2018. The development opened on 11/19/2018 with 28 units (58%) preleased
The development was 100% occupied by May 1, 2019.
This indicates an absorption rate of 4.4 units/month.

Map #:	8
Comparable:	Maple Grove Commons
Address:	3204 Golden Copper Ln
City, State:	Madison, WI
Distance to Subject:	11.1 miles W
Located in PMA:	No
Telephone:	608-467-3185
Contact Person:	Sharon
Date of Survey:	5/12/2020
Year Built:	2016
Property Type:	LIHTC Section 42
Targeting:	Multifamily
Occupancy:	97.5%
Applications Pending:	0
Waiting List:	Yes
Security Deposit:	One month's rent
Concessions:	None
Utilities Included:	W, S, TR, HW, H
Tenant Paid Utilities:	E



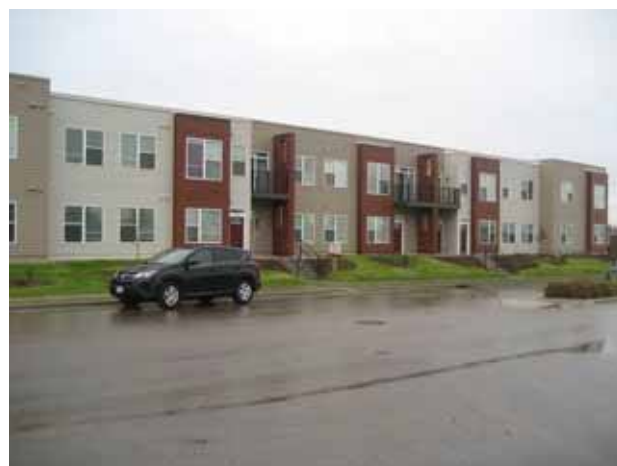
KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities				Appliances		Unit Features	
	Laundry Room	X	Courtyard	X	Refrigerator	X	W/W Carpet
X	Playground	X	Community Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room		Basketball Court	X	Dishwasher		Fireplace
X	Fitness Center		Volleyball Court	X	Disposal	X	Air Conditioning (ca)
	Business Center		Dog Park/Walk	X	Microwave	X	Drapes/Blinds
	Swimming Pool		Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
	Library		Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon		Concierge			X	Garage/UG Parking
	Chapel		Media Center				(\$35/month)*
	Grill Area	X	Extra Storage				
X	Elevator		(included)				

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
20	1 BR/1 BA	30%	\$536	690 - 712	0
9	1 BR/1 BA	50%	\$782	690 - 712	0
11	1 BR/1 BA	60%	\$980	690 - 712	0
6	1 BR/1 BA	MKT	\$1,071 - 1,125	690 - 712	0
9	2 BR/1 BA	50%	\$1,096	1,021 - 1,134	0
11	2 BR/1 BA	60%	\$1,175	1,021 - 1,134	0
4	2 BR/2 BA	MKT	\$1,440	1,021 - 1,134	0
2	2 BR/2 BA	60%	\$1,180	1,021 - 1,134	1
8	3 BR/2 BA	50%	\$1,322	1,240 - 1,281	0
80	Totals				1

Notes:	*Three bedroom apartments include two parking stalls
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Map #: 9
Comparable: Harmony at Grandview Commons
Address: 116 Milky Way
City, State: Madison, WI
Distance to Subject: 5.7 miles N
Located in PMA: Yes
Telephone: 608-576-6212
Contact Person: Dawn
Date of Survey: 5/12/2020
Year Built: 2018
Property Type: LIHTC Section 42
Targeting: Multifamily
Occupancy: 96.8%
Applications Pending: 2
Waiting List: No
Security Deposit: One month's rent
Concessions: None
Utilities Included: W, S, TR
Tenant Paid Utilities: HW, H, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities								Appliances		Unit Features	
	Laundry Room	X	Courtyard	X	Refrigerator	X	W/W Carpet				
X	Playground		Community Patio	X	Range/Oven	X	Patio/Balcony				
X	Community Room		Basketball Court	X	Dishwasher		Fireplace				
X	Fitness Center		Volleyball Court	X	Disposal	X	Air Conditioning (ca)				
X	Business Center		Dog Park/Walk	X	Microwave	X	Drapes/Blinds				
	Swimming Pool		Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry				
	Library		Gazebo		Washer/Dryer Hook-ups	X	Surface Parking				
	Beauty Salon		Concierge			X	Garage/UG Parking				
	Chapel	X	Media Center				(Included)				
X	Grill Area		Extra Storage								
X	Elevator										

# Units	Unit Type	% of AMI	Net Rent*	Square Footage	# Vacant Units
20	2 BR/1 BA	60%	\$1,140	840 - 975	0
8	2 BR/2 BA	60%	\$1,230	840 - 975	0
3	3 BR/1 BA	60%	\$1,295	930 - 1,170	0
53	3 BR/1.5 BA	60%	\$1,320	1,050 - 1,405	2
10	3 BR/2 BA	60%	\$1,438	1,050 - 1,405	0
94*	Totals				2

Notes: Development opened for occupancy 7/7/2018 with 13 of 16 units preleased (81.25%). Preleasing began on 4/1/2018, indicating a prelease absorption rate of 4-5 units/month. The development will open 16 unit buildings every 2-4 weeks from 7/7/2018 to October of 2018. The development currently has 24 applications pending, indicating that the next 16 unit building will be 100 percent preleased. As of 10/3/2018 development was 42.5 percent occupied, indicating a 13.5 unit/month absorption rate from 7/25/2018 to 10/3/2018. The final units were completed November 2018.
 *Manager stated as of May 2019, only 3 units were not leased. Additionally, in 2019 owners decided to increase rents by \$55, which is what they were charging for garages, but now garages are included. Manager also stated they don't foresee any rental increases until summer 2020.

Map #:	10	
Comparable:	Pinney Lane	
Address:	902-914 Royster Oaks Drive	
City, State:	Madison, WI	
Distance to Subject:	5.3 miles NW	
Located in PMA:	No	
Telephone:	608-251-6000	
Contact Person:	Jackie	
Date of Survey:	5/18/2020	
Year Built:	2016	
Property Type:	LIHTC Section 42	
Targeting:	Family	
Occupancy:	100%	
Applications Pending:	N/A	
Waiting List:	Yes	
Security Deposit:	½ month's rent	
Concessions:	None	
Utilities Included:	W, S, TR, HW	
Tenant Paid Utilities:	H, E	

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room	Basketball Court	X	Dishwasher		Fireplace
X	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
X	Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge			X	Garage/UG Parking (\$50/month)
	Chapel	Media Center				
X	Grill Area	Extra Storage				
X	Elevator					

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
4	1 BR/1 BA	30%	\$465	676 - 689	0
5	1 BR/1 BA	50% HOME PBV	\$845	676	0
9	1 BR/1 BA	60%	\$935 - 1,025	676 - 701	0
7	1 BR/1 BA	80%	\$915 - 1,110	676	0
6	2 BR/2 BA	30%	\$505 - 565	1,028 - 1,147	0
6	2 BR/2 BA	50% HOME	\$890 - 950	1,061 - 1,099	0
8	2 BR/2 BA	50%	\$920 - 1,015	1,061 - 1,147	0
7	2 BR/2 BA	60%	\$1,095 - 1,195	1,061 - 1,099	0
2	2 BR/2 BA	80%	\$1,245 - 1,310	1,061 - 1,099	0
5	3 BR/2 BA TH	50%	\$1,055	1,350	0
8	3 BR/2.5 BA TH	50%	\$1,110 - 1,170	1,352	0
3	3 BR/2 BA TH	50% PBV	\$1,420	1,390	0
70	Totals				0

Notes: Development opened on February 15, 2016 with 43 units preleased. Development was fully stabilized on August 1, 2016 indicating a 12 to 13 unit per month absorption.

Map #: 11
Comparable: Hanover Square
Address: 2461 Old Camden Square
City, State: Madison, WI
Distance to Subject: 7.8 miles N
Located in PMA: No
Telephone: 608-241-0055
Contact Person: Janey
Date of Survey: 5/18/2020
Year Built: 2002
Property Type: LIHTC Section 42
Targeting: Family
Occupancy: 98.5%
Applications Pending: 1
Waiting List: Yes, 20 households
Security Deposit: ½ month's rent
Concessions: None
Utilities Included: W, S, TR, HW
Tenant Paid Utilities: H, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room	Basketball Court	X	Dishwasher	X	Fireplace
X	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
X	Swimming Pool	Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge			X	Garage/UG Parking
	Chapel	Media Center				(Included)
	Grill Area	X Extra Storage				
X	Elevator	(Included)				
# Units	Unit Type	% of AMI	Net Rent		Square Footage	# Vacant Units
1	1 BR/1 BA	30%	\$482		716	0
3	1 BR/1 BA	40%	\$670		716 - 748	0
10	1 BR/1 BA	60%	\$982		716 - 748	1
1	1 BR/1 BA	MKT	\$1,060		744	0
1	1 BR/1 BA TH	40%	\$659		732	0
6	1 BR/1 BA TH	60%	\$974		732 - 904	0
1	1 BR/1 BA TH	MKT	\$1,060		732	0
8	2 BR/2 BA	60%	\$1,125		1,058 - 1,224	0
2	2 BR/2 BA	MKT	\$1,280		949	0
1	2 BR/2 BA TH	50%	\$984		949	0
3	2 BR/1 BA TH	60%	\$1,160		940 - 1,159	0
10	2 BR/2 BA TH	60%	\$1,160		949	0
2	2 BR/2 BA TH	MKT	\$1,283		1,289	0
7	3 BR/2 BA	60%	\$1,374		1,289	0
1	3 BR/2 BA	MKT	\$1,433		1,390	0
7	3 BR/2 BA TH	60%	\$1,476		1,390	0
1	3 BR/2 BA	MGR	N/A			0
65	Totals					1
Notes:						

Map #:	12	
Comparable:	Prentice Park I	
Address:	803 North Thompson	
City, State:	Madison, WI	
Distance to Subject:	6.2 miles NW	
Located in PMA:	No	
Telephone:	608-242-0050	
Contact Person:	Haley	
Date of Survey:	5/13/2020	
Year Built:	1994	
Property Type:	LIHTC Section 42	
Targeting:	Multifamily	
Occupancy:	97.5%	
Applications Pending:	1	
Waiting List:	No	
Security Deposit:	\$300-400	
Concessions:	None	
Utilities Included:	W, S, TR, HW	
Tenant Paid Utilities:	H, E	

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
X	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
	Community Room	Basketball Court	X	Dishwasher		Fireplace
	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk		Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail	X	Washer/Dryer (\$39/month)		Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge			X	Garage/UG Parking
	Chapel	Media Center				(Included)
	Grill Area	Extra Storage				
	Elevator					
# Units	Unit Type	% of AMI	Net Rent		Square Footage	# Vacant Units
8	1 BR/1 BA	60%	\$889		900 - 950	0
	2 BR/1 BA	60%	\$1,099		1,097 - 1,281	0
	2 BR/1.5 BA	60%	\$1,127		1,097 - 1,281	0
24	2 BR/2 BA	60%	\$1,127		1,097 - 1,281	1
	3 BR/2 BA	60%	\$1,279		1,384 - 1,451	0
8	3 BR/2 BA+loft	60%	\$1,279		1,384 - 1,451	0
40	Totals					1
Notes:	Previous rents were \$835 1 BR, \$945 2 BR and \$1,165 3 BR, indicating a 5.1 percent average increase from 11/13/2017 to 5/23/2018. The property manager has not yet decided on adjustments for the 2018 max rents but stated that due to the large increase, they will not be increasing rents to the new max and expect a 5% increase.					

Map #: 13
Comparable: Waubesa Village
Address: 4604 Siggelkow Rd.
City, State: McFarland, WI
Distance to Subject: 1.5 miles NW
Located in PMA: Yes
Telephone: 608-838-1800
Contact Person: Marissa
Date of Survey: 5/13/2020
Year Built: 2016, 2018*
Property Type: Market Rate
Targeting: Multifamily
Occupancy: 100%*
Applications Pending: N/A
Waiting List: None
Security Deposit: One month's rent
Concessions: None
Utilities Included: TR
Tenant Paid Utilities: W, S, HW, H, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features		
	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet	
	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony	
	Community Room	Basketball Court	X	Dishwasher		Fireplace	
	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)	
	Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds	
	Swimming Pool	X	Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
	Library		Gazebo	Washer/Dryer Hook-ups	X	Surface Parking	
	Beauty Salon		Concierge		X	Garage/UG Parking (included)	
	Chapel		Media Center				
	Grill Area	X	Extra Storage				
X	Elevator		(included)				
# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units		
N/A	1 BR/1 BA	MKT	\$1,095	750 - 810	0		
N/A	2 BR/1 BA	MKT	\$1,225	880	0		
N/A	2 BR/2 BA	MKT	\$1,395	1,070 - 1,190	0		
N/A	2 BR/2 BA + Loft	MKT	\$1,525	1,220	0		
47	Totals				0		
Notes:	*Building #1 (20 units) was done in 2016, #2 (27 units) in 2018, and #3 (27 units) is currently under construction.						

Map #: 14
Comparable: Farwell Place
Address: 5020 Farwell St.
City, State: McFarland, WI
Distance to Subject: 1.0 miles SW
Located in PMA: Yes
Telephone: 608-838-1800
Contact Person: Alyssa
Date of Survey: 5/13/2020
Year Built: September 2016
Property Type: Market Rate
Targeting: Multifamily
Occupancy: 100%
Applications Pending: N/A
Waiting List: No*
Security Deposit: One month's rent
Concessions: None
Utilities Included: TR
Tenant Paid Utilities: W, S, HW, H, E***



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features
	Laundry Room	Courtyard	X	Refrigerator	X W/W Carpet
	Playground	Community Patio	X	Range/Oven	X Patio/Balcony
**	Community Room	Basketball Court	X	Dishwasher	Fireplace
**	Fitness Center	Volleyball Court	X	Disposal	X Air Conditioning (ca)
	Business Center	Dog Park/Walk	X	Microwave	X Drapes/Blinds
	Swimming Pool	X Walking/Running Trail	X	Washer/Dryer	X Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X Surface Parking
	Beauty Salon	Concierge			X Garage/UG Parking (included)
	Chapel	Media Center			
	Grill Area	X Extra Storage			
X	Elevator	(included)			

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
5	Studio	MKT	\$895	750 - 810	0
12	1 BR/1 BA	MKT	\$1,080	880	0
3	1 BR/1 BA + Den	MKT	\$1,195	1,070 - 1,190	0
18	2 BR/2 BA	MKT	\$1,275 - 1,385	1,013 - 1,167	0
38	Totals				0

Notes: *Does not keep a waiting list
 **Community Room and Fitness Center will be included in a phase II which has no set arrival date.
 Manager stated that 5-10 units were preleased upon opening.
 ***Residents pay a flat fee of \$25 for water and sewer
 Development achieved stabilized occupancy (current level) in February/March of 2017
 \$10 rental increase across all unit types from 2017 to 2018

Map #:	15	
Comparable:	Preston Place	
Address:	5401 Preston Place	
City, State:	McFarland, WI	
Distance to Subject:	1.0 miles NW	
Located in PMA:	Yes	
Telephone:	608-838-1800	
Contact Person:	Alyssa	
Date of Survey:	5/13/2020	
Year Built:	April-June 2018*	
Property Type:	Market Rate	
Targeting:	Multifamily	
Occupancy:	100%	
Applications Pending:	N/A	
Waiting List:	Does not keep	
Security Deposit:	One month's rent	
Concessions:	None	
Utilities Included:	None	
Tenant Paid Utilities:	All	

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features
Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
Community Room	Basketball Court	X	Dishwasher		Fireplace
Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
Swimming Pool	Walking/Running Trail	X	Washer/Dryer		Controlled Entry
Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
Beauty Salon	Concierge			X	Garage/UG Parking (included)
Chapel	Media Center				
Grill Area	Extra Storage				
Elevator					

# Units	Unit Type	% of AMI	Net Rent		Square Footage	# Vacant Units
N/A	4 BR/2.5 BA	MKT	\$1,795		1,916	0
N/A	4 BR/3.5 BA	MKT	\$1,845	- 1,945**	2,090	0
11	Totals					0

Notes: *Development was opened on a rolling schedule from April 2018 with one unit remaining to be opened June 1, 2018
 **Higher rent units have walkout basements.
 Development was 100% preleased prior to opening

Map #: 16
Comparable: Brittany Hills
Address: 5001 Taylor Road
City, State: McFarland, WI
Distance to Subject: 1.0 miles NW
Located in PMA: Yes
Telephone: 608-226-3060
Contact Person: Jenn
Date of Survey: 5/12/2020
Year Built: 1995, renovated in 2018
Property Type: Market Rate
Targeting: Multifamily
Occupancy: 100%
Applications Pending: N/A
Waiting List: Does not keep a waiting list
Security Deposit: One month's rent
Concessions: None
Utilities Included: None
Tenant Paid Utilities: All



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
X	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
	Community Room	Basketball Court	X	Dishwasher		Fireplace
	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk		Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail		Washer/Dryer	X	Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge			X	Garage/UG Parking
	Chapel	Media Center				(included)
	Grill Area	Extra Storage				
	Elevator					
# Units	Unit Type	% of AMI	Net Rent		Square Footage	# Vacant Units
18	2 BR/1 BA	MKT	\$1,025		1,100	0
18	Totals					0
Notes:						

Map #:	17																																																																																															
Comparable:	Jefferson Crossing																																																																																															
Address:	134 Jefferson St.																																																																																															
City, State:	Oregon, WI																																																																																															
Distance to Subject:	8.0 miles SW																																																																																															
Located in PMA:	No																																																																																															
Telephone:	608-838-1800																																																																																															
Contact Person:	Alyssa																																																																																															
Date of Survey:	5/13/2020																																																																																															
Year Built:	2018																																																																																															
Property Type:	Market Rate																																																																																															
Targeting:	Multifamily																																																																																															
Occupancy:	100.0%																																																																																															
Applications Pending:	N/A																																																																																															
Waiting List:	No																																																																																															
Security Deposit:	One month's rent																																																																																															
Concessions:	None																																																																																															
Utilities Included:	TR																																																																																															
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Notes: *Development opened July 1, 2018 with 100% of units preleased. **Residents pay a flat fee of \$25 for water and sewer Preleasing began in February of 2018 and the development had preleased 49 units (80.3%) of units as of 5/29/2018. This indicated a 12 unit/month absorption rate.																																																																																																

Map #: 18
Comparable: The Commons of Foxboro
Address: 218 Wolfe Street
City, State: Oregon, WI
Distance to Subject: 8.3 miles SW
Located in PMA: No
Telephone: 608-849-6500
Contact Person: Heidi
Date of Survey: 5/15/2020
Year Built: 2016
Property Type: Market Rate
Targeting: Family
Occupancy: 100%
Applications Pending: N/A
Waiting List: None
Security Deposit: One month's rent
Concessions: None
Utilities Included: W, S, TR
Tenant Paid Utilities: HW, H, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities		Appliances		Unit Features
Laundry Room	Courtyard	X	Refrigerator	X W/W Carpet
Playground	Community Patio	X	Range/Oven	X Patio/Balcony
Community Room	Basketball Court	X	Dishwasher	Fireplace
Fitness Center	Volleyball Court	X	Disposal	X Air Conditioning (ca)
Business Center	Dog Park/Walk	X	Microwave	X Drapes/Blinds
Swimming Pool	Walking/Running Trail	X	Washer/Dryer	X Controlled Entry
Library	Gazebo		Washer/Dryer Hook-ups	X Surface Parking
Beauty Salon	Concierge			X Garage/UG Parking (Included)
Chapel	Media Center			
Grill Area	X Extra Storage			
X Elevator	(Included)			

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
N/A	1 BR/1 BA	MKT	\$1,025	N/A	0
N/A	2 BR/1 BA	MKT	\$1,250	N/A	0
N/A	2 BR/2.5 BA	MKT	\$1,400	N/A	0
N/A	3 BR/2 BA	MKT	\$1,500	N/A	0
60	Totals				0

Notes:

Map #: 19
Comparable: Bergamont Townhomes
Address: 225 Bergamont Blvd.
City, State: Oregon, WI
Distance to Subject: 9.0 miles SW
Located in PMA: No
Telephone: 608-709-7290
Contact Person: Aaron
Date of Survey: 5/15/2020
Year Built: 2016
Property Type: Market Rate
Targeting: Multifamily
Occupancy: 96.8%
Applications Pending: None
Waiting List: N/A
Security Deposit: \$250
Concessions: \$500 off first month's rent for vacant units
Utilities Included: None
Tenant Paid Utilities: All



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
X	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
	Community Room	Basketball Court	X	Dishwasher	X	Fireplace – some*
	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge			X	Garage/UG Parking (included)
	Chapel	Media Center				
	Grill Area	Extra Storage				
	Elevator					

# Units	Unit Type	% of AMI	Net Rent*	Square Footage	# Vacant Units
21	2 BR/2 BA TH	MKT	\$1,585	1,172 - 1,184	1
20	2 BR/2 BA Duplex	MKT	\$1,685	1,141	0
21	3 BR/2 BA TH	MKT	\$1,775	1,520 - 1,533	1
62	Totals				2

Notes: NOTE: Manager stated traffic has dropped slightly due to Covid 19, but not significantly. No adjustments to rent as of yet.
 *\$10-15 extra for units with a fireplace.

Map #: 20
Comparable: Woodland Village
Address: 525 S. Perry Parkway
City, State: Oregon, WI
Distance to Subject: 8.0 miles SW
Located in PMA: No
Telephone: 608-258-4900
Contact Person: Corrine
Date of Survey: 5/12/2020
Year Built: 1960's – 1970's
Property Type: Market Rate
Targeting: Family
Occupancy: 100%
Applications Pending: N/A
Waiting List: None
Security Deposit: One month's rent
Concessions: None
Utilities Included: TR
Tenant Paid Utilities: \$20 for W, S and tenants pay HW, H, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
X	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
	Community Room	Basketball Court	X	Dishwasher (some)		Fireplace
	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (wall)
	Business Center	Dog Park/Walk		Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail		Washer/Dryer	X	Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge			X	Garage/UG Parking
	Chapel	Media Center				(17 garages available
	Grill Area	X Extra Storage				\$90/month)
	Elevator	(Included)				
# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units	
80	2 BR/1 BA	MKT	\$885	822	0	
80	Totals				0	
Notes:						

Map #: 21
Comparable: Nordic Ridge
Address: 1601 Hoel Avenue
City, State: Stoughton, WI
Distance to Subject: 6.9 miles SE
Located in PMA: Yes
Telephone: 608-838-1800
Contact Person: Alyssa
Date of Survey: 5/13/2020
Year Built: Phase I Aug. 2019, Phase II June 2020*
Property Type: Market Rate
Targeting: Multifamily
Occupancy: 100%*
Applications Pending: N/A
Waiting List: Does not keep
Security Deposit: One month's rent
Concessions: None
Utilities Included: TR
Tenant Paid Utilities: W, S, HW, H, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
X	Community Room	Basketball Court	X	Dishwasher		Fireplace
X	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
	Swimming Pool	Walking Trail	X	Washer/Dryer	X	Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge			X	Garage/UG Parking
	Chapel	Media Center				(included)
X	Grill Area	X Extra Storage				
X	Elevator	(Included)				
# Units	Unit Type	% of AMI	Net Rent		Square Footage	# Vacant Units
N/A	Studio	MKT	\$865		527	0
N/A	1 BR/1 BA	MKT	\$1,065 - 1,085		713 - 813	0
N/A	1 BR/1 BA+den	MKT	\$1,110		902	0
N/A	2 BR/2 BA	MKT	\$1,304 - 1,365		1,093 - 1,141	0
N/A	2 BR/2 BA+den	MKT	\$1,395		1,274	0
40*	Totals					0*
Notes:	Management stated, thus far, they have not experienced any effects of the Covid 19 Stay-at-Home order. *Phase I has 40 units and phase II will have 37 units, for a total of 77 units. Phase opened August 1, 2020 with all 40 units preleased. Phase II is set to open June 15, 2020 and currently has 14 of its 37 units preleased.					

Map #:	22	
Comparable:	Wild Meadows	
Address:	2301 Lincoln Ave.	
City, State:	Stoughton, WI	
Distance to Subject:	5.7 miles SE	
Located in PMA:	Yes	
Telephone:	608-838-1800	
Contact Person:	Alyssa	
Date of Survey:	5/13/2020	
Year Built:	July 2016*	
Property Type:	Market Rate	
Targeting:	Multifamily	
Occupancy:	100%	
Applications Pending:	N/A	
Waiting List:	Does not keep	
Security Deposit:	One month's rent	
Concessions:	None	
Utilities Included:	None	
Tenant Paid Utilities:	All	

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features
Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
Community Room	Basketball Court	X	Dishwasher		Fireplace
Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
Swimming Pool	Walking/Running Trail	X	Washer/Dryer		Controlled Entry
Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
Beauty Salon	Concierge			X	Garage/UG Parking (included)
Chapel	Media Center				
Grill Area	Extra Storage				
Elevator					
# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
N/A	2 BR/2.5 BA	MKT	\$1,325	1,700	0
N/A	3 BR/2.5 BA	MKT	\$1,495	1,700	0
7	Totals				0
Notes: *Development was 100% preleased prior to opening					

Map #: 23
Comparable: Burnt Woods Townhomes
Address: 701 S. Van Buren St.
City, State: Stoughton, WI
Distance to Subject: 7.2 miles SE
Located in PMA: Yes
Telephone: 608-237-2667
Contact Person: Jamie
Date of Survey: 5/12/2020
Year Built: 1994
Property Type: Market Rate
Targeting: Multifamily
Occupancy: 100%
Applications Pending: N/A
Waiting List: None
Security Deposit: ½ month's rent
Concessions: None
Utilities Included: H
Tenant Paid Utilities: W, S, TR, HW, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features
Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
Community Room	Basketball Court	X	Dishwasher		Fireplace
Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
Business Center	Dog Park/Walk		Microwave	X	Drapes/Blinds
Swimming Pool	Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry
Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
Beauty Salon	Concierge			X	Garage/UG Parking (included)
Chapel	Media Center				
Grill Area	Extra Storage				
Elevator					

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
20	2 BR/1 BA	MKT	\$1,130	1.100	0
	2 BR/2 BA	MKT	\$1,150	1.300	0
	3 BR/1 BA	MKT	\$1,200	1.100	0
20	3 BR/2 BA	MKT	\$1,275	1.300	0
40	Totals				0

Notes:

Map #: 24
Comparable: Kenilworth Court Apartments
Address: 1526 Kenilworth Court
City, State: Stoughton, WI
Distance to Subject: 6.6 miles SE
Located in PMA: Yes
Telephone: 608-831-4035
Contact Person: Anna
Date of Survey: 5/13/2020
Year Built: 1978
Property Type: Market Rate
Targeting: Multifamily
Occupancy: 97.5%
Applications Pending: 1
Waiting List: N/A
Security Deposit: One month's rent
Concessions: None
Utilities Included: W, S, TR
Tenant Paid Utilities: HW, H, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
X	Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet
	Playground	Community Patio	X	Range/Oven	X	Patio/Balcony
	Community Room	Basketball Court	X	Dishwasher		Fireplace
	Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)
	Business Center	Dog Park/Walk		Microwave	X	Drapes/Blinds
	Swimming Pool	Walking/Running Trail		Washer/Dryer	X	Controlled Entry
	Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
	Beauty Salon	Concierge				Garage/UG Parking
	Chapel	Media Center				
	Grill Area	Extra Storage				
	Elevator					
# Units	Unit Type	% of AMI	Net Rent		Square Footage	# Vacant Units
40	2 BR/1 BA	MKT	\$900 - 1,050		950	1
40	Totals					1
Notes:						

Map #: 25
Comparable: Prairie Grove
Address: 700-750 Sandpiper Trail
City, State: Cottage Grove, WI
Distance to Subject: 5.9 miles NE
Located in PMA: Yes
Telephone: 608-242-1700
Contact Person: Andrew
Date of Survey: 5/26/2020
Year Built: 2006 - 2007
Property Type: Market rate
Targeting: Multifamily
Occupancy: 98.4%
Applications Pending: 0
Waiting List: No
Security Deposit: ½ month to full month's rent
Concessions: None
Utilities Included: W, S, TR, HW
Tenant Paid Utilities: H, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances			Unit Features	
Laundry Room	X	Courtyard	X	Refrigerator	X	W/W Carpet	
Playground		Community Patio	X	Range/Oven	X	Patio/Balcony	
Community Room		Basketball Court	X	Dishwasher		Fireplace	
Fitness Center		Volleyball Court	X	Disposal	X	Air Conditioning (ca)	
Business Center		Dog Park/Walk	X	Microwave	X	Drapes/Blinds	
Swimming Pool		Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry	
Library		Gazebo		Washer/Dryer Hook-ups	X	Surface Parking	
Beauty Salon		Concierge			X	Garage/UG Parking	
Chapel		Media Center				(Included)	
Grill Area	X	Extra Storage					
X Elevator (1 building)		(Included)					
# Units	Unit Type	% of AMI	Net Rent		Square Footage		# Vacant Units
10	Studio	MKT	\$875 - 895		500 - 555	0	
4	Loft/1 BA	MKT	\$1,075 - 1,095		959	0	
4	Loft/1.5 BA	MKT	\$1,095 - 1,100		959	0	
28	1 BR/1 BA	MKT	\$1,045 - 1,075		834 - 862	1	
6	1 BR/1 BA + Loft	MKT	\$1,365		1,326	0	
13	2 BR/2 BA	MKT	\$1,315		1,059 - 1,069	0	
65	Totals					1	
Notes:							

Map #: 26
Comparable: Artisan Square
Address: 520 Limerick Drive
City, State: Cottage Grove, WI
Distance to Subject: 5.8 miles NE
Located in PMA: Yes
Telephone: 608-242-1700
Contact Person: Andrew
Date of Survey: 5/26/2020
Year Built: 2014 / 2015
Property Type: Market Rate
Targeting: Multifamily
Occupancy: 96.0%
Applications Pending: None
Waiting List: No
Security Deposit: ½ month to full month's rent
Concessions: None
Utilities Included: W, S, TR, HW
Tenant Paid Utilities: H, E



KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
Laundry Room	Courtyard	X	Refrigerator	X	W/W Carpet	
Playground	Community Patio	X	Range/Oven	X	Patio/Balcony	
Community Room	Basketball Court	X	Dishwasher		Fireplace	
Fitness Center	Volleyball Court	X	Disposal	X	Air Conditioning (ca)	
Business Center	Dog Park/Walk	X	Microwave	X	Drapes/Blinds	
Swimming Pool	Walking/Running Trail	X	Washer/Dryer	X	Controlled Entry	
Library	Gazebo		Washer/Dryer Hook-ups	X	Surface Parking	
Beauty Salon	Concierge			X	Garage/UG Parking	
Chapel	Media Center				(Included)	
Grill Area	X Extra Storage					
X Elevator	(Included)					

# Units	Unit Type	% of AMI	Net Rent		Square Footage		# Vacant Units
2	Studio	MKT	\$950		540		0
6	Studio + Den	MKT	\$1025 - \$1,075		619 - 791		0
10	1 BR/1 BA	MKT	\$1,100 - \$1,135		812 - 856		0
4	1 BR/1 BA Den	MKT	\$1,235 - \$1,365		910		0
24	2 BR/2 BA	MKT	\$1,395 - \$1,435		1,100 - 1,260		1
4	2 BR/2 BA Den	MKT	\$1,525 - \$1,550		1,316		1
50	Totals						2

Notes: Development opened for occupancy in March 2015. Unit finishes include cathedral ceilings, ceiling fans, quartz countertops, stainless steel appliances, dark wood cabinets, and LVP flooring.

