VILLAGE OF MCFARLAND *NOTICE OF PUBLIC MEETING*

PLAN COMMISSION

Monday, March 15, 2021 **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/81921929718

Or by Telephone: +1 (312) 626-6799
Webinar ID: 819 2192 9718

1. CALL TO ORDER

2. PUBLIC APPEARANCES.

3. APPROVAL OF MINUTES.
   a. Review and possible approval of the February 15, 2021 Plan Commission minutes.

4. PUBLIC HEARING
   a. Public hearing regarding a Conditional Use Permit, requested by 5411 Bashford LLC - Dan Chin Homes, for three residential units as part of a proposed two-story mixed-use development at 5411 Bashford Street, McFarland, property zoned C-C Central Commercial.

5. BUSINESS.
   a. Discussion and possible action regarding a Conditional Use Permit, requested by 5411 Bashford LLC - Dan Chin Homes, for three residential units as part of a proposed two-story mixed-use development at 5411 Bashford Street, McFarland, property zoned C-C Central Commercial.

   b. Discussion and possible action on a Site Design Review Permit submitted by 5411 Bashford LLC - Dan Chin Homes, for a proposed two-story mixed-use development at 5411 Bashford Street, McFarland, property zoned C-C Central Commercial.

   c. Discussion regarding redevelopment of 4313 Triangle Street, including a preliminary concept plan by CTW Abbey Carpet & Floor for an office/warehouse development.

6. STAFF REPORTS
   a. Property maintenance report

   b. Directors report

7. SCHEDULE NEXT MEETING DATE.
    a. Monday, April 19th, 2021 at 7:00 PM.

8. ADJOURNMENT.

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

Working Draft - Minutes
Plan Commission
Meeting

February 15, 2021

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

Members Absent:

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 January 19, 2021 Plan Commission minutes.

   Czebotar called the minutes from the January 19, 2021 approved by unanimous consent.

4. PUBLIC HEARING

   a. Public hearing regarding a Conditional Use Permit (CUP), requested by Northpointe Development Corp. for a three building, 49-unit residential project at Lot 56 Prairie Place Subdivision, located at the corner of Holscher Road and Broadhead Street, McFarland property zoned R-3 General Residence.

   Czebotar opened the public hearing opened at 7:06 p.m.

   Sean O' Brien with Northpointe Development Corp reviewed the history of the company as provided in packets with Commissioners. They currently have about 1100 units and have just started growing into Dane County. O'Brien reviewed the timeline and history of their proposal for this site. O'Brien reviewed the revisions on the project, it will be a 3 building project with 49 total units, 8 will be market rate and 37 will be age restricted for 55+. There will be underground parking, a children's play area, increased parking of 2.1 stalls per unit, and green space

including an outdoor patio gazebo area for residents. They are now collaborating and co-developing the project with DreamLane Real Estate group, owned by Lane Manning.

O'Brien reviewed the renderings and elevations for the proposal as provided in packets along with going over building materials to be used for the project. They have submitted a professional landscape plan to the Village, showing lots of new trees, plantings and shrubs on the site. O'Brien has included a copy of the grading plan in packets; there will be a bio retention pond on site.

The town homes will be eight total units with four being market rate. O'Brien reviewed the amenities included for residents along with the tax credits and timeline for the project. Northpointe will be the long-term owner of the property, they will be workforce units, this is not a rental subsidy program. They will be working with the neighbors to find a name, which better represents the neighborhood. O'Brien also reviewed, as provided in packets, what to expect in senior housing.

Czebotar had O'Brien summarized their submittal and how it meets the Conditional Use Standards with Commissioners. Green inquired on the site plan, it would appear there would be a need for a pickup and drop off site to cover the support ride services they indicated they felt would be needed for residents. O'Brien replied there is substantial parking and guests and visitors would be able to use those sites to pick up and drop off residents, the site is designed for traffic flow. Bremer indicated there was a question on tying in a sidewalk from the property to the walking path; he felt this could be discussed under business 5(b)

Czebotar closed the public hearing at 7:36 p.m.

5. BUSINESS.

a. Discussion and possible action regarding a Conditional Use Permit (CUP), requested by Northpointe Development Corp. for a three building, 49-unit residential project at Lot 56 Prairie Place Subdivision, located at the corner of Holscher Road and Broadhead Street, McFarland property zoned R-3 General Residence.

Czebotar went through the conditional use standards one by one for the proposal and polled Commissioners on each to see if they met the conditions with substantial evidence. All items passed without objection. Bremer indicated the Police Chief and Fire Chief were in attendance if there were any questions for them, and staff recommendations for approval were based on the letter dated February 5, 2021, from the Fire Chief, and letter dated February 12, 2021 from the Village Engineer and one discrepancy where two of the handicapped stalls were shown on the plan sheets. Bremer reviewed per staff comments the required parking and what the developer has brought forward; it was the neighborhood concern when it was a

larger proposal that there would not be enough parking. Bremer felt this may be a bit too much parking and would give the opportunity to provide the turnaround per the fire departments request. Bremer reviewed a drawing showing how this could take place by having the space further north and it would help to keep the greenspace together. Dennis agreed this would be preferred, the plan as submitted does meet the ordinance.

Rogers inquired how trash pickup would work. O'Brien indicated the dumpsters would be kept underground and wheeled out of the garage on pickup day; the trucks would go down the drive to them.

Czebotar moved to approve a Conditional Use Permit (CUP), requested by Northpointe Development Corp. for a three building, 49-unit residential project at Lot 56 Prairie Place Subdivision, located at the corner of Holscher Road and Broadhead Street, McFarland property zoned R-3 General Residence. Conditioned upon:
1. Addressing recommended conditions of approval as identified in the McFarland Fire & Rescue Department staff review letter dated February 5, 2021.
2. Addressing recommended conditions of approval as identified in the Village Engineer's staff review letter dated February 12, 2021.
3. Revising the final plan sheets to show the handicap accessible parking stalls adjacent to Building #2 in the same location on all applicable site plan sheets.
4. Acceptance of removal of the eight surface stalls adjacent to the playground in order to accommodate the firetruck turnaround.

Rupert seconded the motion. Motion carried 7-0.

b. Discussion and possible action on a site design/review application submitted by Northpointe Development Corp. for a three building, 49-unit residential project at Lot 56 Prairie Place Subdivision, located at the corner of Holscher Road and Broadhead Street.

Bremer summarized the previous action was to approve the use, there is a second permit for site design review to approve the site plan sheets, the design of the property and building design. This carries with it the same recommended conditions of approval as the conditional use permit.

Czebotar moved to approve a site design/review application submitted by Northpointe Development Corp. for a three building, 49-unit residential project at Lot 56 Prairie Place Subdivision, located at the corner of Holscher Road and Broadhead Street conditioned on those items identified in the conditional use permit. Bloechl - Anderson seconded the motion, motion carried 7-0.

c. Discussion regarding potential use and redevelopment of 4008 Terminal Drive, pre-application meeting requested by Chad Strutzel.

Chad Strutzel – owner of Lakeland Builders in Stoughton. Strutzel indicated he is looking to purchase 4008 terminal Drive to develop into auto condominium suites. The units would be owned and not rented, for car enthusiasts to store and display their hobby, or high-end vehicles, this is not for storage of R.V's, boats or similar but for those who have high-end vehicles. Strutzel did appear at the CDA in February for a pre-application meeting with them and has considered their feedback. Strutzel feels this would fit well in the area due to the fuel type businesses in the area.

Bremer summarized this is a three property site for sale in TIF district #3. Strutzel did appear at the CDA meeting for a pre-application discussion. Bremer played a video showing Iron Gate Motor Condos in Naperville, IL, which is similar to what he would be proposing, along with a video of Iron Gate Motor Plaza, showing how the businesses, which would possibly be on the site, would fit. Bremer shared, as provided in packets, photos of similar garage/auto condominiums. Strutzel indicated he would like to create a one-stop shop for auto enthusiast, and has spoken with the builder of the Naperville property regarding construction of his proposal. People would purchase the shell and have to finish it out, Strutzel showed some of the finished condominium's at other sites. He has met with neighboring property owners and they are positive about this type of development, as it would fit in to the area along with bringing business to the area, which would benefit them. He would like to hold car shows once a month on the site, where owners can highlight their vehicles, along with bringing people into the area.

Strutzel reviewed the rough site plan as submitted in packets, he understands there are setbacks he would need to meet. He would have the auto condominiums, retail space and he would like to have a terrace for entertaining. Strutzel advised the traffic would be light during the week, few people go on weekdays, it would more active on weekends.

Bremer summarized his staff report as provided in packets, with Commissioners, including what currently is on site. Bremer reviewed the parcels, zoning, and advised all three properties are in TID #3. Bremer indicated there would need to be stormwater management area on site, there is also wetland, which would require a 75' setback, and, this would all need to be addressed in a more detailed plan. Bremer went over the future land use plan with Commissioners. Bremer summarized if this was to move forward the path would likely be a comprehensive plan amendment, a rezone permit for the woodland parcel to the C-H Commercial Highway District, a condition use permit for all three properties, a CSM or condominium plat and site design review. Bremer discussed some of the concerns or items, which would need to be met; the need for a storm water management plan, there was a wetland delineation done by the prior owner, there is no on street parking in the area and the need for emergency service vehicle access. There is no

action being taken tonight, this is for preliminary, non-binding feedback for Strutzel as part of his decision to proceed further with the project. Fischer was concerned over the removal of tree's, and what Madison's intentions were with their property in the area. Czebotar inquired of Commissioners of their thoughts, concerns or feedback. Green did not have any concerns and thought it would be a way to bring a different type of business to McFarland, Rupert concurred, he liked the concept and auto culture is a big business. Bremer discussed the site in Naperville is considerably larger than this site, Strutzel would need to work on his site plan, and see if this is something which is viable for him to move forward. Czebotar advised based on comments received it appears Commissioners are in favor of this moving forward, but there are additional planning considerations in order to bring the application back to the Plan Commission for permit approvals. Strutzel advised he understood and has meeting scheduled to work on a more detailed site plan to continue to evaluate the feasibility of the project.

7. STAFF REPORTS

   a. Property maintenance report – No comments

   b. Director's report – Bremer reviewed his report as provided in packets along with potential items for the March meeting.

8. SCHEDULE NEXT MEETING DATE

   a. March 15, 2021 at 7:00 p.m.

9. ADJOURNMENT.

   Rupert moved to adjourn, Fischer seconded the motion. Motion carried – meeting adjourned at 8:34 p.m.

Please publish in the
McFarland Thistle on
February 25, 2021 and March 4, 2021

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, March 15, 2021 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 5411 Bashford LLC, Dan Chin Homes. for a two story mixed use project at 5411 Bashford Street, McFarland, WI property zoned C-C Central Commercial.

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

COVID-19 RELATED INFORMATION

Due to the COVID-19 Pandemic, the Village recommends and **URGES** all residents to view the meeting that evening live on the Charter cable channel 982; TDS channel 1009 or online at mcfarlandcablechannel.com and those who wish to participate and provide public comment do so via Zoom (the Village's virtual meeting software). You can join the Zoom Webinar by visiting https://us02web.zoom.us/j/81921929718 or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: Webinar ID: 819 2192 9718.

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, you may submit your written comments to the Plan Commission by email to community.development@mcfarland.wi.us or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Thursday prior to the meeting date.

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Monday, March 15, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Discussion and possible action regarding a Conditional Use Permit, requested by 5411 Bashford LLC - Dan Chin Homes, for three residential units as part of a proposed two-story mixed-use development at 5411 Bashford Street, McFarland, property zoned C-C Central Commercial.**

PREVIOUS ACTION:

November 4, 2020 pre-application meeting with CDA
November 16, 2020 pre-application meeting with Plan Commission
March 3, 2021 CDA meeting regarding Tax Increment Finance Development Incentives Application. The Chin's are seeking $160,000 in TIF support plus donation of the land, valued at $60,000. Said application was recommended for approval by the Village Board at their March 22, 2021 meeting.

ISSUE SUMMARY:

Summary of Development Proposal

Dan & Meg Chin (5411 Bashford LLC, Dan Chin Homes), have submitted a Tax Increment Financing (TIF) Development Incentives Application, Conditional Use Permit, and Site Design Review Permit regarding their desire to acquire 5411 Bashford Street from the Village and construct a new mixed-use building. The property is zoned C-C Central Commercial. The purpose of the C-C District is to accommodate those retail, service, and office uses characteristic of the original downtown area of McFarland. The property is also in TID #4 and was acquired by the Village in 2017 for the purpose of blight elimination and redevelopment to a higher and better use. The Village previously invested about $60K in the purchase and clean-up of the property, including building demolition and removal of an underground tank in 2018. With removal of the tank, the WDNR has given the property a No Action Required (NAR) determination. The TIF Development Incentives Application is reviewed by the Village's Community Development Authority for recommendation to the Village Board. The Conditional Use Permit and Site Design Review Permit are considered for approval by the Plan Commission.

The packet includes a copy of the Chin's Letter of Intent, Plan Commission Application, Conditional Use Standards Application, Site Design Plan Checklist and their associated site and building design plans. The ground floor would consist of 3,316 total square feet. Dan Chin Homes would occupy the larger commercial unit (2,060 SF) and there would be a second smaller commercial unit (563 SF) available for lease (tenant TBD). The second floor of the building would consist of three two-bedroom apartments. The project includes 11 off-street

parking spaces.

The project as proposed needs several plan and permit approvals including:

- Conditional Use Permit. Residential units in the C-C District require approval of a CUP from the Plan Commission.
- Site/Design Permit. The project requires approval of a site/design review permit from the Plan Commission.
- TIF Application/Real Estate Acquisition & Development Agreement. Requests for TIF assistance require the review and approval of a TIF Development Incentives Application by the CDA and Village Board and an associated Real Estate Acquisition and Development Agreement.
- Dedication of Right-of-Way. This requires a dedication deed approved by the McFarland School Board.
- Vacation of the Right-of-Way. This requires completion of several steps including recording a Lis Pendens, public hearing and resolution approved by the Village Board.

Public Comments
No public comments received by the Department prior to the Plan Commission meeting.

Conditional Use Permit
Residential uses that are permitted or conditional in the R-2 or R-3 Districts, are permitted or conditional uses in the C-C District. This includes multi-family residential uses, which are allowed by conditional use permit in the R-3 District up to 15 units per acre. The proposed development would have a density of 13.6 dwelling units per acre.

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, subject to addressing the staff comments provided in the packet. The Director recommends the Plan Commission review each response to the standards in Sec. 62-111 at the 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.

Site Design Review
The proposed development is subject to the site design requirements in Sec. 62-310 and the TID #4 Design Guidelines, the latter is included within the packet.

- Bulk Requirements. Per Sec. 62-72, there are no minimum bulk standard requirements in the C-C District. The TID #4 Design Guidelines recommend buildings 0-10 feet from the front lot line, which the proposed design meets. A somewhat deeper setback of 13 feet is proposed near the intersection but this is viewed advantageous to maintain sightlines at the intersection.
- Building Design. The proposed building utilizes a stone veneer base that wraps the building, vertical LP siding accented with horizontal LP siding, wood framed canopies, and wood and metal fence for each residential balcony. The building design, color, and roof framing are all compatible to surrounding structures.
- Landscaping. Per Sec. 62-72, there are no minimum landscaping points required in the C-C District. The proposed landscaping plan provides for landscaping in an amount that would be close to satisfying the minimum landscaping points if the project were otherwise located in the C-G District. The plan also includes the preservation of existing trees along the rear lot line to aid in screening the parking lot from the adjacent duplex (6004-06 Johnson Street). Additional shrubs or solid fencing around the parking lot could be considered for additional screening purposes. Strategic locations for potential additional shrubs to minimize vehicular headlights on adjacent properties include at the end of the drive aisle and the first three stalls on the rear lot line.
- Lighting. The building includes goose neck light fixtures compatible with the TID #4 design guidelines. There is one light pole proposed for the parking lot, details regarding this fixture were not included in the submittal. The TID #4 design guidelines recommend a pole height not exceeding 25 feet (including base), utilize 90-degree cutoff fixtures. Given the surrounding residential uses and light coverage needs, a pole height not to exceed 18 feet is recommended, as this also corresponds with the lowest height of the second story apartments windows.
- Off Street Parking. Per Sec. 62-172(j), off-street parking requirements are advisory only in the C-C District. The site design includes 11 off-street parking spaces. If the property were located within a residential district, a minimum of two stalls are required for each two-bedroom unit. If the property were located in another commercial district, a minimum of one stall per 300 square feet of floor area would be required, or nine stalls, or a total of 15 stalls for the entire development. The proposed site plan can accommodate the off-street parking needs of the residential units while providing a surplus of five parking stalls for general purpose use. As a mixed use development, the peak time periods for each use differ providing opportunities for greater shared use of the parking stalls, as supported by the TID #4 Design Guidelines. In addition, the public parking lot across Bashford Street provides additional parking availability for the commercial businesses. Some on-street parking is available along Bashford street and limited to non-school hours (7:30am-4:30pm) on Johnson Street. The travel lane between the row of parking stalls is 20', narrower than the typical 24 feet for two-way

90-degree parking; however, given the size and anticipated parking needs of the site, 20 feet should be acceptable. One concern with the proposed parking lot design is the availability for winter snow storage without impacting surrounding properties. The parking lot does meet the minimum setback requirements (5-feet) from the side and rear lot lines; however, this may not provide adequate snow storage space. There are a couple of alternatives to address this concern:

  - The property owner could commit to hauling snow away.
  - The property owner could reduce the size of the parking lot by one or two spaces, adding additional green space on the north and/or south side of the parking lot for additional green space for summer use by the tenants and winter use for snow storage. The additional buffer yard to 5407 Bashford Street would also allow for planting a few medium evergreens end the end of the drive aisle to shield vehicle headlights as they pull into the parking lot.