Map #:	27	
Comparable:	Humble Oaks	
Address:	4703 Terminal Drive	
City, State:	McFarland, WI	
Distance to Subject:	1.7 miles NW	
Located in PMA:	Yes	
Telephone:	608-838-1800	
Contact Person:	Marissa	
Date of Survey:	5/15/2020	
Year Built:	*	
Property Type:	Market Rate	
Targeting:	Multifamily	
Occupancy:	N/A*	
Applications Pending:	N/A	
Waiting List:	Does not keep	
Security Deposit:	One month's rent	
Concessions:	None	
Utilities Included:	TR	
Tenant Paid Utilities:	W, S, HW, H, E	

KEY: W-Water, S-Sewer, TR-Trash, HW-Hot Water, H-Heat, E-Electric, C-Cable, I-Internet

Development Amenities			Appliances		Unit Features	
Laundry Room		Courtyard	X	Refrigerator	X	W/W Carpet
Playground		Community Patio	X	Range/Oven	X	Patio/Balcony
Community Room		Basketball Court	X	Dishwasher		Fireplace
Fitness Center		Volleyball Court	X	Disposal	X	Air Conditioning (ca)
Business Center	X	Dog Park/Walk	X	Microwave	X	Drapes/Blinds
Swimming Pool		Walking Trail	X	Washer/Dryer	X	Controlled Entry
Library		Gazebo		Washer/Dryer Hook-ups	X	Surface Parking
Beauty Salon		Concierge			X	Garage/UG Parking (included)
Chapel		Media Center				
Grill Area	X	Extra Storage				
X Elevator		(Included)				

# Units	Unit Type	% of AMI	Net Rent	Square Footage	# Vacant Units
N/A	1 BR/1 BA	MKT	\$1,100	773 - 782	N/A
N/A	1 BR/1 BA+den	MKT	\$1,120	886	N/A
N/A	2 BR/2 BA	MKT	\$1,395	1,117	N/A
N/A	2 BR/2 BA+loft	MKT	\$1,550	1,227	N/A
27*	Totals				*

Notes: Management stated, thus far, they have not experienced any effects of the Covid 19 Stay-at-Home order.
*Development is scheduled to open June 1, 2020. Management began preleasing units March 1, 2020 and currently has preleased 15 units.

McFarland, Wisconsin
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/ Concessions
	LIHTC Section 42-Senior								
1	Novation Senior Commons 2675 Novation Parkway Madison, WI 262-842-0454 Shawn	4 31 1 6 18 60	1 BR/1 BA 1 BR/1 BA 2 BR/1 BA 2 BR/1 BA 2 BR/2 BA	50% 60% 50% 60% 60%	\$804 \$899 - 935 \$961 \$1,059 \$1,099	720 720 975 975 975	1 unit (1.6%)	1	W, S, TR, HW, H/ Sporadically-½ months' rent
2	Park Glen Senior Apartments 201 North Walbridge Madison, WI 608-241-4200 Stephanie	6 17 19 27 22 18 1 110	1 BR/1 BA 1 BR/1 BA 1 BR/1 BA 2 BR/1 BA 2 BR/1 BA 2 BR/2 BA 2 BR/2 BA	50% 60% MKT 60% MKT MKT MKT	\$805 \$950 \$1,150 - 1,200 \$1,135 \$1,250 - 1,350 \$1,300 - 1,320 \$1,400	717 - 746 740 - 876 803 - 1,107 987 - 1,053 1,034 - 1,045 1,090 - 1,094 1,212	0 units (0.0%)	N/A	W, S, TR, HW, H/ None
3	Westminster Senior Apartments 6160 Dell Drive Madison, WI 608-222-6700 Gary	4 4 16 4 38 66	1 BR/1 BA 1 BR/1 BA 1 BR/1 BA 2 BR/1 BA 2 BR/1 BA	30% 40% 60% 50% 60%	\$475 \$635 \$805 - 855 \$875 \$895 - 1,110	620 - 810 620 - 810 650 - 810 920 - 1,275 920 - 1,275	3 units (4.5%)	3	W, S, TR, HW, H/ None
4	Normandy Square 6509 Normandy Ln. Madison, WI 612-868-9997 Mark Hammond	12 3 7 3 4 12 7 4 6 58	1 BR/1 BA 1 BR/1 BA 1 BR/1 BA 1 BR/1 BA 1 BR/1 BA 2 BR/1 BA 2 BR/1 BA 2 BR/1 BA 2 BR/1 BA	30% 40% 50% 60% MKT 50% 60% 60% MKT	\$515 \$654 \$822 \$875 \$985 \$968 \$988 \$1,028 \$1,525	667 679 679 679 679 984 984 1,123 1,123	0 units (0.0%)	N/A	W, S, TR, HW, H/ None
	Subtotal LIHTC Section 42-Senior	294					4 units (1.3%)	4 apps. (0.0%)	

McFarland, Wisconsin
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/ Concessions
	LIHTC Section 42-Family								
5	Cascade Falls Apartments 1233 Jackson Street Stoughton, WI 608-873-1888 Dana	54	3 BR/1.5 BA	60%	\$1,275	1,140	19 units (35.2%)	4	W, S, TR, HW/ \$1,199 for a year and 1 st and last month free.
		54							
6	Elven Sted 631 8th Street Stoughton, WI 608-541-8844 Chris	2	1 BR/1 BA	30%	\$516	700	0 units (0.0%)	N/A	W, S, TR, HW, H/ None
		2	1 BA/1 BA	40%	\$670	700			
		2	2 BR/1 BA	30%	\$616	950			
		3	2 BR/2 BA	40%	\$825	950			
		6	2 BR/2 BA	50%	\$900	950			
		5	2 BR/2 BA	60%	\$920	950			
		6	3 BR/2 BA	50%	\$1020	1,400			
		6	3 BR/2 BA	60%	\$1050	1,400			
		1	3 BR/2 BA	MKT	\$1,565 - 935	1,400			
		33							
7	The Royal Apartments 2232 W. Broadway Madison, WI 608-205-4424 Megan	4	1 BR/1 BA	30%	\$465	678 - 790	0 units (0.0%)	N/A	W, S, TR/ None
		2	2 BR/1 BA	30%	\$560	1,048 - 1,084			
		1	2 BR/1 BA	60%	\$920	1,048 - 1,084			
		8	2 BR/2 BA	50%	\$975 - 1,005	1,048 - 1,275			
		4	2 BR/2 BA	60%	\$920*	1,048 - 1,275			
		10	2 BR/2 BA	60%	\$1,180 - 1,225	1,064 - 1,153			
		7	2 BR/2 BA	80%	\$1,280 - 1,325	1,064 - 1,153			
		8	3 BR/2 BA	50%	\$1,115	1,335 - 1,376			
		3	3 BR/2 BA	60%	\$1,310	1,284 - 1,335			
		1	3 BR/2 BA	80%	\$1,460	1,376			
		48							
8	Maple Grove Commons 3204 Golden Copper Ln Madison, WI 608-467-3185 Sharon	20	1 BR/1 BA	30%	\$536	690 - 712	1 unit (1.2%)	None	W, S, TR, HW, H/ None
		9	1 BR/1 BA	50%	\$782	690 - 712			
		11	1 BR/1 BA	60%	\$980	690 - 712			
		6	1 BR/1 BA	MKT	\$1,071 - 1,125	690 - 712			
		9	2 BR/1 BA	50%	\$1,096	1,021 - 1,134			
		11	2 BR/1 BA	60%	\$1,175	1,021 - 1,134			
		4	2 BR/2 BA	MKT	\$1,440	1,021 - 1,134			
		2	2 BR/2 BA	60%	\$1,180	1,021 - 1,134			
		8	3 BR/2 BA	50%	\$1,322	1,240 - 1,281			
		80							

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

McFarland, Wisconsin
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/ Concessions
	LIHTC Section 42-Family								
9	Harmony at Grandview Commons 116 Milky Way Madison, WI 608-576-6212 Dawn	20	2 BR/1 BA	60%	\$1,140	840 - 975	2 units (2.1%)	2	W, S, TR/ None
		8	2 BR/2 BA	60%	\$1,230	840 - 975			
		3	3 BR/1 BA	60%	\$1,295	930 - 1,170			
		53	3 BR/1.5 BA	60%	\$1,320	1,050 - 1,405			
		10	3 BR/2 BA	60%	\$1,438	1,050 - 1,405			
		94							
10	Pinney Lane 902-914 Royster Oaks Drive Madison, WI 608-251-6000 Jackie	4	1 BR/1 BA	30%	\$465	676 - 689	0 units (0.0%)	N/A	W, S, TR, HW/ None
		5	1 BR/1 BA	50%	\$845	676			
		9	1 BR/1 BA	HOME	\$935 - 1,025	676 - 701			
		7	1 BR/1 BA	PBV	\$915 - 1,110	676			
		6	2 BR/2 BA	60%	\$505 - 565	1,028 - 1,147			
		6	2 BR/2 BA	80%	\$890 - 950	1,061 - 1,099			
		8	2 BR/2 BA	30%	\$920 - 1,015	1,061 - 1,147			
		7	2 BR/2 BA	50%	\$1,095 - 1,195	1,061 - 1,099			
		2	2 BR/2 BA	HOME	\$1,245 - 1,310	1,061 - 1,099			
		5	3 BR/2 BA TH	50%	\$1,055	1,350			
		8	3 BR/2.5 BA TH	60%	\$1,110 - 1,170	1,352			
		3	3 BR/2 BA TH	80%	\$1,420	1,390			
		70		50%					
				50%					
				50%					
				PBV					

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

McFarland, Wisconsin
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/Concessions
	LIHTC Section 42-Family								
11	Hanover Square 2461 Old Camden Square Madison, WI 608-241-0055 Janey	1	1 BR/1 BA	30%	\$482	716	1 unit (1.5%)	1	W, S, TR, HW/ None
		3	1 BR/1 BA	40%	\$670	716 - 748			
		10	1 BR/1 BA	60%	\$982	716 - 748			
		1	1 BR/1 BA	MKT	\$1,060	744			
		1	1 BR/1 BA TH	40%	\$659	732			
		6	1 BR/1 BA TH	60%	\$974	732 - 904			
		1	1 BR/1 BA TH	MKT	\$1,060	732			
		8	2 BR/2 BA	60%	\$1,125	1,058 - 1,224			
		2	2 BR/2 BA	MKT	\$1,280	949			
		1	2 BR/2 BA TH	50%	\$984	949			
		3	2 BR/1 BA TH	60%	\$1,160	940 - 1,159			
		10	2 BR/2 BA TH	60%	\$1,160	949			
		2	2 BR/2 BA TH	MKT	\$1,283	1,289			
		7	3 BR/2 BA	60%	\$1,374	1,289			
		1	3 BR/2 BA	MKT	\$1,433	1,390			
		7	3 BR/2 BA TH	60%	\$1,476	1,390			
		1	3 BR/2 BA	MGR	N/A				
		65							
12	Prentice Park I 803 North Thompson Madison, WI 608-242-0050 Haley	8	1 BR/1 BA	60%	\$889	900 - 950	1 unit (2.5%)	1	W, S, TR, HW/ None
			2 BR/1 BA	60%	\$1,099	1,097 - 1,281			
			2 BR/1.5 BA	60%	\$1,127	1,097 - 1,281			
		24	2 BR/2 BA	60%	\$1,127	1,097 - 1,281			
			3 BR/2 BA	60%	\$1,279	1,384 - 1,451			
		8	3 BR/2	60%	\$1,279	1,384 - 1,451			
		40	BA+loft						
	Subtotal	484					24 units (4.9%)	8 apps. (3.3%)	
	LIHTC Section 42 Family								

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

McFarland, Wisconsin
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/Concessions
	Market Rate Family								
13	Waubesa Village 4604 Siggelkow Rd. McFarland, WI 608-838-1800 Marissa	N/A N/A N/A N/A 47	1 BR/1 BA 2 BR/1 BA 2 BR/2 BA 2 BR/2 BA + Loft	MKT MKT MKT MKT	\$1,095 \$1,225 \$1,395 \$1,525	750 - 810 880 1,070 - 1,190 1,220	0 units (0.0%)	N/A	TR/ None
14	Farwell Place 5020 Farwell St. McFarland, WI 608-838-1800 Alyssa	5 12 3 18 38	Studio 1 BR/1 BA 1 BR/1 BA + Den 2 BR/2 BA	MKT MKT MKT MKT	\$895 \$1,080 \$1,195 \$1,275 - 1,385	750 - 810 880 1,070 - 1,190 1,013 - 1,167	0 units (0.0%)	N/A	TR/ None
15	Preston Place 5401 Preston Place McFarland, WI 608-838-1800 Alyssa	N/A N/A 11	4 BR/2.5 BA 4 BR/3.5 BA	MKT MKT	\$1,795 \$1,845 - 1,945	1,916 2,090	0 units (0.0%)	N/A	None/ None
16	Brittany Hills 5001 Taylor Road McFarland, WI 608-226-3060 Jenn	18 18	2 BR/1 BA	MKT	\$1,025	1,100	0 units (0.0%)	N/A	None/ None
17	Jefferson Crossing 134 Jefferson St. Oregon, WI 608-838-1800 Alyssa	17 24 20 61	Studio Studio+bonus room 1 BR/1 BA 1 BR/1 BA+bonus room 2 BR/2 BA 2 BR/2 BA+bonus room	MKT MKT MKT MKT MKT MKT	\$885 \$925 \$1,080 \$1,195 \$1,350 - 1,385 \$1,435	537 626 788 973 1,154 - 1,276 1,376	0 units (0.0%)	N/A	TR/ None
18	The Commons of Foxboro 218 Wolfe Street Oregon, WI 608-849-6500 Heidi	N/A N/A N/A N/A 60	1 BR/1 BA 2 BR/1 BA 2 BR/2.5 BA 3 BR/2 BA	MKT MKT MKT MKT	\$1,025 \$1,250 \$1,400 \$1,500	N/A N/A N/A N/A	0 units (0.0%)	N/A	W, S, TR/ None

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

McFarland, Wisconsin
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/ Concessions
	Market Rate Family								
19	Bergamont Townhomes 225 Bergamont Blvd. Oregon, WI 608-709-7290 Aaron	21 20 21 62	2 BR/2 BA TH 2 BR/2 BA Duplex 3 BR/2 BA TH	MKT MKT MKT	\$1,585 \$1,685 \$1,775	1,172 - 1,184 1,141 1,520 - 1,533	2 units (3.2%)	None	None/ \$500 off first month's rent for vacant
20	Woodland Village 525 S. Perry Parkway Oregon, WI 608-258-4900 Corrine	80 80	2 BR/1 BA	MKT	\$885	822	0 units (0.0%)	N/A	TR/ None
21	Nordic Ridge 1601 Hoel Avenue Stoughton, WI 608-838-1800 Alyssa	N/A N/A N/A N/A N/A 40	Studio 1 BR/1 BA 1 BR/1 BA+den 2 BR/2 BA 2 BR/2 BA+den	MKT MKT MKT MKT MKT	\$865 \$1,065 - 1,085 \$1,110 \$1,304 - 1,365 \$1,395	527 713 - 813 902 1,093 - 1,141 1,274	0 units (0.0%)	N/A	TR/ None
22	Wild Meadows 2301 Lincoln Ave. Stoughton, WI 608-838-1800 Alyssa	N/A N/A 7	2 BR/2.5 BA 3 BR/2.5 BA	MKT MKT	\$1,325 \$1,495	1,700 1,700	0 units (0.0%)	N/A	None/ None
23	Burnt Woods Townhomes 701 S. Van Buren St. Stoughton, WI 608-237-2667 Jamie	20 20 40	2 BR/1 BA 2 BR/2 BA 3 BR/1 BA 3 BR/2 BA	MKT MKT MKT MKT	\$1,130 \$1,150 \$1,200 \$1,275	1,100 1,300 1,100 1,300	0 units (0.0%)	N/A	H/ None
24	Kenilworth Court Apartments 1526 Kenilworth Court Stoughton, WI 608-831-4035 Anna	40 40	2 BR/1 BA	MKT	\$900 - 1,050	950	1 unit (2.5%)	1	W, S, TR/ None

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

McFarland, Wisconsin
Project Comparison

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/ Concessions
	Market Rate Family								
25	Prairie Grove	10	Studio	MKT	\$875 - 895	500 - 555	1 unit (1.5%)	None	W, S, TR, HW/ None
	700-750 Sandpiper Trail	4	Loft/1 BA	MKT	\$1,075 - 1,095	959			
	Cottage Grove, WI	4	Loft/1.5 BA	MKT	- 1,100	959			
	608-242-1700	28	1 BR/1 BA	MKT	\$1,095 - 1,075	834 - 862			
	Andrew	6	1 BR/1 BA + Loft	MKT	\$1,045	1,326			
		13	2 BR/2 BA	MKT	\$1,365	1,059 - 1,069			
		65			\$1,315				
26	Artisan Square	2	Studio	MKT	\$950	540	2 units (4.0%)	None	W, S, TR, HW/ None
	520 Limerick Drive	6	Studio + Den	MKT	\$1025 - \$1,075	619 - 791			
	Cottage Grove, WI	10	1 BR/1 BA	MKT	\$1,100 - \$1,135	812 - 856			
	608-242-1700	4	1 BR/1 BA Den	MKT	\$1,235 - \$1,365	910			
	Andrew	24	2 BR/2 BA	MKT	\$1,395 - \$1,435	1,100 - 1,260			
		4	2 BR/2 BA Den	MKT	\$1,525 - \$1,550	1,316			
		50							
	Subtotal Market Rate Family	619					6 units (0.9%)	1 apps. (0.8%)	
	Grand Total	1,397					34 units (2.4%)	13 apps. (1.5%)	

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

McFarland, Wisconsin
Project Comparison
Under Construction or In
Initial Lease-Up

Map #	Project Name	# of Units	Unit Types	% of AMI	Net Rent Range	Square Footage Range	Vacancy Rate	Applications Pending	Utilities Included/ Concessions
	Misc.								
27	Humble Oaks	N/A	1 BR/1 BA	MKT	\$1,100	773 - 782	Under Construction, 15 units preleased	None	TR/ None
	4703 Terminal Drive	N/A	1 BR/1 BA+den	MKT	\$1,120	886			
	McFarland, WI	N/A	2 BR/2 BA	MKT	\$1,395	1,117			
	608-838-1800	N/A	2 BR/2 BA+loft	MKT	\$1,550	1,227			
	Marissa	27							

Utilities Included: W-Water, S-Sewer, TR-Trash Removal, HW-Hot Water, E-Electricity, H-Heat, C-Cable, I-Internet

Most Comparable Properties-Senior

A detailed description of the number of units, rent, size of units, development and unit amenities and utilities included in the most comparable properties can be found in the following amenity table. Three developments were identified within or near the PMA as the most comparable to the proposed development. These developments were selected based on rental rates (restrictions), age, proximity, and condition. These most comparable properties were further evaluated to develop the following Competitive Advantage Analysis chart.

	Novation Senior Commons	Park Glen Senior Apartments	Normandy Square	Subject (As Proposed)
Map #	1	2	4	
Location	Madison, WI	Madison, WI	Madison, WI	McFarland, WI
In PMA?	Yes	No	No	
Property Type	LIHTC	LIHTC & Market	LIHTC	LIHTC
Tenant Targeting	Senior	Senior	Senior	Senior
Year Built/Renovated	2018	2004	2019	2023
Number of Units	60	110	58	62
Occupancy	98.3%	100%	100%	N/A
Applications Pending	1	N/A	N/A	N/A
Concessions	None	None	None	None
Number of Units				Consistent
Studio	–	–	–	–
1 BR	35	42	29	31
2 BR	25	68	29	31
3 BR+	–	–	–	–
Total Units	60	110	58	62
LIHTC Net Rents				Consistent
Studio	–	–	–	–
1 BR	\$804–935	\$805–950	\$515–875	\$514–1,044
2 BR	\$1,059–1,099	\$1,135	\$968–1,028	\$613–1,336
3 BR+	–	–	–	–
Unit Sizes (Averages)				Consistent
Studio	–	–	–	–
1 BR	720	717–876	667–679	720
2 BR	975	987–1,053	984–1,123	1,070
3 BR+	–	–	–	–
Development Amenities				Consistent
Laundry Room	–	–	–	–
Playground	–	–	–	–
Community Room	X	X	X	X
Fitness Center	X	X	X	X
Business Center	–	–	X	–
Swimming Pool	–	–	–	–
Grill Area/Picnic Area	X	–	–	X
Court Yard	–	–	–	–
Community Patio	X	–	–	X
Basketball Court	–	–	–	–
Volleyball Court	–	–	–	–
Dog Park/Walk	–	–	–	–
Walking/Running Trail	–	–	–	–
Gazebo	–	–	–	–
Concierge	–	–	–	–
Media Center	–	–	–	–
Extra Storage	Included	Included	Included	Included
Elevator	X	X	X	X
Senior Amenities				Consistent
Library	–	–	–	X
Beauty Salon	–	–	–	X
Chapel	–	–	–	–

	Novation Senior Commons	Park Glen Senior Apartments	Normandy Square	Subject (As Proposed)
Map #	1	2	4	
Location	Madiosn, WI	Madison, WI	Madison, WI	McFarland, WI
In PMA?	Yes	No	No	
Property Type	LIHTC	LIHTC & Market	LIHTC	LIHTC
Tenant Targeting	Senior	Senior	Senior	Family
Year Built/Renovated	2018	2004	2019	2023
Number of Units	60	110	58	18
Occupancy	98.3%	100%	100%	N/A
Applications Pending	1	N/A	N/A	N/A
Concessions	None	None	None	None
Unit Amenities				Consistent
Refrigerator	X	X	X	X
Range/Oven	X	X	X	X
Dishwasher	X	X	X	X
Disposal	X	X	X	X
Microwave	–	–	X	X
Washer/Dryer	X	X	X	X
Washer/Dryer Hook-ups	–	–	–	–
Wall-to-Wall Carpeting	X	X	X	–
Patio/Balcony	–	X	X	X
Fireplace	–	–	–	–
Air Conditioning	X	X	X	X
Drapes/Blinds	X	X	X	X
Controlled Entry	X	X	X	X
Surface Parking	X	X	X	X
Garage/UG Parking	\$50/month	Included	Included	\$55/month
Utilities Included				Consistent
Water/Sewer	X	X	X	X
Trash Removal	X	X	X	X
Hot Water	X	X	X	X
Heat	X	X	X	X
Electricity	–	–	–	–

The following chart provides a summary of the most comparable developments in relation to one another. Those categories in which a development is superior to the market are shaded green while those that have a quality inferior to the market are shaded in red.

The subject property is generally consistent with the market with respect to unit mix, net rents, unit sizes, development amenities, unit amenities and utilities included, and is superior with respect to senior amenities.

Competitive Advantage Analysis Summary	
	Subject
Unit Mix	Consistent
LIHTC Net Rents	Consistent
Unit Sizes	Consistent
Development Amenities	Consistent
Senior Amenities	Superior
Unit Amenities	Consistent
Utilities Included	Consistent

Most Comparable Properties-Multifamily

A detailed description of the number of units, rent, size of units, development and unit amenities and utilities included in the most comparable properties can be found in the following amenity table. Several developments were identified within or near the PMA as the most comparable to the proposed development. These developments were selected based on rental rates (restrictions), age, proximity, and condition. These most comparable properties were further evaluated to develop the following Competitive Advantage Analysis chart. The subject property is generally consistent with the market and, therefore, will continue to be marketable in the existing marketplace.

	Elven Sted	The Royal Apartments	Maple Grove Commons	Harmony at Grandview Commons	Pinney Lane	Subject (As Proposed)
Map #	6	7	8	9	10	
Location	Stoughton, WI	Madison, WI	Madison, WI	Madison, WI	Madison, WI	McFarland, WI
In PMA?	Yes	Yes	No	Yes	No	
Property Type	LIHTC	LIHTC	LIHTC	LIHTC	LIHTC	LIHTC
Tenant Targeting	Family	Family	Family	Family	Family	Family
Year Built/Renovated	2011	2018	2016	2018	2016	2023
Number of Units	33	48	80	94	70	18
Occupancy	100%	100%	97.5%	96.8%	100%	N/A
Applications Pending	N/A	N/A	0	2	N/A	N/A
Concessions	None	None	None	None	None	None
Number of Units						Inferior
Studio	–	–	–	–	–	–
1 BR	4	4	46	–	25	–
2 BR	16	32	26	28	29	18
3 BR+	13	12	8	66	16	–
Total Units	33	48	80	94	70	18
LIHTC Net Rents						Consistent
Studio	–	–	–	–	–	–
1 BR	\$516–670	\$465	\$536–980	–	\$465–1,110	–
2 BR	\$616–920	\$560–1,325	\$1,096–1,180	\$1,140–1,230	\$505–1,310	–
3 BR+	\$1,020–1,050	\$1,115–1,460	\$1,322	\$1,295–1,438	\$1,055–1,420	\$645–1,575
Unit Sizes (Averages)						Superior
Studio	–	–	–	–	–	–
1 BR	700	678–790	690–712	–	676–701	–
2 BR	950	1,048–1,153	1,021–1,134	840–975	1,028–1,147	–
3 BR+	1,400	1,335–1,376	1,240–1,281	930–1,405	1,350–1,390	1,520
Development Amenities						Consistent
Laundry Room	–	–	–	–	–	–
Playground	X	–	X	X	–	–
Community Room	X	X	X	X	X	X
Fitness Center	–	–	X	X	X	X
Business Center	X	–	–	X	X	–
Swimming Pool	–	–	–	–	–	–
Grill Area/Picnic Area	X	–	–	X	X	X
Court Yard	X	–	X	X	–	–

	Elven Sted	The Royal Apartments	Maple Grove Commons	Harmony at Grandview Commons	Pinney Lane	
Map #	6	7	8	9	10	
Location	Stoughton, WI	Madosn, WI	Madison, WI	Madison, WI	Madison, WI	McFarland, WI
In PMA?	Yes	Yes	No	Yes	No	
Property Type	LIHTC	LIHTC	LIHTC	LIHTC	LIHTC	LIHTC
Tenant Targeting	Family	Family	Family	Family	Family	Family
Year Built/Renovated	2011	2018	2016	2018	2016	2023
Number of Units	33	48	80	94	70	18
Occupancy	100%	100%	97.5%	96.8%	100%	N/A
Applications Pending	N/A	N/A	0	2	N/A	N/A
Concessions	None	None	None	None	None	None
Development Amenities (cont.)						
Community Patio	X	–	X	–	–	X
Basketball Court	–	–	–	–	–	–
Volleyball Court	–	–	–	–	–	–
Dog Park/Walk	–	–	–	–	–	–
Walking/Running Trail	–	–	–	–	–	–
Gazebo	–	–	–	–	–	–
Concierge	–	–	–	–	–	–
Media Center	–	–	–	X	–	–
Extra Storage	Included	Included	Included	–	–	Included
Elevator	X	X	X	X	X	X
Senior Amenities						N/A
Library	–	–	–	–	–	–
Beauty Salon	–	–	–	–	–	–
Chapel	–	–	–	–	–	–
Unit Amenities						Consistent
Refrigerator	X	X	X	X	X	X
Range/Oven	X	X	X	X	X	X
Dishwasher	X	X	X	X	X	X
Disposal	X	X	X	X	X	X
Microwave	–	X	X	X	X	X
Washer/Dryer	X	X	X	X	X	X
Washer/Dryer Hook-ups	–	–	–	–	–	–
Wall-to-Wall Carpeting	X	X	X	X	X	–
Patio/Balcony	X	X	X	X	X	X
Fireplace	–	–	–	–	–	–
Air Conditioning	X	X	X	X	X	X
Drapes/Blinds	X	X	X	X	X	X
Controlled Entry	X	X	X	X	X	X
Surface Parking	X	X	X	X	X	X
Garage/UG Parking	\$30/month	\$45/month	\$35/month	Included	\$50/month	\$55/month

	Elven Sted	The Royal Apartments	Maple Grove Commons	Harmony at Grandview Commons	Pinney Lane	
Map #	6	7	8	9	10	
Location	Stoughton, WI	Madison, WI	Madison, WI	Madison, WI	Madison, WI	McFarland, WI
In PMA?	Yes	Yes	No	Yes	No	
Property Type	LIHTC	LIHTC	LIHTC	LIHTC	LIHTC	LIHTC
Tenant Targeting	Family	Family	Family	Family	Family	Family
Year Built/Renovated	2011	2018	2016	2018	2016	2023
Number of Units	33	48	80	94	70	18
Occupancy	100%	100%	97.5%	96.8%	100%	N/A
Applications Pending	N/A	N/A	0	2	N/A	N/A
Concessions	None	None	None	None	None	None
Utilities Included						Consistent
Water/Sewer	X	X	X	X	X	X
Trash Removal	X	X	X	X	X	X
Hot Water	X	–	X	–	X	–
Heat	X	–	X	–	–	–
Electricity	–	–	–	–	–	–

The following chart provides a summary the most comparable developments in relation to one another. Those categories in which a development is superior to the market are shaded **green** while those that have a quality inferior to the market are shaded in **red**. The subject property is generally consistent with the market with respect to, net rents, development amenities, and unit amenities and utilities included. The subject property is superior with respect to unit sizes, and is inferior with respect to unit mix.

Competitive Advantage Analysis Summary	
	Subject
Unit Mix	Inferior
LIHTC Net Rents	Consistent
Unit Sizes	Superior
Development Amenities	Consistent
Senior Amenities	N/A
Unit Amenities	Consistent
Utilities Included	Consistent

Potential LIHTC Projects

Several rental projects were awarded LIHTCs in WHEDA's recent funding rounds within Dane County. Based on our analysis, only the proposed projects highlighted and bolded are proposed to be located in the subject's PMA.

2020 Allocation Round

One project located within the PMA was awarded LIHTCs in the 2020 allocation round within Dane County.

Dane County WHEDA LIHTC Awards							
Project Name	Project Location	Year	Total Units	Low-Income Units	Project Type	Construction Type	Applicant
Landsby Ridge	Mount Horeb	2020	51	46	Family	New Construction	Gorman & Co.
Red Caboose Apartments	Madison	2020	38	32	Family	New Construction	Movin' Out
Taylor Pointe	McFarland	2020	51	48	Family	New Construction	MSP Real Estate, Inc.
The Madisonian	Madison	2020	70	49	Senior	New Construction	Alfred. G McConnell
The Oscar Apartments	Madison	2020	110	93	Family	New Construction	MSP Real Estate, Inc.
Village on Main	Waunakee	2020	50	40	Family	New Construction	Preserving US, Inc.
Fourteen02 Park	Madison	2020	150	150	Family	New Construction	Movin' Out
Bayview Townhouses	Madison	2020	130	120	Family	New Construction	Bayview Foundation, Inc.
N/A	Sun Prairie	2020	100	100	Senior	New Construction	Cohen-Esrey
Ella Apartments	Madison	2020	135	135	Family	New Construction	Urban Land Interests
The Limerick	Fitchburg	2020	125	125	Family	New Construction	Keystone Development

2019 Allocation Round

No projects located within the PMA were awarded LIHTCs in the 2019 allocation round within Dane County.

Dane County WHEDA LIHTC Awards							
Project Name	Project Location	Year	Total Units	Low-Income Units	Project Type	Construction Type	Applicant
Schroeder Road Apartments	Madison	2019	96	81	Family	New Construction	Stone House Development
Ace Apartments	Madison	2019	70	59	Family	New Construction	Movin' Out
Valor on Washington	Madison	2019	59	50	Family	New Construction	Gorman & Co.

2018 Allocation Round

One project located within the PMA was awarded LIHTCs in the 2018 allocation round within Dane County.

Dane County WHEDA LIHTC Awards							
Project Name	Project Location	Year	Total Units	Low-Income Units	Project Type	Construction Type	Applicant
Artisan Village	Town of Madison	2018	169	169	Family	New Construction	Bear Development, LLC
Highline	Fitchburg	2018	160	160	Senior	New Construction	E.J. Plesko & Associates
Fair Oaks Apartments	Madison	2018	80	68	Family	New Construction	Stone House Development
Main Street Apartments	Sun Prairie	2018	64	55	Family	New Construction	Gorman & Co.
The Grove	Madison	2018	112	95	Family	New Construction	MSP Housing
PSH @ 1202 S. Park St.*	Madison	2018	58	58	PSH	New Construction	Heartland Housing, Inc.
Tree Lane Senior	Madison	2018	54	51	Senior	New Construction	CommonBond Communities
Normandy Square	Madison	2018	57	48	Senior	Additional Credits	MSP Real Estate, Inc.
Oak Ridge-Middleton	Middleton	2018	83	70	Senior	Additional Credits	JT Klein Company, LLC
Union Corners	Madison	2018	59	56	Grand Family	Additional Credits	Gorman & Co.