- Signage. The building elevations illustrate proposed wall signs for the rear entrance facade. This appear to be non-illuminated and should remain as such for compatibility with adjacent uses. A monument sign is proposed for the front yard (Bashford Street). Details regarding the wall and monument signs to be provided at the time of sign permit submittal. Utilization of the same stone veneer for the building is recommended for the base of the monument sign.
- Right of Way & Utilities. There are several site and building design challenges associated with this project. The proposed building would encroach the right-of-way (ROW) along Johnson Street. In addition, there is an existing sanitary sewer main within the ROW of Johnson Street, inside of the existing curb that connects to an existing man-hole on Bashford Street. The proposed building would also encroach on the existing sanitary main. To address these site constraints, the applicants desire to have the Village vacate a portion of the ROW along Johnson Street to the property to enlarge the parcel size. In addition, the applicants propose relocating the existing sanitary sewer main closer to the existing curb along Johnson Street. Based on Dane County online parcel mapping, the existing ROW along Johnson Street was thought to be approximately 100 feet wide at the intersection with Bashford Street, tapering to 51 feet wide at the southeast corner (rear) of the property. However, upon further research, the Dane County online parcel mapping is inaccurate. This portion of the Village was platted in 1951, with Johnson Street having a 50 foot wide ROW. Sometime between 1968 and 1974, the Village paved Johnson Street to its approximate current alignment, angling the road south to better align with Milwaukee Street. When the roadway was realigned the Village did not adjust the dedicated ROW, possibly because the Village was the owner of the property to the south (Conrad Elvehjem School) at that time. Therefore, the actual ROW has remained unchanged from the 1951 plat. In order to vacate a portion of the ROW adjacent to 5411 Bashford Street a portion of Conrad Elvehjem parcel will need to be dedicated by the McFarland School District in order to maintain a code compliant ROW. Sheet 9 of 14 of the site and building plans illustrates the various ROW dedications and vacations proposed to enable construction of the mixed-use building. The site plan identifies a proposed ROW of at least 60 feet. This conforms to the minimum ROW width of the Village's Subdivision Code for local streets. The Director has spoken with Jeff Mahoney of the School District regarding

dedication of the ROW. Mr. Mahoney was in concurrence that the ROW along Johnson Street and Creamery Road should be cleaned-up based on the as-built conditions. This will require a dedication deed approved by the McFarland School Board. Consideration of this request is tentatively scheduled for the School Board's April 19th meeting and is a recommended condition of approval. Mr. Mahoney did express some concern regarding the additional crosswalks proposed across Johnson and Bashford Street. Currently there is only one crosswalk on the east side of the intersection that is staffed by a crossing guard. Mr. Mahoney's concern was that the additional crosswalks would promote crossings where the guard is not located. The Village Engineer has commented on this concern and recommended the design as submitted. The Village Engineer's staff review letter includes additional conditions of approval related to the site utilities.

Other Department Head Comments

The packet includes recommended conditions of approval from the McFarland Fire & Rescue Department, Interim Police Chief, and the Village Engineer. The recommended conditions of approval directly speak to those conditions under Sec. 62-114 that the Plan Commission may impose as part of the approval of a conditional use permit.

FINANCIAL/BUDGET IMPACT:

The applicant has estimated a total project budget of $1,492,000. The applicant estimates a property assessment value of $1,110,000 upon project completion, effective January 1, 2022. A building of this value would generate an estimated growth in the value of the property of $1,035,100, subtracting the value of the property at the time of TID creation ($74,900), and $20,133 in annual tax increment beginning in year 2023; with a total estimated tax increment collection of $241,595 prior to closure of TID #4, assuming no changes in the property valuation or tax rate.

VILLAGE PLAN REFERENCE:

The property is identified within the Downtown future land use category within the Village's 2017 Comprehensive Plan. Figure 4.1 of the plan, provides a general description of preferred land uses including commercial services, retail, restaurants, lodging, office, multiple family residential (mainly in upper stories), and institutional including on site and/or buildings that mix uses. Figure 4.1 further recommends development policies including arranging uses in a bike and pedestrian oriented environment with off- and on-street parking; minimal building setbacks; and building materials, designs, placement, and scale that are compatible with existing development form. The project also supports the following plan policies and objectives:

- Actively promoting infill development and redevelopment where opportunities present themselves, particularly for underutilized properties along Terminal and Triangle Drive, Highway 51, Farwell Street, and the downtown area.
- Preserve and enhance the historic character of the downtown and older Village neighborhoods, while encouraging compatible infill, redevelopment, and rehabilitation of buildings and sites.
- Proactively work to retain and grow existing businesses.
- 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.

Over the past couple of years the CDA has discussed various potential future uses of the property including for a single family home, duplex, commercial or mixed-uses. The property is also within the Village's Redevelopment District No. 2 Plan adopted in 2010. The plan identified the property, along with the adjacent 5407 Bashford Street parcel, for potential residential redevelopment for four townhouse units. More recent discussions by the CDA have indicated a preference for mixed-use development on the site, consistent with the 2017 Comprehensive Plan and C-C Zoning. Last year the Village Board authorized an offer to purchase 5407 Bashford Street but the Village was unable to come to agreeable terms with the property owner which would have enabled the Village to combine the two properties to create a larger redevelopment site. The Chins also considered the acquisition of 5407 Bashford Street but opted against making an offer after discussions with the owner and revisiting their own desired development plans.

ORDINANCE REFERENCE:

Sec. 56-140, Specifications for Preparation, Construction and Dedication of Streets and Roads
Sec. 62-71, Commercial District Permitted Uses
Sec. 62-72, Bulk Standards for Commercial Districts
Sec. 62-311, Site/Design Review
TID #4 Design Guidelines

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Approve a Conditional Use Permit, as submitted, for three residential units as part of a proposed mixed-use development at 5411 Bashford Street, conditioned on:

1. Parking lot pole height not to exceed 18 feet (including base), and utilization of 90-degree cutoff fixture.
2. Addressing recommended conditions of approval as identified in the McFarland Fire & Rescue Department staff review letter dated 02.10.21.
3. Addressing recommended conditions of approval as identified in the Village Engineer's staff review letter dated 03.11.21.
4. Dedication of the right-of-way adjacent to 6009 Johnson Street, as contemplated on the Right-Of-Way Adjustment Map, page 8 of 8 of the site plan submittal, to be approved by the McFarland School Board.
5. Vacation and dedication of the right-of-way adjacent to 5411 Bashford Street, as contemplated on the Right-Of-Way Adjustment Map, page 8 of 8 of the site plan submittal, to be approved by the Village Board.
6. Approval of a real estate acquisition and development agreement to be approved by the Village Board.

Applicant shall submit final revised site plan sheets to the Community & Economic Development Department for Village staff review for compliance with the conditions of

approval.

ATTACHMENTS:

1. 5411 Bashford-Letter of Intent-01.29.21(PDF)
2. 5411 Bashford-Plan Commission Application-01.29.21(PDF)
3. 5411 Bashford-Conditional Use Standards-02.10.21(PDF)
4. 5411 Bashord_Site Design Plans Check List_02.02.21
5. 5411 Bashford-Site and Building Plans-02.02.21(PDF)
6. 5411 Bashford-ECSWM Report-02.01.21(PDF)
7. 5411 Bashford Street Fire Department Ltr_02.10.2021
8. 5411 Bashford Street PD Ltr_02.17.2021
9. 5411 Bashford Street VE Ltr_03.11.2021
10. 5411 Bashford LLC-TID 4 Design Guideline Review

January 29, 2021

Village of Mcfarland
Department of Planning
5915 Milwaukee St
McFarland WI, 53558

RE: Plan Commission: Letter of Intent

Dear Commission Members and Planning and Development Staff:

Sketchworks Architecture, LLC is submitting this letter of intent and application for the Dan Chin Homes-mixed use development. The intent of the project is to provide commercial first floor space, with apartment units above. The proposed building will have approximately 3,000 SF of first floor commercial office space, with a majority of this space going to Dan Chin Homes new office. The additional space will be finished out as a white box for a future tenant. The 3 apartments on the second floor are all 2 bedroom units, with contemporary finishes and private balconies. There will be basement level storage.

The site has been designed to position the building near the Bashford Street and Johnson Street intersection with the parking located south of the building. In order to maximize the site development potential, permeable pavement is being used to meet stormwater management requirements and a portion of the unused Johnson Street right-of-way is proposed to be vacated to add area to the site. The site development includes the addition of public sidewalks, addition of street cross walk lines, and street curb adjustments to pull proposed handicap ramp further east.

The proposed building design fits within the TID #4 guidelines. The building will have some residential characteristics including board and batten siding and gable roofs, but also include plenty of glass and aluminum storefront on the first floor for the commercial spaces. Exterior patio space will be accessible from glass overhead doors on the first floor. Canopies of standing seam metal roofing provide contemporary accents, with a stone base for aesthetics and durability at grade.

On January 26, 2021, the project team presented conceptual site plans and elevations to the Department of Planning for initial feedback.

In summary, the project will consist of the general criteria listed below:

Project Data:

Project Name:	Dan Chin Homes- Mixed Use Development
Address:	5411 Bashford Street
Lot size:	0.22 Acres
Proposed Use:	Mixed Use- Commercial Office Space and 2nd floor apartments

Total Building Area:	3,000 SF per floor
Parking Provided:	10 surface stalls, 1 ADA surface stall
Trash Enclosure:	provided, see Civil Drawings for detail

Zoning District:

The property is currently zoned Central Commercial (C-C)
The property is part of the Tax Increment Finance District #4

Project Team:

The key individuals and firms involved in this planning and design process include:

Building Owner:
5411 Bashford LLC
5920 Exchange St, #1
McFarland, WI 53558
Contact: Meg Chin
(608) 620-4177

Architect:
Sketchworks Architecture, LLC
7780 Elmwood Ave Ste 208
Middleton, WI 53562
Contact: Nick Badura
(608) 836-7570

Survey, Civil Engineer & Landscape Architect:
Quam Engineering, LLC
4604 Siggelkow Road, Suite A
McFarland, WI 53558
Contact: Ryan Quam
(608) 838-7750

Please feel free to contact us with any questions you may have regarding this request.

Respectfully,

Nick Badura
Sketchworks Architecture, LLC

Village of McFarland
Community & Economic Development Department

Plan Commission Application – 2021

~Application must be completed in full~

Applicant - Owner	5411 Bashford LLC	Applicant's Agent	Sketchworks Architecture
		Name	Nick Badura
Address	5920 Exchange St #1 McFarland , WI 53558	Address	7780 Elmwood Ave, Suite 208 Middleton, WI 53562
Email	meg@danchinhomes.com	Email	nbadura@sketchworksarch.com
Phone #	608-620-4177	Phone #	608-836-7570
Fax #		Fax #	

Parcel No(s). 154/0610-034-0618-1 **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	❑ USA/MMSD Annexation	At cost	❑ 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
❑ Site/Design Review (less than 2,000 sq. ft.)	$1,000
☒ Site/Design Review (2,000 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/request. (Attach additional paper if needed)

The site is located at 5411 Bashford Street. The property is currently C-C Central Commercial zoning. The development consists of a 2-story mixed use building of approximately 3,000 SF per floor. Dan Chin Homes would occupy one of the two tenant spaces, with the remaining space vacant for a new tenant to occupy. The second floor consists of 3 (two-bedroom) units.

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 normally 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. **Three (3) copies** of all materials, **one (1) copy must be 8 ½ x 11, two (2) 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 2021 Schedule

*Submittal Deadline Noon on:	For Scheduled 2021 Meeting date of:
December 8 (2020)	January Tuesday Jan. 19
January 5	February 15
February 2	March 15
March 9	April 19
April 6	May 17
May 11	June 21
June 8	July 19
July 7	August 16
August 10	September 20
September 7	October 18
October 5	November 15
November 2	December 20 (Pending)
December 7	(Pending) Tuesday, Jan. 18, 2022

*** Submittal deadline:**

- **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, may 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 _____ 1-29-2021

Signature of Applicant/Agent Date

VILLAGE OF McFarland
Community & Economic Development

Applicant - Owner	5411 Bashford LLC	Applicant's Agent	Nick Badura-Sketchworks Architecture
Address	5920 Exchange St #1 McFarland , WI 53558	Address	7780 Elmwood Ave, Ste 208
Email	meg@danchinhomes.com	Email	nbadura@sketchworksarch.com
Phone #	608-620-4177	Phone #	608-836-7570
Fax #		Fax #	
Project Site Address	5411 Bashford St	Parcel No.	154/0610-034-0618-1

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.

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.

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.

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

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.

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

g. 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 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.

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.

    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. (if applicable)

    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.

January 29, 2021 (Revised 2/10/2021)

Village of Mcfarland
Department of Planning
5915 Milwaukee St
McFarland WI, 53558

RE: Plan Commission: Conditional Use Standards

The following list are descriptions for each item of the Conditional Use Standards document:

a. Proposed uses of this site include real estate office space and apartments above. The C-C permitted uses include real estate offices. The three second floor apartments will blend well with the R-1 and R-2 zoning adjacent to the site and their goal of promoting residential family use. This use configuration follows directly in line with the TID #4 guidelines promoting commercial/retail/office on ground floor with residential units above.

b. Neighboring properties both adjacent and across the street include residential and city center zoning uses. The commercial office use will be the Dan Chin Homes space, one that has been working within a nearby site also zoned C-C for some time. Refuse will be located to the rear of the site and screened to limit visibility to adjacent properties, while any mechanical equipment will be screened with landscaping.

c. The development of this property will create interest and pedestrian traffic to this corner with the commercial uses and architectural character which could positively spur development in the surrounding area.

d. Adequate utilities and site improvements are being provided, as outlined in the civil engineering drawings included with this submittal. As this particular site has a large amount of utility lines in and around the site, the designers have worked closely with city staff to ensure improvements are coordinated with the expectations of city staff and required utility clearances.

e. Parking has been located behind the building, enhancing the relationship of the building to Johnson and Bashford streets. Ingress and egress to the site parking lot are located on Johnson Street, with a relatively small number of parking spaces affecting traffic and overall street traffic flow. Sidewalks that connect building entrances along Bashford street promote pedestrian access to the building.

f. Since there is no setback required at C-C district, the building could be up against the property line. However, the design proposed steps the building back along both Bashford and Johnson streets, to allow for areas of usable greenspace and exterior patios. This provides a buffer around the perimeter of the building. Both the street and the parking sides of the building received similar architectural treatment. This approach enhances all sides of the building, versus just focusing on the front side, where the back side may often have less architectural interest.

g. The proposed use does not violate any floodplain regulations related to the site.

h. TID #4 was reviewed in terms of this project. Bike stalls are located near the entries. Entry doors along Bashford Street are also connected by sidewalks for pedestrian use, and decorative building lighting will also be incorporated.

i. The service and office use anticipated by this project fit directly within the C-C statement of purpose, accommodating the uses of the original downtown area, while also providing residential uses which will work with adjacent properties zoned with R designations.

j. 1. A 6-foot sidewalk width is maintained when adjacent to curbs, to match existing pedestrian access across the street on Bashford St. Greenspace and sidewalk access around the perimeter of the building is maintained.
2. The project has been analyzed in terms of erosion control and drainage, while utilizing permeable pavement to meet all applicable stormwater regulations.
3. Landscaping was not required per C-C zoning, but landscaping points were utilized to match with C-G zoning regulations to further enhance the site. Outdoor decks are provided for each unit, enhancing outdoor open space, along with an at grade patio for the commercial use.
4. NA
5. USLE worksheets are included in the erosion control submittal
6. Redesign of the site included narrowing the intersection and establishing shorter crosswalks for easier pedestrian accessibility.
7. NA
8. R-1, R-2 and C-C uses are located adjacent to the site. The proposed commercial office and limited residential use of this project will align well with these zoning adjacencies.
9. NA

Respectfully,

Nick Badura
Sketchworks Architecture, LLC

Site and Design Plans

Check List

Date received: _____

Subject property address: 5411 Bashford Street

Landowner's name: Village of McFarland

Landowner's address: _____

Landowner's phone/fax: _____

Landowner's email: _____

Agent's name: Nick Badura- Sketchworks Architecture

Agent's address: 7780 Elmwood Ave Ste 208, Middleton WI 53562

Agent's phone/fax: 608-836-7570

Agent's email: nbadura@sketchworksarch.com

G001 A. Title Block that indicates name and address of the current property owner.

G001 B. Name and signature of the designer.

G001 C. Date of original plan and latest date of revised plan.

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

\- E. Existing zoning C-C Proposed rezoning _____yes __X__no

Civil p.1 F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.

Civil p.2 G. All required building setback lines.

Civil p.2 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.

Civil p.2 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.

Civil p.2
A201 A202 J. Existing and proposed site and building signage.

A201 A202 K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.

Civil p.2 L. The location of all outdoor storage areas; including proposed screening materials and colors.

Civil p.3 M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.

Civil p.2 N. The location and type of any permanently protected green space areas.

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

Civil p.3 P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.

Civil p.2 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.

Civil p.5 R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.

Civil p.4 S. Hydrant locations and Fire Department Connection.

Civil p.6 T. Lighting Plans including photometrics and description of fixture types, heights and orientation.

Civil p.4 U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.

Civil p.2 V. Existing or proposed easements.

see below W. A legal description of the subject property.

General Comments: metes and bounds description of property to follow

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.