*Credits returned to WHEDA by Developer

2017 Allocation Round

No projects located within the PMA were awarded LIHTCs in the 2017 allocation round within Dane County.

Dane County WHEDA LIHTC Awards							
Project Name	Project Location	Year	Total Units	Low-Income Units	Project Type	Construction Type	Applicant
8Twenty Park Phase I (Additional Credits)	Madison	2017	67	58	Family	Additional Credits	JT Klein Company, LLC
Normandy Square	Madison	2017	57	48	Senior	New Construction	MSP Real Estate, Inc.
Oak Ridge-Middleton	Middleton	2017	83	70	Senior	New Construction	JT Klein Company, LLC
Union Corners	Madison	2017	59	56	Grand Family	New Construction	Gorman & Co.

2016 Allocation Round

One project located within the PMA was awarded LIHTCs in the 2016 allocation round within Dane County.

Dane County WHEDA LIHTC Awards							
Project Name	Project Location	Year	Total Units	Low-Income Units	Project Type	Construction Type	Applicant
Novation Senior Commons	Town of Madison	2018	60	60	Senior	New Construction	Bear Development
8Twenty Park Phase I	Madison	2016	67	58	Family	New Construction	JT Klein Company, LLC
8Twenty Park Phase II	Madison	2016	28	24	Family	New Construction	JT Klein Company, LLC
Madison Supportive	Madison	2016	45	45	Supportive	New Construction	Heartland Housing
The Royal	Madison	2016	48	40	Family	New Construction	Movin' Out
Mifflin Street Apartments	Madison	2016	65	55	Family	New Construction	Stone House Development

2015 Allocation Round

No projects located within the PMA were awarded LIHTCs in the 2015 allocation round within Dane County.

Dane County WHEDA LIHTC Awards							
Project Name	Project Location	Year	Total Units	Low-Income Units	Project Type	Construction Type	Applicant
Meadow Ridge	Middleton	2015	95	76	Family	New Construction	JT Klein
Tennyson Ridge	Madison	2015	72	61	Family	New Construction	The TW Sather Company
Maple Grove Commons	Madison	2015	80	68	Family	New Construction	Oakbrook Corporation
Union Corners-Carbon	Madison	2015	90	76	Family	New Construction	Gorman & Co.

Impact on the Existing Housing Stock

Impact on Section 42 and Properties Funded with Tax-Exempt Bonds

In the analyst's best judgment, the proposed development would not have a negative impact on Section 42 and other properties funded with tax-exempt bonds given the strong occupancies of the existing LIHTC developments as well as the waiting lists maintained by the most comparable developments identified. The LIHTC Section 42 senior rental market within the PMA is considered strong by generally accepted standards.

- Four vacancies were noted within the LIHTC Section 42 senior developments for a 1.3 percent vacancy rate (0.0 percent with applications pending)
- Twenty-four vacancies were noted within the LIHTC Section 42 family developments for a 4.9 percent vacancy rate (3.3 percent with applications pending)

Comparable Development Occupancy Summary					
Development Location	Number of Developments	Number of Units	Vacant Units	Vacancy Rate	Vacancy Rate w/Applications Pending
LIHTC Section 42 Senior	4	294	4	1.3%	0.0%
LIHTC Section 42 Family	8	484	24	4.9%	3.3%

Impact on Market Rate Housing

In the analyst's best judgment, the proposed development will not impact the existing market rate multifamily housing due to the fact that the proposed development is not proposing to include any market rate units and the existing market rate developments identified are currently operating at high occupancies.

- Six vacancies were noted within the market rate family developments for a 0.9 percent vacancy rate (0.8 percent with applications pending)

Comparable Development Occupancy Summary					
Development Type	Number of Developments	Number of Units	Vacant Units	Vacancy Rate	Vacancy Rate with Apps. Pending
Market Rate Family	14	619	6	0.9%	0.8%

Estimation of Achievable LIHTC Rents-Senior

In addition, Baker Tilly also compared the proposed gross rents to the most comparable LIHTC developments within or near the PMA to determine whether the proposed rents are reasonable and at a level that is at or below the prevailing income restricted comparable properties.

Proposed Waterford Apartments Senior Gross Rents versus Most Comparable Existing Income Restricted Gross Rents									
Development Name	1 BR- 30%	1 BR- 40%	1 BR- 50%	1 BR- 60%	1 BR- 80%	2 BR- 30%	2 BR- 50%	2 BR- 60%	2 BR- 80%
Subject	\$563	-	\$938	-	\$1,093	\$675	\$1,126	-	\$1,398
Novation Senior Campus	-	-	\$853	\$984	-	-	\$1,023	\$1,161	-
Park Glen	-	-	\$856	\$1,001	-	-	-	\$1,198	-
Normandy Square	\$563	\$705	\$873	\$926	-	-	\$1,031	\$1,091	-
Existing Gross Rents Minimum	\$563	\$705	\$853	\$926	-	-	\$1,023	\$1,091	-
Existing Gross Rents Maximum	\$563	\$705	\$873	\$1,001	-	-	\$1,031	\$1,198	-
Existing Gross Rents Average	\$563	\$705	\$861	\$970	-	-	\$1,027	\$1,150	-
2020 Dane County Maximum Rents	\$563	\$751	\$938	\$1,126	\$1,502	\$675	\$1,126	\$1,351	\$1,802
Average % of Maximum Rents	100.0%	93.9%	91.8%	86.2%	-	-	91.2%	85.1%	-
Subject % of Maximum Rents	100.0%	-	100.0%	-	72.8%	100.0%	100.0%	-	77.6%

It should be noted that existing rental rates of a portion of the properties quoted by the property managers (after adding in estimated utility allowances) were above Dane County maximums and are therefore considered too high (**bolded**). These rental rates were reduced in the above chart to equal WHEDA published maximum rent levels. This does not indicate that these developments are collecting rent in excess of maximum rent levels. Calculations resulting in gross rental rates above Dane County Maximum rent levels are due to the analyst utilizing the general utility allowance estimates that are typically in excess of actual utility charges realized by tenants. Without making any adjustments for location, size of units, age of developments, or amenities offered, it appears that the subject development's proposed senior rental rates are consistent with the existing LIHTC comparables and are likely acceptable.

Without making any adjustments for location, size of units, age of developments, or amenities offered, it appears that the subject development's proposed senior rental rates are consistent with the existing LIHTC comparables and are likely acceptable.

Estimation of Achievable LIHTC Rents-Multifamily

In addition, Baker Tilly also compared the proposed gross rents to the most comparable LIHTC developments within or near the PMA to determine whether the proposed rents are reasonable and at a level that is at or below the prevailing income restricted comparable properties.

Proposed Waterford Apartments Family Gross Rents versus Most Comparable Existing Income Restricted Gross Rents				
Development Name	3 BR-30%	3 BR-50%	3 BR-60%	3 BR-80%
Subject	\$781	\$1,301	-	\$1,711
Cascade Falls (family)	-	-	\$1,405	-
Elven Sted (family)	-	\$1,096	\$1,126	-
The Royal (family)	-	\$1,247	\$1,442	\$1,592
Maple Grove Commons (family)	-	\$1,296	-	-
Pinney Lane (family)	-	\$1,293	-	-
Hanover Square (family)	-	-	\$1,497	-
Prentice Park (family)	-	-	\$1,402	-
Harmony at Grandview Commons (family)	-	-	\$1,452	-
Existing Gross Rents Minimum	-	\$1,096	\$1,126	\$1,592
Existing Gross Rents Maximum	-	\$1,296	\$1,497	\$1,592
Existing Gross Rents Average	-	\$1,233	\$1,374	\$1,592
2020 Dane County Maximum Rents	\$781	\$1,301	\$1,562	\$2,083
Average % of Maximum Rents	-	94.8%	88.0%	76.4%
Subject % of Maximum Rents	100.0%	100.0%	-	82.1%

Without making any adjustments for location, size of units, age of developments, or amenities offered, it appears that the subject development's proposed multifamily rental rates are consistent with the existing LIHTC comparables and are likely acceptable.

Estimation of Market Rents

The most comparable developments with a market rate component were analyzed and compared to estimate the subject development's correlated market rents. The comparables were selected based on the location of the developments, style of the developments, age of the developments as well as the amenities that the developments offer.

The most comparable developments include Waubesa Village (map #13), Farwell Place (map #14), Jefferson Crossing (map #17), The Commons at Foxboro (map #18), Bergamont Townhomes (map #19), Nordic Ridge (map #21), and Humble Oaks (map #27). The rents utilized in the analysis were provided by the property manager. Detailed market rent calculations are included in Appendix B.

Line 1. Last Rented / Restricted. All of the units are currently rented at rates shown on the grid. None of the rents used in the comparables were under rent restrictions.

Line 2. Date Last Leased. The grid shows the effective date of the leases most recently signed. Effective dates are from May 2020. No adjustments were necessary.

Line 13. Unit Square Footage. Adjustments were applied to reflect differences in unit sizes at a rate of \$0.25 per square foot.

Line 24. Parking. The subject will charge \$55 per month for garage parking. The comparables that include garage parking were negatively adjusted by \$55 per month.

Line 27. Community Room. The subject will include a community room. The comparables that do not include a community room were positively adjusted by \$10 per month.

Line 31. Fitness Center. The subject will include a fitness center. The comparables that do not include a fitness center were positively adjusted by \$50 per month.

Line 33. Heat. The cost of heat will be included at the subject. The comparables that do not include heat charges in the rent were positively adjusted. Adjustments were made based on the latest area utility allowance.

Line 36. Hot Water. The cost of hot water will be included at the subject. The comparables that do not include hot water charges in the rent were positively adjusted. Adjustments were made based on the latest area utility allowance.

Line 38. Cold Water/Sewer. The cost of cold water/sewer will be included at the subject. The comparables that do not include cold water/sewer charges in the rent were positively adjusted. Adjustments were made based on the latest area utility allowance.

Market rate calculations were based on the most prevalent unit types for the one, two, and three bedroom apartment units within family developments located in the PMA.

Summary of Estimated Achievable Market Rents			
Development	1 BR	2 BR	3 BR
Estimated Achievable Market Rents Minimum	\$1,081	\$1,308	\$1,653
Estimated Achievable Market Rents Maximum	\$1,178	\$1,491	\$1,928
Estimated Achievable Market Rents Average	\$1,124	\$1,411	\$1,790

Due to the strengths and weaknesses of all the comparable developments, we have used an average of all the comparables as the primary indicators of value. Market rate calculations were based on the proposed development's most prevalent unit type for the one, two, and three bedroom apartment units. Calculated achievable rental rates represent an approximation.

Summary of General Occupancy Estimated Achievable Market Rents			
Unit Type	Base Market Rent per Month	Average Unit Size (SF)	Rent per SF
1 BR/1 BA	\$1,160	720	\$1.53
2 BR/2 BA	\$1,485	1,070	\$1.46
3 BR/2 BA	\$1,750	1,520	\$1.42

Proposed Rental Rate Comparisons

For additional support relating to the proposed 30, 50, and 80 percent unit rents, we have also compared proposed rents to program and market rents to determine whether the proposed rents are reasonable and at a level that is at or below the prevailing income restricted comparable properties.

The Waterford Apartments Proposed Unit Mix							
# of Units	Unit Type	% of AMI	Net Rent \$/Mo.	Utility Allowance	Gross Rents	2020 Dane County Maximum Rent	Ratio of Proposed Gross Rents to Program Rents
Senior							
4	1 BR/1 BA	30%	\$514	\$49	\$563	\$563	100.0%
16	1 BR/1 BA	50%	\$889	\$49	\$938	\$938	100.0%
11	1 BR/1 BA	80%	\$1,044	\$49	\$1,093	\$1,502	72.8%
4	2 BR/2 BA	30%	\$613	\$62	\$675	\$675	100.0%
15	2 BR/2 BA	50%	\$1,064	\$62	\$1,126	\$1,126	100.0%
12	2 BR/2 BA	80%	\$1,336	\$62	\$1,398	\$1,802	77.6%
62	Senior Total						
Family							
1	3 BR/2.5 BA	30%	\$645	\$136	\$781	\$781	100.0%
8	3 BR/2.5 BA	50%	\$1,165	\$136	\$1,301	\$1,301	100.0%
9	3 BR/2.5 BA	80%	\$1,575	\$136	\$1,711	\$2,083	82.1%
18	Family Total						
80	Grand Total						

Note: Unit water, sewer, trash removal, hot water, and heat will be included in the rent for senior units. Unit water, sewer, and trash removal will be included in the rent for family units.

Proposed The Waterford Apartments Rents versus Estimated Achievable Market Rents					
# of Units	Unit Type	% of AMI	Net Rent \$/Mo.	Estimated Achievable Market Rents	Ratio of Proposed Net Rents to Estimated Achievable Market Rents
4	1 BR/1 BA	30%	\$514	\$1,160	44.3%
16	1 BR/1 BA	50%	\$889	\$1,160	76.6%
11	1 BR/1 BA	80%	\$1,044	\$1,160	90.0%
4	2 BR/2 BA	30%	\$613	\$1,485	41.3%
15	2 BR/2 BA	50%	\$1,064	\$1,485	71.7%
12	2 BR/2 BA	80%	\$1,336	\$1,485	90.0%
62	Senior Total				
Family					
1	3 BR/2.5 BA	30%	\$645	\$1,750	36.9%
8	3 BR/2.5 BA	50%	\$1,165	\$1,750	66.6%
9	3 BR/2.5 BA	80%	\$1,575	\$1,750	90.0%
18	Family Total				
80	Grand Total				

Our analysis suggests that all units are equal to or below allowable tax credit rent limits. The proposed rents are 76.1 to 100.0 percent of the 2020 Dane County Maximum Rent and are therefore compliant with Dane County maximum rent levels. In addition, all of the proposed set side rents are 46.9 to 90.0 percent of estimated achievable market rents representing greater than a 10 percent discount to market rate rental rates in the PMA.

Demand Analysis

The Demand Analysis provides a measurement of the current housing demand and absorption in the PMA based upon a mixture of demographic data, demographic projections, and historic trends. The Demand Analysis also estimates the potential pool of households within the PMA and the number of income-qualified households necessary to create an effective demand.

The analysis includes calculations to address the following:

- **Capture rate.** Defined as the percentage of age, size, and income qualified renter households in the primary market area that the property must capture to fill the units. Funding agencies may require restrictions to the qualified households used in the calculation including age, income, living in substandard housing, mover-ship and other comparable factors. The Capture Rate is calculated by dividing the total number of units at the property by the total number of age, size and income qualified renter households in the primary market area.
- **Penetration rate.** Defined as the percentage of age and income qualified renter households in the primary market area that all existing and proposed properties, to be completed within six months of the subject, and which are competitively priced to the subject that must be captured to achieve the stabilized level of occupancy. The Penetration rate is calculated by dividing the (number of units in the subject + comparable pipeline units + existing comparable units) by the number of age and income qualified households in the PMA).
- **Absorption period.** The period of time necessary for a newly constructed or renovated property to achieve the stabilized level of occupancy. The absorption period begins when the first certificate of occupancy is issued and ends when the last unit to reach the stabilized level of occupancy has a signed lease. Assumes a typical pre-marketing period, prior to the issuance of the certificate of occupancy, of about three to six months. The month that leasing is assumed to begin should accompany all absorption estimates.
- **Absorption rate.** The average number of units rented each month during the Absorption Period.

Capture Rate-Senior

Household income plays an important role in determining whether a sufficient number of income eligible households exist in the market to support the proposed rents for a rental housing development. Such an analysis typically determines whether the household income cohort (the range of incomes required to support the proposed rents) is proportionately large enough to support the introduction of the new senior rental units.

While the senior portion of the proposed development will be open to residents over the age of 55, the following demand analysis will utilize households over the age of 65. Several industry standard market study guidelines indicate that the age of 65 is the minimum age that should be utilized in market study demand calculations given the changing demographics of independent living residents. In addition, the experience of many independent living developers and property managers indicate that households over the age of 65 are a much more realistic age of their tenant base.

The proposed senior portion of the development will include sixty-two units ranging in adjusted rent from \$565 for a one bedroom 30 percent AMI unit to \$1,412 for a two bedroom 80 percent AMI unit. All rents are adjusted for utilities. Using the maximum household income under the Section 42 Tax Credit Program (assuming a maximum of two persons per unit), the income cap for each of the proposed rents can be determined. In addition, the estimated maximum percent of gross household income can be used to determine the income base for a prospective tenant. In most cases, 40 percent of gross household income is the most a low or medium income household can afford to pay for rent, thereby providing an income base. The difference between the income base and the income cap defines the income eligible cohort for the rents proposed. The minimum and maximum qualifying incomes for each unit type are included in the following chart.

The Waterford Apartments (Senior Portion) Minimum and Maximum Qualifying Incomes Chart						
# of Units	Unit Type	% of AMI	Gross Rent	Minimum Income	Maximum Income by Household Size	
					1	2
4	1 BR/1 BA	30%	\$563	\$16,890	\$21,030	\$24,030
16	1 BR/1 BA	50%	\$938	\$28,140	\$35,050	\$40,050
11	1 BR/1 BA	80%	\$1,093	\$32,790	\$56,080	\$64,080
4	2 BR/2 BA	30%	\$675	\$20,250	\$21,030	\$24,030
15	2 BR/2 BA	50%	\$1,126	\$33,780	\$35,050	\$40,050
12	2 BR/2 BA	80%	\$1,398	\$41,940	\$56,080	\$64,080
62	Senior Total					

The 2010 US Census data indicates that in 2019, 70.7 percent of the occupied households in the PMA owned their homes, while 29.3 percent of the occupied households were renters. The following table provides a summary of the ratio of renters to owners for all ages.

Households by Tenure 2010 US Census						
	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	34,669	100.0%	38,751	100.0%	41,209	100.0%
Total Occupied Units	32,676	94.3%	36,687	94.7%	39,143	95.0%
Owner Occupied HHs/Householder	23,590	72.2%	25,952	70.7%	28,022	71.6%
Renter Occupied HHs/Householder	9,086	27.8%	10,735	29.3%	11,121	28.4%
Vacant Units	1,993	5.7%	2,064	5.3%	2,066	5.0%

Source: US Census Bureau

In addition, 2010 US Census data indicates that 21.5 percent of the households over the age of 55 were renters. The following table provides a summary of the ratio of renters to owners for households over the age of 55.

PMA Renter Occupied Housing Units by Age of Householder (55+) 2010 US Census			
	Number of Occupied Units	Number of Rental Occupied Units	% Total Households
Total	12,832	2,763	21.5%
Householder Age 55-64	6,407	1,074	16.8%
Householder Age 65-74	3,295	579	17.6%
Householder Age 75-84	2,128	585	27.5%
Householder Age 85+	1,002	525	52.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

It should be noted that the renter percentage of 29.3 percent for households of all ages and of 21.5 percent for households over the age of 55 is an estimate across all incomes levels in the PMA. Typically, data suggests that as household income increases, the percentage of renters decreases. This inverse correlation relates to a household's propensity to buy a home when earning over a certain income. Therefore, we have utilized census data to further breakdown renter percentages based on income levels within Dane County.

Households by Tenure Dane County, WI		
	Number	Percent
Households with Incomes Under \$49,999		
Owner Occupied HHs/Householder	23,431	29.4%
Renter Occupied HHs/Householder	56,268	70.6%
Total	79,699	100.0%
Households with Incomes Over \$50,000		
Owner Occupied HHs/Householder	102,567	75.0%
Renter Occupied HHs/Householder	34,265	25.0%
Total	136,832	100.0%

Source: 2012-2016 American Community Survey 5-Year Estimates

"TENURE BY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS"

As displayed in the previous chart, the percentage of renter households is much higher amongst households with lower incomes. A renter percentage of 70.6 percent applies to number of households within incomes levels below \$49,999 and a renter percentage of 25.0 percent applies to the number of households within incomes levels above \$50,000. Therefore, utilizing an original renter percentage of 29.3 percent appears to be conservative and reasonable in the following demand calculations.

PMA Detailed Senior Household Income by Age (65+) 2021 ESRI Interpolated			
HH Income Base	65-74	75+	Totals
Total	5,812	4,268	10,080
<\$15,000	251	395	646
\$15,000-\$24,999	368	634	1,002
\$25,000-\$34,999	325	523	848
\$35,000-\$49,999	621	726	1,347
\$50,000-\$74,999	1,281	792	2,073
\$75,000-\$99,999	1,235	372	1,607
\$100,000-\$149,999	886	459	1,345
\$150,000-\$199,999	484	241	725
\$200,000+	363	124	488

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Household Income Distribution (2021 Interpolated) Senior Renters Only					
Number of Senior Households	Under \$15,000	\$15,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999
Total Senior Households (65+)	646	1,002	848	1,347	2,073
Renter Occupied Factor**	29.3%	29.3%	29.3%	29.3%	29.3%
Total Senior Renters in the PMA	189	294	248	395	607

Source: ESRI BIS

**Estimated % renters for all ages in the PMA (ESRI BIS)

Using the Household Income by Age table from the Socio-Demographic Analysis, the number of income-eligible households within the PMA for each income cohort can be determined. Since the 2021 ESRI BIS interpolated estimates provide income cohorts in \$5,000 to \$10,000 increments, some additional interpolation is necessary to determine the estimated number of households that fall partially within an income cohort. It is assumed that the households are equally distributed within each income range, so a divisional factor is applied to the cohort to arrive at the total number of eligible households.

Senior Capture Rate by Set-Aside

Tax Credit Capture Rate Chart				
Min Income*	\$16,890			
Max Income	\$64,080			
Households Assumed	Over the Age of 65			
Number of Households		Income Qualified Households	Renter Percentage	Renter Qualified for Project
Less Than \$15,000	646	-	-	-
\$15,000 to \$24,999	1,002	807	29.3%	236
\$25,000 to \$34,999	848	848	29.3%	248
\$35,000 to \$49,999	1,347	1,347	29.3%	395
\$50,000 to \$74,999	2,073	1,168	29.3%	342
\$75,000 to \$99,999	1,607	-	-	-
\$100,000 to \$149,999	1,345	-	-	-
\$150,000 to \$199,999	725	-	-	-
Over \$200,000	488	-	-	-
Total Households	10,080	4,170	29.3	1,221
Income Qualified Renter HHs				1,221
Rental Units in Project				62
Capture Rate**				5.1%

*Based on rents proposed by project Developer (utilities included), represents 40 percent of gross household income

**Number of proposed units divided by number of income eligible households

Senior Capture Rate by Unit Type

Optimistic, Normative, and Pessimistic Scenarios

An optimistic, a normative and a pessimistic scenario are also included for the overall development. Considering the assumptions, interpolations, and extrapolations of the data, it is reasonable to assume a potential 15 percent margin of error. Applying this potential margin of error to the “normative” calculations for the eligible households produces “optimistic” and “pessimistic” scenarios as shown in the following table.

Income and Age Eligible Capture Rate Senior Renters Only							
	1 BR	1 BR	1 BR	2 BR	2 BR	2 BR	Combined
	30% AMI	50% AMI	80% AMI	30% AMI	50% AMI	80% AMI	
# of Units	4	16	11	4	15	12	62
Proposed Adjusted Rent*	\$563	\$938	\$1,093	\$675	\$1,126	\$1,398	\$563-\$1,398
Income Cap	\$24,030	\$40,050	\$64,080	\$24,030	\$40,050	\$64,080	\$64,080
Income Base (Annual Rent 40% of HH Income)	\$16,890	\$28,140	\$32,790	\$20,250	\$33,780	\$41,940	\$16,890
Estimated Income Eligible Households**							
Normative	210	303	792	110	163	554	1,221
Optimistic	242	348	911	127	187	637	1,406
Pessimistic	179	258	673	94	139	471	1,040
Estimated Capture Rates***							
Normative	1.9%	5.3%	1.4%	3.6%	9.2%	2.2%	5.1%
Optimistic	1.7%	4.6%	1.2%	3.2%	8.0%	1.9%	4.4%
Pessimistic	2.2%	6.2%	1.6%	4.3%	10.8%	2.5%	6.0%

*Rents proposed by project Developer (Utilities included)

**Interpolated 2021 estimate based upon best corresponding income cohort from the 2019 and 2024 ESRI BIS estimates. Includes renters only.

***Number of proposed units divided by number of income eligible households

As indicated in the table above, a normative estimate of 1,223 renter-only income-qualified households over the age of 65 are projected to be potential residents of the proposed senior portion of the development. The introduction of 62 senior units will need to capture between 4.4 percent and 6.0 percent of the estimated renter households in the income eligible cohort of the PMA. The normative estimate is approximately 5.1 percent. This range falls below the typical maximum 15 percent threshold for senior housing developments in similar sized communities. Given the current strength of the LIHTC and market rate market within or near the PMA, the number of units proposed is likely acceptable.

Capture Rate-Multifamily

Household income plays an important role in determining whether a sufficient number of income eligible households exist in the market to support the proposed rents for a rental housing development. Such an analysis typically determines whether the household income cohort (the range of incomes required to support the proposed rents) is proportionately large enough to support the introduction of the new rental units.

The proposed multifamily portion of the development will include thirty-one, three bedroom units with adjusted rents ranging from \$781 for a 30 percent AMI unit to \$1,711 for an 80 percent AMI unit. All rents are adjusted for utilities. Using the maximum household income under the Section 42 Tax Credit Program (assuming a maximum of five persons per unit), the income cap for each of the proposed rents can be determined. In addition, the estimated maximum percent of gross household income can be used to determine the income base for a prospective tenant. In most cases, 35 percent of gross household income is the most a low or medium income household can afford to pay for rent, thereby providing an income base. The difference between the income base and the income cap defines the income eligible cohort for the rents proposed. The minimum and maximum qualifying incomes for each unit type are included in the following chart.

The Waterford Apartments (Multifamily Portion) Minimum and Maximum Qualifying Incomes Chart						
# of Units	Unit Type	% of AMI	Gross Rent	Minimum Income	Maximum Income by Household Size	
					4	5
1	3 BR/2.5 BA	30%	\$781	\$26,777	\$30,030	\$32,460
8	3 BR/2.5 BA	50%	\$1,301	\$44,606	\$50,050	\$54,100
9	3 BR/2.5 BA	80%	\$1,711	\$58,663	\$80,080	\$86,560
18	Family Total					

PMA Household Income by Age (Under the Age of 65) 2021 ESRI Interpolated						
HH Income Base	<25	25-34	35-44	45-54	55-64	Totals
Total	1,155	5,487	6,563	6,863	7,519	27,588
<\$15,000	126	212	192	201	299	1,029
\$15,000-\$24,999	98	225	199	157	333	1,012
\$25,000-\$34,999	154	357	287	268	282	1,348
\$35,000-\$49,999	191	650	555	499	511	2,406
\$50,000-\$74,999	262	1,010	855	980	1,378	4,485
\$75,000-\$99,999	144	964	1,106	1,391	1,589	5,193
\$100,000-\$149,999	108	1,217	2,202	1,752	1,860	7,139
\$150,000-\$199,999	54	581	668	1,058	751	3,112
\$200,000+	17	272	501	559	515	1,865

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

PMA Household Income Distribution Renters Only Under the Age of 65 (2021 Interpolated)						
Number of Households	Under \$15,000	\$15,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999
Total Households Under the Age of 65	1,029	1,012	1,348	2,406	4,485	5,193
Renter Occupied Factor**	70.6%	70.6%	70.6%	70.6%	25.0%	25.0%
Total Income Qualified in the PMA Under the Age of 65	726	714	952	1,699	1,121	1,298

Source: ESRI BIS

**Estimated % renters for all ages in the PMA (ESRI BIS)

Multifamily Capture Rate by Set-Aside

Tax Credit Capture Rate Chart				
Min Income*	\$26,777			
Max Income	\$86,560			
Households Assumed	Under the Age of 65			
Number of Households		Income Qualified Households	Renter Percentage	Renter Qualified for Project
Less Than \$15,000	1,029	-	-	-
\$15,000 to \$24,999	1,012	-	-	-
\$25,000 to \$34,999	1,348	1,108	70.6%	782
\$35,000 to \$49,999	2,406	2,406	70.6%	1,699
\$50,000 to \$74,999	4,485	4,485	25.0%	1,121
\$75,000 to \$99,999	5,193	2,401	25.0%	600
\$100,000 to \$149,999	7,139	-	-	-
\$150,000 to \$199,999	3,112	-	-	-
Over \$200,000	1,865	-	-	-
Total Households	27,588	10,400	40.4%	4,203
Income Qualified Renter HHs				4,203
Rental Units in Project**				18
Capture Rate***				0.4%

Multifamily Capture Rate by Unit Type

Optimistic, Normative, and Pessimistic Scenarios

An optimistic, a normative and a pessimistic scenario are also included for the overall development. Considering the assumptions, interpolations, and extrapolations of the data, it is reasonable to assume a potential 15 percent margin of error. Applying this potential margin of error to the “normative” calculations for the eligible households produces “optimistic” and “pessimistic” scenarios as shown in the following table.

Income and Age Eligible Capture Rate Family Renters Only				
	3 BR	3 BR	3 BR	Combined
	30% AMI	50% AMI	80% AMI	
# of Units	1	8	9	18
Proposed Adjusted Rent*	\$781	\$1,301	\$1,711	\$781-1,711
Income Cap	\$32,460	\$54,100	\$86,560	\$86,560
Income Base (Annual Rent 35% of HH Income)	\$26,777	\$44,606	\$58,663	\$26,777
Estimated Income Eligible Households**				
Normative	541	795	1,333	4,203
Optimistic	622	914	1,533	4,833
Pessimistic	460	676	1,133	3,573
Normative	0.2%	1.0%	0.7%	0.4%
Optimistic	0.2%	0.9%	0.6%	0.4%
Pessimistic	0.2%	1.2%	0.8%	0.5%

*Rents proposed by project Developer (Utilities included)

**Interpolated 2021 estimate based upon best corresponding income cohort from the 2019 and 2024 ESRI BIS estimates. Includes renters only.

***Number of proposed units divided by number of income eligible households

As indicated in the table above, a normative estimate of 4,203 renter-only income-qualified households under the age of 65 are projected to be potential residents of the proposed multifamily portion of the development. The introduction of eighteen multifamily units will need to capture between 0.4 percent and 0.5 percent of the estimated renter households in the income eligible cohort of the PMA. The normative estimate is approximately 0.4 percent. This range falls below the typical maximum 15 percent threshold for multifamily housing developments in similar sized communities. Given the current strength of the LIHTC and market rate market within the PMA, the number of units proposed is likely acceptable.

Penetration Rate-Senior

This section calculates the Penetration Rate for the LIHTC portion of the proposed development. WHEDA defines the Penetration Rate as the (number of units in the subject + comparable pipeline units + existing comparable units) divided by (number of age and income qualified households in the PMA).

As the senior portion of the subject property is proposing 100 percent income restricted units and only the number of potential income qualified renter households over the age of 65 were used in the analysis, the LIHTC Penetration Rate calculation should only include potentially competing affordable LIHTC income restricted senior developments within the PMA.

The results of the penetration rate analysis indicate that the PMA has a LIHTC penetration rate of 28.1 percent (including the subject property) indicating that the PMA is not over saturated with LIHTC income restricted senior housing. The Penetration Rate is calculated as follows:

LIHTC Penetration Rate Income and Age Eligible Renters Only	
HH Income Base	Overall
Proposed Development	62
Existing LIHTC Units in PMA	
Novation Senior	60
Westminster	66
Rosewood I & II Apartments	90
Williamstown Bay	40
Carrington II	25
Subtotal Existing LIHTC	281
Pipeline Units	
None Noted	0
Total Pipeline	0
Total Units	343
Number of Renter Income Eligible Households (\$16,890-\$64,080)*	1,221
Penetration Rate	28.1%

*Excludes market rate units

**Proposed LIHTC income range

Penetration Rate-Multifamily

This section calculates the Penetration Rate for the LIHTC portion of the proposed development. WHEDA defines the Penetration Rate as the (number of units in the subject + comparable pipeline units + existing comparable units) divided by (number of age and income qualified households in the PMA).

As the multifamily portion of the subject property is proposing 100 percent income restricted three bedroom units and only the number of potential income qualified renter households under the age of 65 were used in the analysis, the LIHTC Penetration Rate calculation should only include potentially competing affordable LIHTC income restricted multifamily developments within the PMA.

The results of the penetration rate analysis indicate that the PMA has a LIHTC penetration rate of 18.0 percent (including the subject property) indicating that the PMA is not over saturated with LIHTC income restricted three bedroom multifamily housing. The Penetration Rate is calculated as follows:

LIHTC Penetration Rate Income and Age Eligible Renters Only	
HH Income Base	Overall
Proposed Development	18
Existing LIHTC Units in PMA	
Cascade Falls	54
Elven Sted	32
The Royal	48
Harmony at Grandview Commons	94
Cottages of McFarland*	42
Pheasant Ridge*	38
Seven Oaks*	214
Subtotal Existing LIHTC	522
Pipeline Units	
Taylor Pointe*	48
Artisan Village	169
Total Pipeline	217
Total Units	757
Number of Renter Income Eligible Households (\$26,777-\$86,560)*	4,203
Penetration Rate	18.0%

*Excludes market rate units

**Proposed LIHTC income range

Absorption Rate

Based on discussions with property managers in the PMA, the low vacancy rates for the senior and family developments in the PMA, and examples of recent LIHTC developments' initial lease-up, the likely absorption of the units at the proposed development is conservatively eight units per month for the senior portion and ten units per month for the family portion of the development. For example:

- Novation Senior
Development opened for occupancy on August 1st 2018 and was approximately 25 percent preleased (15 units). The development was 33.3 percent occupied on 10/5/2018 indicating a **10-unit/month absorption rate** from August 2018 to October 2018. The development was 53.3 percent occupied on 1/11/2019, indicating a **6-unit/month absorption rate** from August 2018 to January 2019. The development was 100.0 percent occupied on 7/29/2019, indicating a **5-unit/month absorption rate** from August 2018 to July 2019.
- Heritage Middleton
Development began preleasing in January 2012, construction was completed in October 2012, and the development was fully leased by December 31, 2012 indicating an **eighteen to nineteen unit per month absorption**.
- Oak Ridge-Middleton
Development opened on February 1, 2019 and was fully leased by September 30, 2019, indicating a **ten unit per month absorption**.
- Normandy Square
Development opened 8/31/2019 with preleasing beginning four months prior. The development opened 43.1 percent occupied (25 units). The development reached 100 percent occupancy on 10/21/2019. This indicates an **absorption rate of eight to nine units per month**.
- Meadow Ridge
Development opened in spring of 2017 with 75 of 95 units preleased at opening (78.9 percent preleased). Property manager estimated the development was 100 percent occupied by June of 2017 indicating a **seven to ten unit per month absorption rate**.
- Carbon at Union Corners
Preleasing began May 2017. The development opened 9/28/2017 with 77 units occupied (85.6 percent preleased). Development was 100% occupied by the end of 2017 indicting a **fifteen to sixteen unit per month absorption rate**.
- Pinney Lane Apartments
Opened on February 15, 2016 with forty-three units preleased (61.4 percent preleased). The development was fully stabilized on August 1, 2016 indicating a **twelve to thirteen unit per month absorption**.
- Tennyson Ridge Apartments
Building 1 (25 units) opened June 30, 2017 fully preleased. Building II (47 units) opened November 30, 2017 and had 34 units preleased with 4 applications pending. The building reached 100% occupancy in late December of 2017.

The Developer indicated that the property manager will conduct a substantial amount of preleasing. Based on the low vacancy rate for the developments that are deemed competitive to the proposed development, it is reasonable to assume that the development will open with 40 percent of the units preleased. Based on an eight to ten unit per month absorption rate combined with 40 percent of the units preleased at the development's opening, a six to seven month lease-up period is expected for the senior units and a one to two month lease-up period is expected for the family units based upon a 93 percent stabilized occupancy rate. The absorption is calculated as follows:

The Waterford Apartments Absorption Calculation	
	Senior Portion
Total Units	62
Stabilized Occupancy	93%
Total Units to be Leased	58
Less: Units Preleased (40%)	(25)
Remaining Units	33
Absorption Rate	8
Number of Months to Reach Stabilized Occupancy	4 to 5 months
	Family Portion
Total Units	18
Stabilized Occupancy	93%
Total Units to be Leased	17
Less: Units Preleased (40%)	(7)
Remaining Units	10
Absorption Rate	10
Number of Months to Reach Stabilized Occupancy	1 month

Our absorption projections assume the household trends will continue and that no other projects targeting a similar income group are developed during the projection period. In addition, we assume the Developer will utilize a professional management company and will market to areas outside of the PMA given the intended target market.

Housing Choice Vouchers

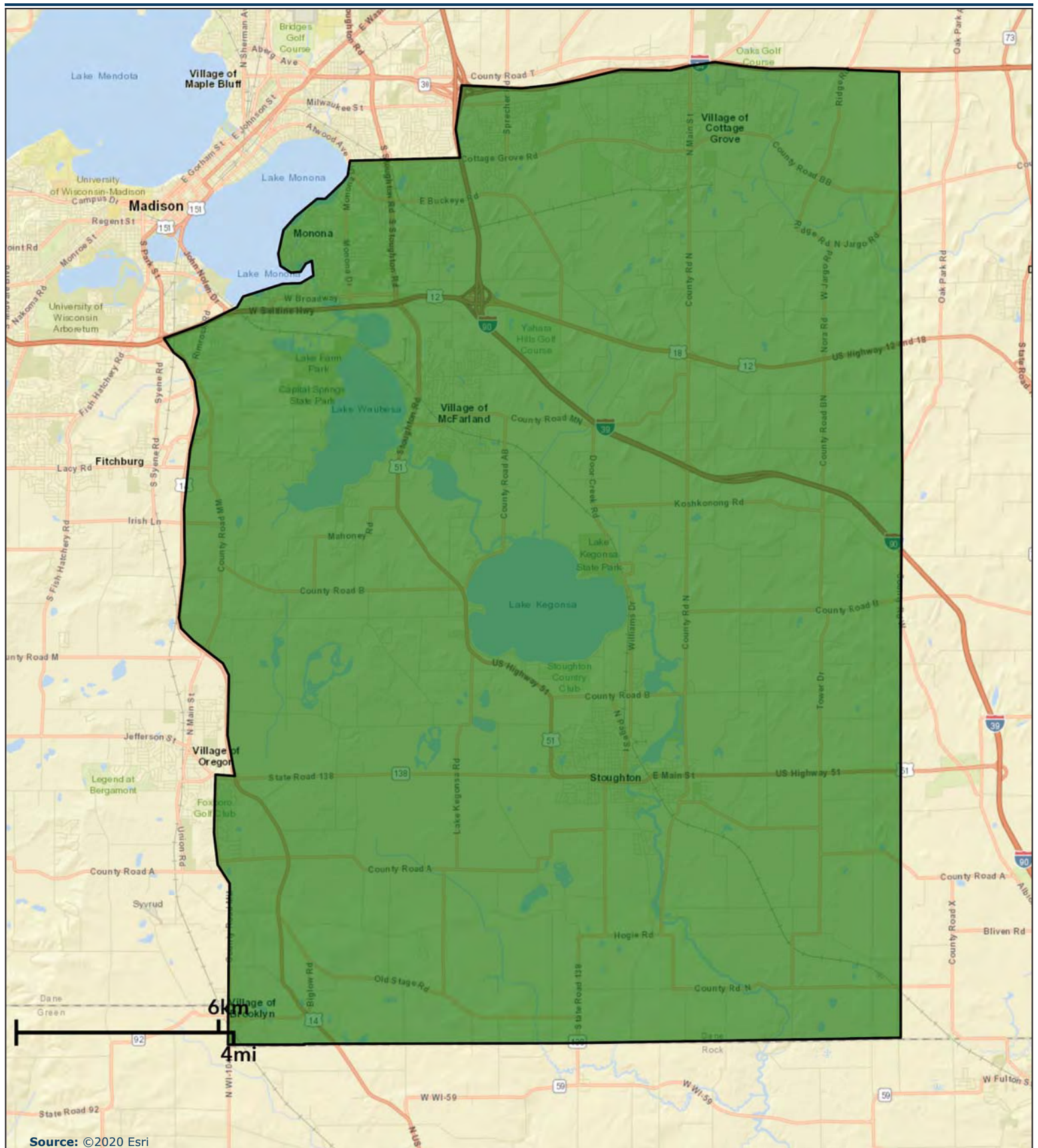
The payment standards set the maximum amount the authority will pay for tenants' rent and utilities. Voucher payment standards are based on the U.S. Department of Housing and Urban Development's Fair Market Rent adjusted for the local market and are dependent on bedroom size. In general, the amount of subsidy a household receives is equal to the published payment standard, minus 30 percent of the tenant's AGI.

The published payment standards for the DCHA Housing Choice Voucher Payment Standards are as follows:

HUD Payment Standard DCHA Housing Choice Vouchers		
Unit Type	Payment Standard (including utilities)	Proposed Affordable Rent (including utilities)
One Bedroom	\$964	\$563-1,093
Two Bedroom	\$1,127	\$675-1,398
Three Bedroom	\$1,553	\$781-1,711

Forty-eight of the units at the subject development are priced lower than the DCHA Housing Choice Voucher Payment Standards (the maximum that HUD will contribute towards gross rent). Therefore, tenants utilizing housing vouchers in these units would have the ability to occupy one of the units at the proposed redevelopment without being forced to pay in excess of the published payment standards in addition to their tenant payment of 30 percent of their AGI.

APPENDIX A: ESRI Demographics





ACS Housing Summary

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

	2014-2018 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	84,046		2,126	■■■
Total Households	34,290		686	■■■
Total Housing Units	35,995		695	■■■
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	24,879	100.0%	595	■■■
Housing units with a mortgage/contract to purchase/similar debt	18,126	72.9%	589	■■■
Second mortgage only	497	2.0%	130	■
Home equity loan only	3,365	13.5%	325	■■■
Both second mortgage and home equity loan	318	1.3%	131	■
Housing units without a mortgage	6,753	27.1%	399	■■■
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	N/A		N/A	
Housing units without a mortgage	N/A		N/A	
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS				
Total	24,879	100.0%	595	■■■
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	880	3.5%	188	■
10.0 to 14.9 percent	2,813	11.3%	312	■■■
15.0 to 19.9 percent	4,406	17.7%	367	■■■
20.0 to 24.9 percent	3,450	13.9%	343	■■■
25.0 to 29.9 percent	2,013	8.1%	258	■■■
30.0 to 34.9 percent	1,498	6.0%	242	■■■
35.0 to 39.9 percent	843	3.4%	155	■■■
40.0 to 49.9 percent	909	3.7%	190	■
50.0 percent or more	1,292	5.2%	221	■■■
Not computed	22	0.1%	25	■
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	2,668	10.7%	272	■■■
10.0 to 14.9 percent	1,502	6.0%	214	■■■
15.0 to 19.9 percent	899	3.6%	169	■■■
20.0 to 24.9 percent	520	2.1%	133	■
25.0 to 29.9 percent	318	1.3%	90	■
30.0 to 34.9 percent	145	0.6%	60	■
35.0 to 39.9 percent	146	0.6%	69	■
40.0 to 49.9 percent	120	0.5%	54	■
50.0 percent or more	360	1.4%	106	■
Not computed	75	0.3%	52	■

Source: U.S. Census Bureau, 2014-2018 American Community Survey

Reliability: ■■■ high ■ medium ■ low

May 11, 2020



ACS Housing Summary

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

	2014-2018 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	9,411	100.0%	529	High
With cash rent	9,117	96.9%	525	High
Less than \$100	13	0.1%	21	Low
\$100 to \$149	17	0.2%	24	Low
\$150 to \$199	38	0.4%	41	Low
\$200 to \$249	204	2.2%	96	Medium
\$250 to \$299	33	0.4%	30	Low
\$300 to \$349	51	0.5%	49	Low
\$350 to \$399	36	0.4%	30	Low
\$400 to \$449	83	0.9%	42	Medium
\$450 to \$499	121	1.3%	54	Medium
\$500 to \$549	327	3.5%	183	Medium
\$550 to \$599	226	2.4%	131	Medium
\$600 to \$649	231	2.5%	114	Medium
\$650 to \$699	593	6.3%	175	Medium
\$700 to \$749	700	7.4%	175	Medium
\$750 to \$799	717	7.6%	181	Medium
\$800 to \$899	1,512	16.1%	256	High
\$900 to \$999	1,205	12.8%	220	High
\$1,000 to \$1,249	1,514	16.1%	238	High
\$1,250 to \$1,499	931	9.9%	171	High
\$1,500 to \$1,999	452	4.8%	151	Medium
\$2,000 to \$2,499	42	0.4%	33	Low
\$2,500 to \$2,999	16	0.2%	26	Low
\$3,000 to \$3,499	13	0.1%	21	Low
\$3,500 or more	42	0.4%	49	Low
No cash rent	293	3.1%	108	Medium
Median Contract Rent	\$877		N/A	
Average Contract Rent	N/A		N/A	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	9,411	100.0%	529	High
Pay extra for one or more utilities	8,625	91.6%	517	High
No extra payment for any utilities	786	8.4%	195	Medium

Source: U.S. Census Bureau, 2014-2018 American Community Survey

Reliability: High Medium Low

May 11, 2020



ACS Housing Summary

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

	2014-2018 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT				
Total:	9,411	100.0%	529	High
With cash rent:	9,117	96.9%	525	High
Less than \$100	13	0.1%	21	Low
\$100 to \$149	0	0.0%	0	Low
\$150 to \$199	9	0.1%	14	Low
\$200 to \$249	54	0.6%	48	Low
\$250 to \$299	158	1.7%	91	Medium
\$300 to \$349	67	0.7%	53	Low
\$350 to \$399	13	0.1%	20	Low
\$400 to \$449	37	0.4%	34	Low
\$450 to \$499	85	0.9%	47	Medium
\$500 to \$549	101	1.1%	62	Medium
\$550 to \$599	284	3.0%	165	Medium
\$600 to \$649	151	1.6%	100	Low
\$650 to \$699	265	2.8%	114	Medium
\$700 to \$749	438	4.7%	158	Medium
\$750 to \$799	393	4.2%	125	Medium
\$800 to \$899	1,448	15.4%	242	High
\$900 to \$999	1,289	13.7%	259	Medium
\$1,000 to \$1,249	2,142	22.8%	280	High
\$1,250 to \$1,499	1,153	12.3%	199	High
\$1,500 to \$1,999	889	9.4%	185	Medium
\$2,000 to \$2,499	46	0.5%	32	Low
\$2,500 to \$2,999	26	0.3%	30	Low
\$3,000 to \$3,499	13	0.1%	21	Low
\$3,500 or more	42	0.4%	49	Low
No cash rent	293	3.1%	108	Medium
Median Gross Rent	\$981		N/A	Low
Average Gross Rent	N/A		N/A	Low

Source: U.S. Census Bureau, 2014-2018 American Community Survey

Reliability: High Medium Low

May 11, 2020



ACS Housing Summary

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

	2014-2018 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	35,995	100.0%	695	
1, detached	24,530	68.1%	602	
1, attached	1,985	5.5%	229	
2	1,202	3.3%	234	
3 or 4	972	2.7%	183	
5 to 9	1,531	4.3%	246	
10 to 19	1,350	3.8%	263	
20 to 49	2,620	7.3%	303	
50 or more	1,344	3.7%	200	
Mobile home	461	1.3%	135	
Boat, RV, van, etc.	0	0.0%	0	
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	35,995	100.0%	695	
Built 2014 or later	870	2.4%	172	
Built 2010 to 2013	946	2.6%	193	
Built 2000 to 2009	6,791	18.9%	440	
Built 1990 to 1999	5,718	15.9%	420	
Built 1980 to 1989	3,990	11.1%	359	
Built 1970 to 1979	5,969	16.6%	453	
Built 1960 to 1969	3,512	9.8%	344	
Built 1950 to 1959	3,648	10.1%	283	
Built 1940 to 1949	997	2.8%	160	
Built 1939 or earlier	3,554	9.9%	367	
Median Year Structure Built	1981		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	34,290	100.0%	686	
Owner occupied				
Moved in 2017 or later	477	1.4%	130	
Moved in 2015 to 2016	1,902	5.5%	253	
Moved in 2010 to 2014	5,015	14.6%	396	
Moved in 2000 to 2009	7,812	22.8%	493	
Moved in 1990 to 1999	4,495	13.1%	350	
Moved in 1989 or earlier	5,179	15.1%	357	
Renter occupied				
Moved in 2017 or later	1,034	3.0%	224	
Moved in 2015 to 2016	2,274	6.6%	310	
Moved in 2010 to 2014	4,358	12.7%	419	
Moved in 2000 to 2009	1,392	4.1%	241	
Moved in 1990 to 1999	205	0.6%	76	
Moved in 1989 or earlier	147	0.4%	58	
Median Year Householder Moved Into Unit	2008		N/A	

Source: U.S. Census Bureau, 2014-2018 American Community Survey

Reliability: high medium low

May 11, 2020



ACS Housing Summary

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

	2014-2018 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	34,290	100.0%	686	
Utility gas	24,782	72.3%	672	
Bottled, tank, or LP gas	2,436	7.1%	230	
Electricity	5,925	17.3%	468	
Fuel oil, kerosene, etc.	199	0.6%	64	
Coal or coke	0	0.0%	0	
Wood	508	1.5%	136	
Solar energy	6	0.0%	10	
Other fuel	259	0.8%	85	
No fuel used	175	0.5%	69	
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	34,290	100.0%	686	
Owner occupied				
No vehicle available	324	0.9%	93	
1 vehicle available	4,902	14.3%	378	
2 vehicles available	13,006	37.9%	565	
3 vehicles available	4,434	12.9%	353	
4 vehicles available	1,803	5.3%	249	
5 or more vehicles available	411	1.2%	109	
Renter occupied				
No vehicle available	1,142	3.3%	251	
1 vehicle available	4,588	13.4%	416	
2 vehicles available	3,154	9.2%	347	
3 vehicles available	438	1.3%	121	
4 vehicles available	65	0.2%	32	
5 or more vehicles available	25	0.1%	15	
Average Number of Vehicles Available	N/A		N/A	

Data Note: N/A means not available.

2014-2018 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2014-2018 ACS estimates, five-year period data collected monthly from January 1, 2014 through December 31, 2018. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.

Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.

Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2014-2018 American Community Survey

Reliability: high medium low

May 11, 2020



Age 50+ Profile

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

				2019-2024	2019-2024		
Demographic Summary		Census 2010	2019	2024	Change	Annual Rate	
Total Population		79,688	89,196	95,048	5,852	1.28%	
Population 50+		26,999	33,877	36,861	2,984	1.70%	
Median Age		39.6	41.0	41.5	0.5	0.24%	
Households		32,676	36,687	39,143	2,456	1.30%	
% Householders 55+		39.3%	46.0%	47.7%	1.7	0.73%	
Total Owner-Occupied Housing Units		23,590	25,952	28,022	2,070	1.55%	
Total Renter-Occupied Housing Units		9,086	10,735	11,121	386	0.71%	
Owner/Renter Ratio (per 100 renters)		260	242	252	10.0	0.81%	
Median Home Value		-	\$247,836	\$270,700	\$22,864	1.78%	
Average Home Value		-	\$292,421	\$316,306	\$23,885	1.58%	
Median Household Income		-	\$79,357	\$88,427	\$9,070	2.19%	
Median Household Income for Householder 55+		-	\$70,965	\$79,481	\$8,516	2.29%	
Population by Age and Sex							
		Census 2010		2019		2024	
Male Population		Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)		12,595	100.0%	15,821	100.0%	17,172	100.0%
50-54		3,178	25.2%	3,046	19.3%	2,993	17.4%
55-59		2,937	23.3%	3,290	20.8%	3,018	17.6%
60-64		2,270	18.0%	2,980	18.8%	3,096	18.0%
65-69		1,473	11.7%	2,433	15.4%	2,795	16.3%
70-74		985	7.8%	1,783	11.3%	2,204	12.8%
75-79		738	5.9%	1,027	6.5%	1,536	8.9%
80-84		555	4.4%	658	4.2%	853	5.0%
85+		459	3.6%	604	3.8%	677	3.9%
		Census 2010		2019		2024	
Female		Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)		14,404	100.0%	18,057	100.0%	19,688	100.0%
50-54		3,344	23.2%	3,291	18.2%	3,122	15.9%
55-59		3,106	21.6%	3,498	19.4%	3,291	16.7%
60-64		2,321	16.1%	3,213	17.8%	3,318	16.9%
65-69		1,707	11.9%	2,730	15.1%	3,127	15.9%
70-74		1,108	7.7%	1,981	11.0%	2,569	13.0%
75-79		955	6.6%	1,312	7.3%	1,851	9.4%
80-84		859	6.0%	883	4.9%	1,188	6.0%
85+		1,004	7.0%	1,149	6.4%	1,222	6.2%
		Census 2010		2019		2024	
Total Population		Number	% of Total	Number	% of Total	Number	% of Total
Total(50+)		26,999	33.9%	33,877	38.0%	36,861	38.8%
50-54		6,522	8.2%	6,337	7.1%	6,115	6.4%
55-59		6,043	7.6%	6,788	7.6%	6,309	6.6%
60-64		4,591	5.8%	6,193	6.9%	6,414	6.7%
65-69		3,180	4.0%	5,163	5.8%	5,922	6.2%
70-74		2,093	2.6%	3,763	4.2%	4,773	5.0%
75-79		1,693	2.1%	2,339	2.6%	3,388	3.6%
80-84		1,414	1.8%	1,541	1.7%	2,041	2.1%
85+		1,463	1.8%	1,753	2.0%	1,899	2.0%
65+		9,843	12.4%	14,559	16.3%	18,023	19.0%
75+		4,570	5.7%	5,633	6.3%	7,328	7.7%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

May 11, 2020



Age 50+ Profile

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

2019 Households by Income and Age of Householder 55+								
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	7,619	100%	5,427	100%	3,834	100%	16,880	100%
<\$15,000	349	4.6%	268	4.9%	401	10.5%	1,018	6.0%
\$15,000-\$24,999	374	4.9%	384	7.1%	631	16.5%	1,389	8.2%
\$25,000-\$34,999	315	4.1%	334	6.2%	492	12.8%	1,141	6.8%
\$35,000-\$49,999	559	7.3%	629	11.6%	671	17.5%	1,859	11.0%
\$50,000-\$74,999	1,472	19.3%	1,253	23.1%	708	18.5%	3,433	20.3%
\$75,000-\$99,999	1,622	21.3%	1,131	20.8%	313	8.2%	3,066	18.2%
\$100,000-\$149,999	1,788	23.5%	754	13.9%	349	9.1%	2,891	17.1%
\$150,000-\$199,999	658	8.6%	378	7.0%	174	4.5%	1,210	7.2%
\$200,000+	482	6.3%	297	5.5%	95	2.5%	874	5.2%
Median HH Income	\$84,218		\$70,671		\$42,486		\$70,965	
Average HH Income	\$100,326		\$88,423		\$61,380		\$87,648	
2024 Households by Income and Age of Householder 55+								
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	7,366	100%	6,391	100%	4,918	100%	18,675	100%
<\$15,000	223	3.0%	225	3.5%	386	7.8%	834	4.5%
\$15,000-\$24,999	272	3.7%	343	5.4%	639	13.0%	1,254	6.7%
\$25,000-\$34,999	233	3.2%	311	4.9%	570	11.6%	1,114	6.0%
\$35,000-\$49,999	440	6.0%	608	9.5%	809	16.4%	1,857	9.9%
\$50,000-\$74,999	1,238	16.8%	1,323	20.7%	918	18.7%	3,479	18.6%
\$75,000-\$99,999	1,540	20.9%	1,390	21.7%	461	9.4%	3,391	18.2%
\$100,000-\$149,999	1,967	26.7%	1,083	16.9%	625	12.7%	3,675	19.7%
\$150,000-\$199,999	890	12.1%	643	10.1%	342	7.0%	1,875	10.0%
\$200,000+	565	7.7%	463	7.2%	168	3.4%	1,196	6.4%
Median HH Income	\$94,448		\$80,157		\$50,997		\$79,481	
Average HH Income	\$115,357		\$104,611		\$75,022		\$101,057	

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

May 11, 2020



Age 50+ Profile

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	12,832	100.0%	39.3%
Family Households	7,539	58.8%	23.1%
Householder Age 55-64	4,182	32.6%	12.8%
Householder Age 65-74	2,056	16.0%	6.3%
Householder Age 75-84	1,029	8.0%	3.1%
Householder Age 85+	272	2.1%	0.8%
Nonfamily Households	5,293	41.2%	16.2%
Householder Age 55-64	2,225	17.3%	6.8%
Householder Age 65-74	1,239	9.7%	3.8%
Householder Age 75-84	1,099	8.6%	3.4%
Householder Age 85+	730	5.7%	2.2%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	12,832	100.0%	39.3%
Owner Occupied Housing Units	10,069	78.5%	30.8%
Householder Age 55-64	5,333	41.6%	16.3%
Householder Age 65-74	2,716	21.2%	8.3%
Householder Age 75-84	1,543	12.0%	4.7%
Householder Age 85+	477	3.7%	1.5%
Renter Occupied Housing Units	2,763	21.5%	8.5%
Householder Age 55-64	1,074	8.4%	3.3%
Householder Age 65-74	579	4.5%	1.8%
Householder Age 75-84	585	4.6%	1.8%
Householder Age 85+	525	4.1%	1.6%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

May 11, 2020



Demographic and Income Profile

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

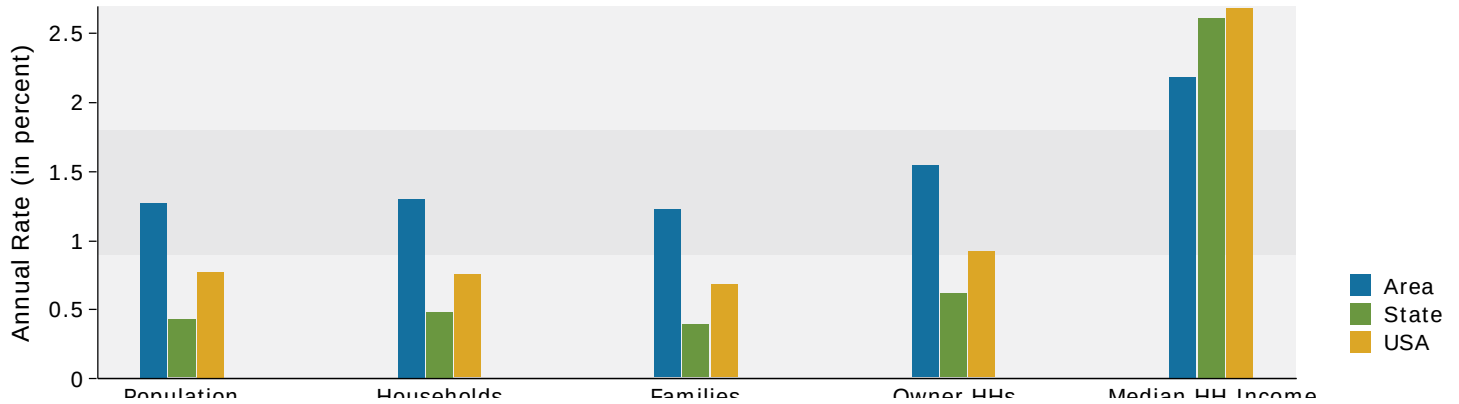
Summary		Census 2010		2019		2024	
Population		79,688		89,196		95,048	
Households		32,676		36,687		39,143	
Families		21,343		23,694		25,186	
Average Household Size		2.42		2.41		2.41	
Owner Occupied Housing Units		23,590		25,952		28,022	
Renter Occupied Housing Units		9,086		10,735		11,121	
Median Age		39.6		41.0		41.5	
Trends: 2019 - 2024 Annual Rate		Area		State		National	
Population		1.28%		0.43%		0.77%	
Households		1.30%		0.48%		0.75%	
Families		1.23%		0.39%		0.68%	
Owner HHs		1.55%		0.61%		0.92%	
Median Household Income		2.19%		2.62%		2.70%	
				2019		2024	
Households by Income				Number	Percent	Number	Percent
<\$15,000				1,842	5.0%	1,425	3.6%
\$15,000 - \$24,999				2,144	5.8%	1,819	4.6%
\$25,000 - \$34,999				2,300	6.3%	2,041	5.2%
\$35,000 - \$49,999				3,861	10.5%	3,588	9.2%
\$50,000 - \$74,999				6,665	18.2%	6,396	16.3%
\$75,000 - \$99,999				6,667	18.2%	7,001	17.9%
\$100,000 - \$149,999				7,875	21.5%	9,397	24.0%
\$150,000 - \$199,999				3,231	8.8%	4,748	12.1%
\$200,000+				2,103	5.7%	2,727	7.0%
Median Household Income				\$79,357		\$88,427	
Average Household Income				\$94,887		\$108,858	
Per Capita Income				\$39,100		\$44,911	
		Census 2010		2019		2024	
Population by Age		Number	Percent	Number	Percent	Number	Percent
0 - 4		5,054	6.3%	5,149	5.8%	5,489	5.8%
5 - 9		5,187	6.5%	5,409	6.1%	5,583	5.9%
10 - 14		5,238	6.6%	5,782	6.5%	5,895	6.2%
15 - 19		4,789	6.0%	5,081	5.7%	5,447	5.7%
20 - 24		3,757	4.7%	4,700	5.3%	4,818	5.1%
25 - 34		10,781	13.5%	11,026	12.4%	12,521	13.2%
35 - 44		11,339	14.2%	12,185	13.7%	12,314	13.0%
45 - 54		13,066	16.4%	12,322	13.8%	12,235	12.9%
55 - 64		10,634	13.3%	12,981	14.6%	12,723	13.4%
65 - 74		5,273	6.6%	8,926	10.0%	10,695	11.3%
75 - 84		3,107	3.9%	3,880	4.4%	5,429	5.7%
85+		1,463	1.8%	1,753	2.0%	1,899	2.0%
		Census 2010		2019		2024	
Race and Ethnicity		Number	Percent	Number	Percent	Number	Percent
White Alone		71,118	89.2%	77,536	86.9%	81,116	85.3%
Black Alone		3,099	3.9%	3,790	4.2%	4,273	4.5%
American Indian Alone		299	0.4%	341	0.4%	367	0.4%
Asian Alone		1,747	2.2%	2,855	3.2%	3,664	3.9%
Pacific Islander Alone		21	0.0%	21	0.0%	23	0.0%
Some Other Race Alone		1,660	2.1%	2,160	2.4%	2,574	2.7%
Two or More Races		1,743	2.2%	2,493	2.8%	3,031	3.2%
Hispanic Origin (Any Race)		4,073	5.1%	5,338	6.0%	6,393	6.7%

Data Note: Income is expressed in current dollars.