DAN CHIN HOMES MIXED USE

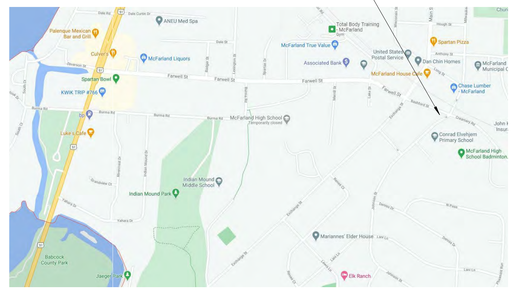
5411 BASHFORD STREET
MCFARLAND, WI

SITE PLAN SUBMITTAL

SHEET INDEX

SHEET NUMBER	SHEET NAME	REVISIONS MARK	REVISIONS DATE
CIVIL			
1	EXISTING SITE AND REMOVALS PLAN		
2	PRELIMINARY SITE PLAN		
3	PRELIMINARY GRADING AND EROSION CONTROL PLAN		
4	PRELIMINARY UTILITY PLAN		
5	PRELIMINARY LANDSCAPE PLAN		
6	LIGHTING PLAN		
7	PUBLIC SANITARY SEWER PLAN AND PROFILE		
8	RIGHT OF WAY ADJUSTMENTS		
ARCHITECTURAL			
A101	BASEMENT LEVEL FLOOR PLAN		
A102	FIRST FLOOR PLAN		
A103	SECOND FLOOR PLAN		
A201	EXTERIOR ELEVATIONS		
A202	EXTERIOR ELEVATIONS		
PRESENTATION			
A901	RENDERINGS		

PROJECT LOCATION



BUILDING LOCATION

PROJECT CONTACTS:

OWNER:
5411 BASHFORD LLC
5920 EXCHANGE ST #1
MCFARLAND, WI 53558

CONTACT:
MEG CHIN
608-620-4177

ARCHITECT:
SKETCHWORKS ARCHITECTURE, LLC
7780 ELMWOOD AVE., STE 208
MIDDLETON, WI 53562

CONTACT:
STEVE SHULFER (ARCHITECT)
NICK BADURA (PM)
608-836-7570

CIVIL ENGINEER:
QUAM ENGINEERING
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

CONTACT:
RYAN QUAM
608-838-7750

PRELIMINARY

Sketchworks architecture llc

DAN CHIN HOMES MIXED USE
NEW BUILDING
5411 BASHFORD STREET
MCFARLAND, WI

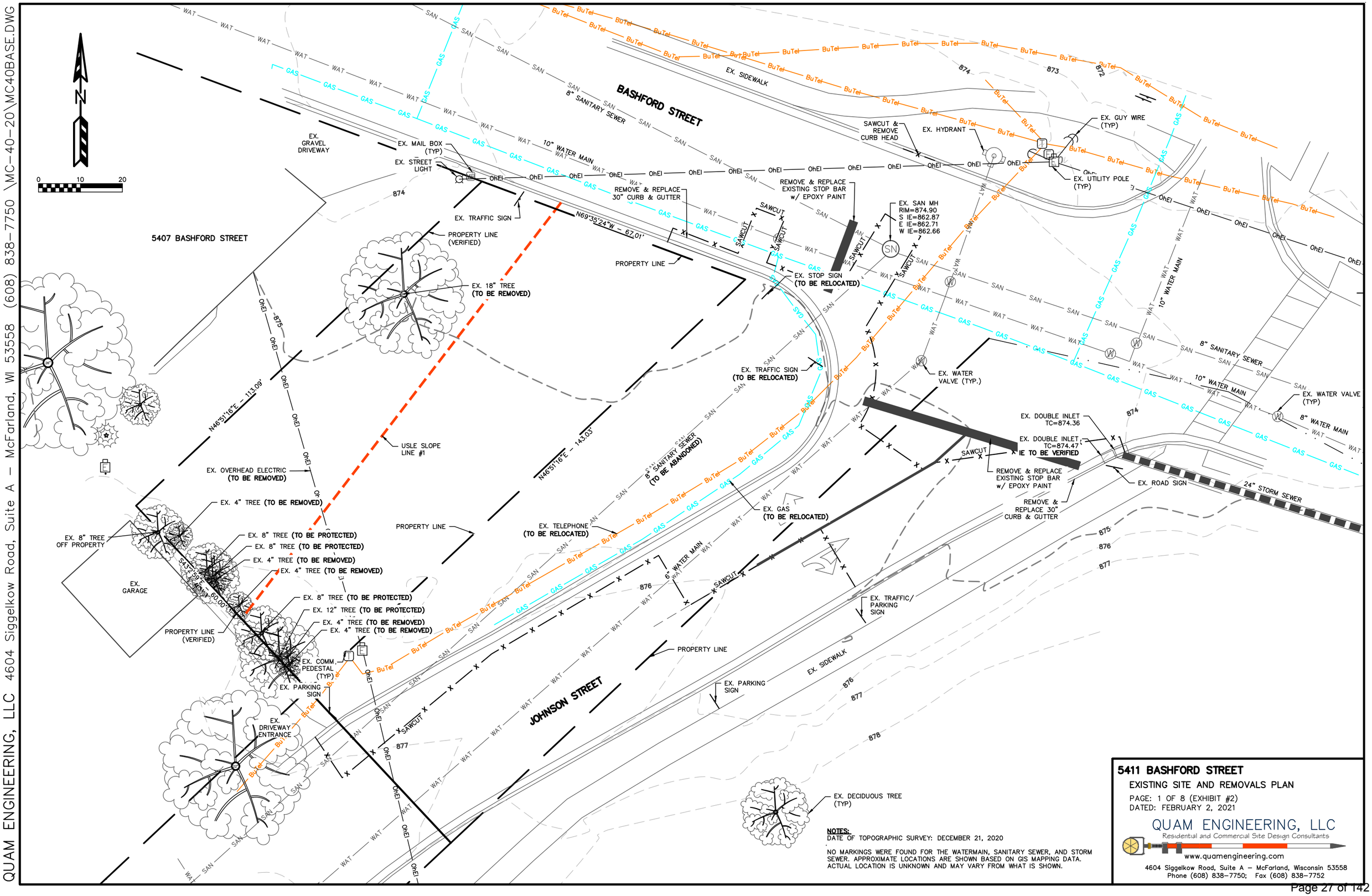
Project Status

	2021.01.31	PC SUBMITTAL

PROJ. #: 20001-01

COVER SHEET

G001



NOTES:
DATE OF TOPOGRAPHIC SURVEY: DECEMBER 21, 2020

NO MARKINGS WERE FOUND FOR THE WATERMAIN, SANITARY SEWER, AND STORM SEWER. APPROXIMATE LOCATIONS ARE SHOWN BASED ON GIS MAPPING DATA. ACTUAL LOCATION IS UNKNOWN AND MAY VARY FROM WHAT IS SHOWN.

5411 BASHFORD STREET

EXISTING SITE AND REMOVALS PLAN

PAGE: 1 OF 8 (EXHIBIT #2)
DATED: FEBRUARY 2, 2021

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \MC-40-20\MC40BASE.DWG

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \MC-40-20\MC40BASE.DWG

N

0 10 20

BASHFORD STREET

JOHNSON STREET

EX. SIDEWALK

EX. TRAFFIC SIGN (TO BE RELOCATED)

EX. MAIL BOX (TYP)

EX. STREET LIGHT/ TRAFFIC SIGN

EX. GRAVEL DRIVEWAY

5407 BASHFORD STREET

PROPERTY LINE (VERIFIED)

MONUMENT SIGN

4' CONCRETE SIDEWALK

5' CONCRETE SIDEWALK

6' CONCRETE SIDEWALK

REMOVE & REPLACE 30" CURB & GUTTER

REMOVE & REPLACE EXISTING STOP BAR w/ EPOXY PAINT

SAWCUT

PROPOSED SIDEWALK w/ HANDICAP RAMP

SAWCUT & REMOVE CURB HEAD

PROPOSED CROSS WALK w/ EPOXY PAINT

PROPOSED HANDICAP RAMP

EX. GUY WIRE (TYP)

EX. UTILITY POLE (TYP)

OHEI

53.4'

0.9'

6.1'

2.0'

13.9'

7.1'

4.5'

3.1'

5.1'

18" CURB

19.0'

20.0'

9.0' (TYP.)

8.0'

PERMEABLE PAVEMENT

(2) BIKE STALLS (2'x6')

R3.0'

R4.0'

CONCRETE PATIO

PROPOSED PROPERTY LINE

PROPERTY LINE

ENCLOSED REFUSE AREA w/ (2) 4-CY DUMPSTERS

PARKING LOT

EX. GARAGE

EX. COMM PEDESTAL (TYP)

EX. PARKING SIGN

EX. DRIVEWAY ENTRANCE

CONCRETE APRON

REMOVE & REPLACE EXISTING STRIPING AND TURN ARROWS w/ EPOXY PAINT

EX. TRAFFIC SIGN

REMOVE & REPLACE 30" CURB & GUTTER

EX. TRAFFIC/ PARKING SIGN

EX. PARKING SIGN

EX. SIDEWALK

60.0'

50.0'

POSSIBLE RIGHT-OF-WAY LINE EXPANSION (BASED ON AS-BUILT SIDEWALK)

EX. DECIDUOUS TREE (TYP)

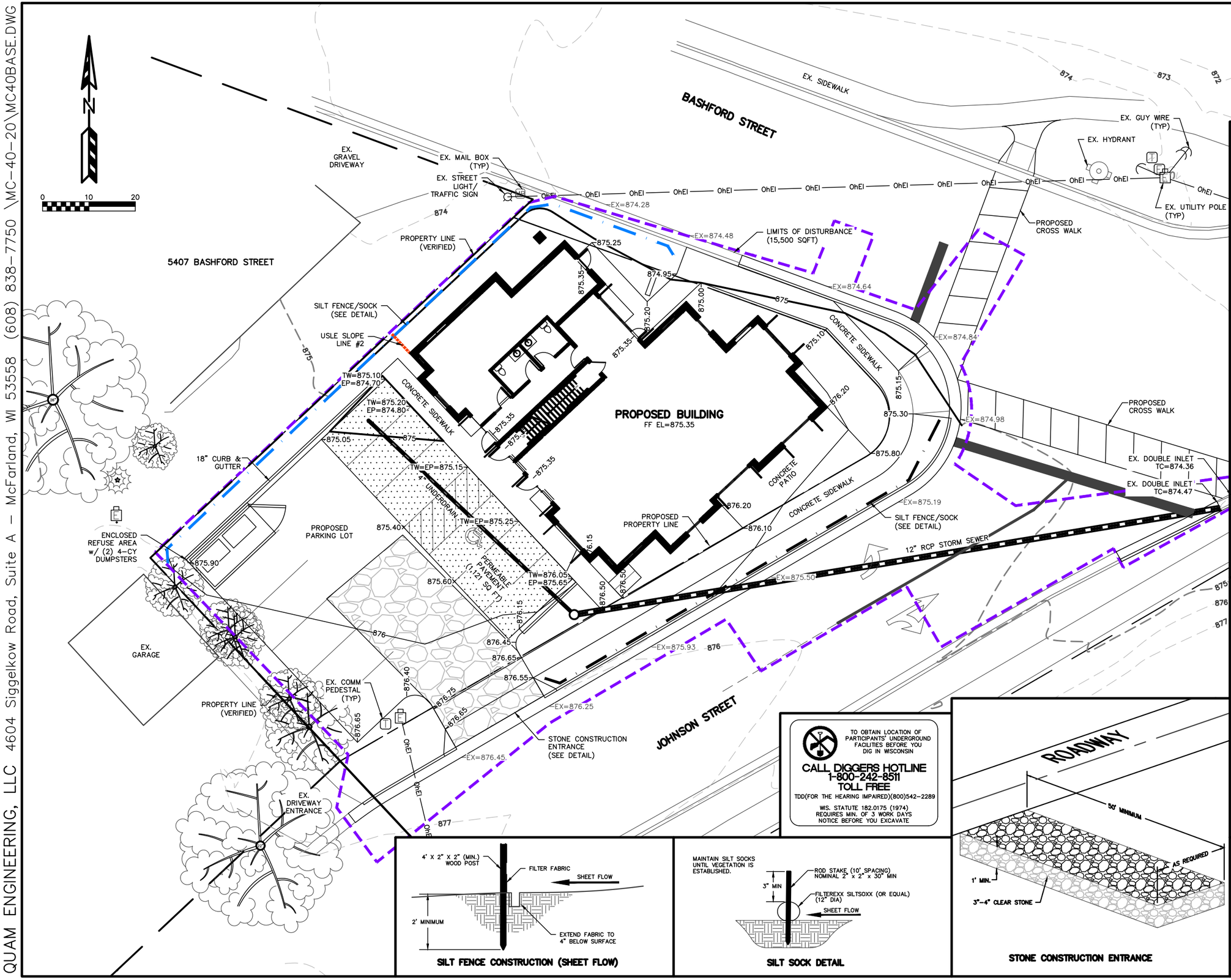
SITE INFORMATION
LOT AREA: 9,557 SQ FT
BUILDING AREA: 3,316 SQ FT
PAVED AREA: 4,047 SQ FT
TOTAL IMPERVIOUS AREA: 7,363 SQ FT
BUILDING HEIGHT: 24' SEE ELEVATION DRAWINGS
EXISTING ZONING: C-C
PROPOSED ZONING: C-C
MIN. # OF PARKING SPACES: 15
2 SPACES PER 2-BEDROOM APT: 6
1 SPACE/300 SQ.FT GROSS FLOOR AREA: 9
PROVIDED # OF PARKING SPACES: 11

5411 BASHFORD STREET

SITE PLAN

PAGE: 2 OF 8
DATED: FEBRUARY 2, 2021

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



EROSION NOTES:

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

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

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

ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.

PERIMETER CONTROL SHOULD BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHOULD BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

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

TIME SCHEDULE:

JUNE 1 – JUNE 15, 2021	INSTALL INITIAL EROSION CONTROL DEVICE AND ROUGH GRADE SITE.
JUNE 15 – NOVEMBER 15, 2021	CONSTRUCT BUILDING, PARKING LOT, SIDEWALK., AND CURB.
NOVEMBER 10, 2021	APPLY MULCH OR EROSION MAT TO PERVIOUS, DISTURBED AREAS THAT HAVE NOT BEEN RESTORED. (PER DNR TECH STANDARD 1058).
NOVEMBER 15, 2021	COMPLETE FINAL LANDSCAPING, RESTORE ALL PERVIOUS DISTURBED AREAS, AND CONSTRUCT PERMEABLE PAVEMENT PER DETAILS.

RESTORATION NOTES:

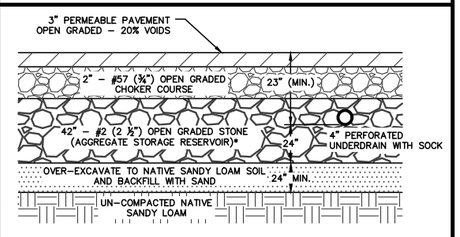
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. ALL PERVOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE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

FERTILIZER SHALL ME THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.

SEEDING FROM OCTOBER 1 THROUGH NOVEMBER 15 SHOULD BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. ADD WINTER WHEAT SEED AT ONE POUND PER 1,000 SQUARE FEET FOR SEEDING AFTER NOVEMBER 15.

OWNER:
5411 BASHFORD LLC
ATTN: DAN AND MEG CHIN
PO BOX 110
MCFARLAND WI, 53558

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



AGGREGATE STORAGE RESERVOIR NOTES:

1. SHALL CONSIST OF OPEN GRADED BASE CONSISTING OF CRUSHED STONE OR CRUSHED GRAVEL WITH NO GREATER THAN 5% PASSING THE NO. 200 SIEVE.
2. PROVIDE A MINIMUM POROSITY OF 30% PER ASTM C29 STANDARD TEST METHOD FOR BULK DENSITY ("UNIT WEIGHT") AND VOIDS IN AGGREGATE.
3. COMPLY WITH SOUNDNESS AND WEAR, AND FRACTURE REQUIREMENTS LISTED IN WISCONSIN DOT STANDARD SPECIFICATIONS SECTION 301.2.4.5 – AGGREGATE BASE PHYSICAL PROPERTIES.
4. COMPLY WITH CONSTRUCTION REQUIREMENT IN WISCONSIN DOT STANDARD SPECIFICATIONS SECTION 301.3 OR ADMINISTERING AUTHORITY.
5. IF ASPHALT IS USED AS PERMEABLE PAVEMENT, THEN ASPHALT SHALL BE POLYMER MODIFIED BINDER, GROUND TIRE RUBBER (GTR), OR FIBERS (CELLULOSE) MEETING THE DRAIN DOWN REQUIREMENT FOR WSDOT SMA OF 0.30%. THE DRAIN DOWN FOR THE UNCOMPACTED HMA MIXTURE SHALL BE TESTED USING AASHTO T-305 PROCEDURE.

PERMEABLE PAVEMENT DETAIL

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

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

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

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

SILT FENCE CONSTRUCTION (SHEET FLOW)

SILT SOCK DETAIL

STONE CONSTRUCTION ENTRANCE

5411 BASHFORD STREET

GRADING AND EROSION CONTROL PLAN

PAGE: 3 OF 8 (EXHIBIT #3)
DATED: FEBRUARY 2, 2021

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

UTILITY NOTES:

CONTACT VILLAGE PRIOR TO CONNECTING PROPOSED UTILIES INTO EXISTING UTILITIES. ALL CONNECTIONS SHALL BE PHOTOGRPAHED AND NEW STORM PIPES SHALL NOT EXTRUDE INTO EXISTING STORM PIPES.

ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MOST CURRENT EDITION OF VILLAGE OF MCFARLAND STANDARD SPECIFICATIONS FOR PUBLIC WORKS IMPROVEMENTS AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

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

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF MCFARLAND PRIOR TO CONNECTING TO THE WATER SERVICE.

THE CONTRACTOR SHALL VERIFY THE EXISTING WATER MAIN SIZE AT THE 6" TAPPING CONNECTION.

BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.

GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.

SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.

WATER SERVICE SHALL BE DUCTILE IRON UNLESS INDICATED OTHERWISE.

ALL EXISTING WATER LATERALS AND UNNECESSARY WYES TO THE SITE ARE TO BE ABANDONED WITH CAPS AT THE MAIN.