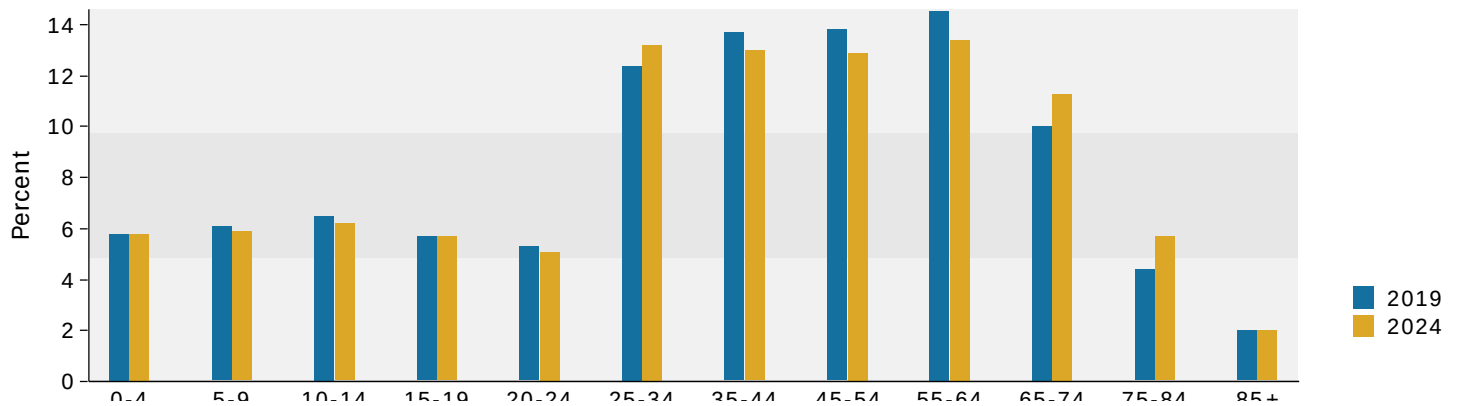
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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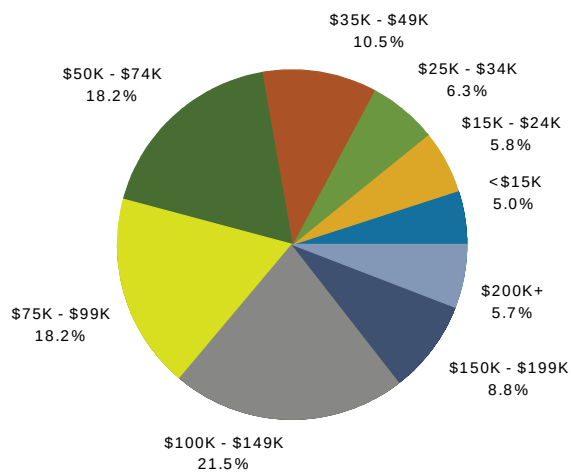
Trends 2019-2024



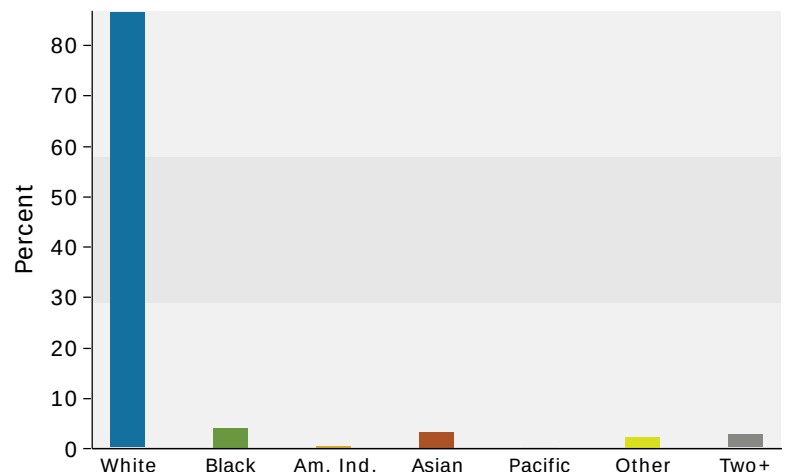
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 6.0%



Household Income Profile

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

Summary	2019	2024	2019-2024 Change	2019-2024 Annual Rate
Population	89,196	95,048	5,852	1.28%
Households	36,687	39,143	2,456	1.30%
Median Age	41.0	41.5	0.5	0.24%
Average Household Size	2.41	2.41	0.00	0.00%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
Household	36,687	100%	39,143	100%
<\$15,000	1,842	5.0%	1,425	3.6%
\$15,000-\$24,999	2,144	5.8%	1,819	4.6%
\$25,000-\$34,999	2,300	6.3%	2,041	5.2%
\$35,000-\$49,999	3,861	10.5%	3,588	9.2%
\$50,000-\$74,999	6,665	18.2%	6,396	16.3%
\$75,000-\$99,999	6,667	18.2%	7,001	17.9%
\$100,000-\$149,999	7,875	21.5%	9,397	24.0%
\$150,000-\$199,999	3,231	8.8%	4,748	12.1%
\$200,000+	2,103	5.7%	2,727	7.0%
Median Household Income	\$79,357		\$88,427	
Average Household Income	\$94,887		\$108,858	
Per Capita Income	\$39,100		\$44,911	

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.

May 11, 2020



Household Income Profile

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

2019 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	1,117	5,208	6,583	6,898	7,619	5,427	3,834
<\$15,000	130	239	222	233	349	268	401
\$15,000-\$24,999	104	243	227	181	374	384	631
\$25,000-\$34,999	158	374	323	303	315	334	492
\$35,000-\$49,999	189	663	605	546	559	629	671
\$50,000-\$74,999	251	1,011	915	1,056	1,472	1,253	708
\$75,000-\$99,999	130	916	1,132	1,422	1,622	1,131	313
\$100,000-	95	1,068	2,122	1,699	1,788	754	349
\$150,000-	44	462	575	939	658	378	174
\$200,000+	15	231	463	520	482	297	95
Median HH Income	\$47,579	\$76,448	\$96,228	\$93,396	\$84,218	\$70,671	\$42,486
Average HH	\$60,236	\$90,535	\$106,267	\$110,641	\$100,326	\$88,423	\$61,380
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	11.6%	4.6%	3.4%	3.4%	4.6%	4.9%	10.5%
\$15,000-\$24,999	9.3%	4.7%	3.4%	2.6%	4.9%	7.1%	16.5%
\$25,000-\$34,999	14.1%	7.2%	4.9%	4.4%	4.1%	6.2%	12.8%
\$35,000-\$49,999	16.9%	12.7%	9.2%	7.9%	7.3%	11.6%	17.5%
\$50,000-\$74,999	22.5%	19.4%	13.9%	15.3%	19.3%	23.1%	18.5%
\$75,000-\$99,999	11.6%	17.6%	17.2%	20.6%	21.3%	20.8%	8.2%
\$100,000-	8.5%	20.5%	32.2%	24.6%	23.5%	13.9%	9.1%
\$150,000-	3.9%	8.9%	8.7%	13.6%	8.6%	7.0%	4.5%
\$200,000+	1.3%	4.4%	7.0%	7.5%	6.3%	5.5%	2.5%

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.

May 11, 2020



Household Income Profile

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

2024 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	1,216	5,910	6,533	6,809	7,366	6,391	4,918
<\$15,000	120	171	147	152	223	225	386
\$15,000-\$24,999	90	199	156	120	272	343	639
\$25,000-\$34,999	148	331	233	215	233	311	570
\$35,000-\$49,999	194	630	479	428	440	608	809
\$50,000-\$74,999	279	1,008	765	865	1,238	1,323	918
\$75,000-\$99,999	164	1,036	1,066	1,344	1,540	1,390	461
\$100,000-	128	1,441	2,321	1,832	1,967	1,083	625
\$150,000-	70	759	807	1,236	890	643	342
\$200,000+	21	333	558	618	565	463	168
Median HH Income	\$53,319	\$87,897	\$105,062	\$104,790	\$94,448	\$80,157	\$50,997
Average HH	\$69,804	\$106,263	\$122,013	\$126,856	\$115,357	\$104,611	\$75,022
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	9.9%	2.9%	2.3%	2.2%	3.0%	3.5%	7.8%
\$15,000-\$24,999	7.4%	3.4%	2.4%	1.8%	3.7%	5.4%	13.0%
\$25,000-\$34,999	12.2%	5.6%	3.6%	3.2%	3.2%	4.9%	11.6%
\$35,000-\$49,999	16.0%	10.7%	7.3%	6.3%	6.0%	9.5%	16.4%
\$50,000-\$74,999	22.9%	17.1%	11.7%	12.7%	16.8%	20.7%	18.7%
\$75,000-\$99,999	13.5%	17.5%	16.3%	19.7%	20.9%	21.7%	9.4%
\$100,000-	10.5%	24.4%	35.5%	26.9%	26.7%	16.9%	12.7%
\$150,000-	5.8%	12.8%	12.4%	18.2%	12.1%	10.1%	7.0%
\$200,000+	1.7%	5.6%	8.5%	9.1%	7.7%	7.2%	3.4%

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.

May 11, 2020



Housing Profile

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

Population		Households	
2010 Total Population	79,688	2019 Median Household Income	\$79,357
2019 Total Population	89,196	2024 Median Household Income	\$88,427
2024 Total Population	95,048	2019-2024 Annual Rate	2.19%
2019-2024 Annual Rate	1.28%		

Housing Units by Occupancy Status and Tenure	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	34,669	100.0%	38,751	100.0%	41,209	100.0%
Occupied	32,676	94.3%	36,687	94.7%	39,143	95.0%
Owner	23,590	68.0%	25,952	67.0%	28,022	68.0%
Renter	9,086	26.2%	10,735	27.7%	11,121	27.0%
Vacant	1,993	5.7%	2,064	5.3%	2,066	5.0%

Owner Occupied Housing Units by Value	2019		2024	
	Number	Percent	Number	Percent
Total	25,952	100.0%	28,021	100.0%
<\$50,000	401	1.5%	269	1.0%
\$50,000-\$99,999	297	1.1%	201	0.7%
\$100,000-\$149,999	1,411	5.4%	1,023	3.7%
\$150,000-\$199,999	4,943	19.0%	4,228	15.1%
\$200,000-\$249,999	6,192	23.9%	6,135	21.9%
\$250,000-\$299,999	4,582	17.7%	5,204	18.6%
\$300,000-\$399,999	4,449	17.1%	5,817	20.8%
\$400,000-\$499,999	1,704	6.6%	2,486	8.9%
\$500,000-\$749,999	1,474	5.7%	2,077	7.4%
\$750,000-\$999,999	280	1.1%	341	1.2%
\$1,000,000-\$1,499,999	109	0.4%	114	0.4%
\$1,500,000-\$1,999,999	24	0.1%	30	0.1%
\$2,000,000+	86	0.3%	96	0.3%
Median Value	\$247,836		\$270,700	
Average Value	\$292,421		\$316,306	

Census 2010 Housing Units	Number	Percent
Total	34,669	100.0%
In Urbanized Areas	29,359	84.7%
In Urban Clusters	767	2.2%
Rural Housing Units	4,543	13.1%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Housing Profile

McFarland, WI (5-2020)
Area: 221.3 square miles

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status			Number	Percent
Total			23,590	100.0%
Owned with a Mortgage/Loan			18,399	78.0%
Owned Free and Clear			5,191	22.0%
Census 2010 Vacant Housing Units by Status			Number	Percent
Total			1,992	100.0%
For Rent			826	41.5%
Rented- Not Occupied			37	1.9%
For Sale Only			421	21.1%
Sold - Not Occupied			58	2.9%
Seasonal/Recreational/Occasional Use			417	20.9%
For Migrant Workers			0	0.0%
Other Vacant			233	11.7%
Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			Owner Occupied Units	
	Occupied		Number	% of Occupied
Total	32,675		23,590	72.2%
15-24	1,028		163	15.9%
25-34	5,197		2,886	55.5%
35-44	6,209		4,553	73.3%
45-54	7,409		5,919	79.9%
55-64	6,407		5,333	83.2%
65-74	3,295		2,716	82.4%
75-84	2,128		1,543	72.5%
85+	1,002		477	47.6%
Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			Owner Occupied Units	
	Occupied		Number	% of Occupied
Total	32,675		23,590	72.2%
White Alone	30,375		22,669	74.6%
Black/African American	1,016		300	29.5%
American Indian/Alaska	107		50	46.7%
Asian Alone	432		261	60.4%
Pacific Islander Alone	6		5	83.3%
Other Race Alone	430		166	38.6%
Two or More Races	309		139	45.0%
Hispanic Origin	1,048		471	44.9%
Census 2010 Occupied Housing Units by Size and Home Ownership			Owner Occupied Units	
	Occupied		Number	% of Occupied
Total	32,675		23,590	72.2%
1-Person	8,642		4,701	54.4%
2-Person	12,133		9,577	78.9%
3-Person	5,136		3,950	76.9%
4-Person	4,384		3,588	81.8%
5-Person	1,613		1,221	75.7%
6-Person	485		359	74.0%
7+ Person	282		194	68.8%
2019 Housing Affordability				
Housing Affordability Index			130	
Percent of Income for			15.3%	

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

May 11, 2020

APPENDIX B: Market Rent Calculations

Rent Comparability Grid

Unit Type
1 BR/1 BA

Subject		Comp #13		Comp #14		Comp #17		Comp #18		Comp #21		Comp #27		
	The Waterford	Data	Waubesa Village	Farwell Place		Jefferson Crossing		The Commons of Foxboro		Nordic Ridge		Humble Oaks		
	N/A	on	4604 Sigglekow Road	5020 Farwell Street		134 Jefferson Street		218 Wolfe Street		1601 Hoel Avenue		4703 Terminal Drive		
	McFarland, WI	Subject	McFarland, WI	McFarland, WI		Oregon, WI		Oregon, WI		Stoughton, WI		McFarland, WI		
A. Rents Charged			Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?		\$1,095		\$1,080		\$1,080		\$1,025		\$1,075		\$1,100	
2	Date Last Leased (mo/yr)		May-20		May-20		May-20		May-20		May-20		May-20	
3	Rent Concessions		None		None		None		None		None		None	
4	Development Occupancy		100%		100%		80%		100%		100%		N/A	
5	Effective Rent & Rent/SF		\$1,095	\$1.40	\$1,080	\$1.23	\$1,080	\$1.37	\$1,025	\$1.42	\$1,075	\$1.41	\$1,100	\$1.41
B. Design, Location, Condition			Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure/Stories	3-EL	3-EL		3-EL		3-EL		3-EL		3-EL		4-EL	
7	Yr. Built/Yr. Renovated	2022	2016	\$20	2016	\$20	2018		2006	\$50	2019		2020	
8	Condition/Street Appeal	Good	Good		Good		Good		Good		Good		Good	
9	Neighborhood	Good	Good		Good		Good		Good		Good		Good	
10	Same Market? Miles to Subj		Yes		Yes		Yes		Yes		Yes		Yes	
C. Unit Equipment/Amenities			Data	Adj	Data	Adj	Data	Adj	Data	Adj	Data	Adj	Data	Adj
11	# Bedrooms	1	1		1		1		1		1		1	
12	# Baths	1	1		1		1		1		1		1	
13	Unit Interior Sq. Ft.	720	780	(\$15)	880	(\$40)	788	(\$17)	720		763	(\$11)	778	(\$15)
14	Balcony/Patio	Y	Y		Y		Y		Y		Y		Y	
15	AC: Central/Wall	Central	Central		Central		Central		Central		Central		Central	
16	Range/Refrigerator	Y	Y		Y		Y		Y		Y		Y	
17	Dishwasher	Y	Y		Y		Y		Y		Y		Y	
18	Washer/Dryer	Y	Y		Y		Y		Y		Y		Y	
19	Floor Coverings	Y	Y		Y		Y		Y		Y		Y	
20	Window Coverings	Y	Y		Y		Y		Y		Y		Y	
21	Cable/Satellite/Internet	Y	Y		Y		Y		Y		Y		Y	
22	Special Features	N	N		N		N		N		N		N	
23	Other													
D Site Equipment/Amenities			Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	G-\$55	G-Incl.	(\$55)	G-Incl.	(\$55)	G-Incl.	(\$55)	G-Incl.	(\$55)	G-Incl.	(\$55)	G-Incl.	(\$55)
25	Extra Storage	Y-Incl.	Y-Incl.		Y-Incl.		Y-Incl.		Y-Incl.		Y-Incl.		Y-Incl.	
26	Controlled Entry	Y	Y		Y		Y		Y		Y		Y	
27	Community Room	Y	N	\$10	N	\$10	Y		N	\$10	Y		N	\$10
28	Business Center	N	N		N		N		N		N		N	
29	Swimming Pool	N	N		N		N		N		N		N	
30	CommunityPatio	Y	N		N		N		N		N		N	
31	Fitness Center	Y	N	\$50	N	\$50	Y		N	\$50	Y		N	\$50
32	Neighborhood Networks	N	N		N		N		N		N		N	
E. Utilities			Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/type)	Y	N	\$15	N	\$15	N	\$15	N	\$15	N	\$15	N	\$15
34	Cooling (in rent?/type)	N	N		N		N		N		N		N	
35	Cooking (in rent?/type)	N	N		N		N		N		N		N	
36	Hot Water (in rent?/type)	Y	N	\$4	N	\$4	N	\$4	N	\$4	N	\$4	N	\$4
37	Other Electric	N	N		N		N		N		N		N	
38	Cold Water/Sewer	Y	N	\$54	N	\$54	N	\$54	Y		N	\$54	N	\$54
39	Trash/Recycling	Y	Y		Y		Y		Y		Y		Y	
F. Adjustments Recap			Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D		3	2	3	2		2	3	1		2	2	2
41	Sum Adjustments B to D		\$80	(\$70)	\$80	(\$95)		(\$72)	\$110	(\$55)		(\$66)	\$60	(\$70)
42	Sum Utility Adjustments		\$73		\$73		\$73		\$19		\$73		\$73	
			Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/Gross Adjmts B to E		\$83	\$223	\$58	\$248	\$1	\$145	\$74	\$184	\$7	\$139	\$64	\$203
G. Adjusted & Market Rents			Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+43)		\$1,178		\$1,138		\$1,081		\$1,099		\$1,082		\$1,164	
45	Adj Rent/Last rent			107.6%		105.4%		100.1%		107.2%		100.7%		105.8%
46	Estimated Market Rent		\$1,124	\$1.56	PSF									

Rent Comparability Grid

Unit Type
2 BR/2 BA

Subject		Comp #13		Comp #14		Comp #17		Comp #18		Comp #21		Comp #27	
The Waterford		Waubesa Village		Farwell Place		Jefferson Crossing		The Commons of Foxboro		Nordic Ridge		Humble Oaks	
N/A		4604 Sigglekow Road		5020 Farwell Street		134 Jefferson Street		218 Wolfe Street		1601 Hoel Avenue		4703 Terminal Drive	
McFarland, WI		McFarland, WI		McFarland, WI		Oregon, WI		Oregon, WI		Stoughton, WI		McFarland, WI	
A. Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?		\$1,395		\$1,330		\$1,350		\$1,250		\$1,335		\$1,395
2	Date Last Leased (mo/yr)		May-20		May-20		May-20		May-20		May-20		May-20
3	Rent Concessions		None		None		None		None		None		None
4	Development Occupancy		100%		100%		100%		100%		100%		N/A
5	Effective Rent & Rent/SF		\$1,395	\$1.23	\$1,330	\$1.22	\$1,350	\$1.17	\$1,250	\$1.09	\$1,335	\$1.20	\$1,395
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure/Stories	3-EL	3-EL		3-EL		3-EL		3-EL		3-EL		4-EL
7	Yr. Built/Yr. Renovated	2021	2016	\$20	2016	\$20	2018		2006	\$50	2019		2020
8	Condition/Street Appeal	Good	Good		Good		Good		Good		Good		Good
9	Neighborhood	Good	Good		Good		Good		Good		Good		Good
10	Same Market? Miles to Subj		Yes		Yes		Yes		Yes		Yes		Yes
C. Unit Equipment/Amenities		Data	Adj	Data	Adj	Data	Adj	Data	Adj	Data	Adj	Data	Adj
11	# Bedrooms	2	2		2		2		2		2		2
12	# Baths	2	2		2		1	\$40	2		2		2
13	Unit Interior Sq. Ft.	1,070	1,130	(\$15)	1,090	(\$5)	1,154	(\$21)	1,148	(\$20)	1,117	(\$12)	1,117
14	Balcony/Patio	Y	Y		Y		Y		Y		Y		Y
15	AC: Central/Wall	Central	Central		Central		Central		Central		Central		Central
16	Range/Refrigerator	Y	Y		Y		Y		Y		Y		Y
17	Dishwasher	Y	Y		Y		Y		Y		Y		Y
18	Washer/Dryer	Y	Y		Y		Y		Y		Y		Y
19	Floor Coverings	Y	Y		Y		Y		Y		Y		Y
20	Window Coverings	Y	Y		Y		Y		Y		Y		Y
21	Cable/Satellite/Internet	Y	Y		Y		Y		Y		Y		Y
22	Special Features	N	N		N		N		N		N		N
23	Other												
D. Site Equipment/Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	G-Incl	G-Incl.	(\$55)	G-Incl.	(\$55)	G-Incl.	(\$55)	G-Incl.	(\$55)	G-Incl.	(\$55)	G-Incl.
25	Extra Storage	Y	Y-Incl.		Y-Incl.		Y-Incl.		Y-Incl.		Y-Incl.		Y-Incl.
26	Controlled Entry	Y	Y		Y		Y		Y		Y		Y
27	Community Room	Y	N	\$10	N	\$10	Y		N	\$10	Y		N
28	Business Center	N	N		N		N		N		N		N
29	Swimming Pool	N	N		N		N		N		N		N
30	Rooftop Patio	N	N		N		N		N		N		N
31	Fitness Center	Y	N	\$50	N	\$50	Y		N	\$50	Y		N
32	Neighborhood Networks	N	N		N		N		N		N		N
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/type)	Y	N	\$17	N	\$17	N	\$17	N	\$17	N	\$17	N
34	Cooling (in rent?/type)	N	N		N		N		N		N		N
35	Cooking (in rent?/type)	N	N		N		N		N		N		N
36	Hot Water (in rent?/type)	Y	N	\$5	N	\$5	N	\$5	N	\$5	N	\$5	N
37	Other Electric	N	N		N		N		N		N		N
38	Cold Water/Sewer	Y	N	\$64	N	\$64	N	\$64	Y		N	\$64	N
39	Trash/Recycling	Y	Y		Y		Y		Y		Y		Y
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D		3	2	3	2	1	2	3	2		2	2
41	Sum Adjustments B to D		\$80	(\$70)	\$80	(\$60)	\$40	(\$76)	\$110	(\$75)		\$60	(\$67)
42	Sum Utility Adjustments		\$86		\$86		\$86		\$22		\$86		\$86
			Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Gross
43	Net/Gross Adjmts B to E		\$96	\$236	\$106	\$226	\$50	\$202	\$58	\$207	\$19	\$153	\$79
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+43)		\$1,491		\$1,436		\$1,400		\$1,308		\$1,354		\$1,474
45	Adj Rent/Last rent			106.9%		108.0%		103.7%		104.6%		101.4%	105.7%
46	Estimated Market Rent		\$1,411	\$1.32	PSF								

Rent Comparability Grid

Unit Type

3 BR/2 BA

Subject		Comp #18		Comp #19	
The Waterford		Data	The Commons of Foxboro	Bergamont Townhomes	
N/A		on	218 Wolfe Street	225 Bergamont Road	
McFarland, WI		Subject	Oregon, WI	Oregon, WI	
A. Rents Charged		Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?		\$1,500	\$1,775	
2	Date Last Leased (mo/yr)		Apr-20	Apr-20	
3	Rent Concessions		None	None	
4	Development Occupancy		100%	97%	
5	Effective Rent & Rent/SF		\$1,500	\$1,775	\$1.16
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj
6	Structure/Stories	2-TH	3-EL	2 TH	
7	Yr. Built/Yr. Renovated	2022	2006	2016	\$20
8	Condition/Street Appeal	Good	Good	Good	
9	Neighborhood	Good	Good	Good	
10	Same Market? Miles to Subj		Yes	Yes	
C. Unit Equipment/Amenities		Data	Adj	Data	Adj
11	# Bedrooms	3	3	3	
12	# Baths	2	2	2	
13	Unit Interior Sq. Ft.	1,520	1,350	1,525	(\$1)
14	Balcony/Patio	Y	Y	Y	
15	AC: Central/Wall	Central	Central	Central	
16	Range/Refrigerator	Y	Y	Y	
17	Dishwasher	Y	Y	Y	
18	Washer/Dryer	Y	Y	Y	
19	Floor Coverings	Y	Y	Y	
20	Window Coverings	Y	Y	Y	
21	Cable/Satellite/Internet	Y	Y	Y	
22	Special Features	N	N	N	
23	Other				
D Site Equipment/Amenities		Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	G-Incl	G-Incl.	G-Incl.	
25	Extra Storage	Y	Y	Y	
26	Controlled Entry	Y	Y	Y	
27	Community Room	Y	N	N	\$10
28	Business Center	N	N	N	
29	Swimming Pool	N	N	N	
30	Rooftop Patio	N	N	N	
31	Fitness Center	Y	N	N	\$50
32	Neighborhood Networks	N	N	N	
E. Utilities		Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/type)	N	N	N	
34	Cooling (in rent?/type)	N	N	N	
35	Cooking (in rent?/type)	N	N	N	
36	Hot Water (in rent?/type)	N	N	N	
37	Other Electric	N	N	N	
38	Cold Water/Sewer	Y	Y	N	\$74
39	Trash/Recycling	Y	Y	Y	
F. Adjustments Recap		Pos	Neg	Pos	Neg
40	# Adjustments B to D	4		3	1
41	Sum Adjustments B to D	\$153		\$80	(\$1)
42	Sum Utility Adjustments			\$74	
		Net	Gross	Net	Gross
43	Net/Gross Adjmts B to E	\$153	\$153	\$153	\$155
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+43)	\$1,653		\$1,928	
45	Adj Rent/Last rent		110.2%		108.6%
46	Estimated Market Rent	\$1,790	\$1.18	PSF	

APPENDIX C: Statement of Limiting Conditions

1. In the event that the client provided a legal description, building plans, title policy and/or survey, etc., the consultant has relied extensively upon such data in the formulation of all analyses.
2. The legal description as supplied by the client is assumed to be correct and the author assumes no responsibility for legal matters, and renders no opinion of property title, which is assumed to be good and merchantable.
3. All information contained in the report which others furnished was assumed to be true, correct, and reliable. A reasonable effort was made to verify such information, but the author assumes no responsibility for its accuracy.
4. The report was made assuming responsible ownership and capable management of the property.
5. The sketches, photographs, and other exhibits in this report are solely for the purpose of assisting the reader in visualizing the property. The author made no property survey, and assumes no liability in connection with such matters. It was also assumed there is no property encroachment or trespass unless noted in the report.
6. The author of this report assumes no responsibility for hidden or unapparent conditions of the property, subsoil or structures, or the correction of any defects now existing or that may develop in the future. Equipment components were assumed in good working condition unless otherwise stated in this report.
7. It is assumed that there are no hidden or unapparent conditions for the property, subsoil, or structures, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover such factors.
8. The investigation made it reasonable to assume, for report purposes, that no insulation or other product banned by the Consumer Product Safety Commission has been introduced into the Subject premises. Visual inspection by the consultant did not indicate the presence of any hazardous waste. It is suggested the client obtain a professional environmental hazard survey to further define the condition of the Subject soil if they deem necessary.
9. An evaluation of the market for a property is made as of a certain day. Due to the principles of change and anticipation the market estimate is only valid as of the date of valuation. The real estate market is non-static and change and market anticipation is analyzed as of a specific date in time and is only valid as of the specified date.
10. Possession of the report, or a copy thereof, does not carry with it the right of publication, nor may it be reproduced in whole or in part, in any manner, by any person, without the prior written consent of the author particularly as to market rents and projected absorption, the identity of the author or the firm with which he or she is connected. Neither all nor any part of the report, or copy thereof shall be disseminated to the general public by the use of advertising, public relations, news, sales, or other media for public communication without the prior written consent and approval of the consultant. Nor shall the consultant, firm, or professional organizations of which the consultant is a member be identified without written consent of the consultant.
11. The author of this report is not required to give testimony or attendance in legal or other proceedings relative to this report or to the Subject unless satisfactory additional arrangements are made prior to the need for such services.
12. The opinions contained in this report are those of the author and no responsibility is accepted by the author for the results of actions taken by others based on information contained herein.

13. All applicable zoning and use regulations and restrictions are assumed to have been complied with, unless nonconformity has been stated, defined, and considered in the report.

14. It is assumed that all required licenses, permits, covenants or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

15. On all market studies, subject to satisfactory completion, repairs, or alterations, the report and market rents and absorption are contingent upon completion of the improvements in a workmanlike manner and in a reasonable period of time. A final inspection and value estimate upon the completion of said improvements should be required.

16. All general codes, ordinances, regulations or statutes affecting the property have been and will be enforced and the property is not subject to flood plain or utility restrictions or moratoriums, except as reported to the consultant and contained in this report.

17. Acceptance of and/or use of this report constitute acceptance of all assumptions and the above conditions. Estimates presented in this report are not valid for syndication purposes.

By:


Signature

David S. Haviland, Manager
Baker Tilly Virchow Krause LLP

June 11, 2020

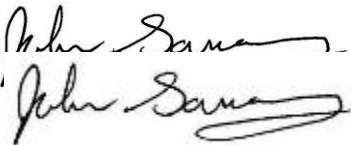
Date


Signature

Sam Bucheger, Housing Market Analyst
Baker Tilly Virchow Krause LLP

June 11, 2020

Date


Signature

John Gannon, Sr. Financial Analyst
Baker Tilly Virchow Krause LLP

June 11, 2020

Date

WHEDA Certification

I understand that Baker Tilly Virchow Krause, LLP's market study will be used by the Wisconsin Housing and Economic Development Authority ("WHEDA") to underwrite the developer's application for Low-Income Housing Tax Credits ("LIHTC"). I certify that:

- There is no Identity of Interest with the sponsor, developer or owner of the proposed development.
- The results, recommendations and conclusions stated in the study are based solely on professional opinion and best efforts.

The Identity of Interest definition that WHEDA will follow is provided by HUD regulations. HUD's Management Agent handbook (4381.5) defines Identity of Interest as:

"An identity of interest relationship exists if any officer, director, board member, or authorized agent of any development of any development team member (consultant, general contractor, attorney, management agent, seller of the land, etc.):

- A. is also an officer, director, board member or authorized agent of any other development team member;
- B. has any financial interest in any other development team member's firm or corporation;
- C. is a business partner of an officer, director, board member or authorized agent of any other development team member;
- D. has a family relationship through blood, marriage or adoption with an officer, director, board member, or authorized agent of any other development team member; or (i) advances any funds or items of value to the sponsor/borrower."

I have no side deals, agreements, or financial considerations with WHEDA or others in connection with this transaction.

By:



Signature

David S. Haviland, Manager
Baker Tilly Virchow Krause LLP



Signature

John Gannon, Sr. Financial Analyst
Baker Tilly Virchow Krause LLP

June 11, 2020

Date

June 11, 2020

Date



Signature

Sam Bucheger, Housing Market Analyst
Baker Tilly Virchow Krause LLP

June 11, 2020

Date

APPENDIX D: Baker Tilly/Market Analyst Resumes



David S. Haviland

Senior Manager

608 240 2358

david.haviland@bakertilly.com

David Haviland, Manager with Baker Tilly Virchow Krause, LLP, joined the firm in 2005 and has been conducting real estate market research and consulting services since 2001. David provides effective and practical solutions for property owners, tenants, mortgage lenders, public officials, and others involved in all aspects of the real estate process. His strong background in finance and the real estate industry provides for a sound, thorough evaluation of real estate situations.

Specific experience

- Specializes in a variety of real estate advisory services to clients throughout the Midwest including market rate and Section 42 tax credits; senior and multifamily housing market feasibility studies.
- Assisted in developing and financing of various housing types including multifamily and single-family.
- Has written over 1,300 market studies and conducts in excess of 25 market feasibility studies at any given time.
- Gained extensive real estate development experience as a project manager overseeing several mixed-use developments in Eau Claire County for a local commercial real estate developer.
- Worked with MONY Realty Capital assisting with the internal underwriting and due diligence process of over \$200 million in debt.