BASHFORD STREET
EX. SIDEWALK
EX. 8" SANITARY SEWER
EX. 10" WATER
48.5'
EX. GRAVEL DRIVEWAY
EX. MAIL BOX (TYP)
EX. STREET LIGHT
EX. HYDRANT
EX. GUY WIRE (TYP)
EX. UTILITY POLE (TYP)
PROPOSED CROSS WALK
PROPOSED 6"x10" TAPPING VALVE
SAWCUT
EX. SAN MH
RIM=874.90
S IE=862.87
E IE=862.71
W IE=862.66
4.9'
PROPERTY LINE (VERIFIED)
CONCRETE SIDEWALK
KNOX BOX
PROPOSED 24'-6" WATER SERVICE (PLUMBER TO VERIFY SIZE)
14'-6" PVC SANITARY LATERAL @ 1.00% MIN (PLUMBER TO VERIFY SIZE)
175'- 8" EX. SANITARY SEWER (TO BE REMOVED)
55'- 8" SANITARY SEWER
EX. 6" WATER
EX. INLET
TC=874.36
EX. WATER VALVE (TYP)
4" OBSERVATION WELL
IE=872.80
18" CURB & GUTTER
61'- 4" UNDERDRAIN @ 0.0%
PERMEABLE PAVEMENT
13.0'
16.1'
PROPOSED RELOCATED GAS LINE
PROPOSED RELOCATED TELEPHONE LINE
PROPERTY LINE (APPROXIMATE- TO BE VERIFIED)
PRO SAN MH #2
RIM=875.85
SW IE=863.95
NE IE=863.85
11.0'
123'- 8" SANITARY SEWER (PUBLIC)
142'-12" RCP STORM SEWER @ 0.6%
REMOVE & REPLACE 30" CURB & GUTTER
EX. INLET
TC=874.47
EX N IE =(TO BE VERIFIED)
PRO S IE=871.45
(CORE & POUR CONCRETE SEAL)
ENCLOSED REFUSE AREA w/ (2) 4-CY DUMPSTERS
EX. GARAGE
STORM MH #1
RIM=876.45
NW IE=872.80
NE IE=872.30
PROPERTY LINE (VERIFIED)
EX. COMM PEDESTAL (TYP)
EX. DRIVEWAY ENTRANCE
PRO SAN MH #1
RIM=876.90
SW IE=866.15
NE IE=866.05
EX. 6" WATER
60.0'
JOHNSON STREET
EX. SIDEWALK
POSSIBLE RIGHT-OF-WAY LINE (BASED ON AS-BUILT SIDEWALK)
EX. DECIDUOUS TREE (TYP)
134' TO HYDRANT

N

0 10 20

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542-2289
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

5411 BASHFORD STREET

UTILITY PLAN

PAGE: 4 OF 8 (EXHIBIT #4)
DATED: FEBRUARY 2, 2021

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
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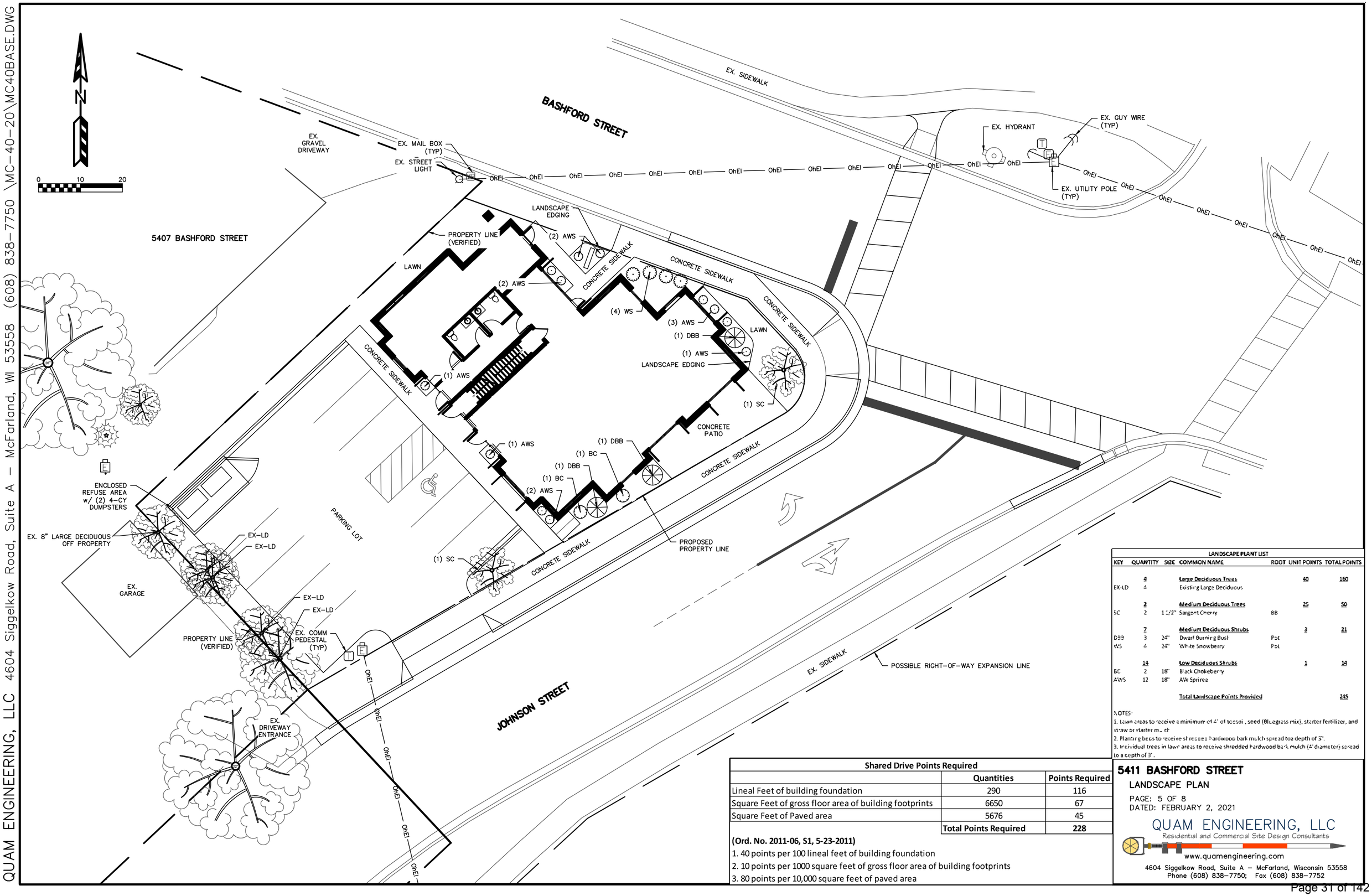
QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \MC-40-20\MC40BASE.DWG



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LANDSCAPE PLANT LIST

KEY	QUANTITY	SIZE	COMMON NAME	ROOT	UNIT POINTS	TOTAL POINTS
	4		**Large Deciduous Trees**		**40**	**160**
EX-LD	4		Existing Large Deciduous			
	2		**Medium Deciduous Trees**		**25**	**50**
SC	2	1 1/2"	Sargent Cherry	BB		
	7		**Medium Deciduous Shrubs**		**3**	**21**
DBB	3	24"	Dwarf Burning Bush	Pot		
WS	4	24"	White Snowberry	Pot		
	14		**Low Deciduous Shrubs**		**1**	**14**
BC	2	18"	Black Chokeberry			
AWS	12	18"	AW Spirea			
			Total Landscape Points Provided			**245**

NOTES:
1. Lawn areas to receive a minimum of 4" of topsoil, seed (Bluegrass mix), starter fertilizer, and straw or starter mulch.
2. Planting beds to receive shredded hardwood bark mulch spread to a depth of 3".
3. Individual trees in lawn areas to receive shredded hardwood bark mulch (4' diameter) spread to a depth of 3".

Shared Drive Points Required

	Quantities	Points Required
Lineal Feet of building foundation	290	116
Square Feet of gross floor area of building footprints	6650	67
Square Feet of Paved area	5676	45
	Total Points Required	**228**

(Ord. No. 2011-06, S1, 5-23-2011)
1. 40 points per 100 lineal feet of building foundation
2. 10 points per 1000 square feet of gross floor area of building footprints
3. 80 points per 10,000 square feet of paved area

5411 BASHFORD STREET

LANDSCAPE PLAN

PAGE: 5 OF 8
DATED: FEBRUARY 2, 2021

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BASHFORD STREET

EX. SIDEWALK

EX. GRAVEL DRIVEWAY

EX. MAIL BOX (TYP)

EX. STREET LIGHT

OhEl

EX. HYDRANT

EX. GUY WIRE (TYP)

EX. UTILITY POLE (TYP)

5407 BASHFORD STREET

PROPERTY LINE (VERIFIED)

GOOSE NECK LIGHT

CONCRETE SIDEWALK

WALL PACK LIGHT

CONCRETE PATIO

ENCLOSED REFUSE AREA w/ (2) 4-CY DUMPSTERS

PARKING LOT

EX. GARAGE

LIGHT POLE

PROPERTY LINE (VERIFIED)

EX. COMM PEDESTAL (TYP)

EX. DRIVEWAY ENTRANCE

JOHNSON STREET

PROPOSED PROPERTY LINE

PROPERTY LINE

POSSIBLE RIGHT-OF-WAY EXPANSION LINE

EX. DECIDUOUS TREE (TYP)

5411 BASHFORD STREET

LIGHTING PLAN

PAGE: 6 OF 8
DATED: FEBRUARY 2, 2021

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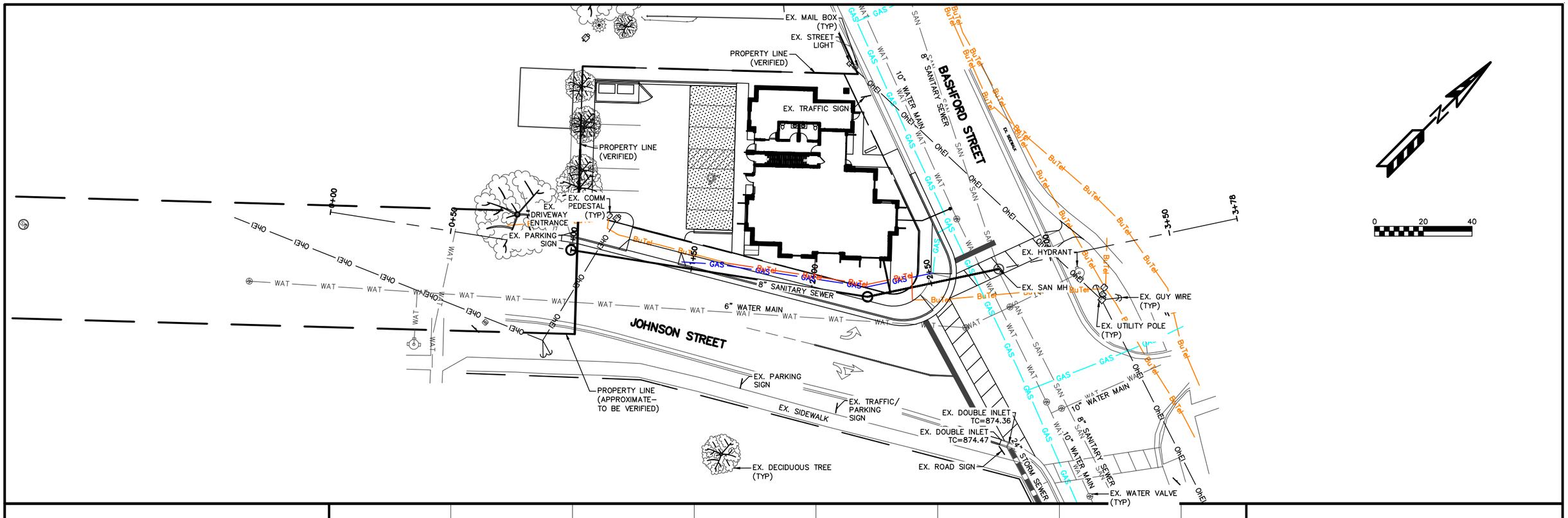

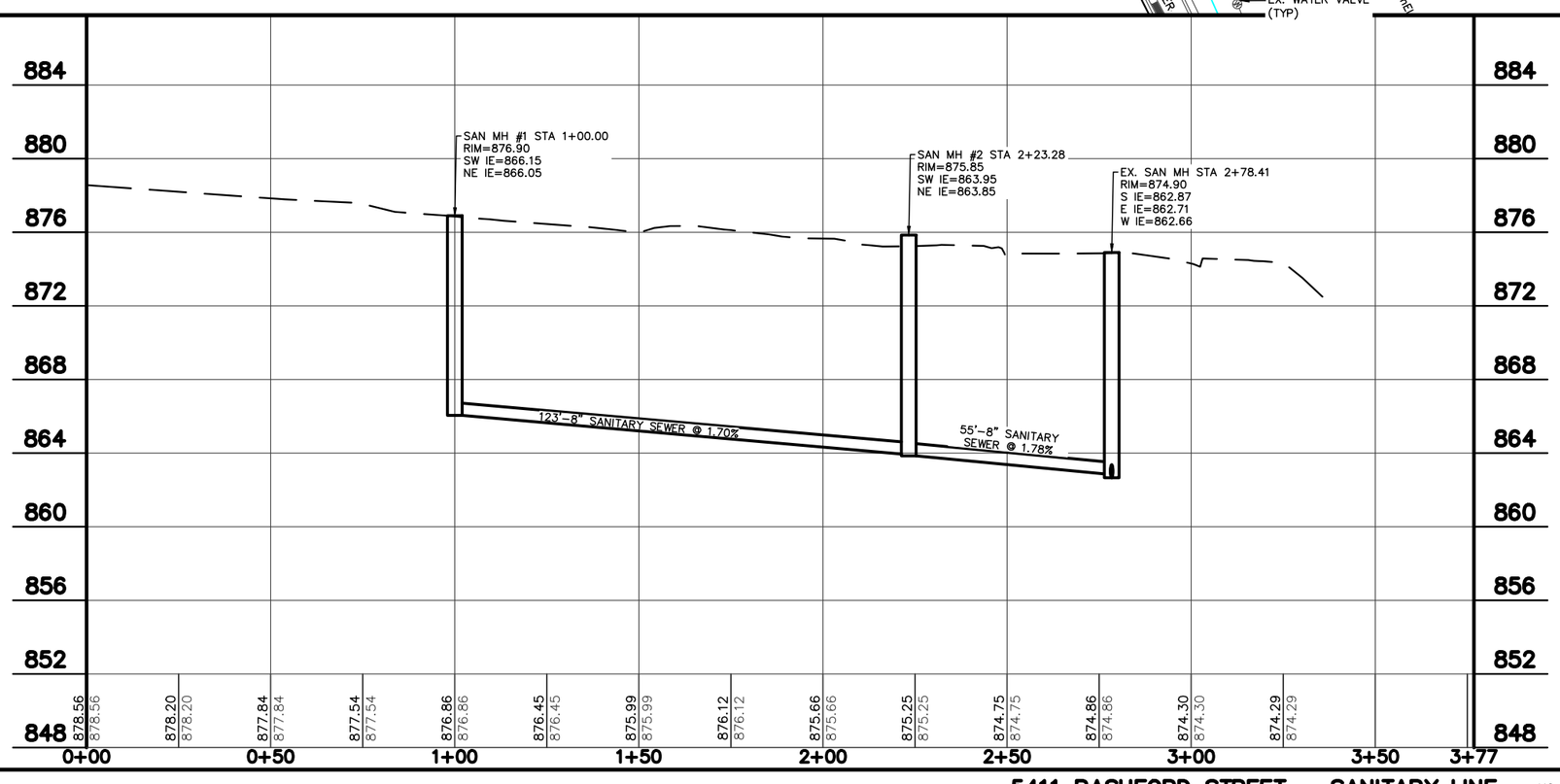

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BASHFORD STREET

EX. SIDEWALK

48.5'

EX. GRAVEL DRIVEWAY

EX. MAIL BOX (TYP)

EX. STREET LIGHT/ TRAFFIC SIGN

OhEl

EX. GUY WIRE (TYP)

EX. UTILITY POLE (TYP)

PROPOSED CROSS WALK

POSSIBLE RIGHT-OF-WAY EXPANSION

EXISTING PROPERTY LINE

5407 BASHFORD STREET

PROPERTY LINE (VERIFIED)

0.9'

6.1'

4.9'

4' SIDEWALK

5' SIDEWALK

6' SIDEWALK

REQUIRED RIGHT-OF-WAY VACATION

CONCRETE PATIO

7.1'

4.5'

18" CURB

5.1'

ENCLOSED REFUSE AREA w/ (2) 4-CY DUMPSTERS

EX. GARAGE

5.4'

EX. COMM PEDESTAL (TYP)

EX. PARKING SIGN

EX. DRIVEWAY ENTRANCE

CONCRETE APRON

JOHNSON STREET

60.0'

50.0'

EX. TRAFFIC SIGN

POSSIBLE RIGHT-OF-WAY EXPANSION (EXTENDS EASTERLY TO END OF SCHOOL PROPERTY)

EX. TRAFFIC/ PARKING SIGN

POSSIBLE RIGHT-OF-WAY EXPANSION

EX. PARKING SIGN

EX. SIDEWALK

POSSIBLE RIGHT-OF-WAY LINE (BASED ON AS-BUILT SIDEWALK)

EX. DECIDUOUS TREE (TYP)

5411 BASHFORD STREET

RIGHT-OF-WAY ADJUSTMENT MAP

PAGE: 8 OF 8
DATED: FEBRUARY 2, 2021

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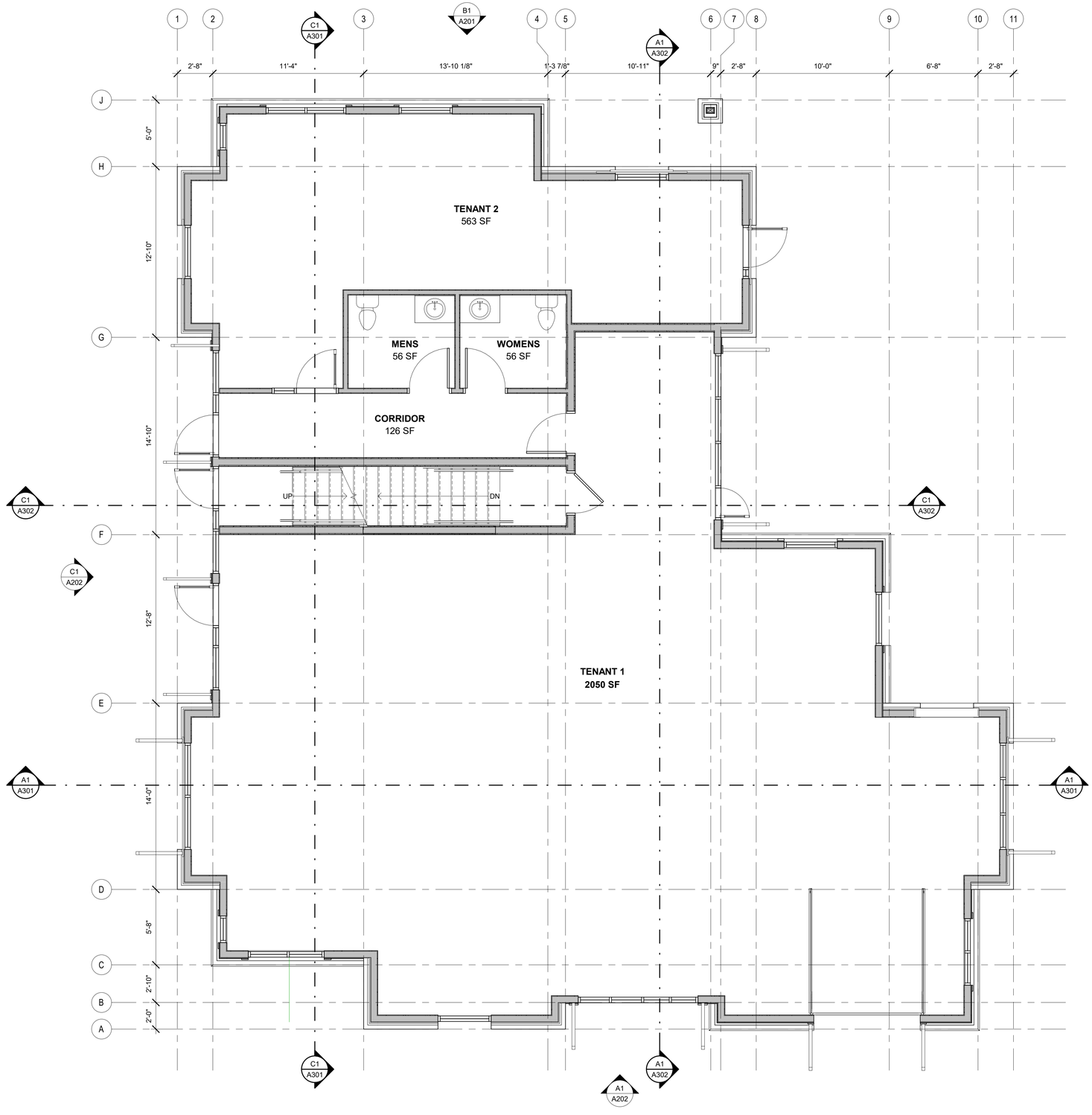


A1 FIRST FLOOR PLAN
1/4" = 1'-0"

0' 1' 2' 4' 8'
0' 1/4" 1/2" 1" 2"
SCALE: 1/4" = 1'-0"

PRELIMINARY

Sketchworks architecture llc

DAN CHIN HOMES MIXED USE

NEW BUILDING
5411 BASHFORD STREET
MCFARLAND, WI

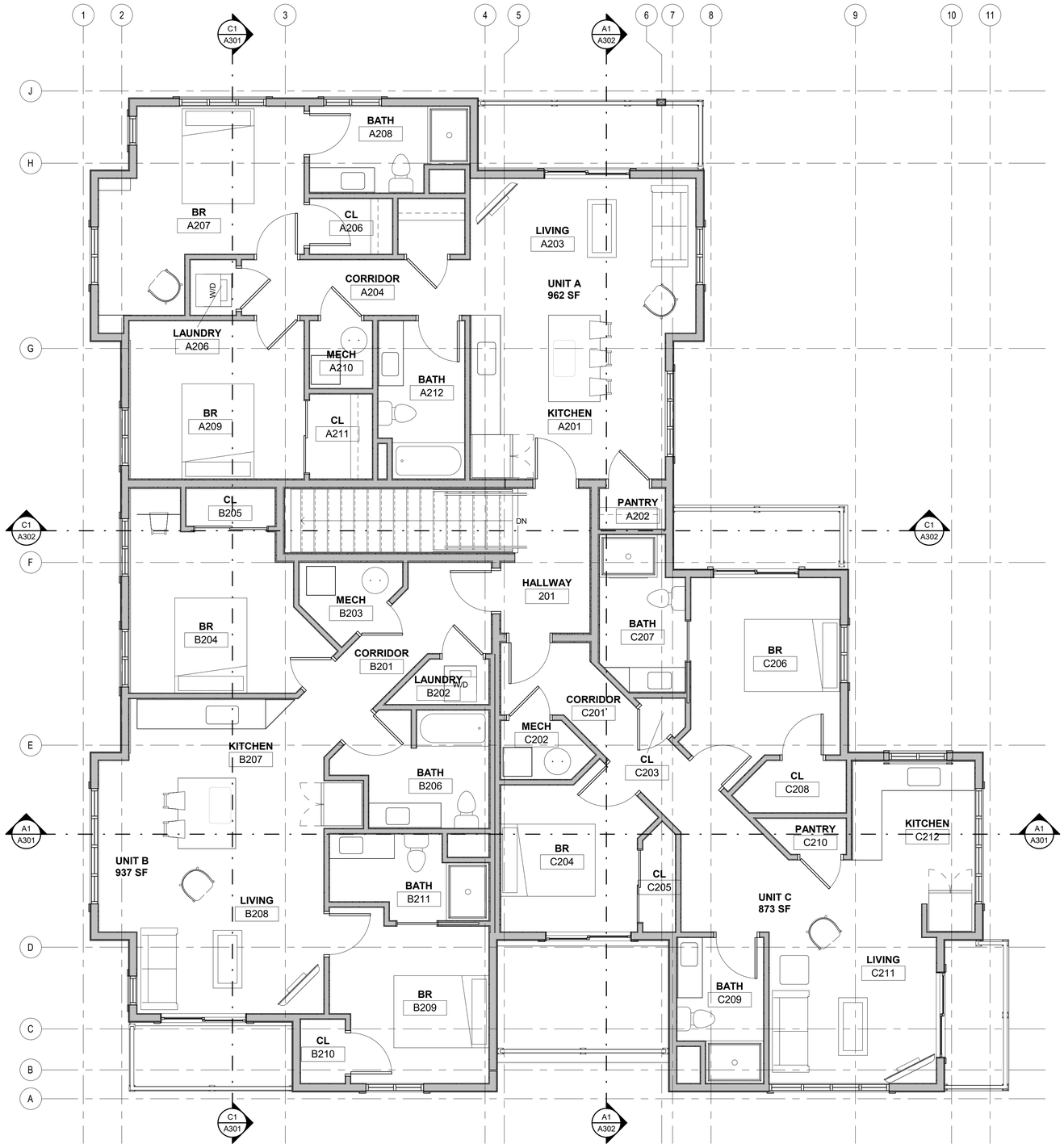
Project Status

2021.01.31	PC SUBMITTAL

PROJ. #: 20001-01

FIRST FLOOR PLAN

A102



A1 SECOND FLOOR PLAN

1/4" = 1'-0"

0' 1' 2' 4' 8'
0' 1/4" 1/2" 1" 2"
SCALE: 1/4" = 1'-0"

PRELIMINARY

Sketchworks architecture llc

DAN CHIN HOMES MIXED USE

NEW BUILDING
5411 BASHFORD STREET
MCFARLAND, WI

Project Status

2021.01.31	PC SUBMITTAL

PROJ. #: 20001-01

SECOND FLOOR PLAN

A103

EXTERIOR MATERIAL SCHEDULE

#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	COMMENTS
1	STONE VENEER	DUTCH QUALITY STONE	ELKWOOD WEATHER LEDGE	MIX (LT GREY, MED. GREY, BROWN)	-
2	PRECAST CAP	DUTCH QUALITY STONE	-	GREY	-
3	BOARD AND BATTEN VERTICAL SIDING	LP	-	WHITE	-
4	TRIM BOARD	LP	-	MED. BROWN	-
5	FASCIA BOARD	LP	-	WHITE	-
6	ROOFING	-	ARCHITECTURAL SHINGLES	GREY	-
7	WOOD FRAMED CANOPY	-	-	MED. BROWN	-
8	BALCONY	-	-	MED. BROWN	-
9	WOOD AND METAL FENCE	-	-	ANODIZED ALUM	-
10	HORIZONTAL SIDING	LP	-	GREY	-
11	CANOPY ROOF	-	STANDING SEAM ROOF	CHARCOAL	-

B1 NORTH ELEVATION
1/4" = 1'-0"

A1 EAST ELEVATION
1/4" = 1'-0"

PRELIMINARY

Sketchworks architecture llc

DAN CHIN HOMES MIXED USE
NEW BUILDING
5411 BASHFORD STREET
MCFARLAND, WI

Project Status

2021.01.31	PC SUBMITTAL

PROJ. #: 20001-01

EXTERIOR ELEVATIONS

A201

EXTERIOR MATERIAL SCHEDULE

#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	COMMENTS
1	STONE VENEER	DUTCH QUALITY STONE	ELKWOOD WEATHER LEDGE	MIX (LT GREY, MED. GREY, BROWN)	-
2	PRECAST CAP	DUTCH QUALITY STONE	-	GREY	-
3	BOARD AND BATTEN VERTICAL SIDING	LP	-	WHITE	-
4	TRIM BOARD	LP	-	MED. BROWN	-
5	FASCIA BOARD	LP	-	WHITE	-
6	ROOFING	-	ARCHITECTURAL SHINGLES	GREY	-
7	WOOD FRAMED CANOPY	-	-	MED. BROWN	-
8	BALCONY	-	-	MED. BROWN	-
9	WOOD AND METAL FENCE	-	-	ANODIZED ALUM	-
10	HORIZONTAL SIDING	LP	-	GREY	-
11	CANOPY ROOF	-	STANDING SEAM ROOF	CHARCOAL	-

C1 WEST ELEVATION
1/4" = 1'-0"

A1 SOUTH ELEVATION
1/4" = 1'-0"

PRELIMINARY

Sketchworks architecture llc

DAN CHIN HOMES MIXED USE

NEW BUILDING
5411 BASHFORD STREET
MCFARLAND, WI

Project Status

2021.01.31	PC SUBMITTAL

PROJ. #: 20001-01

EXTERIOR ELEVATIONS

A202

DAN CHIN HOMES MIXED USE

RENDINGS

01/31/2021

Sketchworks architecture llc
7780 Elmwood Ave., Suite 208 ◦ Middleton, WI 53562 ◦ 608.836.7570

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

February 1, 2021

Town and Country Engineering, Inc.
Attn: Brian Berquist
2912 Marketplace Drive, Suite 103
Madison, WI 53719

Re: 5411 Bashford Street
Village of McFarland

Enclosed are the following documents for the above referenced project:

1. Erosion Control Application;
2. Existing Site Plan;
3. Grading and Erosion Control Plan;
4. Utility Plan;
5. Existing Drainage Plan;
6. Proposed Drainage Plan;
7. Universal Soil Loss Equation (USLE) Worksheet;
8. Pre-Development HydroCAD Calculations;
9. Post-Development HydroCAD Calculations;
10. Sediment Control Calculations;
11. Infiltration Calculations;
12. Soils Analysis;
13. Stormwater Management Maintenance Agreement.

The documents are being submitted to address erosion control and storm water management requirements for the proposed redevelopment with new impervious area. The development will meet the following performance standards as defined in the Village of McFarland Ordinance as follows:

Erosion Control
The proposed construction shall include erosion control measures to prevent gully and bank erosion and limit total off-site erosion to less than 5.0 tons per acre per year.

All runoff during construction shall be directed to flow through erosion control measures as shown on the Grading and Erosion Control Plan. The USLE calculation worksheet is included as Exhibit #7 and indicates soil loss will be less than 5.0 tons per acre per year.

Sediment Control
The proposed development shall include design practices to retain soil particles greater than five microns (80% reduction) on the new developed site, and twenty-five microns (40% reduction) on the redeveloped site resulting from the one-year 24-hour storm event.

The permeable pavement will remove more than 66.5% of total suspended solids (TSS), which is the weighted average required TSS for the project. The Sediment Control Calculations are included as Exhibit #10.

4604 Siggelkow Road, Suite A ♦ McFarland, Wisconsin 53558 ♦ www.quamengineering.com
Phone (608) 838-7750 ♦ Fax (608) 838-7752 ♦ E-mail rquam@quamengineering.com

Oil and Grease Control

The first ½" runoff shall be treated using oil and grease removal technology.

This site contains less than 40 parking stalls and the proposed use is not expected to produce a significant amount of oil and grease. Therefore, oil and grease control is not required.

Runoff Rate Control

All stormwater facilities shall be designed, installed and maintained to effectively maintain pre-development peak runoff rates for the 1, 2, 10, 25, and 100 year, 24-hour storm event.

The proposed permeable pavement will provide runoff rate control for the new impervious surface. The Pre and Post-Development HydroCAD calculations are included as Exhibits #8 and #9. A summary table of those results is shown below.

Storm Event (Year)	Total Existing Flow Rate (cfs)	Total Proposed Flow Rate without Controls (cfs)	Total Proposed Flow Rate with Controls (cfs)
1	0.02	0.35	0.00
2	0.05	0.42	0.00
10	0.16	0.65	0.12
25	0.26	0.82	0.26
100	0.46	1.11	0.45

Outlets

Discharges from the site must have a stable outlet capable of carrying the designed flow at a non-erosive velocity.

The proposed permeable pavement underdrain and storm sewer will provide stable discharge from the site.

Infiltration

All downspouts, driveways, and other impervious areas shall be directed to pervious areas, where feasible. Additionally, for residential and non-residential developments design practices to infiltrate sufficient runoff volume so that post-development infiltration volume shall be at least 90% of the pre-development infiltration volume, based on average annual rainfall per Village Ordinance.

The new impervious surfaces will be directed to the permeable pavement as shown on the Proposed Drainage Plan. The permeable pavement will infiltrate at least 90% of the pre-development infiltration volume as shown in Exhibit #11.

If the documents are satisfactory, please approve the project for an erosion control and storm water management permit. The Erosion Control Permit fee will be submitted separately to the Village. If you have any questions or comments, please feel free to contact me.

Sincerely,

Aaron Falkosky, P.E.
Project Manager

CC: Dan Chin, Dan Chin Homes, w/enc. via email

FN: MC-40-20

Village of McFarland Permit No. _____

Erosion Control Plan – Simplified Checklist Parcel No. _____

The short form, pages 1 & 4, may be utilized for the following:

All sites administered by the Village of McFarland under the Wisconsin Uniform Building Code (UDC).

All sites administered under the Village of McFarland Erosion Control Ordinance whenever the following conditions exist:

1. The site is not more than 20,000 square feet in area.
2. The site is not adjacent to and does not drain directly into any sensitive areas nearby; such as streams, lakes, or wetlands.
3. The slope throughout the site is less than 10 percent (10 feet vertical and 10 feet horizontal).

If the construction involves a land disturbance of more than 20,000 square feet or has a slope of more than 10 percent, then an engineering plan must be filed and pages 1 *through* 4 must be completed.

Instructions

1. Complete this plan by filling in requested information on the inside of this form and completing the site diagram page. (Refer to page 2 for assistance in completing the site diagram.)
2. Submit this plan at the time of permit application.
3. In completing this form, give consideration to minimizing the disturbed area, prompt seeding, and proper planning of water runoff patterns throughout all stages of development.

Project Location (Address)	5411 Farwell Street
Builder (include telephone no.)	To be determined
Owner (include telephone no.)	Dan Chin Homes (608-620-4177)
Plan/Worksheet Completed by (Signature)	Quam Engineering, LLC, Aaron Falkosky
Date	February 1, 2021

Erosion Control Fees

	2011	Notes
To 20,000 sq. ft.	$350	Disturbed limits = 15,500 SQFT
20,000 sq. ft. to 2 acres	$500	
2 – 5 acres	$750	
5+ acres	$1000 deposit and actual cost	

Date Paid		Receipt No.	

Erosion Control Plan – Simplified Checklist

Complete the site diagram with the following information:

Site Characteristics

- North arrow and site boundary. Indicate and name adjacent streets or roadways.
- Location of existing drainage ways within and nearby the site and direction of flow.
- Location of existing and planned storm sewer inlets and culvert crossings nearby the site indicating size and direction of flow.
- Location of existing and proposed buildings, paved areas and elevations relative to final site grades.
- Location and approximate dimensions of the disturbed area on the site.
- Approximate gradient and direction of:
  1. existing and planned slopes; and
  2. planned drainageways on site.
- Location and approximate watershed area of overland runoff (sheet flow) and drainageways runoff (concentrated) flow coming onto the site and adjacent areas.
- Representative soil type of the disturbed area on the site (i.e., sandy, silt loam, clay loam, clay). _____

Site Diagram

See Grading and Erosion Control Plan

Erosion Control Plan Legend

═══════	Property line	– – – – – – – – – – – – – – – –	Limits of grading
——————→	Existing drainage	----------→	Finished drainage
·····→TD	Temporary diversion	♦——♦——♦——♦——♦——♦	Silt fence
---------- ---------- ----------	Sod/Seed	Please indicate north by including an arrow.	

Note: Straw hay bales are not an acceptable erosion control measure.

Erosion Control Practices

Location of temporary soil storage piles

Note: √ Soil storage piles will be contained by a downslope sediment fence or be covered with a tarp. It is recommended that they be located more than 25 feet from any downslope road or drainageway.

√ It is recommended that they be temporarily seeded.

Location of temporary gravel access drives (s).

Note: √ Gravel drive will have 2 to 3 inch aggregate stone laid at least 7 feet wide and 6 inches thick.

√ Drives will extend from the roadway 50 feet or to the building (whichever is less).

Location of sediment controls (filter fabric fence, straw bale fence, or other planned practices) that will minimize amount of eroded soil leaving the site.

Note: √ Sediment controls may not be necessary if permanent seeding and mulching is completed within 30 days of the start of grading except around soil storage piles, around inlets and within drainageways.

Location of sediment barriers around storm sewer inlets.

Location of diversions.

Note: √ It is recommended that areas of concentrated flow be properly diverted around disturbed areas. Overlay runoff (sheet flow) from adjacent areas greater than 10,000 square feet is also recommended to be diverted around disturbed areas in a manner that will not adversely impact adjacent landowners.

√ Diversions will be stabilized with seeding and mulching **within 24 hours** of completion of diversion.

Location of practices that will control erosion in areas of concentrated flow.

Note: √ Drainageways will be stabilized with seeding, mulching, and other appropriate measures within 24 hours of completion of construction of drainageways unless erosion is controlled through use of such practices as properly supported filter fabric barriers or straw bale barriers.

<u>Management of Erosion Control</u>

Temporary stabilization of disturbed areas.

Note: √ It is recommended that rough graded disturbed areas (planned to be left inactive for more than 60 days during the summer or for more than 6 months of the rest of the year) have temporary soil stockpiled (planned to be left inactive for more than 7 days) and stabilized by temporary seeding (April 15 and October 15) or by other cover, such as tarping or mulching.

√ Temporary seeding of oats or sudan grass are normally sown between May 15 and July 15, and rye grass or winter wheat are normally sown between July 15 and September 15.

Permanent stabilization of site by re-vegetation or other means.

Note: √ Permanent seeding will be completed by September 15 or sodding placed by November 15.

√ Straw or grassy hay mulching is recommended on all disturbed areas that are planned to be seeded.

Permanent Seeding Type	Rate of Application
See Grading and Erosion Control Plan	See Grading and Erosion Control Plan

Maintenance of erosion control practices.