Industry involvement

- University of Wisconsin Real Estate Association
- National Council of Housing Market Analysts (NCHMA)

Education

- University of Wisconsin - Madison
 - o Bachelor of Business Administration
 - o Real Estate and Urban Land Economics
 - o Finance, Investment, and Banking



John P. Gannon

Senior Financial Analyst

608 240 2533

john.gannon@bakertilly.com

John Gannon, Senior Financial Analyst with Baker Tilly Virchow Krause, LLP has been with the firm since 2008. He provides effective and practical solutions for property owners, tenants, mortgage lenders, public officials, and others involved in all aspects of the real estate process.

Specific experience

- Specializes in a variety of real estate advisory services to clients throughout the
- Midwest, including market rate and Section 42 tax credits and senior and multifamily housing market feasibility studies.
- Assists with writing market feasibility studies.

Industry involvement

- National Council of Housing Market Analysts (NCHMA)

Education

- Cardinal Stritch University
Bachelor of Science in Business Administration

APPENDIX E: Utility Allowance Schedule

2020 DCHA Voucher Program **Multi-Unit** Utility Allowance Worksheet

You have a _____ bedroom voucher. The payment standard for this bedroom size is \$ _____.
The payment standard is the rent and utility allowance added together. Circle the utilities that will be your responsibility on the chart below. You will have to ask the landlord what type of fuel is used for the heat, hot water, and stove. Be sure to also add the appropriate base charges listed at the bottom of the chart. You then total the circled figures to calculate the utility allowance for the unit. That figure is then added to the rent amount to see if the unit is within the payment standard.

If you stay within the payment standard you will pay 30% of your monthly-adjusted income minus the utility allowance for your share of the rent. Families with no income or very little income must stay within the payment standard. Families with higher incomes are allowed to go over the payment standard as long as their share does not exceed 40% of their monthly-adjusted income. Any figure over the payment standard is then added to their share of the rent.
Remember, DCHA will not approve a request for a unit that will cost you more than 40% of your adjusted gross income.

NOTE:

If the # of bedrooms in the unit is **LARGER** than the voucher, use the **VOUCHER SIZE** to determine utility totals
If the # of bedrooms in the unit is **SMALLER** than the voucher, use the **UNIT SIZE** to determine utility totals

Section 8 Voucher Payment Standards Effective January 1, 2020:

Efficiency \$818 1 Bdrm \$964 2 Bdrm \$1,127 3 Bdrm \$1,553
4 Bdrm \$1,873 5 Bdrm \$2,154 6 Bdrm \$2,435

MULTI-UNIT (not duplex or townhouse) Effective 01/01/2020

Utility	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5/6 Bedroom
HEAT:						
Natural Gas	13	15	17	20	23	25
Oil	64	77	90	104	117	130
Electric	25	29	40	51	62	73
LP Gas	45	52	60	69	79	87
WATER HEAT:						
Natural Gas	3	4	5	7	8	10
Oil	16	19	27	35	45	53
Electric	14	16	21	25	30	34
LP Gas	11	13	18	24	29	35
STOVE:						
Natural Gas	1	1	2	3	4	4
Electric	5	6	9	11	14	17
LP Gas	4	4	7	10	13	14
ELECTRICITY:						
	19	23	32	41	49	58
AIR CONDITIONING:						
	3	4	5	6	8	9
WATER:						
	53	54	64	74	84	94
APPLIANCES						
Stove: (circle if you	11	11	11	11	11	11
Refrigerator: furnish these)	12	12	12	12	12	12
BASE CHARGES: (Include a base charge if any of the above services use natural gas, electricity or both)						
Natural Gas	16	16	16	16	16	16
Electric	16	16	16	16	16	16

Total Utility
Allowance

Requested Rent _____
Utility Total + _____
Gross Rent = _____

Memorandum

Date: July 8, 2020

From: Tom Gannon
Developer of Prairie Place

Subject: Prairie Place Approval History

Attached you will find copies of several agreements, plan commission minutes, maps, Executive Summary(DCRPC) and Addendum G(attached to offer to purchases of lots 1-12, Ridgeview, lots on the west side of Holscher Rd). Prairie Place had a rather long approval process(2002-2017). There has been very little if any carryover of Village personnel with direct knowledge of the plat's approval process. My hope is that the attachments will pass on some history to Plan Commission members in their decision making process for the proposed building projects submitted for lots 56-58, Prairie Place.

As the developer and designer of the two separate Prairie Place Plats, I worked closely with village staff and several plan commissions. Over the years of the approval process, several key design concepts have always been a part of the process. Those design concepts weigh heavy on the approval of the Northpointe and CF Frank building projects that have been proposed. Those design cocepts involve the following:

1. Holscher Road- The design of Holscher Road was intended to be a critical north-south collector street intended to carry traffic from the growing east side of McFarland.
2. The lands on the east side of Holscher Road(56-58) have always been planned for multifamily.

It is evident from the comments of the public hearing at the plan commission meeting held on June 15, 2020 that density is a key issue. In order to make housing more affordable, higher densities are an important componet to achieve the affordability factor in new housing. From the time the land was annexed and through the approval process of two different plats, higher densities were always a part of the discussions. At one point in the process, there were even discussions at the Village level of creating an R-4 zoning district. Without the R-4 zoning allowing higher densities there could be no guarantee of higher densities included in the various agreements and thus defaulting to a conditional use permit under the R-3 zoning. Throughout the 15 year approval process, there was never a pushback or discouragement on the higher 8-15 unit density concept.

I would encourage the plan commission to follow through the higher density concept. The site and infrastructure are well suited for the higher densities originally planned for. The diversity in the housing types offered by the two housing projects is needed in McFarland. The two building companies involved have years of experience, are well respected in the industry and have a string of successful similar projects. I am not recommending the approval of the individual projects as ultimately the final approval is the responsibility of the plan commission. I do support the higher density concept. With the forthcoming revisions, I believe the higher density projects will benefit the community as a whole in regards to housing diversity and affordability.

Thank you for your time and consideration.
Tom Gannon
Gannon Construction, Inc.

PRE-ANNEXATION AGREEMENT
BETWEEN
THOMAS B. GANNON
AND
THE VILLAGE OF MCFARLAND

This **PRE-ANNEXATION AGREEMENT BETWEEN THOMAS B. GANNON AND THE VILLAGE OF MCFARLAND** (hereafter "**AGREEMENT**") is entered into with an effective date of (month) (date) 2002, by and between the **VILLAGE OF MCFARLAND**, a Wisconsin Municipal Corporation (hereafter "**MCFARLAND**") and **THOMAS B. GANNON** (hereafter "**DEVELOPER**")

WHEREAS, the **DEVELOPER** will voluntarily of his own free will petition the **VILLAGE** for the annexation and temporary zoning of the real property described in **EXHIBIT A**, attached hereto and incorporated herein as if fully set forth (hereafter the "**PROPERTY**"); and

WHEREAS, **DEVELOPER** has expressed a desire to develop said **PROPERTY** utilizing a mix of uses including single family (R-1 and R-1 (A), and multi family (R-3) (hereafter generally referred to as the **DEVELOPMENT**). This is discussed within the **DEVELOPERS CONCEPT PLAN**, attached as **EXHIBIT B**, and incorporated herein as if fully set forth; and

WHEREAS, the annexation of the **PROPERTY** and subsequent **DEVELOPMENT** will be beneficial to the **VILLAGE** in that such **DEVELOPMENT** will increase the tax base of the real property within the **VILLAGE**, extend the corporate limits and jurisdiction of the **VILLAGE**, including the **EAST WATERSHED BASIN AREA**, permit the sound planning and development of the **PROPERTY** within and under the control of the **VILLAGE**, and otherwise promote the general welfare of the **VILLAGE**; and

WHEREAS, the **VILLAGE** and the **DEVELOPER** desire that the **PROPERTY** be annexed into the **VILLAGE** and be zoned, developed and improved in a manner which complies with the applicable **VILLAGE** ordinances.

WHEREAS, the annexation of the **PROPERTY** will allow the **VILLAGE** to extend street and utility services (provided the Urban Service Area is amended to allow such extensions), and zoning, building, health and other municipal regulations and ordinances to and over the subject **PROPERTY**, thereby protecting the **VILLAGE** from possible undesirable or inharmonious use and development of unincorporated areas surrounding the **VILLAGE**; and

WHEREAS, in order to ensure the protection of the public interest, the **VILLAGE**

will require the **DEVELOPER** to adhere to certain, zoning, land division, and development standards, including the construction of public improvements within the **DEVELOPMENT**; and

WHEREAS, the **VILLAGE** recognizes the need for the **DEVELOPER**, to receive assurance certain terms and conditions will remain in place thereby allowing the **DEVELOPMENT** to be economically feasible.

WHEREAS, the **DEVELOPERS** and the **VILLAGE** enter into this **AGREEMENT** in order to specify certain rights, obligations and liabilities which will arise in the event the **DEVELOPERS** request the **VILLAGE** to annex and to approve the subsequent **DEVELOPMENT** of the **PROPERTY**.

NOW, THEREFORE, in consideration of the mutual covenants, promises and obligations set forth herein, the parties agree as follows:

1. ANNEXATION

This **AGREEMENT** is made pursuant to and in accordance with the applicable provisions of the Wisconsin Statutes including Section §§ 66.0217 and 62.23. The **DEVELOPER** has expressed a desire to file a petition for direct annexation of the **PROPERTY** to the **VILLAGE**, conditioned upon the terms and provisions of this **AGREEMENT**. The **VILLAGE** agrees if the **DEVELOPER** files a petition for Direct Annexation it will adopt an ordinance annexing the **PROPERTY** to the **VILLAGE** as provided in the **DEVELOPER'S** annexation petition, which is to be filed in accordance with § 66.0217, Wis. Stats., and thereafter proceed to fulfill its other commitments under this **AGREEMENT**, provided this **AGREEMENT** has been validly executed by the **VILLAGE** and **DEVELOPER**.

Subject to the terms and conditions of this **AGREEMENT**, the **VILLAGE** agrees to do all things necessary or appropriate to carry out the terms of this **AGREEMENT**, including the prompt enactment of such resolutions and ordinances and the taking of such other action as may be necessary to enable the **VILLAGE** and the **DEVELOPER** to comply with the terms contained herein.

The **VILLAGE** is not bound however to approve any land division, rezoning, conditional use permit, or Urban Service Area amendment for the **PROPERTY** which does not comply with the applicable provisions of the **VILLAGE'S SUBDIVISION and LAND DIVISION ORDINANCE, ZONING ORDINANCE MASTER PLAN**, or other applicable **VILLAGE** ordinances, state or federal law and this **AGREEMENT**.

2. ZONING AND LAND USES

Upon the adoption of an annexation ordinance for the **PROPERTY**, the **VILLAGE BOARD** will temporarily zone the **PROPERTY** A-1, Agricultural District under the **VILLAGE ZONING ORDINANCE**.

The parties agree the current **DEVELOPERS CONCEPT PLAN** (attached as **EXHIBIT B**) contains a mix of Single-Family (R-1 and R-1 (A), Multi-Family (R-3), which shall also provide for conditional use of up to fifteen (15) units per acre. This is generally consistent with the **VILLAGE COMPREHENSIVE MASTER PLAN**. Any subsequent revisions of

the **DEVELOPERS CONCEPT PLAN** shall also be consistent with the **VILLAGE COMPREHENSIVE MASTER PLAN**.

The parties acknowledge **DEVELOPER** may request the **VILLAGE** agree to amend the existing **MCFARLAND RESIDENTIAL GROWTH MANAGEMENT PLAN**, so as to reverse the current **PHASE 3** (scheduled for 2002 development) and **PHASE 4** (scheduled for 2007 development). (See attached **EXHIBIT C**) which is attached hereto and incorporated herein as if fully set forth.

3. RIGHTS OF VILLAGE

Nothing in this **AGREEMENT** is intended to relieve, nor should it be construed as relieving, or in any way satisfying other obligations, procedures or requirements of **DEVELOPERS** pertaining to the future development and/or division of the **PROPERTY**, except as otherwise expressly stated herein. Furthermore, this **AGREEMENT** does not bind the **VILLAGE** to approve any rezoning, land division, or other development activity for the **PROPERTY** which is not in compliance with **VILLAGE** ordinances or plans or state or federal law of this **AGREEMENT**.

At the time of any subsequent land division or development, the **DEVELOPER** agrees to comply with all applicable procedures then required by **VILLAGE** ordinances, including, but not limited to, entering into a separate **DEVELOPMENT AGREEMENT** in a form acceptable to the **VILLAGE**, pursuant to **VILLAGE** ordinances. Among other things, the **DEVELOPMENT AGREEMENT** shall set forth the required dedications and improvements and the specifications and construction standards for improvements, shall establish cost responsibilities, and shall impose financial security requirements for such improvements, all in accordance with the then current provisions of the **VILLAGE** ordinances and/or as contained in this **AGREEMENT**.

VILLAGE agrees it will not enter into any contracts or agreements with the Town of Dunn or any other person or entity which conflict with this **AGREEMENT** without informing and consulting, with the **DEVELOPER**.

The **VILLAGE** shall have the responsibility for defending any legal action taken by the Town of Dunn, or any other party, contesting the validity of the annexation of the **PROPERTY** or the validity of the Urban Service Area Amendment involving the **PROPERTY**.

Responsibility for the cost of the **VILLAGE'S** defense of any such action shall be allocated as follows:

- (1) **DEVELOPER** shall be responsible for 100% of the fees and costs of annexation challenges based upon technical errors contained in the documents submitted or for any omissions relating to the documents submitted for the annexation of the **PROPERTY**.
- (2) The parties shall share equally the fees and costs not covered by the **VILLAGE'S** liability or errors and omissions insurance of annexation challenges based upon alleged violations of the common law "rule of reason" and/or the **VILLAGE** Master Plan as they apply to the **PROPERTY**.

- (3) **DEVELOPER** shall be responsible for a pro rata portion of the fees and costs of annexation challenges based upon annexation of lands in addition to and including the **PROPERTY** filed within the statutory time period of challenge for annexation of the **PROPERTY**. Any such fees and costs shall be allocated to **DEVELOPER** in the proportion of the number of acres of the **PROPERTY** compared to the total contested acreage applied to the responsibilities and in the manner set forth in (1) and (2), above.
- (4) **VILLAGE** shall be responsible for 100% of the fees and costs of annexation challenges incurred in contesting the validity of the Urban Service Area Amendment.

DEVELOPER shall also have the right to retain a private attorney to provide a defense of **DEVELOPER** in any such litigation at **DEVELOPER'S** expense.

4. URBAN SERVICE AREA AMENDMENT

Prior to or contemporaneous with this annexation the **VILLAGE** agrees to request and to use reasonable efforts to obtain from MMSD, the Dane County Regional Planning Commission and the Wisconsin Department of Natural Resources and any other agency which may exercise future powers now exercised by such agencies, an amendment to place all of the **PROPERTY** within the **VILLAGE'S** Urban Service Area except for environmental corridors.

DEVELOPER:

- (1) Understands a proposed preliminary plat of the **DEVELOPMENT** may be needed to secure the Urban Service Area and MMSD approval.
- (2) Will be responsible for any expenses associated with the application.

5. UTILITY IMPROVEMENTS

DEVELOPER shall be responsible for the planning design and construction of all infrastructure improvements required by the **VILLAGE'S** Subdivision and Land Division Ordinance. The parties agree to insert provisions in the **DEVELOPMENT AGREEMENT** dealing with reimbursement for oversizing of utilities.

Some of the terms and conditions of the May 13, 2002, **VILLAGE BOARD** approval of the **PLAT OF JUNIPER ADDITION TO CEDAR GROVE** (attached and incorporated herein as if fully set forth) affect the **PROPERTY**.

DEVELOPER will cooperate relative to his **PROPERTY**:

- (1) With the efforts of **MIDLAND BUILDER** responsibility for the acquisition of easements from the downstream property owners on behalf of the **VILLAGE** for the purpose of conveying storm water to Lower Mud Lake.
- (2) **MIDLAND'S** requirement to make appropriate legal arrangements with the downstream property owners to prevent storm water runoff damage to lands downstream pursuant to among other sections Section 14-1-74(B)(1) and 15-5-27(D)(10) of the McFarland Code of Ordinances.
- (3) **MIDLAND'S** requirement to develop a comprehensive Storm Water Management Agreement.

(4) **MIDLAND'S** requirement to submit plans for a lift station to be designed and installed at **MIDLAND'S** expense. **DEVELOPER** will participate in developing a method to allocate the pro rata cost to the ultimate users.

(5) The parties agree the **LIFT STATION AND DRAINAGE CONTROL BASIN** shall be designed and constructed to accommodate Lots 1-12 of the **RIDGE VIEW SUBDIVISION**. These lots would be responsible for paying their pro-rata share of the aforementioned costs.

The **VILLAGE'S** obligation to provide sanitary sewer service or other municipal services to the **PROPERTY**, and the parties obligation to construct the aforementioned improvements other than police and other emergency or law enforcement services, is contingent upon the annexation of the **PROPERTY** becoming final and upon the approval of an Urban Service Area amendment, approval by MMSD, as provided above. The parties to this **AGREEMENT** agree that such service obligation shall not arise until the expiration of the annexation ordinance challenge period provided by law, or if a lawsuit challenging the validity of the annexation is filed until after the lawsuit concludes and annexation becomes final and all review and appeal periods provided by law have expired.

VILLAGE'S obligation to provide sanitary sewer or other services will not arise until after **DEVELOPER** executes a **DEVELOPER AGREEMENT** with the **VILLAGE** relating to the development of the **PROPERTY**.

6. ORDINANCES TO APPLY

All **VILLAGE** ordinances shall apply to the **PROPERTY**. The **VILLAGE** reserves its right to amend its Zoning Ordinance, Subdivision and Land Division Ordinance, and all other ordinances, and adopt new ordinances affecting the development of the **PROPERTY** at any time as may be reasonably necessary for the protection of the public health, welfare, and safety, by general ordinance amendments applicable to the development of all real **PROPERTY** in the **VILLAGE**, but no such ordinance shall be discriminatory in its effect upon the development of the **PROPERTY**.

7. BINDING EFFECT

This **AGREEMENT** shall bind the heirs and successors and assigns of the **DEVELOPERS** and the **VILLAGE**, and shall be enforceable in the manner provided by law.

8. PAYMENT OF ALL FEES

DEVELOPERS agree to pay all required **VILLAGE** fees pursuant to **VILLAGE** ordinances related to the **PROPERTY** within the times established by this **AGREEMENT** or **VILLAGE** ordinances.

The parties agree **DEVELOPER** shall have the right to pay park fees in lieu of Parkland dedication.

9. SEPARABILITY

It is understood in the event any provisions of this **AGREEMENT** shall be deemed invalid, then the invalidity of said provisions shall not affect the validity of any other provisions hereof.

10. AUTHORITY

The parties agree and represent the undersigned signatories to this **AGREEMENT** have full power and authority to execute this **AGREEMENT** and all necessary and enabling resolutions have been duly enacted to approve this **AGREEMENT** and authorize its execution.

11. ASSIGNMENT

No assignment of rights and liabilities under this **AGREEMENT** shall be made without the prior written approval of the **VILLAGE** which approval shall not be unreasonably withheld, except that **DEVELOPER** may assign this **AGREEMENT** to any entity owned or controlled by **DEVELOPER**.

12. EFFECTIVE DATE

This **AGREEMENT** shall be effective commencing on the date indicated in the first paragraph above.

IN WITNESS WHEREOF, the parties have caused this **AGREEMENT** to be executed by individuals and officers who are duly authorized as of the date set forth above.

VILLAGE OF MCFARLAND

By: _____
Village President

Attest: _____
Village Clerk

THOMAS B. GANNON
personally and on behalf of
BIRCHRIDGE CORPORATION

Thomas B. Gannon

Annexation Description

Being part of the Northwest 1/4 of the Northeast 1/4 of Section 02,
Township 06 North, Range 10 East, Town of Dunn, Dane County, Wisconsin,
more fully described as follows:

Beginning at the North 1/4 Corner of said Section 02;

Thence N 87°06'30" E, 1300.93 feet along the North line of said Section 02;

Thence S 01°50'14" W, 889.79 feet to the Northerly line of lands described
in Document Number 2493161;

Thence S 85°32'40" W, 264.03 feet along said Northerly line to the Westerly
line of lands described in said Document Number 2493161;

Thence S 04°25'57" E, 266.60 feet along said Westerly line and the
Westerly line of lands described in Document Number 124221 and the Southerly
extension thereof to the North line of the South 1/2 of the Northeast 1/4 of
said Section 02;

Thence S 85°16'21" W, 1069.15 feet along said North line to the West line
of the Northeast 1/4 of said Section 02;

Thence N 01°47'16" E, 1198.70 feet along said West line to the point of
beginning of this description.

Said parcel contains 1,460,109 square feet or 33.52 acres.

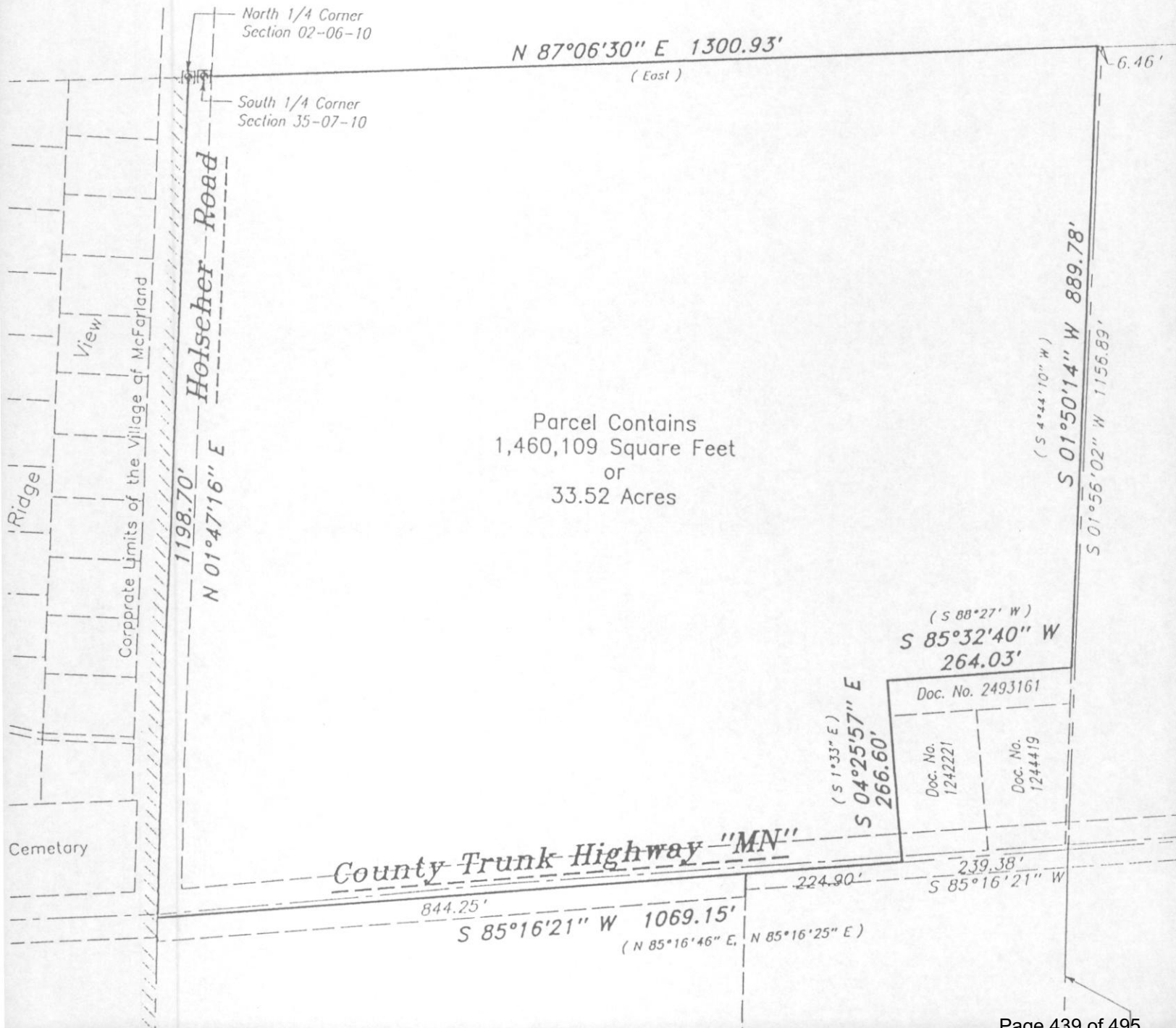
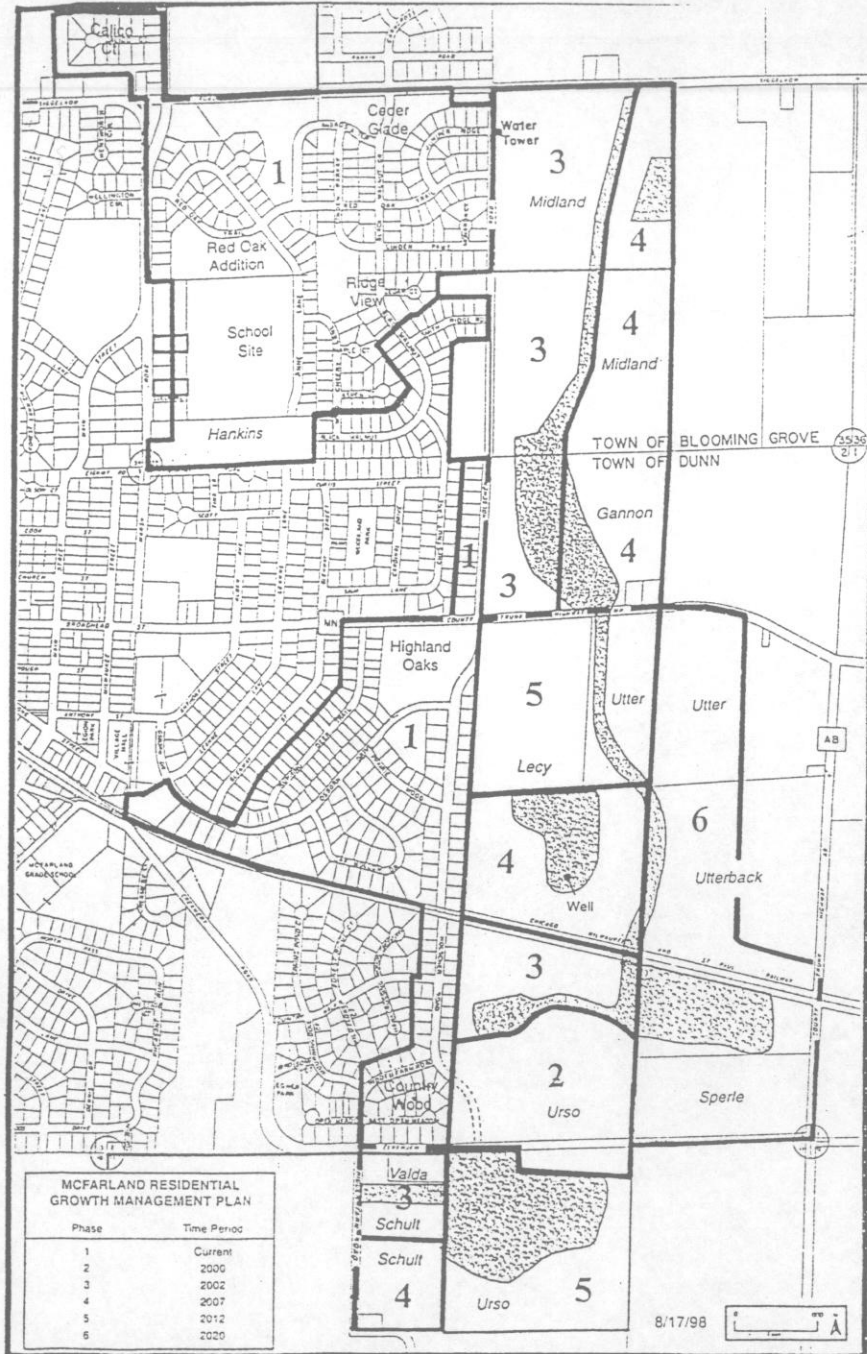


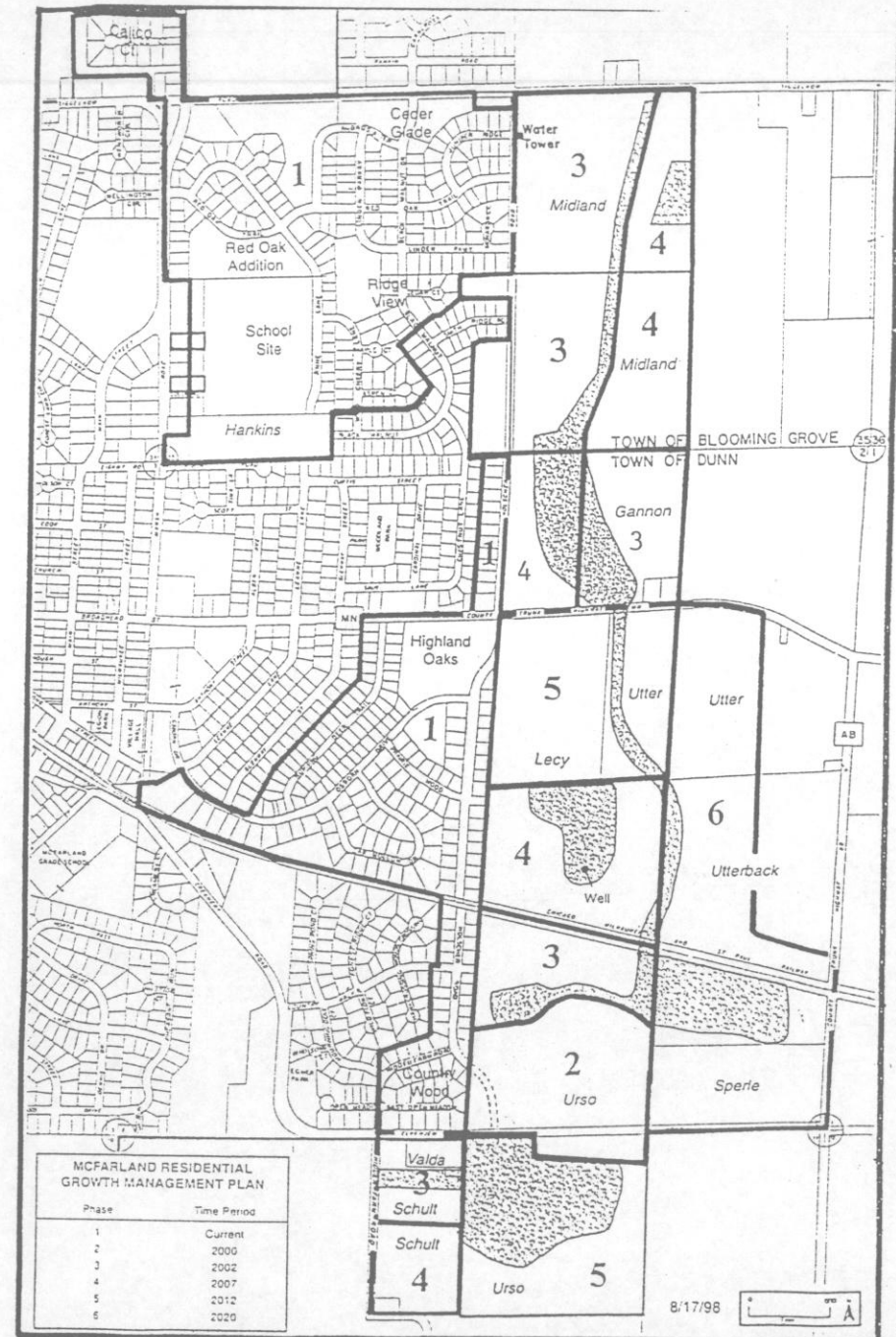
EXHIBIT B DEVELOPER'S CONCEPT PLAN



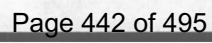
EXHIBIT C GROWTH MANAGEMENT PLAN

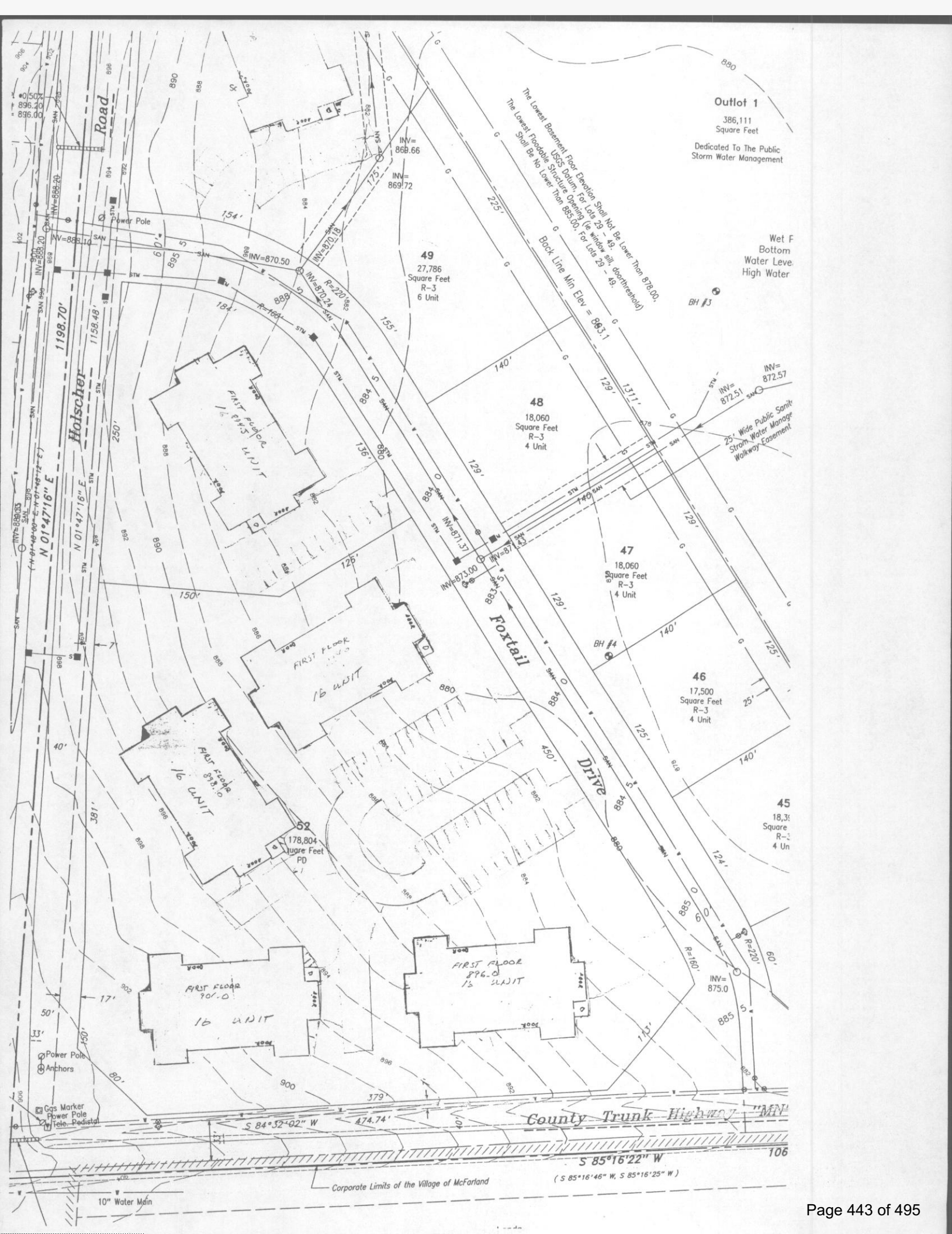


EXISTING PLAN



PROPOSED PLAN





STATE HISTORIC JOHN MOUNTAIN Rm 201 City County Building

DCRPC AGENDA COVER SHEET / Executive Summary

August 12, 2004

Item Nos. 6b & 8

Re: Amending the *Dane County Land Use and Transportation Plan* and *Water Quality Plan*
Revising the Central Urban Service Area Boundary and Environmental Corridors in the
Village of McFarland.