Note: √ All erosion control practices will be inspected daily and maintained in working condition.
√ Accumulated sediment will be removed from behind sediment fences and barriers before it reaches a depth that is equal to half the barrier height.
√ All sediment that moves off-site due to construction activities will be cleaned up by the end of the workday.
√ All sediment that moves off-site due to storm events will be cleaned up as soon as possible but at least by the end of the next day.
√ Temporary gravel access drives will be maintained throughout construction in working condition.
√ All erosion control practices will be maintained until the disturbed areas they protect are permanently stabilized and established. Upon permanent stabilization establishment, the temporary erosion control practices will be removed.

Schedule of erosion control practice installation and site grading.

Note: √ Necessary erosion control practices will be installed prior to beginning grading.

Activity	Completion Date	Inspection Date
Install Erosion Control Practices	See Grading and Erosion Control Plan	
Start Grading		
Apply Temporary Stabilization		
Apply Permanent Stabilization		

Permanent Seeding Responsibility of:

Name: To be determined

Telephone No.: _____

Installation and Maintenance of Erosion Control Practices Responsibility of:

Name: To be determined

Telephone No.: _____

- For more assistance on plan preparation, refer to Chapter 15-5-1 of Village of McFarland Municipal Code, the Wisconsin DNR, Wisconsin Construction Site Best Management Handbook, and the UW-Extension publication, "Erosion Control for Home Builders."
- The Wisconsin Construction Site Best Management Handbook is available through State of Wisconsin Document Sales at (608) 266-3358.
- Erosion Control for Home Builders (GWQ001) can be ordered through Cooperative Extension Publications (608) 262-3346.

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0 10 20

BASHFORD STREET

JOHNSON STREET

5407 BASHFORD STREET

EX. GRAVEL DRIVEWAY

EX. MAIL BOX (TYP)

EX. STREET LIGHT

EX. TRAFFIC SIGN

EX. SIDEWALK

8" SANITARY SEWER

10" WATER MAIN

REMOVE & REPLACE 30" CURB & GUTTER

SAWCUT & REMOVE CURB HEAD

REMOVE & REPLACE EXISTING STOP BAR w/ EPOXY PAINT

EX. HYDRANT

EX. GUY WIRE (TYP)

EX. UTILITY POLE (TYP)

EX. SAN MH
RIM=874.90
S IE=862.87
E IE=862.71
W IE=862.66

EX. STOP SIGN (TO BE RELOCATED)

EX. WATER VALVE (TYP.)

EX. WATER VALVE (TYP)

8" WATER MAIN

EX. DOUBLE INLET
TC=874.36

EX. DOUBLE INLET
TC=874.47
IE TO BE VERIFIED

EX. ROAD SIGN

24" STORM SEWER

PROPERTY LINE (VERIFIED)

PROPERTY LINE

N69°35'24"W – 67.01'

EX. 18" TREE (TO BE REMOVED)

USLE SLOPE LINE #1

N46°51'16"E – 113.09'

N46°51'16"E – 143.03'

EX. OVERHEAD ELECTRIC (TO BE REMOVED)

EX. 4" TREE (TO BE REMOVED)

EX. 8" TREE OFF PROPERTY

EX. 8" TREE (TO BE PROTECTED)

EX. 4" TREE (TO BE REMOVED)

EX. 4" TREE (TO BE REMOVED)

EX. 8" TREE (TO BE PROTECTED)

EX. 12" TREE (TO BE PROTECTED)

EX. 4" TREE (TO BE REMOVED)

EX. 4" TREE (TO BE REMOVED)

S43°39'E – 90.00'

EX. GARAGE

PROPERTY LINE (VERIFIED)

EX. COMM. PEDESTAL (TYP)

EX. PARKING SIGN

EX. DRIVEWAY ENTRANCE

8" SANITARY SEWER (TO BE ABANDONED)

EX. TELEPHONE (TO BE RELOCATED)

EX. TRAFFIC SIGN (TO BE RELOCATED)

EX. GAS (TO BE RELOCATED)

6" WATER MAIN

EX. TRAFFIC/ PARKING SIGN

EX. PARKING SIGN

EX. DECIDUOUS TREE (TYP)

874 873 872 875 876 877 878

NOTES:

DATE OF TOPOGRAPHIC SURVEY: DECEMBER 21, 2020

NO MARKINGS WERE FOUND FOR THE WATERMAIN, SANITARY SEWER, AND STORM SEWER. APPROXIMATE LOCATIONS ARE SHOWN BASED ON GIS MAPPING DATA. ACTUAL LOCATION IS UNKNOWN AND MAY VARY FROM WHAT IS SHOWN.

5411 BASHFORD STREET

EXISTING SITE AND REMOVALS PLAN

PAGE: 1 OF 8 (EXHIBIT #2)
DATED: FEBRUARY 2, 2021

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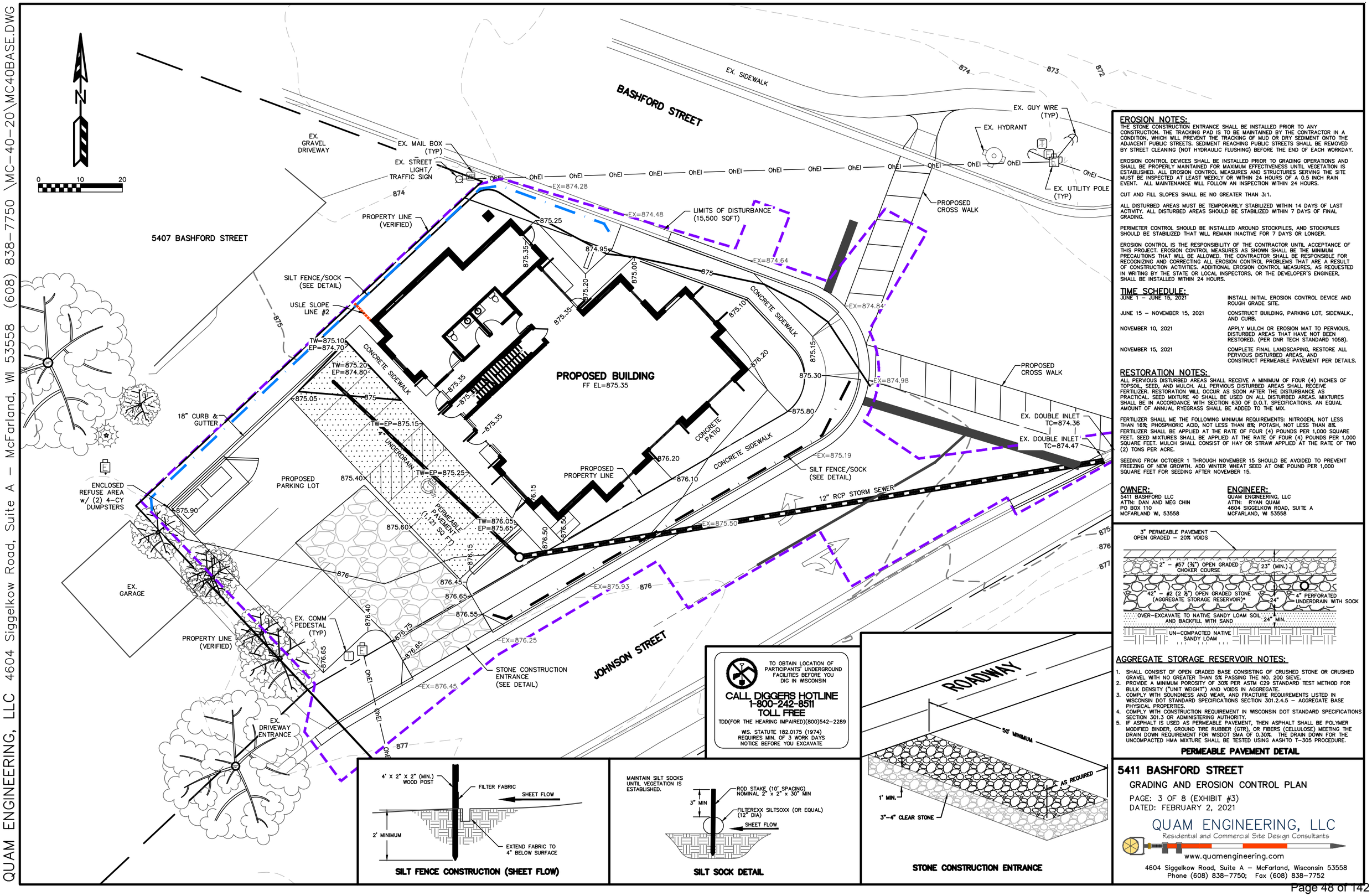
Phone (608) 838-7750; Fax (608) 838-7752



EROSION NOTES:

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

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

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

ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.

PERIMETER CONTROL SHOULD BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHOULD BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

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

TIME SCHEDULE:

JUNE 1 – JUNE 15, 2021	INSTALL INITIAL EROSION CONTROL DEVICE AND ROUGH GRADE SITE.
JUNE 15 – NOVEMBER 15, 2021	CONSTRUCT BUILDING, PARKING LOT, SIDEWALK., AND CURB.
NOVEMBER 10, 2021	APPLY MULCH OR EROSION MAT TO PERVIOUS, DISTURBED AREAS THAT HAVE NOT BEEN RESTORED. (PER DNR TECH STANDARD 1058).
NOVEMBER 15, 2021	COMPLETE FINAL LANDSCAPING, RESTORE ALL PERVIOUS DISTURBED AREAS, AND CONSTRUCT PERMEABLE PAVEMENT PER DETAILS.

RESTORATION NOTES:

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

FERTILIZER SHALL ME THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.

SEEDING FROM OCTOBER 1 THROUGH NOVEMBER 15 SHOULD BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. ADD WINTER WHEAT SEED AT ONE POUND PER 1,000 SQUARE FEET FOR SEEDING AFTER NOVEMBER 15.

OWNER:
5411 BASHFORD LLC
ATTN: DAN AND MEG CHIN
PO BOX 110
MCFARLAND W, 53558

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

AGGREGATE STORAGE RESERVOIR NOTES:

1. SHALL CONSIST OF OPEN GRADED BASE CONSISTING OF CRUSHED STONE OR CRUSHED GRAVEL WITH NO GREATER THAN 5% PASSING THE NO. 200 SIEVE.
2. PROVIDE A MINIMUM POROSITY OF 30% PER ASTM C29 STANDARD TEST METHOD FOR BULK DENSITY ("UNIT WEIGHT") AND VOIDS IN AGGREGATE.
3. COMPLY WITH SOUNDNESS AND WEAR, AND FRACTURE REQUIREMENTS LISTED IN WISCONSIN DOT STANDARD SPECIFICATIONS SECTION 301.2.4.5 – AGGREGATE BASE PHYSICAL PROPERTIES.
4. COMPLY WITH CONSTRUCTION REQUIREMENT IN WISCONSIN DOT STANDARD SPECIFICATIONS SECTION 301.3 OR ADMINISTERING AUTHORITY.
5. IF ASPHALT IS USED AS PERMEABLE PAVEMENT, THEN ASPHALT SHALL BE POLYMER MODIFIED BINDER, GROUND TIRE RUBBER (GTR), OR FIBERS (CELLULOSE) MEETING THE DRAIN DOWN REQUIREMENT FOR WSDOT SMA OF 0.30%. THE DRAIN DOWN FOR THE UNCOMPACTED HMA MIXTURE SHALL BE TESTED USING AASHTO T-305 PROCEDURE.

PERMEABLE PAVEMENT DETAIL

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

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

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

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

SILT FENCE CONSTRUCTION (SHEET FLOW)

SILT SOCK DETAIL

STONE CONSTRUCTION ENTRANCE

5411 BASHFORD STREET

GRADING AND EROSION CONTROL PLAN

PAGE: 3 OF 8 (EXHIBIT #3)
DATED: FEBRUARY 2, 2021

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Residential and Commercial Site Design Consultants
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4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

UTILITY NOTES:

CONTACT VILLAGE PRIOR TO CONNECTING PROPOSED UTILIES INTO EXISTING UTILITIES. ALL CONNECTIONS SHALL BE PHOTOGRPAHED AND NEW STORM PIPES SHALL NOT EXTRUDE INTO EXISTING STORM PIPES.

ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MOST CURRENT EDITION OF VILLAGE OF MCFARLAND STANDARD SPECIFICATIONS FOR PUBLIC WORKS IMPROVEMENTS AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

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

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF MCFARLAND PRIOR TO CONNECTING TO THE WATER SERVICE.

THE CONTRACTOR SHALL VERIFY THE EXISTING WATER MAIN SIZE AT THE 6" TAPPING CONNECTION.

BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.

GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.

SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.

WATER SERVICE SHALL BE DUCTILE IRON UNLESS INDICATED OTHERWISE.

ALL EXISTING WATER LATERALS AND UNNECESSARY WYES TO THE SITE ARE TO BE ABANDONED WITH CAPS AT THE MAIN.

BASHFORD STREET
EX. SIDEWALK
EX. 8" SANITARY SEWER
EX. 10" WATER
48.5'
EX. GRAVEL DRIVEWAY
EX. MAIL BOX (TYP)
EX. STREET LIGHT
EX. HYDRANT
EX. GUY WIRE (TYP)
EX. UTILITY POLE (TYP)
PROPOSED CROSS WALK
PROPOSED 6"x10" TAPPING VALVE
SAWCUT
EX. SAN MH
RIM=874.90
S IE=862.87
E IE=862.71
W IE=862.66
4.9'
PROPERTY LINE (VERIFIED)
CONCRETE SIDEWALK
KNOX BOX
PROPOSED 24'-6" WATER SERVICE (PLUMBER TO VERIFY SIZE)
14'-6" PVC SANITARY LATERAL @ 1.00% MIN (PLUMBER TO VERIFY SIZE)
175'- 8" EX. SANITARY SEWER (TO BE REMOVED)
55'- 8" SANITARY SEWER
EX. 6" WATER
EX. INLET
TC=874.36
EX. WATER VALVE (TYP)
4" OBSERVATION WELL
IE=872.80
18" CURB & GUTTER
61'- 4" UNDERDRAIN @ 0.0%
PERMEABLE PAVEMENT
13.0'
16.1'
PROPOSED RELOCATED GAS LINE
PROPOSED RELOCATED TELEPHONE LINE
PROPERTY LINE (APPROXIMATE- TO BE VERIFIED)
PRO SAN MH #2
RIM=875.85
SW IE=863.95
NE IE=863.85
11.0'
123'- 8" SANITARY SEWER (PUBLIC)
142'-12" RCP STORM SEWER @ 0.6%
REMOVE & REPLACE 30" CURB & GUTTER
EX. INLET
TC=874.47
EX N IE =(TO BE VERIFIED)
PRO S IE=871.45
(CORE & POUR CONCRETE SEAL)
ENCLOSED REFUSE AREA w/ (2) 4-CY DUMPSTERS
EX. GARAGE
STORM MH #1
RIM=876.45
NW IE=872.80
NE IE=872.30
PROPERTY LINE (VERIFIED)
EX. COMM PEDESTAL (TYP)
EX. DRIVEWAY ENTRANCE
PRO SAN MH #1
RIM=876.90
SW IE=866.15
NE IE=866.05
EX. 6" WATER
60.0'
JOHNSON STREET
EX. SIDEWALK
POSSIBLE RIGHT-OF-WAY LINE (BASED ON AS-BUILT SIDEWALK)
EX. DECIDUOUS TREE (TYP)
134' TO HYDRANT

N

0 10 20

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
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TOLL FREE
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5411 BASHFORD STREET

UTILITY PLAN

PAGE: 4 OF 8 (EXHIBIT #4)
DATED: FEBRUARY 2, 2021

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5411 BASHFORD STREET

EXISTING DRAINAGE PLAN – RATE AND INFILTRATION

EXHIBIT #5

DATED: FEBRUARY 1, 2021

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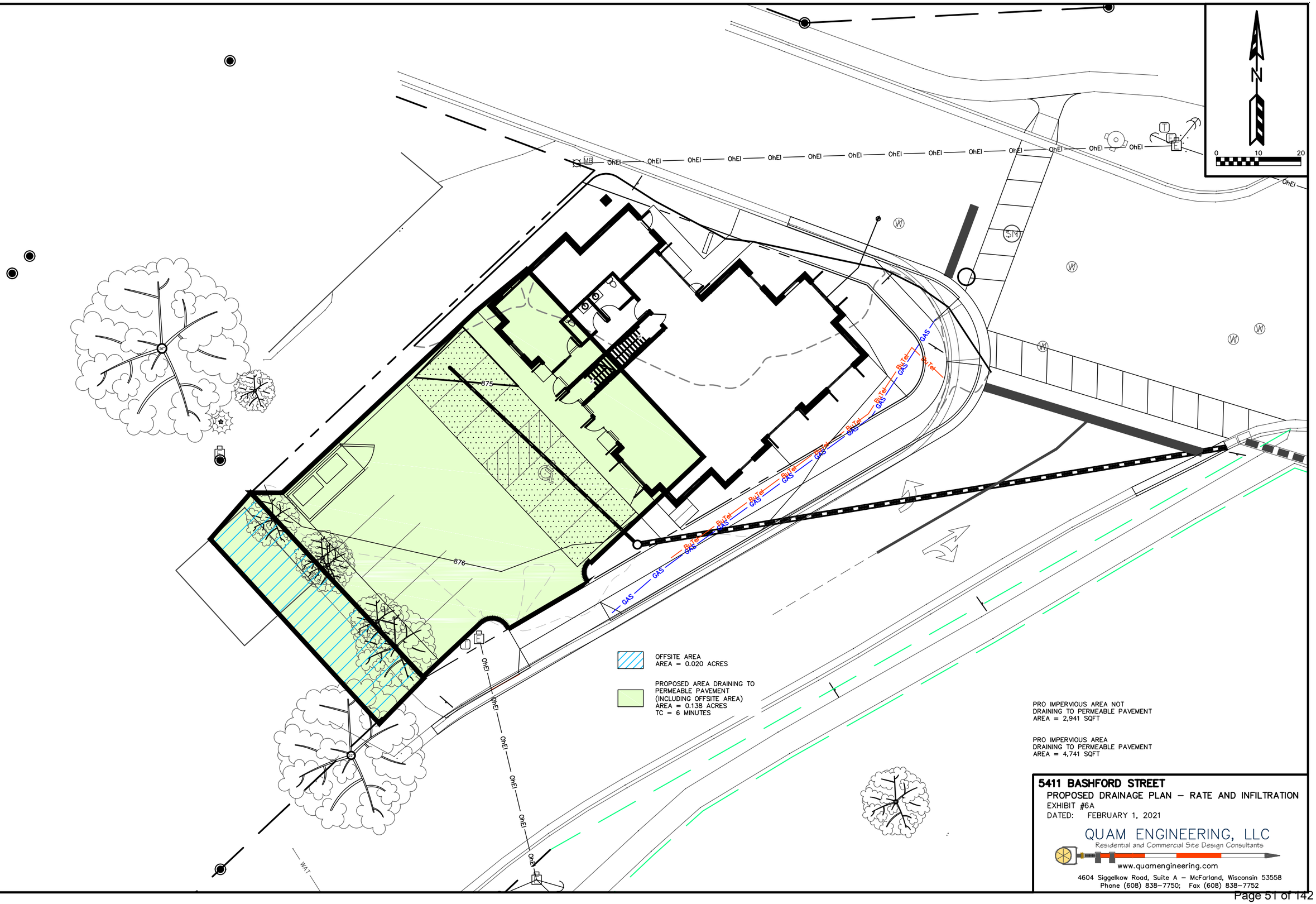

PRO IMPERVIOUS AREA NOT
DRAINING TO PERMEABLE PAVEMENT
AREA = 2,941 SQFT

PRO IMPERVIOUS AREA
DRAINING TO PERMEABLE PAVEMENT
AREA = 4,741 SQFT

5411 BASHFORD STREET

PROPOSED DRAINAGE PLAN – RATE AND INFILTRATION

EXHIBIT #6A

DATED: FEBRUARY 1, 2021

QUAM ENGINEERING, LLC
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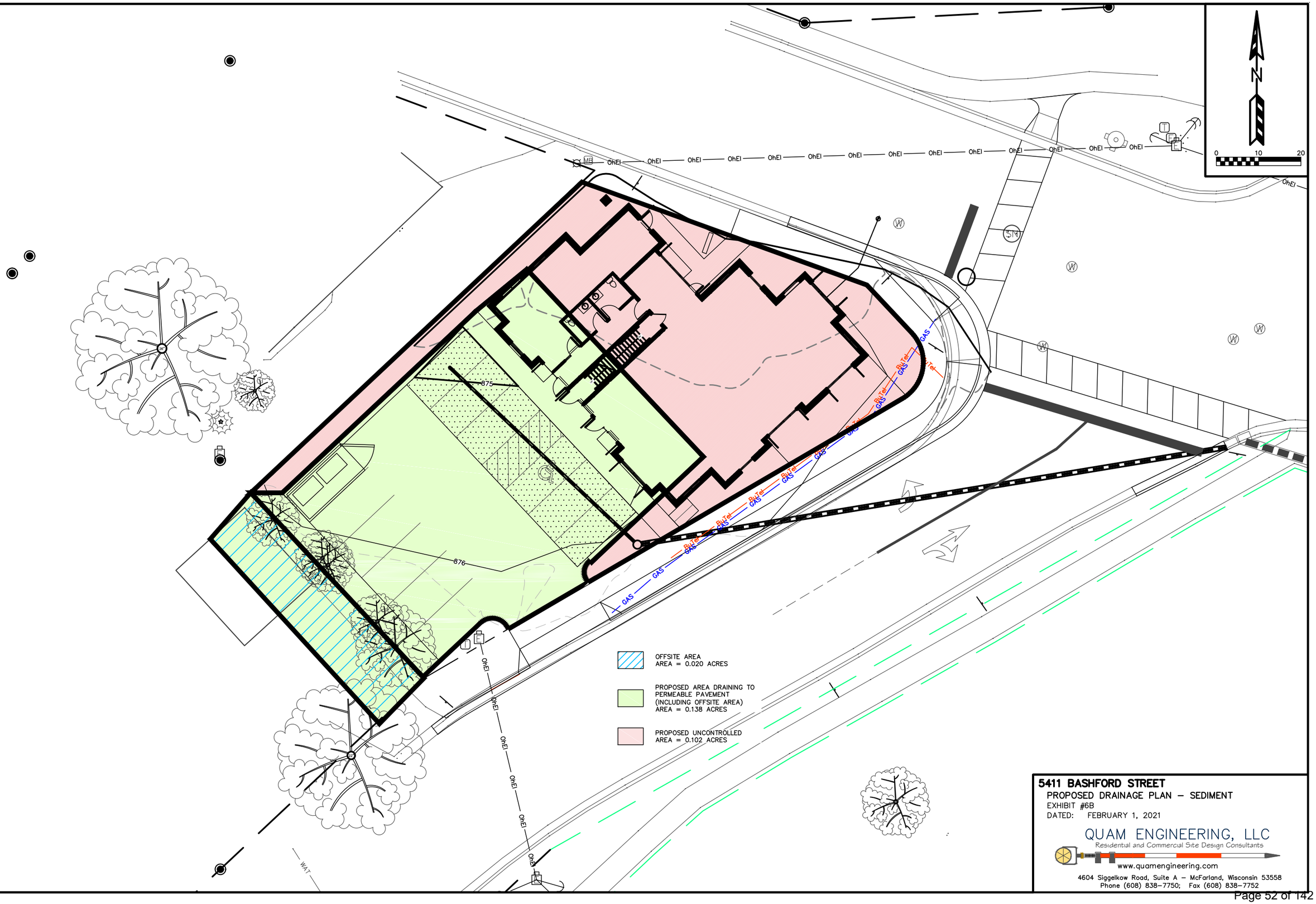
QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \MC-40-20\MC40STORMWATER.DWG



5411 BASHFORD STREET
PROPOSED DRAINAGE PLAN – SEDIMENT
EXHIBIT #6B
DATED: FEBRUARY 1, 2021

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Residential and Commercial Site Design Consultants
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Phone (608) 838-7750; Fax (608) 838-7752

Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)

YEAR 1

Developer: Dan Chin Homes

Project: 5411 Bashfor Street

Date: 02/01/21

County: Dane

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	06/01/21	06/15/21	8.1%	150	Silt Loam	0.43	1.2%	120	0.15	1.00	0.8	1.101	Silt Fence	0.5
Bare Ground	06/15/21	11/10/21	69.0%	150	Silt Loam	0.43	7.0%	5	0.18	1.00	8.2	0.884	Silt Fence	4.4
Mulch or Erosion Mat	11/10/21	11/15/21	0.3%	150	Silt Loam	0.43	7.0%	5	0.18	0.20	0.0	0.884	Silt Fence	0.0
Seed with Mulch or Er	11/15/21	05/15/22	15.9%	150	Silt Loam	0.43	7.0%	5	0.18	0.10	0.2	0.884	Silt Fence	0.1
End	05/15/22	-----	-----	-----	-------	-----			-----	------	-----	0.000		0.0
		-----	-----	-----	-------	-----			-----	------	-----	0.000		0.0
										TOTAL	**9.2**		**TOTAL**	**5.0**
													% Reduction Required	**NONE**

Notes:

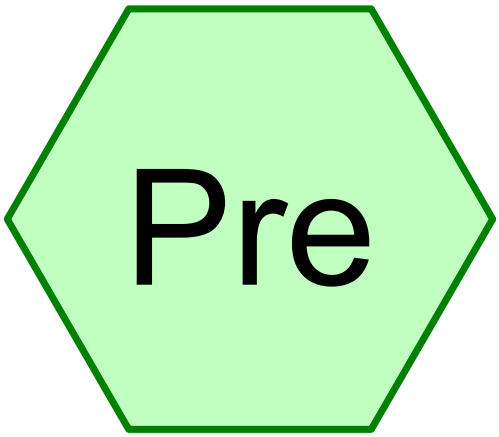
See Help Page for further descriptions of variables and items in drop-down boxes.
The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/1-5/15	and	8/7-8/29	Turf, introduced grasses and legumes
Thaw-6/30			Native Grasses, forbs, and legumes

Designed By:	MAF
Date	2/1/2021



PreDevelopment

Subcat Reach Pond Link

Routing Diagram for MC40 Predevelopment
Prepared by Quam Engineering, Printed 2/1/2021

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.118	58	HSG B, Grassland (Pre)
0.020	98	Offsite Impervious (Pre)
0.138	**64**	**TOTAL AREA**

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment Pre: PreDevelopment Runoff Area=0.138 ac 14.49% Impervious Runoff Depth=0.27"
Flow Length=100' Slope=0.0120 '/' Tc=12.8 min CN=64 Runoff=0.02 cfs 0.003 af

Total Runoff Area = 0.138 ac Runoff Volume = 0.003 af Average Runoff Depth = 0.27"
85.51% Pervious = 0.118 ac 14.49% Impervious = 0.020 ac

Summary for Subcatchment Pre: PreDevelopment

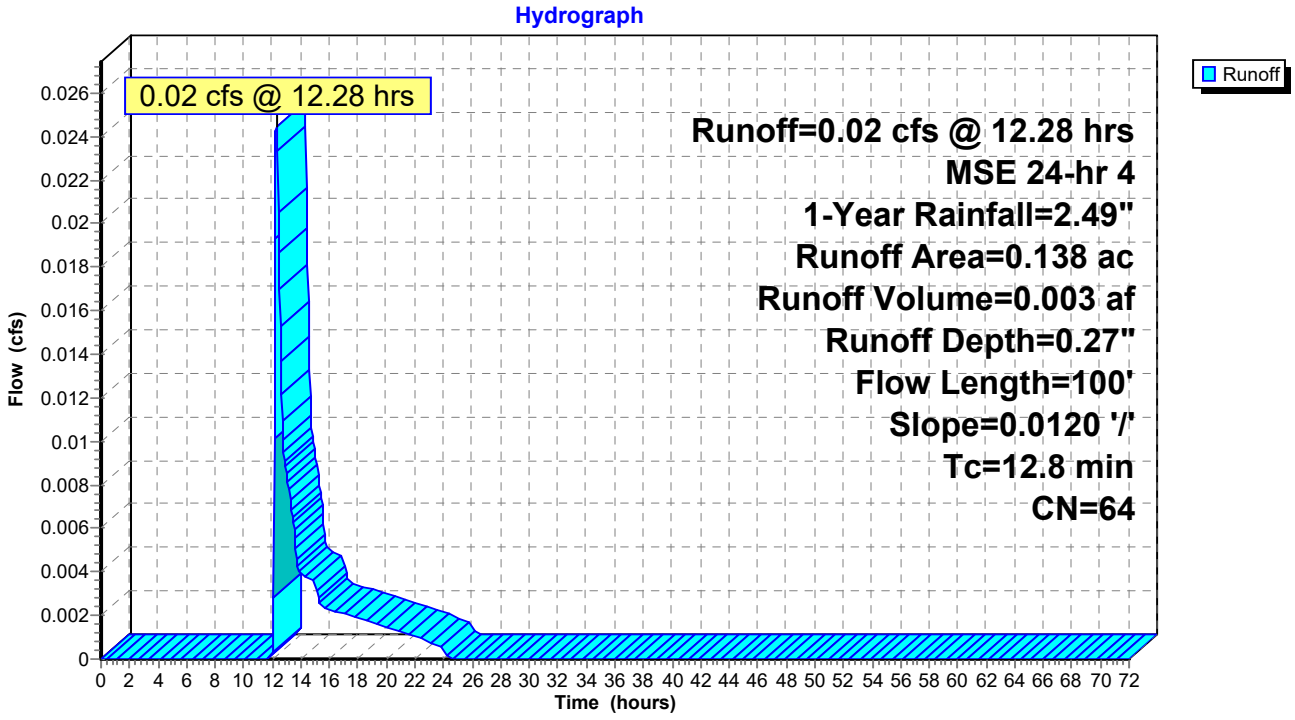
Runoff = 0.02 cfs @ 12.28 hrs, Volume= 0.003 af, Depth= 0.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

	Area (ac)	CN	Description
*	0.118	58	HSG B, Grassland
*	0.020	98	Offsite Impervious
	0.138	64	Weighted Average
	0.118		85.51% Pervious Area
	0.020		14.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	100	0.0120	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.84"

Subcatchment Pre: PreDevelopment



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment Pre: PreDevelopment Runoff Area=0.138 ac 14.49% Impervious Runoff Depth=0.40"
Flow Length=100' Slope=0.0120 '/' Tc=12.8 min CN=64 Runoff=0.05 cfs 0.005 af

Total Runoff Area = 0.138 ac Runoff Volume = 0.005 af Average Runoff Depth = 0.40"
85.51% Pervious = 0.118 ac 14.49% Impervious = 0.020 ac

Summary for Subcatchment Pre: PreDevelopment

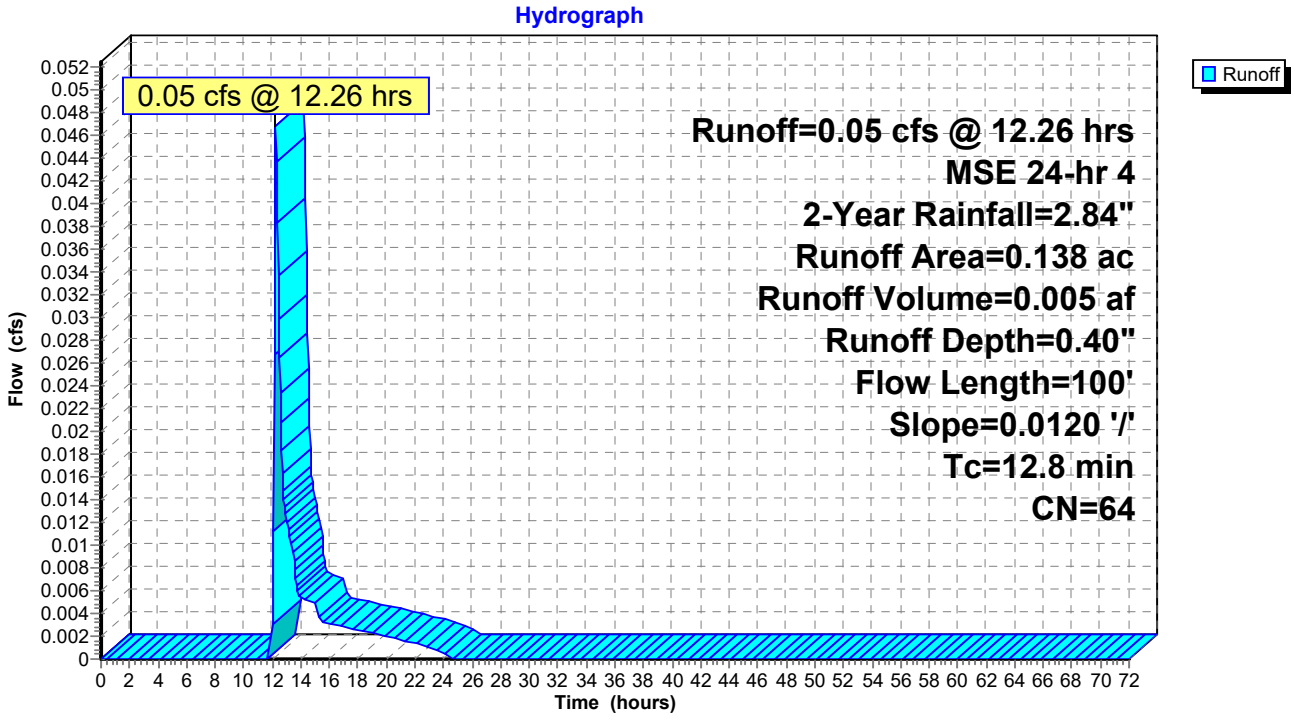
Runoff = 0.05 cfs @ 12.26 hrs, Volume= 0.005 af, Depth= 0.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.84"

	Area (ac)	CN	Description
*	0.118	58	HSG B, Grassland
*	0.020	98	Offsite Impervious
	0.138	64	Weighted Average
	0.118		85.51% Pervious Area
	0.020		14.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	100	0.0120	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.84"

Subcatchment Pre: PreDevelopment



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment Pre: PreDevelopment Runoff Area=0.138 ac 14.49% Impervious Runoff Depth=1.02"
Flow Length=100' Slope=0.0120 '/' Tc=12.8 min CN=64 Runoff=0.16 cfs 0.012 af

Total Runoff Area = 0.138 ac Runoff Volume = 0.012 af Average Runoff Depth = 1.02"
85.51% Pervious = 0.118 ac 14.49% Impervious = 0.020 ac

Summary for Subcatchment Pre: PreDevelopment

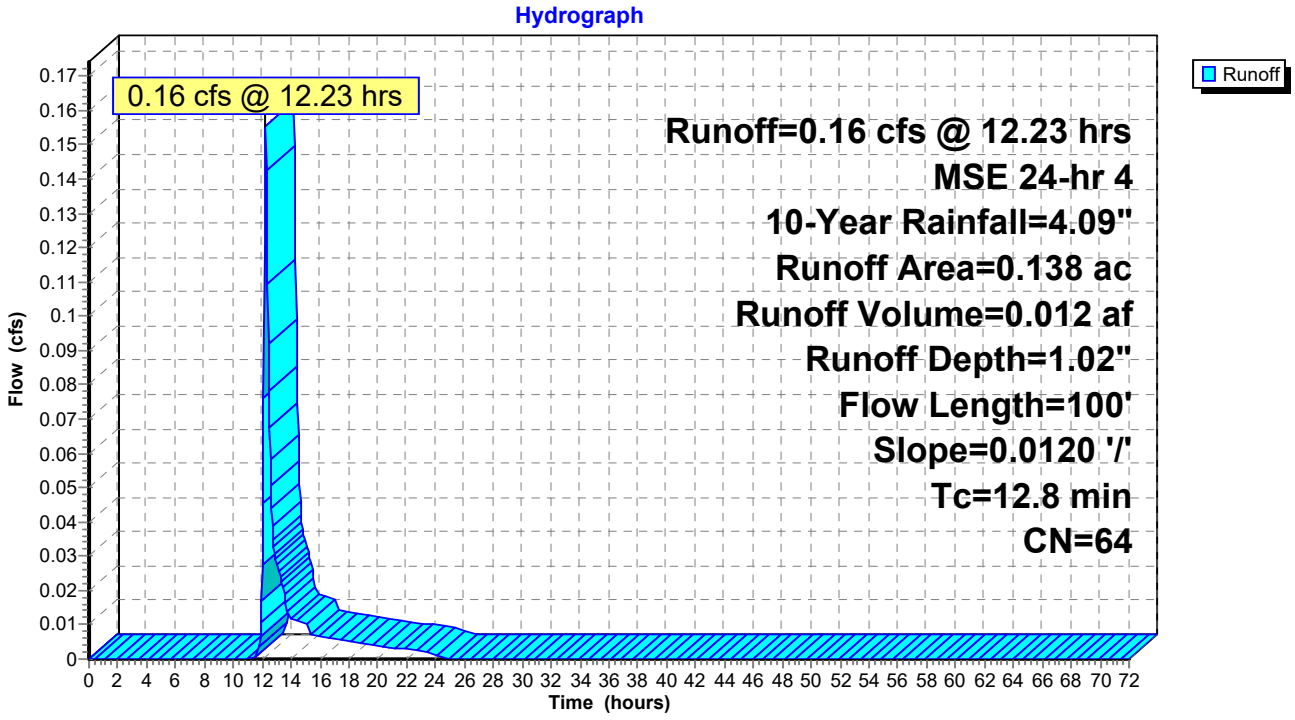
Runoff = 0.16 cfs @ 12.23 hrs, Volume= 0.012 af, Depth= 1.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=4.09"