Background: The proposed amendment adds 34.4 acres to the Central Urban Service Area (CUSA), includes 1.6 acres of existing development (street r.o.w.), resulting in a net developable area of 32.8 acres. The addition is for residential development, which will accommodate 153 housing units and a population of 313 including 55 school age children. The area is in the Village of McFarland. Most of the area is located north of CTH MN and east of Holscher Road (parcel B), except for a small portion of land (0.9 acres) south of CTH MN (parcel A) included to provide continuation of Holscher Road and to add depth to a residential lot.

Findings and Conclusions:

- The proposal meets DCRPC criteria for urban service area amendments.
- The amendment supports or is neutral regarding most of the goals and objectives of the *Dane County Land Use and Transportation Plan*, and conflicts with the goal of preserving agricultural lands.
- The amendment is consistent with the *Dane County Water Quality Plan*.
- Plan proposes stormwater management standards and criteria that are consistent with the *Dane County Water Quality Plan*. Details of stormwater management measures will be reviewed to ensure adverse impacts of development are mitigated.
- Stormwater management requires a stable surface discharge route to convey runoff from the amendment area to a stream or channel while preventing off-site erosion or increase in flooding.

Materials Presented with Item:

1. Staff Analysis dated 8/5/04
2. Draft Resolution RPC No. 1030
3. Letter dated August 3, 2004 from the Town of Dunn

Staff Recommendation: Staff recommend approval of the requested addition conditioned on the Village of McFarland pursuing the following:

- Designating the 9.2-acre pond and greenway through the amendment area as environmental corridors.
- Submit a detailed stormwater management plan for DCRPC and DCLCD staff review and approval prior to development.
- Stormwater plan should mitigate the water quality and quantity impacts of the proposed development and should include stormwater quality measures (wet ponds) to meet, at minimum, the county stormwater quality standards, prior to discharge to infiltration basin(s). Infiltration basin should be protected during the

• Archeological Study to be performed.

RPC

**Staff Analysis of the Proposed Amendment to the
Dane County Land Use and Transportation Plan and Water Quality Plan,
Revising the Central Urban Service Area Boundary and Environmental Corridors in the
Village of McFarland**

1. Applicant: Village of McFarland

2. Description of Proposal

The proposed amendment adds 34.4 acres to the Central Urban Service Area (CUSA), includes 1.6 acres of existing development (street r.o.w.), resulting in a net developable area of 32.8 acres. The addition is for residential development, which will accommodate 153 housing units and a population of 313 including 55 school age children. The area is in the Village of McFarland. Most of the area is located north of CTH MN and east of Holscher Road (parcel B), except for a small portion of land (0.9 acres) south of CTH MN (parcel A) included to provide continuation of Holscher Road and to add depth to a residential lot. (See Table 1 and Maps 1, 2 and 3, and photographs).

Table 1: CUSA - Village of McFarland

Proposed Land Use	Density (units/acre)		Total acres	% of Total	Housing Units	No. of Persons	No. of Students	Existing Environ.		Develop- able
	Proposal	CUSA						Develop.	Corridor	
Single Family Detached	5.2	4.2	8.3	24.0%	43	126	29			
Other Residential	11.2	14.5	9.8	28.6%	110	187	26			
Residential Total	8.5	6.6	18.1	52.6%	153	313	55	0.0	0.0	
Street R-O-W			7.2	20.8%				1.6		
Storm water basin			9.2	26.6%						
TOTAL			34.4	100%				1.6	0.0	32.8

Source: Village of McFarland Planning Submittal and Dane County Regional Planning Commission % Single Family: 28%

3. Existing Environment

Land Use. Most of the land within the proposed addition is in agricultural use. Land uses adjacent to the proposed amendment are as follows:

North: Residential and Agricultural (Village of McFarland)
East: Agricultural and Open Space (Town of Dunn)
South: Agricultural (Town of Dunn)
West: Residential (Village of McFarland)



September 29, 2005

TO: Village Board

FROM: Don Peterson, Village Administrator

SUBJECT: Impacts of Delayed Development East of Holscher Road

A very important policy issue that will likely be decided by the Village Board in the next six months is whether or not proposed developments east of Holscher Road and north of County Highway "MN" will proceed in 2006. As Board members are aware, the Juniper Addition to Cedar Glade (Veridian) and Prairie Place (Gannon) subdivision plats have been stalled for over four years due to storm water management issues. Indications are that the developers will likely put their plans on hold for the next 3 – 5 years and concentrate their energies elsewhere if the necessary approvals are not obtained for development in 2006.

Because of the size and strategic location of these two plats, a development delay of that length would have a community-wide impact on McFarland. The following analysis, which was requested by President Kiar, addresses the various impacts that delayed development would have on the finances and services of the Village and of the McFarland School District.

DESCRIPTION OF DEVELOPMENTS

* { The Juniper Addition to Cedar Glade plat, as proposed by Veridian, would contain 174 single family homes and 56 multi-family units. Veridian is also planning to sell a several acre commercial parcel at the corner of Holscher Road/Siggelkow Road to Risen Savior Lutheran Church for construction of a new church. The Prairie Place plat, as proposed by Tom Gannon, would contain 43 single family homes and an estimated 110 multi-family units. Mr. Gannon also has 12 wooded lots on the west side of Holscher Road, platted many years ago as part of Ridgeview subdivision, that would now be able to be developed once the needed sanitary lift station is constructed in Juniper Addition.

The total number of dwelling units included in the three stalled developments is 229 single family homes and 166 multi-family units. It is expected that the full build out of these plats would take 6 – 8 years depending on market conditions and the phasing requirements imposed by the Village.

To put these impacts in perspective, the increased property tax base is nearly 15% of the Village's 2005 assessed valuation. The additional residents would increase the Village's population by 13% and school enrollment by 9%. The developments would produce about \$1.3 million for park land acquisition and park development, although anticipated fee adjustments during the life of the developments will likely drive this number much higher. The water impact fees generated would pay off over 25% of the original debt service amount for constructing the new water tower.

INFRASTRUCTURE IMPACTS

Several of the infrastructure improvements that the developers will be required to construct have community-wide importance. The most important of these public improvements are reconstructed streets, including Holscher Road, Siggelkow Road, and County Highway "MN". Holscher Road is a critical north-south collector street intended to carry traffic from the growing east side. The old town road that still exists between "MN" and Siggelkow is quite narrow, and the pavement surface from Smith Ridge north to Siggelkow is in very rough shape. This temporary pavement surface, which was originally expected to be reconstructed in 2002, will require a substantial investment in annual maintenance costs if the developments are delayed further. An alternative approach would be for the Village to reconstruct Holscher Road at our initial expense and to special access the costs back to the abutting property owners, but this would result in higher overall project costs.

Another important benefit of the Holscher Road reconstruction will be the realignment of the intersection with Siggelkow Road to improve sight distances and safety. With traffic volumes and speeds increasing steadily on Siggelkow Road, we hope that the reconstruction of that street east of Marsh Road will also occur in the next several years. The responsibility for reconstructing the Village's south half of Siggelkow Road is Veridian's, but the planning and coordination of this project is complicated by the fact that the north half of the road is shared by Madison and Blooming Grove. At the south end, the current intersection of Holscher Road and County Highway "MN" is also substandard and hazardous but would be fully widened and improved as part of the reconstruction.

Another key infrastructure component of the proposed developments is the extension of a major water distribution main running south from the water tower to the intersection of Holscher/Siggelkow. This long planned reinforcing main will provide looped connections to Smith Ridge Road, Chestnut Lane, Broadhead Street, and Holscher Road going to the south. The new water tower was planned with ample capacity to serve this area and is currently under utilized. The same would be true, of course, of the new library facility which is sized to accommodate 20 years of projected growth. School enrollments have been virtually flat for the past five years so the present school facilities should have capacity for many years of enrollment growth.

April, 2008

DUPLICATE ORIGINAL

1 OF 3

AGREEMENT

THIS AGREEMENT, entered into as of the ____ day of _____, 2008, by and among the **Village of McFarland**, a Wisconsin municipal corporation ("Village"), **Juniper Ridge Land, LLC**, a Wisconsin limited liability company ("JRL"), and **Prairie Place Property, LLC**, a Wisconsin limited liability company ("Prairie").

WITNESSETH:

WHEREAS, JRL owns 76.525 acres of land in the Village located east of Holscher Road and south of Siggelkow Road for which JRL has received preliminary plat approval as Juniper Ridge ("Juniper"); and

WHEREAS, Prairie owns 33.52 acres of land in the Village located east of Holscher Road and north of County Trunk Highway MN, immediately south of the lands owned by JRL, which Prairie intends to subdivide by means of a plat to be known as "Prairie Place" (Prairie Place and Juniper are collectively referred to herein as the "Plats"); and

WHEREAS, JRL, as owner of Juniper, proposes the creation of 174 single family dwelling units and four multi-family lots containing a total of 56 dwelling units with the approval of a conditional use permit, as well as one lot on which a church is proposed to be located; and

* { WHEREAS, Prairie, as owner of Prairie Place, proposes the creation of 44 single family lots, four multi-family lots containing a total of 18 dwelling units, and three additional multi-family lots in which 92 dwelling units are planned to be developed with the approval of a conditional use permit; and

WHEREAS, the JRL land and the Prairie land are both located within the Village's Residential Growth Management Plan area; and

WHEREAS, the JRL land and the Prairie land lie in an undrained area which overflows to the Lower Mud Lake Basin; and

WHEREAS, certain lands southerly of the Prairie land are located outside of the Village boundaries; and

WHEREAS, the Village conditionally approved the Preliminary Plats of both Juniper and Prairie Place on August 28, 2006, with one of the conditions of such approvals being the submission of a comprehensive stormwater management plan, including the obtaining of an agreement and easements with downstream property owners relating to the stormwater and permitting only limited development within Juniper and Prairie Place in the absence of obtaining such agreements; and

property zoned C-G, General Commercial, conditional upon staff approval of setbacks and landscaping plans. Berger seconded the motion.

Kirby strongly encourages Frydenlund to move forward with the rezoning to better fit in with the neighborhood. Barrett would like to see the duplex moved as far back on the site as possible.

Czebotar called for the vote, motion carried 6-0.

5. Public Hearing - Review and possible recommendation to the Village Board on a request by Thomas Gannon regarding Preliminary Plat approval for Prairie Place Subdivision located on 33.5 acres east of Holscher Road and north of MN.

Czebotar opened the public hearing at 8:00 p.m.

Tom Gannon 2860 Cty. Road AB, representing Gannon Company – In 2008 the Prairie Place subdivision was approved but they did not move forward or record the plat. In 2015 they received approval of a Preliminary Plat identical to the one in 2008. Since then it was confirmed there are 6.83 acres of wetlands in the center of the plat. Gannon reviewed the proposed plat, with 56 single family lots, adding one large multi-family lot with up to 120 units on it, and the connection to the Veridian development, and location of the future bike path. There is one less road through the center of the development from prior plats due to the wetlands. Staff requested removal of a through street and identifying a cul-du-sac on White Daisy. Boness informed Commissioners this is due to the new owner of the adjoining property Skaalen most likely wanting a campus type layout on their property in the future, therefore a through street will not be necessary. Barrett asked about the proposed multifamily lot, is there the possibility of duplexes there? Gannon responded there is not a lot of depth there to give them the ability to construct duplexes, they feel the site lends very well to a P.U.D.

Patrick Kennedy asked if they are planning to put in all multifamily on the corner of Holscher and MN, he was not in favor of such a plan. Gannon advised he would come in with a proposal; they are seriously looking at a 55+ rental on the site. Boness inquired if they would be moving forward with the rental first or the single family. Gannon replied both will be coming on line at the same time, but they do not have a specific timeline.

Tim Thorson from Royal Oaks reviewed the sanitary lift station, connections, inverts, street grades on the preliminary plat with 8" mains and 4" laterals to the single family. They hope to connect to the 10" mains for the multifamily and would like them to be as deep as possible. The water mains will be used off of MN. There was also review of the proposed storm sewer layouts. Streets will be standard structure. Barrett asked if there will be sidewalks. Thorson replied yes throughout the project.



Prairie Place

Preliminary Parkland Dedication/Fee Analysis

Total Plat Acreage: 33.52 acres

Without CUP

Proposed single family lots:	56
Proposed multi-family units:	<u>49</u>
Total Units	105

Required Parkland Dedication (1 acre per 15 d.u.)

$$105/15 = 7.0 \text{ acres}$$

Proposed Parkland Dedication – Land

Outlot 3 (less 2 year storm event)	1.98 acres
Outlots 1,2,4,5, (less bio-retention bottoms)	3.03 acres
Total	5.01 acres (75 units)

Proposed Parkland Dedication – fees (\$4115 per d.u.)

$$7.0 - 5.01 = 1.99 \text{ acres (30 units)}$$

$$30 \times \$4115 = \$123,450$$

Required Park Impact Fees

$$49 \times \$443.93 = \$21,752.57$$

$$56 \times \$731.47 = \$40,962.32$$

$$\text{Total} = \$62,714.89$$

With CUP approval

Proposed single family lots:	56
Proposed multi – family units:	<u>92</u>
Total units	148

Required Parkland Dedication (1 acre per 15 d.u.)

$$148/15 = 9.86 \text{ acres}$$

Proposed Parkland Dedication – Land

Outlot 3 (less 2 year storm event)	1.98 acres
Outlots 1,2,4,5, (less bio-retention bottoms)	3.03 acres
Total	5.01 acres (75 units)

5915 Milwaukee St. • P.O. Box 110 • McFarland, WI 53558-0110 • FAX: (608) 838-3619 • www.mcfarland.wi.us

Administration
838-3153

Community Development
838-3154

EMS
838-3152

Fire
838-3278

Outreach
838-7117

Police
838-3151

ADDENDUM WHICH IS ATTACHED TO ALL
OFFERS ON LOTS 1-12, Ridge View
C WEST SIDE OF NOLSCHE RD, ACROSS FROM LOT 56-58
Addendum G

- 1.) Buyer Acknowledges receipt of Restrictive Covenants for the Plat of Ridge View and approves.
- 2.) Buyer acknowledges receipt of a map of the area including current the zoning designations.
- 3.) Seller, Thomas B. Gannon (owner of Birchridge Corp.) is a licensed real estate broker in the state of Wisconsin.

SELLER: Thomas B Gannon

DATE: 8-16-17

BUYER: [REDACTED]

08/18/2017
01:17 PM GMT
DATE: _____

BUYER: [REDACTED]

08/20/2017
09:04 PM GMT
DATE: _____

Ag. Transition
Fromette

1/4 of Section 35, Township 0

Prairie Place Subdivision
(UNDER CONSTRUCTION)

Lot 56

LOT 57

LOT 58

Park



Ridge View Subdivision
* Lots 1-12 ARE NOW AVAILABLE

County Rd NW

2

Mc Farland Cemetery Association

July 8, 2020

To the Village of McFarland Plan Commission Members:

The Mc Farland Cemetery Association is aware of the proposed rezoning of lot 56 at the corner of Broadhead Street and Holscher Road, immediately across the street from the cemetery located at that same intersection and within 100 feet of lot 56.

The Cemetery Association met on July 2 to review the proposal. The Board, with one abstention, voted unanimously to protest the rezoning proposal.

Concerns from the Cemetery Association Board:

*The parking shortage is a significant concern as there are daily visitors to the cemetery who park on Holscher Rd (Hwy MN/Holscher Rd does not provide any parking). There is also regular foot traffic in and around the cemetery. Funerals, Memorial Day and other tributes bring many people to the site. Many of the visitors are elderly and some visitors have limited mobility and all need easy access. The traffic and parking around the ball field on the diagonal corner of the intersection add to overall needs.

*The aesthetics of the proposal are not desirable as there is very little green space in the plan. The green space of the cemetery is appreciated by cemetery visitors and neighbors, but will the cemetery become green space?

*In a previous survey used in comprehensive planning 73% of residents supported slow growth in the village. As good neighbors, we would like to support the input of the residents as it is important to follow comprehensive plans.

Kindly accept this letter in protest of the proposed rezoning.

Respectfully.

Scott Brown
Mc Farland Cemetery Association President

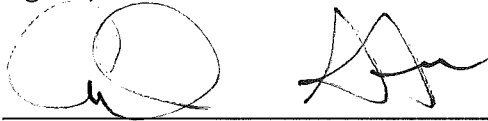
McFarland VILLAGE OF

www.mcfarland.wi.us | 5915 Milwaukee St, McFarland, WI 53558 | 608.838.3153

July 14, 2020

I hereby certify that I have reviewed the attached petition for protest of an amendment to the Zoning map as it pertains to Prairie Place Lot 56 submitted on July 9, 2020 in accordance with the requirements of 62-344(a) and found it is compliant in meeting the signature requirements.

Signed,



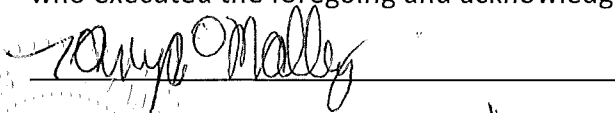
Cassandra Suettinger, Village Clerk/Treasurer

STATE OF WISCONSIN)

) ss.

COUNTY OF DANE)

Subscribed and sworn to before me this 14th day of July, 2020, the above-named, Cassandra Suettinger, as Village Clerk/Clerk for the Village of McFarland, to me known to be the person who executed the foregoing and acknowledged the same.



Print or type name: Tanya O'Malley

Notary Public, State of Wisconsin

My commission expires: 01-29-22

Protest of Rezoning PRAIRIE PLACE LOT 56

Pursuant to the Village of McFarland Ordinance Sec. 62-344, this document is a written statement of protest to any changes or amendments to the zoning code for PRAIRIE PLACE LOT 56, also defined as Parcel #061002126061 on Access Dane. As property owners within 100 ft of this parcel, we duly sign and acknowledge this protest for any rezoning requests for Lot 56 of Prairie Place that increase dwelling density per acre prior to a full review and complete update to the Village Comprehensive Plan and its approval by the Village Board.

Village of McFarland



Owner Name: McFarland Lutheran Cemetary Assoc.

Address: 5612 Holscher Rd

By signing below, I acknowledge that I have read the above petition, have a complete understanding of its contents, and I affirm my participation in the protest.

Signature:  Date: 07/07/2020

Title: President

Owner Name: John Stephen Miller

Address: 5610 Holscher Rd

By signing below, I acknowledge that I have read the above petition, have a complete understanding of its contents, and I affirm my participation in the protest.

Signature:  Date: 7-7-20

Owner Name: Lucy Wall

Address: 5610 Holscher Rd

By signing below, I acknowledge that I have read the above petition, have a complete understanding of its contents, and I affirm my participation in the protest.

Signature:  Date: 7-7-20

Owner Name: Amy Reiter

Address: 5608 Holscher Road

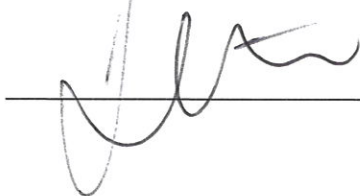
By signing below, I acknowledge that I have read the above petition, have a complete understanding of its contents, and I affirm my participation in the protest.

Signature:  Date: 7/7/2020

Owner Name: Jim Reiter

Address: 5608 Holscher Road

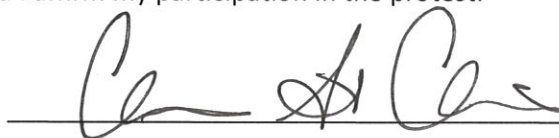
By signing below, I acknowledge that I have read the above petition, have a complete understanding of its contents, and I affirm my participation in the protest.

Signature:  Date: 7/7/2020

Owner Name: Chris St Clair

Address: 5602 Holscher Rd

By signing below, I acknowledge that I have read the above petition, have a complete understanding of its contents, and I affirm my participation in the protest.

Signature:  Date: 7/7/20

Owner Name: Meghan St. Clair
Address: 5602 Holscher Rd

By signing below, I acknowledge that I have read the above petition, have a complete understanding of its contents, and I affirm my participation in the protest.

Signature: Meghan St. Clair Date: 07/07/2020

Owner Name: Gerald Dietzel
Address: 5606 Holscher Rd

By signing below, I acknowledge that I have read the above petition, have a complete understanding of its contents, and I affirm my participation in the protest.

Signature: Gerald Dietzel Date: 7-7-20

Owner Name: Susan Dietzel
Address: 5606 Holscher Rd

By signing below, I acknowledge that I have read the above petition, have a complete understanding of its contents, and I affirm my participation in the protest.

Signature: Susan Dietzel Date: 7-7-20



Village of McFarland Plan Commission Members and Village Board,

I am writing this letter today on behalf of the Prairie Ridge Neighborhood Association. As a neighborhood association, we currently represent 190 McFarland Residents living in the Prairie Stone Condominiums, Prairie Place Neighborhood, Juniper Ridge Neighborhood, and Ridgeview Neighborhood. Please accept this letter as representative of our entire membership as we have held multiple meetings to discuss the direction residents would like to proceed and spent countless hours sourcing feedback from residents over the course of the last three months across both online and in-person channels.

Since forming the neighborhood association in June, we have taken multiple steps to ensure our membership is completely represented while accounting for any updates/changes to the proposal at hand. These steps include, a survey specific to the existing Northpointe proposal in June, establishing a steering committee comprised of NA members specifically to follow the direction of membership and work on Lot 56, setting up and hosting meetings with both the developer and Village staff, seeking additional feedback from membership on the updated proposal from Northpointe, and then compiling that feedback and holding steering committee meetings to determine next steps. **Taking everything in to consideration, at this point we strongly oppose the current proposal from Northpointe, with 88% of our membership voting in opposition of the new proposal.**

Through our meetings and communications with the developers, they were able to make significant changes to the proposal and provide an updated plan for review. While the plan was improved, the steering committee informed the developer that at this point they did not have resident support for the project; it was at this time that the developer let the steering committee know that the nature of the tax credits being applied for would not allow them to make further changes that would appease the residents. As a Village, we should not be catering to the needs of developers in order to make a project suitable; instead, we should be letting developers come to us with suitable projects that fit in with the neighboring community, the Village as a whole, and also are in line with the vision and mission of the Village. This project does not meet those standards on this particular site. As such, we are asking you, the members of the Village of McFarland Plan Commission, to vote against this project and ask the developer to look elsewhere in the Village for their project. We are not opposed to multi-family dwellings, but we are opposed to this particular project on Lot 56 for several reasons.

1. The project includes a three-story apartment complex. There is not a single 3 story building within range of this site, and therefore the developer's proposal does not fit in with the neighborhood.
2. We feel strongly that safety concerns about the Holscher/MN intersection have not been adequately addressed by the Village to be able to support this project, especially considering the Village has plans to install a Safety Building at the corner as well.
3. Residents in the area are not comfortable with any additional "Parkland Fees in-lieu of Dedication" at this site. The initial development plat approval already was 50% less than the current ordinance for Parkland Dedication and the Village should not be accepting additional revenues at the cost of one of McFarland's greatest assets – parkland.

4. Lot 56 is located in an “Amenities Desert.” Low income housing and senior living communities are best served in areas that have access to other amenities. The developer is only intending to include what is required by tax credits in to the site and McFarland does not have any system of public transportation nor an adequate senior center to address this amenities gap. As such, developers of projects of this nature should look for land that is better suited for this purpose.
5. Since the underground parking is only at 1 vehicle per unit, parking is a problem with this site, especially considering the wetland area behind it. There is simply too much impervious surface on the site due to the increased unity densities and therefore the increased parking required on the site. If the developer wants to develop on this lot, they need to bring a much better proposal to the table; if not, the Village can wait and allow another developer to purchase the land that has a proposal more suitable to a wetland area.

The most significant concern raised by residents of the area involves the potential impact on property values. Each and every resident of the area made the choice to build new homes here based largely on our understanding of the intended use of the properties in the area. Many of us were shown development plans by Tom Gannon for the lots that are currently up for sale, and some of us even paid a premium for specific lots based so that they backed up to the Wetland area with that knowledge. We are relying first on the Plan Commission and then also on the Village Board to protect residents through zoning to uphold R-3 on this lot.

In the last year, property values in McFarland have risen between 3-6% according to data available on both RedFin and Zillow. During this same time, lot prices along Holscher Road have declined significantly, even as inventory has continued to dwindle. Residents now have specific data points that support our fears. Developed lots in the Prairie Place, Juniper Ridge, and Ridgeview neighborhoods have sold for consistently upwards of \$89,900. Since March of this year, 2 lots have sold for \$79,900 and one for \$84,900. In addition, 2 lots are listed for sale at \$139,900 – or an average of \$69,500 per lot. Lot prices don’t decline in price when the market is going up unless the owner is trying to push out the inventory; in this case, that owner also happens to own the multi-family lots across the street that have accepted offers. Tom Gannon is aware of the impact this type of development will have on property values in the area and he is proactively trying to move real estate so that he doesn’t have to sell it once development agreements are firmly in place.

Please listen to residents’ concerns, and vote NO on September 21st to the rezoning proposal for Lot 56. One Hundred and Ninety residents directly impacted by the development are counting on you.

Sincerely,

Christopher St Clair, President

Prairie Ridge Neighborhood Association
christophermstclair@gmail.com
www.prairieridgena.com

September 18, 2020

Dear Village of McFarland Plan Commission Members,

We are writing as residents of the Village of McFarland to express our strong opposition to the amendment to Ordinance No. 2020-18, the proposed rezoning of lands located at the corner of Holscher Road and Broadhead Street, otherwise described as Prairie Place Lot 56, in the Village of McFarland from R-3 General Residence District to PDD-GP Planned Development General Plan Approved, requested by Gannon Construction, Inc. on behalf of Northpointe Development Corp.

While the local community may be unable to prevent development that, in and of itself, will be detrimental to the area, residents in the Village area are completely opposed to the increase of multi-family housing units that will cause traffic and safety issues, create more problems with school capacity, destroy local wildlife habitat, potentially lower property values of the existing community, and create a burden on police, fire and EMS services.

The current R-3 zoning classification permits eight units per acre on the site of 3.3 acres, or a total of 26 units. Northpointe has an updated proposal of 60 units. While this represents a decrease from their initial proposal, it still accounts for a 131% increase over the permitted density on the property. Even under conditional use standards, the density is a 22% increase over the MAXIMUM conditionally allowed on the site. While we are happier with 60 than we were with 82 units, even with the changes to the proposal this development does not adhere to the merit of the adopted 2017 Village of McFarland Comprehensive plan.

The property is located in what is considered an “Amenities Desert” as there are no amenities currently within walking distance of the property. This fact alone means that the property is not well suited for low-income or elderly residents who are not likely to house multiple vehicles, as residents would be unable to travel to grocers, day care sites, employers, or elective amenities without the use of a vehicle. McFarland has no public transportation and no senior services that address these issues.

Traffic and safety of pedestrians continue to be major areas of concern. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times. The traffic surge during morning hours will negatively impact safety for children, as many of the homes north of Broadhead along Holscher Road are too close to the schools to qualify for school transportation to and from both the middle and primary schools. A traffic study conducted during a widespread pandemic that does not account for school traffic, and additional proposed developments, cannot be accepted as a means to assuage safety concerns.

The Village of McFarland prides itself on being a green community, however this zoning change impacts the last remaining portion of prairie in the neighborhood to squeeze in as many housing units as possible. There will be considerably less space for natural areas with

the increased density, and in addition the large surface parking lot proposed for the complex will increase storm water runoff.

McFarland schools and emergency services are already pushing capacity based on current population levels. The Village should not support any rezoning that exacerbates either of these issues. A recently completed public safety analysis stated the Village requires four full-time police officers and between six and nine full-time fire rescue staff members for future growth. The analysis did not take this development into consideration. Two more 55+ and geriatric rehabilitation developments (Urso Brothers and Skaalen Rehab) are in the works for areas east of Lot 56. Too much senior growth too quickly without adequate emergency service levels may lead to serious safety issues for all Village residents.

Finally, the threat of the current proposal has already impacted property values in the close vicinity. In the last year, property values in McFarland have risen between 3-6% according to data available on both RedFin and Zillow. During this same time, lot prices along Holscher Road have declined significantly, even as inventory has continued to dwindle. Residents now have specific data points that support our fears. Developed lots in the Prairie Place, Juniper Ridge, and Ridgeview neighborhoods have sold for consistently upwards of \$89,900. However, since March of this year, 2 lots have sold for \$79,900 and one for \$84,900. In addition, 2 lots are listed for sale at \$139,900 – or an average of \$69,500 per lot.

The proposal includes a 3-story apartment complex and 60 rental units crammed on to 3.3 acres. Neighboring residents made the choice with their wallets to build their forever homes here and invest in McFarland; the zoning code helps to ensure that residents' investments are protected. A rezoning of this lot does the opposite, and residents are already feeling the pressure.

We strongly urge you each to vote 'NO' on the proposed rezoning and understand that our opinions are shared by many who may not have managed to sign the petition or attend the meeting. The zoning changes go against what our Village stands for and exacerbates existing issues in the area – as such it does not fit with the comprehensive plan or the Village mission. We support growth in the community, but it must be smart, planned, and safe. This area was zoned as R-3 for a reason; changing it in the manner proposed is unsafe, unplanned, and will destroy the trust we have in our Village leaders.

Thank you for your continued service and support of our community,

____ Undersigned Current Village of McFarland Residents

If you agree with the information in this petition please enter your contact information below. If there are multiple adults living in your home please fill out and submit this survey separately for each person.

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William L. Cogger	5921 GRANITE WAY	6085791471	i422twains@earthlink.net
Zachary Loeber	5060 Frost Aster Ct.	6307301764	zachary.loeber@spr.com

From: [Susan Dietzel](#)
To: [Andrew Bremer](#)
Subject: Lot 56 Rezoning and Development
Date: Friday, September 18, 2020 8:38:44 AM

Hi Andrew,

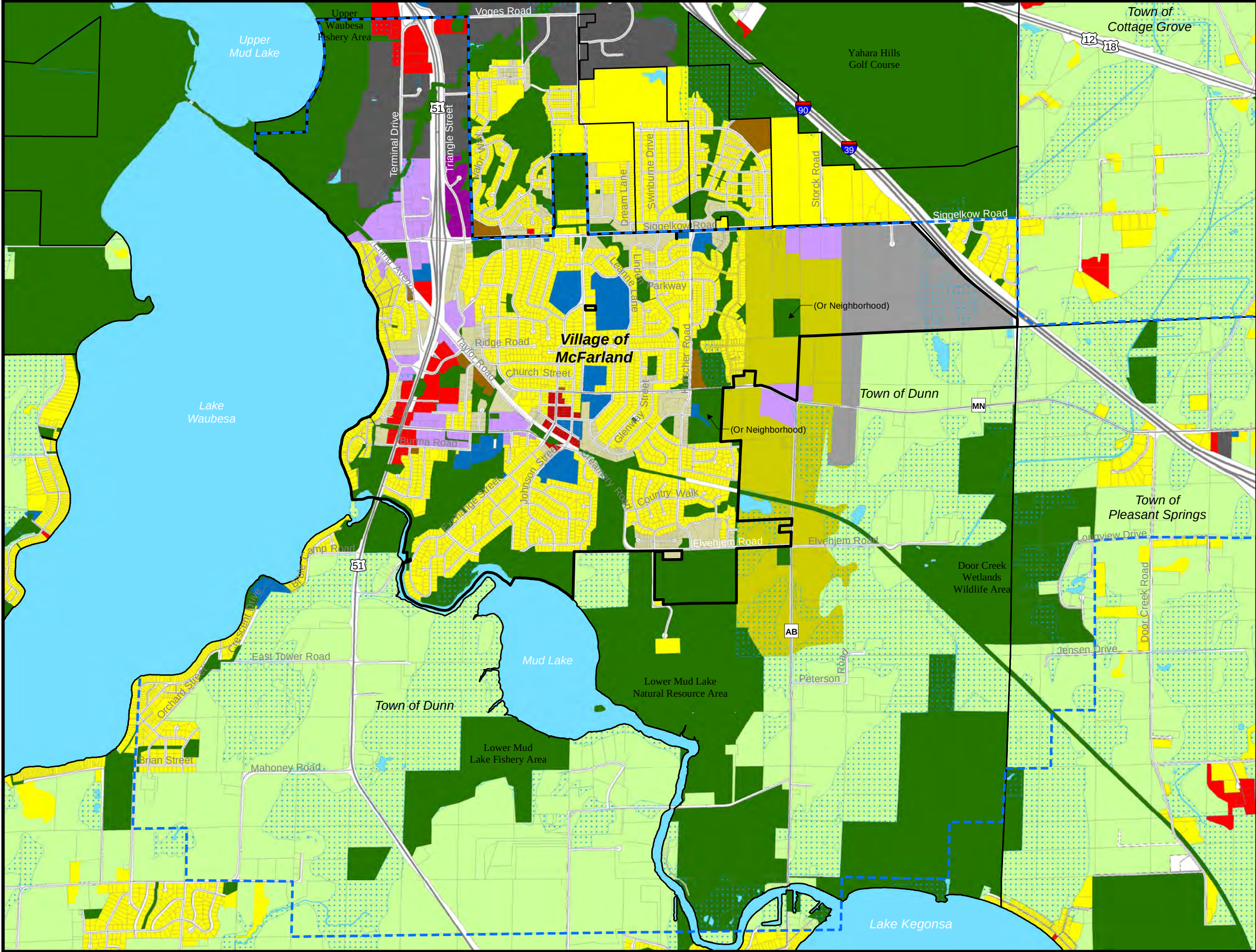
On June 15, 2020 we had submitted an e-mail expressing our disapproval of the Prairie Place Lot 56 rezoning and development. Some changes have occurred since the original proposal was shared at the June meeting of the Planning Commission. However, we continue to be against the project.

In January 2018, we purchased a lot on Holscher Road behind our Chestnut Lane dwelling and directly across from the proposed construction. At that time, we checked the zoning for the vacant land across the street and saw that we should expect R-3 zoned properties. We also inquired of Tom Gannon when we purchased the lot and he shared with us an expectation of small multi-unit dwellings similar to other properties he has built in town. When we purchased the lot for \$89,900 all other lots on the street were being offered for the same price. Now available lots are being offered for far less. One can only imagine the difference is the proximity to the building of this way-oversized-for-the-area complex. Our decision to build on that lot or our ability to sell would be far more difficult.

There are so many issues that have already been shared and I am sure you are feeling some fatigue from hearing of our concerns, but they are genuine and we really hope you listen to folks already living here. We take walks in the area every day and love the neighborhood feel that would disappear if this proposal were to go forward. We have been McFarland residents for 36 years and I am so sad that the Village is thinking of not choosing to do what is best for the community, but rather letting developers decide the direction of our growth.

Thank you,

Jerry & Susan Dietzel



MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

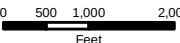
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor
- 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 Siggekow 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.

CHAPTER 6—HOUSING AND NEIGHBORHOODS

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



Objectives

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



Initiatives

(see full chapter to read more)

1. **Implement a Resident Retention and Attraction Strategy.** A Knight Foundation study identifies three qualities of successful communities: social offerings, openness, and aesthetics. The Village intends to pursue these qualities and undertake other efforts to retain and attract residents.
2. **Encourage Neighborhood Development on the Village's East Side.** Lands at and near the Village's eastern edge provide the greatest opportunity for significant new housing development. Such development will contribute to continued community health, provide recreational amenities for the entire community, and preserve topographic and natural areas through conservation neighborhood design.
3. **Invest in and Maintain Existing Village Neighborhoods.** The Village intends to make neighborhood infrastructure and recreational investments, support housing upgrades, promote infill development where appropriate, and enforce property maintenance and other codes.

Chapter Purpose

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

Housing and Neighborhoods Policies

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



Housing and Neighborhoods Initiatives

1. Implement a Resident Retention and Attraction Strategy

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

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



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

- **Support housing and services for older residents:** The Village will encourage older residents to stay in McFarland. Depending on the situation, this may involve upgrading existing homes, with in-home services where necessary, or moving to other housing in the community. This suggests more senior-oriented housing in the community, which may include senior-restricted condominiums, independent living apartments, assisted living apartments, memory care facilities, and community based living arrangements. Such local moves will retain these valuable residents, while also making the existing housing stock available for new families. This concept relates to a broader initiative to enable McFarland’s growing senior population to age and prosper within the community, described in Chapter 3—Culture and Community Character.
- **Position McFarland for the next generations:** Generation X’ers and the Millennial generation are other important groups to retain and attract to McFarland. Many Generation X’ers are now moving up to their final single family home. Millennials are now settling into careers and family roots, making long term housing decisions and selecting where they wish to reside. In 2016, the National Association of Realtors reported that “for the third straight year, the largest group of recent buyers were Millennials, who composed 35 percent of all buyers (32 percent in 2014), more than the combined amount of younger and older boomers.” Millennials “will come and stay [in a community] if they feel connected, digitally and socially; if they can find or make their own opportunities; and if they are encouraged to participate in creating or fostering a sense of place,” writes Tom Still of the Wisconsin State Journal.

Housing as a Revenue Builder

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

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





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

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

- **Increase supply of appealing and functional neighborhoods:** The Village will continue to work with current and prospective residential developers to increase the number of available lots and new houses. The Village also encourages new neighborhoods that by design promotes resident interaction and creates a sense of place. Design techniques include an interconnected street and sidewalk network; accessible and visible parks, trails, and other gathering places; houses oriented to the street and not dominated by garages; modest street pavement widths and street trees; and stormwater management systems integrated into the neighborhood design concept.
- **Promote conservation neighborhood design:** Conservation neighborhood design techniques are most appropriate for McFarland's east side given the varying topography, significant drainageways, large areas of wetlands and hydric



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

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

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

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



- **Site and acquire a community park:** The Village will continue to advance the siting of a larger (20+ acre) community park serving the needs of surrounding neighborhoods and the broader McFarland community. The two primary functions of that park will be to provide for larger-scale field sports open to the public and to host community events. A handful of alternative sites have been identified—these are represented on Map 9. A couple of the alternatives depend on road and utility extension. One promising alternative is adjacent to Dane County’s Lower Mud Lake Natural Area, southwest of the intersection of Elvehjem Road and Highway AB. This alternative may include collaborative acquisition and co-development between the Village and County. Regardless of location, the Village intends to remain in communication with other entities pursuing recreational improvements in the area. This includes the McFarland School District (see below). Further, at time of writing, the City of Madison and Ho-Chunk Nation were actively exploring development of an indoor/outdoor recreation complex geared to major sporting events and tournaments.
- **Collaborate with the School District:** The District’s 20 acre parcel at the southeast corner of Broadhead St and Holscher Rd. may become home to relocated school athletic fields under the District’s successful November 2016 referendum. The Village would like to work with the District on future uses for its vacant 20-acre parcel. Part or all of this site may, alternatively, be appropriate for a mix of residential land uses, as indicated on Map 6 and in the 2008 [East Side Neighborhood Growth Area Plan](#). The District may also acquire additional land in the Village’s east side growth area.
- **Reserve lands for commercial and mixed use development:** The Village supports neighborhood-scale mixed commercial/residential development in two nodes in its east side growth area. These areas are depicted as future “Mixed Use/Flex Commercial” areas on Map 6. One planned area is near the intersection of Highways AB and MN, and the second is along Siggelkow Road near its intersection with a planned northern extension of the Highway AB roadway. It will likely be several years until any type of non-residential development market emerges in either area. Patience will be required.
- **Manage land use issues associated with the Rod and Gun Club:** The Hope Rod and Gun Club is a valuable resource for the McFarland area. Unfortunately, it is in a general area that is planned for residential development and difficult to envision for non-residential suburban uses. Fortunately, there are now only a few existing homes in the immediate area. If the Rod and Gun Club is willing, the Village will work with the Club on relocation to an area that is more likely to



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

3. Invest in and Maintain Existing Village Neighborhoods

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

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



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



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

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

(a) *General requirements.*

- (1) *Use regulations.* The uses allowable in this district are the uses approved as part of the general or detailed plan for particular sites that are placed in the Planned Development District.
- (2) *Density and dimensional regulations.* This Section sets no prescribed density or dimensional regulations in the Planned Development District.
- (3) *Off-street parking and loading.* There shall be no prescribed requirements for off-street parking and loading in the Planned Development District. However, in the review and approval of any general or detailed plan in a Planned Development District, due consideration shall be given to Subdivision IV of this Division of regulations and requirements for off-street parking and loading facilities for uses similar to those proposed in such plan.
- (4) *Standards.* The following standards shall apply in the review of all general or detailed plans proposed for the Planned Development District:
 - a. The uses proposed in the planned development shall be in general conformance with the Village Comprehensive Plan.
 - b. The establishment, maintenance or operation of the uses proposed in the planned development shall not substantially impair or diminish the use, value and enjoyment of other properties within the neighborhood.
 - c. Traffic circulation into and within the development shall be designed to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also provide for the safe and convenient movement of both vehicles and pedestrians.
 - d. The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and natural bodies of waters, and other significant natural features and control of erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances.
 - e. The planned development shall provide for convenient and harmonious groups of buildings, structures and uses; and buildings shall be spaced and sited to ensure adequate safety, light, ventilation and privacy.
 - f. The following provisions shall apply:
 1. In a planned development for residential use, adequate open space and recreational areas shall be provided in appropriate locations, and all public and common open spaces shall be designed and located to provide safe and convenient access to residents.
 2. Planned Development District housing impacts on community resources in the same manner as other new developments, which are characterized by division of land into lots. In particular, the additional population density places demands upon Village parks and recreation areas. Accordingly, each dwelling unit newly established shall be required to dedicate land or provide fees in lieu of land, in accordance with the procedures set forth in Section 62-64.
 - g. The planned development will not adversely affect the ability of public agencies to provide school or other municipal services.
 - h. The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based on a determination of the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village.
 - i. The proponents of a Planned Development District application shall provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties.
 - j. The proponents of a Planned Development District shall submit a reasonable schedule for the implementation

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

- (5) *Minimum area.* A Planned Development District shall not be less than three acres of contiguous land under the same ownership. This Subsection shall not be interpreted to prohibit the post-development sale of all or part of an approved PD subject to the provision of this Section and all applicable statutes and Subdivision regulations.
- (6) *Subdivision review.* The applicable Subdivision review under Chapter 56 shall be carried out as an integral part of the review of a Planned Development District. The plan required must be submitted in a form that substantially satisfies requirements of the Subdivision regulations for the Preliminary and Final Plat approvals. Subdivision application may be submitted for the whole, a part, or parts of the overall planned development as indicated by phases in the detailed plan for staged development.
- (b) *Procedure for establishment of Planned Development Districts.* The provisions set forth in Division 4 of this Article shall apply for the establishment of any Planned Development District, provided the amendatory ordinance shall be considered only in conjunction with a general or detailed plan.
- (c) *Preapplication procedures.* Applicants are encouraged to seek preapplication, conceptual review of proposed plans by the Plan Commission. The Plan Commission is under no obligation to give a response to such submittals at the same meeting as they are presented. The Plan Commission is entitled to seek outside assistance and sources of critique. No responses by the Plan Commission or by individual Plan Commissioners shall bind the Plan Commission or the Village unless the response is on behalf of the Plan Commission, is in writing and is expressed as a binding response.
- (d) *Approval of general or detailed plan and adoption of zoning ordinance amendment.* In the event that the Village Board approves a general (or detailed) plan and adopts a zoning amendment creating a Planned Development District in connection with such general (or detailed) plan, the requirements of the plan shall constitute the zoning regulations for the district and the zoning district maps shall be amended to show all lands included in such general (or detailed) plan as within the Planned Development District. In the approval of any general (or detailed) plan, the Village Board may stipulate any conditions or restrictions in the establishment, maintenance and operation of any uses proposed in such plan and may also require any guarantees, including the filing of a contract together with a surety, satisfactory in form to the Village Attorney and satisfactory in amount to the Village Engineer, with the Village to ensure that improvements will be installed and completed as proposed in the plan.
- (e) *Recording of approved general or detailed plans and zoning ordinance amendments.* Whenever the Village Board designates land as being within a Planned Development District, the Village Attorney shall record in the Office of the Register of Deeds of Dane County a facsimile copy of the approved general (or detailed) plan, together with a certified copy of the related zoning ordinance amendment and any other action taken thereon by the Village Board. The cost for preparing a facsimile copy of the general (or detailed) plan in recordable form and the recording fee shall be paid by the owners of the lands included in the general (or detailed) plan.
- (f) *Changes or modifications to general or detailed plans and zoning ordinance amendments.* Any approved general or detailed plan, together with the related zoning ordinance amendment, may be amended in whole or in part pursuant to the same procedure and subject to the same limitations by which general or detailed plans were approved and the zoning ordinance amended. However, minor modifications may be made by any general or detailed plan upon approval of the Village Plan Commission provided that such modifications shall be in general conformity with the approved general or detailed plan and shall not substantially change the concept of such approved plan. All approved minor modifications shall become a part of the approved general or detailed plan and shall be recorded as provided in Subsection (e) of this Section. The Plan Commission shall decide whether a proposed amendment is minor or major, with appeals made to the Village Board.
- (g) *Construction of building and establishment of uses.* No zoning or building permit shall be issued until the detailed plan and the related zoning ordinance amendment have been recorded as required above. Within one year of the date of recording of any detailed plan and the zoning ordinance, construction thereon must begin; and construction must be substantially completed throughout the project within three years of such date of recording, unless extensions are

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

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

- (1) *Submittal of general plan.* The general plan shall contain any information and representations deemed necessary by the Plan Commission and shall consist of a statement entitled "Planned Development District—General Plan, Statement of Owner's Intent and Description of Development," which shall include, without limitation, the following:
 - a. A legal description describing all of the tract of land included in the proposed development.
 - b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
 - c. A statement describing the proposed development, including the character, method and operation of the development and a development schedule or timetable for construction.
 - d. A statement as to the following data or graphic information referenced to a map or plan of the proposed development:
 1. The location and size of the site including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets, including all public utilities and public easements.
 2. The use and approximate location and bulk of buildings and structures, including number of stories and dimensions of buildings.
 3. The approximate location of vehicular and pedestrian facilities, such as streets, sidewalks and off-street parking areas, including approximate number of parking spaces.
 4. The approximate location of areas for public or common open spaces and for other public or semipublic uses.
 5. A tabulation of land areas for the different types of uses in relation to the total area.
 6. A tabulation of the gross floor areas of buildings by types of uses.
 7. A tabulation of the number of types of dwelling units.
- (2) *Review of general plan.* The Plan Commission shall review the general plan and determine whether it complies with the standards set forth in Subsection (h)(1) of this Section. Following the review of the general plan, the Plan Commission shall forward the petition to the Village Board, together with a recommendation that the general plan be either approved as submitted, or approved with modifications or disapproved.
- (3) *Approval of general plan.*
 - a. In the event that the Village Board approves the general plan and adopts the related zoning ordinance amendment, the zoning district maps shall be amended to include all of the lands within the general plan as within the Planned Development District (general plan approved). However, no building construction shall be permitted in any portion of the approved general plan until a detailed plan prepared in accordance with the requirements hereunder has been approved by the Village as provided below.
 - b. In the event the Village Board fails to approve the general plan and ordinance, the Village Board shall communicate its objections back to the Plan Commission for reconsideration and further discussions.

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

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

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

- a. A legal description describing all of the tract of land included in the proposed development, referenced to a locational map indicating the relationship of the tract to the total general plan.
- b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
- c. A statement describing the proposed development, including the character, method and operation of the development, and a development schedule or timetable for construction. Where the formation of organizations such as a homeowners' association is proposed, such statement shall include any agreements, bylaws or covenants which govern the organizational structure, use, maintenance and protection of the development and any of its common services, common open spaces or other common facilities.
- d. A statement as to the following 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)

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

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

RESIDENTIAL DISTRICT BULK STANDARDS

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

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

- (1) Barns, sheds, silos and other farm buildings shall not exceed in height twice their distance from the nearest lot line; however, these buildings have to be setback at least 60 feet from the street and no closer than 100 feet from the property line of adjacent properties, if those properties are located in a Residence District.
- (2) Attached garages that are closer to a street than any other portion of structure are snout garages.
- (3) R-2 and R-3 Districts allow zero lot line duplexes of 5,000 square feet minimum lot area and a 40 feet minimum lot width, with side yard setback requirements of eight feet for a one-story structure and ten feet for a two-story structure.
- (4) Twenty-five feet applies to lots if no motor vehicle garage door opening faces street side; 35 feet applies if motor vehicle garage door opening faces street side.
- (5) See Appendix B, Village of McFarland Landscaping Standards.
- (6) Corner lots have at least two street yards, one of which is the front yard. In the R-1B District, the front yard is subject to the 20-foot yard requirement, and additional street yards are subject to the 7-foot yard requirement.
- (7) All yards abutting upon navigable waterways set back at least 40 feet unless superseded by Wisconsin Department of Natural Resources or Dane County regulations.
- (8) Twenty-five feet applies to street side with no motor vehicle garage door opening; 30 feet applies to street side with a motor vehicle garage door opening.
- (9) The side yard setback amendments enacted by Ordinance No. 2014-13 shall apply only to property for which a new home construction permit is issued after December 11, 2014.
- (10) All yards in the RH-1 District abutting a collector or arterial street shall be set back 60 feet from the property line.
- (11) All street yards are subject to the requirements for front yards, unless otherwise provided.

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

September 17, 2020

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

Subject: North Pointe Development / Lot 56 of Prairie Place – Updated Site Plan
Submittal Review

Dear Andrew:

We have received the proposed site plan dated September 15, 2020 for a proposed multi-family residential development at the northeast corner of CTH MN and Holscher Road. The submittal has been reviewed from a public works perspective. Our comments are shown below.

1. The layout provides access to both Holscher Road and CTH MN. This updated plan moves the Holscher Road access much further south. This may come up in the ICE discussion on Monday, but I do not anticipate the volumes here or on Holscher Road to present a problem.
2. The developer will need to engage Dane County Highway Department to provide review and approval for the proposed driveway along CTH MN. Depending on construction schedule, this stretch of CTH MN may have been jurisdictionally transferred to the Village (anticipated in late 2021).
3. To repeat an earlier comment, the Holscher Road sewer will likely not be low enough to accept gravity flow from all of the buildings (particularly at Building 1 at the south end of the site). This can easily be handled with a private grinder pump.
4. Also from earlier comments, a stormwater management plan will be needed to show that the site is sufficiently covered by the existing plat-level ponds and basins, or will be supplemented as needed.

Please feel free to contact us with any questions or comments regarding this review. I will plan on attending the September 21 virtual Plan Commission meeting and can also answer any questions that come up then.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Brian Berquist".

Brian R. Berquist, P.E.
President

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

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

BRB:sai

J:\JOB#S\McFarland\MC-179 Prairie Place Lot 56\Admin\Review Letter 2.docx



McFarland Fire & Rescue Department

5915 Milwaukee Street • PO Box 110 • McFarland, WI 53558-0110

(608) 838-3278 • Fax: (608) 838-3619

Emergency: 911

September 18, 2020

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

RE: Resubmitted Site Plan Review for proposed Lot 56 Prairie Place development on 08-11-2020

Dear Andrew,

I have reviewed the resubmitted August 11, 2020, proposed site development on the property on Lot 56-Prairie Place at the corner of Broadhead Street and Holscher Road.

With the proposed changes to the driving lanes and parking layout, the property will need to comply with the 2015 International Fire Code Appendix D in regards to fire department access and turn-around on all dead-end areas to the North.

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

The following will also be required for conditional approval:

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

Proudly Serving the Communities of McFarland, Town of Dunn & Town of Pleasant Springs

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 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)



McFarland Fire & Rescue Department

5915 Milwaukee Street • PO Box 110 • McFarland, WI 53558-0110

(608) 838-3278 • Fax: (608) 838-3619

Emergency: 911

MEMORANDUM

September 16, 2020

Andrew Bremer, AICP
Community & Economic Development Director

RE: Holscher Road Developments and EMS/Fire Services

I am writing for a follow up from our discussion about concerns on the developments along Holscher Road being presented as 55 and older developments. The addition of more units and older residents does often add additional requests for service for EMS and fire. In February of 2019, the Village Board accepted the Public Safety Analysis (PSA) prepared by RW Management. The PSA outline some deficiencies in the facility and supervisory staff with an indication that more staffing will be required in the future. The PSA based the recommendations and deficiencies on the projected growth, including a sign that a more extensive retirement or nursing facility would be located near County AB and County MN. The RW Management Team was also appraised that a desire to increase senior housing and affordable housing existed in McFarland.

In 2020 the Village Board approved the filling of the Administrative Captain position and the sixth 24 hour EMTs. The result is the staffing has improved for the Fire & Rescue Department since 2018, and while more staff will be required, that staff is in the supervisory role as the highest priority. The additional requests for service caused by the developments (as submitted) would not cause undue burden for the Fire & Rescue Department. The Fire & Rescue Department will continue to need to work with the Village Board on the implementation of the PSA over the next several years, regardless of the developments.

Sincerely,

Christopher C. Dennis, Chief
Fire & Rescue Department
Village of McFarland

Memorandum

To: McFarland Plan Commission
From: Community Development Department Staff
Date: September 15, 2020
Re: August Property Maintenance Report

Date	Address	Owner	Complaint Type	Complaint Comments	Status
8/4/2020	6213 Rivercrest Drive	Gauwitz	Other	Rooster on property	Resolved
8/5/2020	5409 Valley Drive	Halsey	Vision Triangle	Bushes blocking vision triangle	Inspecting
8/6/2020	6331 Exchange Street	Wagner	Lawn/Weeds	Grass over 8" in height	Resolved
8/6/2020	6504 Schneider Place	Umber	Work w/o Permit	re-roof - no permit	Resolved
8/6/2020	6324 Crestwood Circle	Allen	Lawn/Weeds	Grass over 8" in height	Resolved
8/12/2020	5706 Milwaukee Street	Sutka	Work w/o Permit	residing home	Resolved
8/17/2020	5413/5411 N. Cook Street	Westerhof trust	Junk/Debris	mattresses at curb	Resolved
8/18/2020	5911 Spartan Drive	NAK Development	Junk/Debris	furniture at dumpster	Letter Sent
8/20/2020	5705 Leanne Lane	Mita	Lawn/Weeds	Grass over 8" in height	Ticket Issued/Mowed by Public Works
8/20/2020	5306 Lani Lane	Williams	Junk/Debris	debris in yard	Letter Sent
8/20/2020	6410 Lani Lane	Burgus	Vision Triangle	tree blocking vision triangle	Letter Sent
8/20/2020	6403 Crestwood Circle	Dodge	Inoperable Vehicle	truck w/flat tires	Letter Sent
8/20/2020	5403 Leanne Lane	Dziewior	Chickens	no permit	Resolved
8/24/2020	5906 Main Street	Schneider	Other Property Maintenance	holes in siding, crumbling stoop, out of date business signage	Inspection Pending
8/25/2020	5517 Bremer Road	Keller	Junk/Debris	mattress and other debris	Letter Sent
8/25/2020	5124 Earling Avenue	Bortz/Roberts	Other Property Maintenance	woods/debris	Letter Sent
8/27/2020	3405 Elvehjem Road	Evans/Blazek	Excessive Vehicles	Commercial vehicles & trailers	Resolved
8/31/2020	5201 Norma Road	Murphy	Vision Triangle	Brush/growth blocking vision triangle	Resolved

Memorandum

To: McFarland Plan Commission & Community Development Authority Members

From: Andrew Bremer, AICP
Community & Economic Development Director

Date: September 15, 2020

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

The following is a summary of new construction activity for the month of August 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	37	40	50	34
MF	8	3	4	4	2	7	11	11
Com	1	3	3	3	2	0	3	6
Total	76	58	67	74	41	47	64	51

58 total building permits issued in August, including five new single-family dwellings (one of which was a replacement structure) and one new commercial structure (USH 51 – Neitzel). The effects of COVID-19 on consumer spending on new home construction will likely continue to lag 2018-19 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									
Account		2019	6-Year	4-Year	2-Year	2020	2020	YTD % of	2019
		Actual	Average	Average	Average	Budget	Actual YTD	Budget	Actual YTD
44300-101	Building Permit	\$ 107,314	\$ 73,920	\$ 94,578	\$ 115,945	\$ 100,000	\$ 64,046	64%	\$ 70,398
44300-102	HVAC Permit	\$ 31,034	\$ 27,285	\$ 36,095	\$ 40,340	\$ 45,000	\$ 22,323	50%	\$ 20,557
44300-103	Plumbing Permit	\$ 37,370	\$ 29,268	\$ 38,326	\$ 43,597	\$ 45,000	\$ 20,701	46%	\$ 21,826
44300-104	Electrical Permit	\$ 47,101	\$ 37,331	\$ 47,273	\$ 54,900	\$ 50,000	\$ 30,175	60%	\$ 28,668
44300-105	Sprinkler Fee	\$ 2,722	\$ 2,263	\$ 3,223	\$ 3,409	\$ 4,000	\$ 3,855	96%	\$ 560
44300-106	Fire Alarm Inspection Fee	\$ 4,515	\$ 2,093	\$ 3,111	\$ 5,473	\$ 2,000	\$ 1,810	91%	\$ 4,525
44300-108	CD Occupancy Inspection Fee	\$ 8,450	\$ 6,842	\$ 9,250	\$ 9,300	\$ 10,000	\$ 5,535	55%	\$ 4,635
44900-000	Misc. CD Permit Fees	\$ 104,710	\$ 103,794	\$ 142,423	\$ 147,591	\$ 100,000	\$ 74,774	75%	\$ 70,590
46800-000	Community Development Fees	\$ 9,777	\$ 9,130	\$ 9,840	\$ 9,324	\$ 10,000	\$ 13,541	135%	\$ 6,985
47210-000	City - Building Inspection	\$ -	\$ 24,802	\$ 19,456	\$ 3,440	\$ -	\$ -	0%	\$ -
	Total Revenue	\$ 352,993	\$ 316,728	\$ 357,574	\$ 433,317	\$ 366,000	\$ 236,759	64.7%	\$ 228,744
	Percent Change	-31.3%	x	x	x				

* As of 08/31, 67% through calendar year

Total C&ED deposits for the month of August were \$35,818.43. Prior year August totals were \$16,221 in 2019, \$58,980 in 2018, and \$102,151 in 2017. Through the first quarter of 2020, total C&ED revenues are 2% lower than the YTD percent of budget.

Summary of Department Activities:

- Village Board action on August Plan Commission or CDA recommendations:
 - 5923 Exchange Street (O’Hearn). Approved TIF incentive of \$50,000 for the McFarland House Café.
- Review and evaluation of proposals received in response to the McFarland Sustainability Plan RFP.
- 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. Phase 1 likely to be completed by the end of year ahead of schedule.
 - 4703 Terminal Drive (Ezra Properties). Phase 1 building received final occupancy permit.
- Meetings, Webinars & Conferences attended by Department Director:
 - August 4th, [Parking Reform Made Easy Webinar](#)
 - August 4th, Ad Hoc Sustainability Committee Meeting
 - August 4th, Inclusive Playground Public Input Meeting
 - August 6th, Landmarks Commission Meeting
 - August 10th, Village Board Meeting
 - August 13th, Public Works Meeting
 - August 17th, Plan Commission Meeting
 - August 18th, Public Utilities Committee Meeting
 - August 20th, Village Board Meeting
 - August 24th, Village Board Meeting
 - August 27th, Parks Committee Meeting
 - August 31st, CTH MN Phase 4 Reconstruction Public Input Meeting
 - August 31st, Eastside Interceptor Public Input Meeting

Look ahead to potential October 7th CDA Agenda Applications:

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

Look ahead to potential October 19th PC Agenda Applications:

- Angelo’s Restaurant site design application to expand restaurant and revise outdoor patio area
- Lot 56 Prairie Place, Northpointe Development PUD-GIP (postponed from June and September)
- Veridian, Rosewood Fields Final Plat