	Area (ac)	CN	Description
*	0.118	58	HSG B, Grassland
*	0.020	98	Offsite Impervious
	0.138	64	Weighted Average
	0.118		85.51% Pervious Area
	0.020		14.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	100	0.0120	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.84"

Subcatchment Pre: PreDevelopment



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment Pre: PreDevelopment Runoff Area=0.138 ac 14.49% Impervious Runoff Depth=1.59"
Flow Length=100' Slope=0.0120 '/' Tc=12.8 min CN=64 Runoff=0.26 cfs 0.018 af

Total Runoff Area = 0.138 ac Runoff Volume = 0.018 af Average Runoff Depth = 1.59"
85.51% Pervious = 0.118 ac 14.49% Impervious = 0.020 ac

Summary for Subcatchment Pre: PreDevelopment

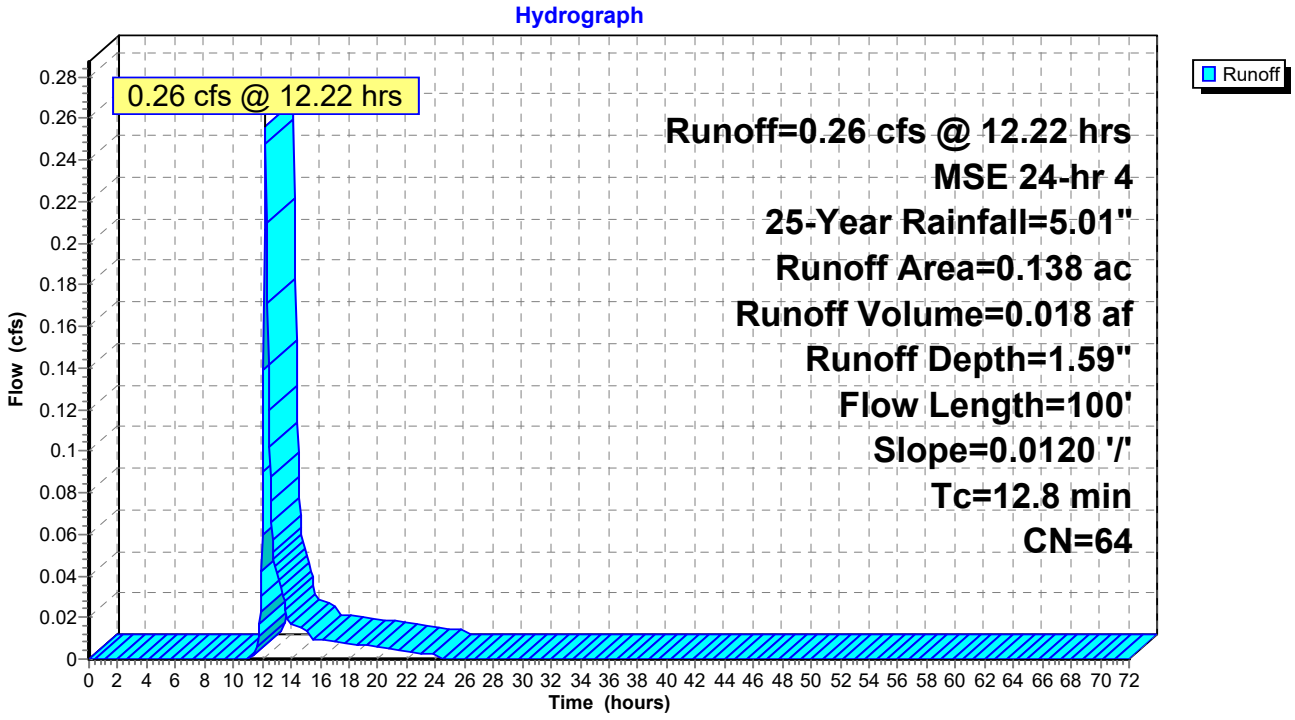
Runoff = 0.26 cfs @ 12.22 hrs, Volume= 0.018 af, Depth= 1.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=5.01"

	Area (ac)	CN	Description
*	0.118	58	HSG B, Grassland
*	0.020	98	Offsite Impervious
	0.138	64	Weighted Average
	0.118		85.51% Pervious Area
	0.020		14.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	100	0.0120	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.84"

Subcatchment Pre: PreDevelopment



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment Pre: PreDevelopment Runoff Area=0.138 ac 14.49% Impervious Runoff Depth=2.75"
Flow Length=100' Slope=0.0120 '/' Tc=12.8 min CN=64 Runoff=0.46 cfs 0.032 af

Total Runoff Area = 0.138 ac Runoff Volume = 0.032 af Average Runoff Depth = 2.75"
85.51% Pervious = 0.118 ac 14.49% Impervious = 0.020 ac

Summary for Subcatchment Pre: PreDevelopment

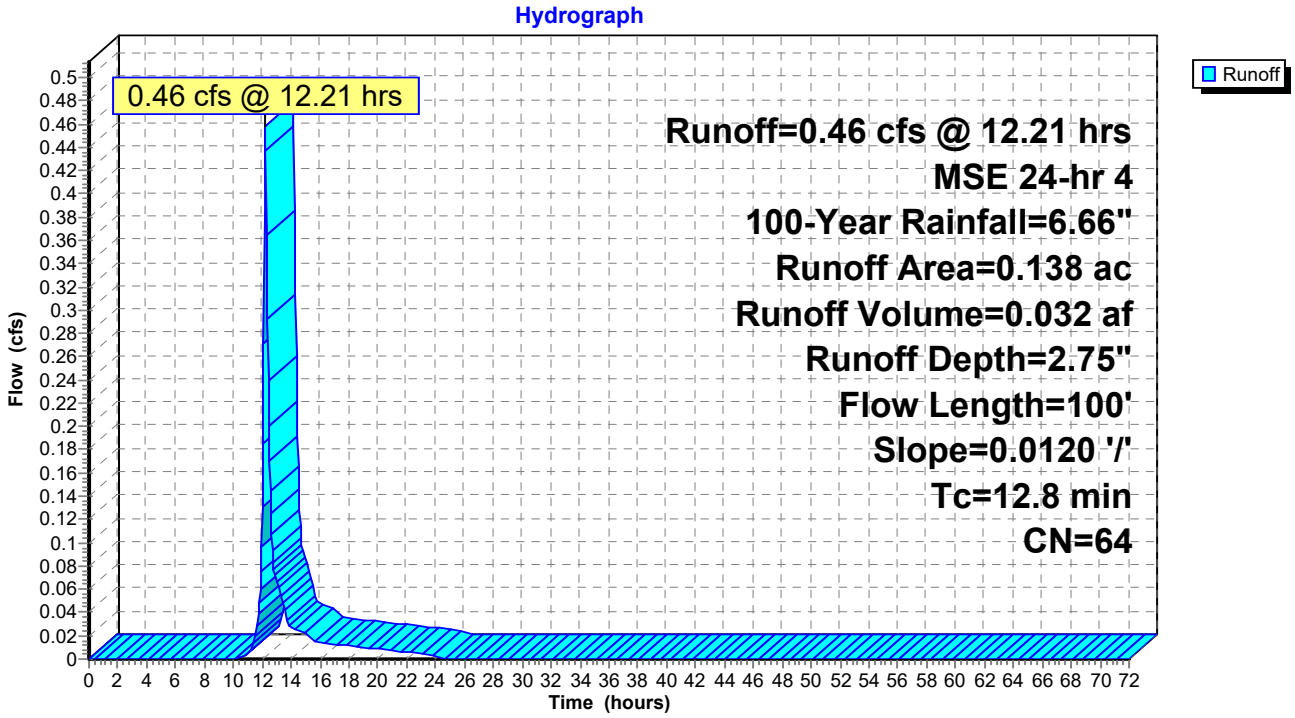
Runoff = 0.46 cfs @ 12.21 hrs, Volume= 0.032 af, Depth= 2.75"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=6.66"

	Area (ac)	CN	Description
*	0.118	58	HSG B, Grassland
*	0.020	98	Offsite Impervious
	0.138	64	Weighted Average
	0.118		85.51% Pervious Area
	0.020		14.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	100	0.0120	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.84"

Subcatchment Pre: PreDevelopment



PostDevelopment Permeable Pavement

Subcat Reach Pond Link

Routing Diagram for MC40 Postdevelopment
Prepared by Quam Engineering, Printed 2/1/2021
HydroCAD® 10.00-24 s/n 06587 © 2018 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.009	74	>75% Grass cover, Good, HSG C (5S)
0.020	98	Offsite Impervious (5S)
0.054	98	Pavement (5S)
0.026	74	Permeable Pavement (5S)
0.021	98	Roof (5S)
0.008	98	Sidewalk (5S)
0.138	**92**	**TOTAL AREA**

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 5S: PostDevelopment Runoff Area=0.138 ac 74.64% Impervious Runoff Depth=1.68"
Tc=6.0 min CN=92 Runoff=0.35 cfs 0.019 af

Pond 6P: Permeable Pavement Peak Elev=872.18' Storage=0.011 af Inflow=0.35 cfs 0.019 af
Discarded=0.01 cfs 0.019 af Primary=0.00 cfs 0.000 af Outflow=0.01 cfs 0.019 af

Total Runoff Area = 0.138 ac Runoff Volume = 0.019 af Average Runoff Depth = 1.68"
25.36% Pervious = 0.035 ac 74.64% Impervious = 0.103 ac

Summary for Subcatchment 5S: PostDevelopment

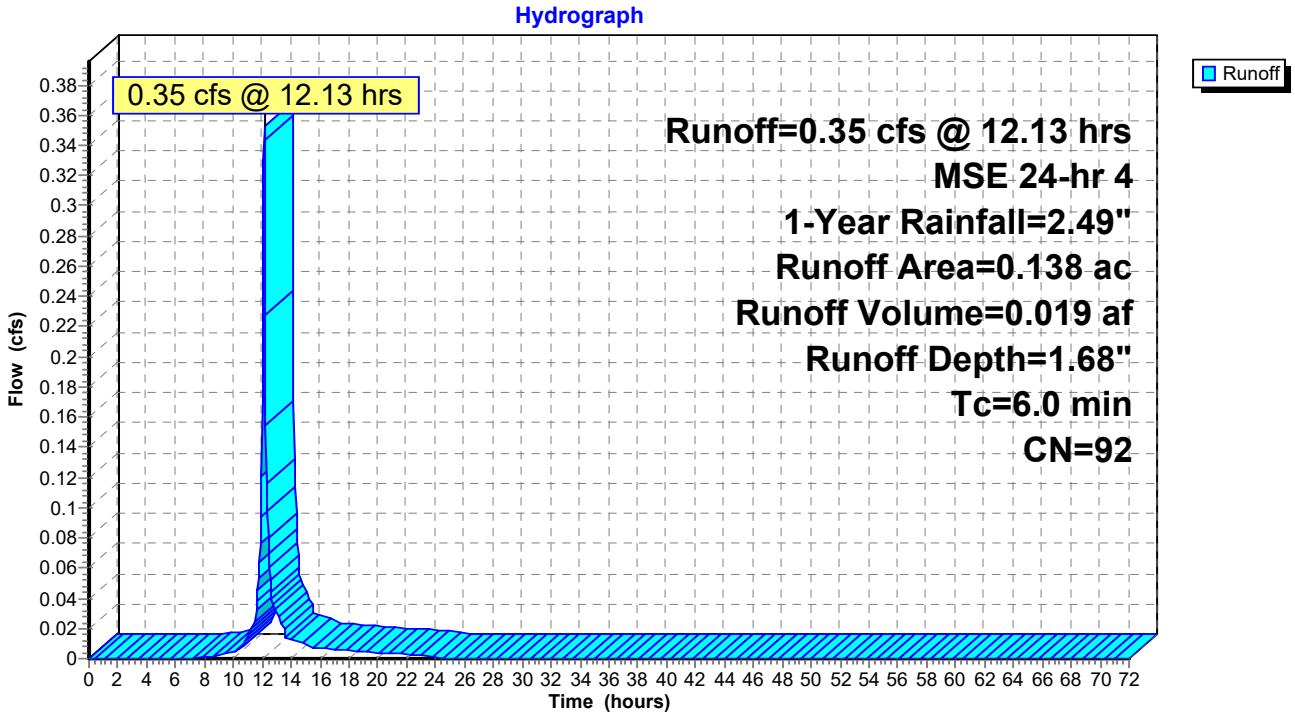
Runoff = 0.35 cfs @ 12.13 hrs, Volume= 0.019 af, Depth= 1.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

	Area (ac)	CN	Description
*	0.021	98	Roof
*	0.026	74	Permeable Pavement
*	0.054	98	Pavement
*	0.008	98	Sidewalk
	0.009	74	>75% Grass cover, Good, HSG C
*	0.020	98	Offsite Impervious
	0.138	92	Weighted Average
	0.035		25.36% Pervious Area
	0.103		74.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 5S: PostDevelopment



Summary for Pond 6P: Permeable Pavement

Inflow Area = 0.138 ac, 74.64% Impervious, Inflow Depth = 1.68" for 1-Year event
Inflow = 0.35 cfs @ 12.13 hrs, Volume= 0.019 af
Outflow = 0.01 cfs @ 11.55 hrs, Volume= 0.019 af, Atten= 96%, Lag= 0.0 min
Discarded = 0.01 cfs @ 11.55 hrs, Volume= 0.019 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 872.18' @ 13.72 hrs Surf.Area= 0.026 ac Storage= 0.011 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 335.8 min (1,133.1 - 797.3)

Volume	Invert	Avail.Storage	Storage Description
#1	874.45'	0.001 af	**Permeable Pavement (Prismatic)**Listed below (Recalc) -Impervious 0.007 af Overall x 20.0% Voids
#2	870.80'	0.028 af	**Aggregate Storage (Prismatic)**Listed below (Recalc) 0.095 af Overall x 30.0% Voids
		0.030 af	Total Available Storage

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
874.45	0.026	0.000	0.000
874.70	0.026	0.007	0.007

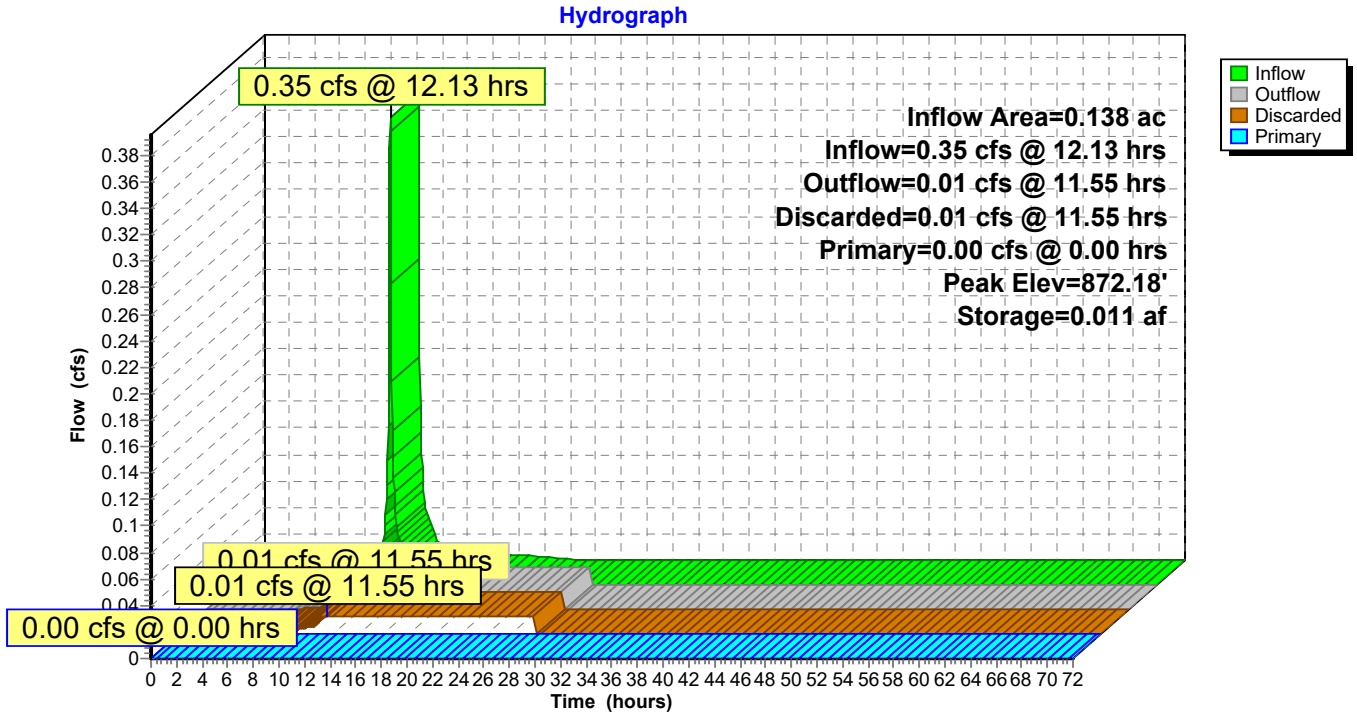
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
870.80	0.026	0.000	0.000
874.45	0.026	0.095	0.095

Device	Routing	Invert	Outlet Devices
#1	Primary	872.80'	**4.0" Vert. 4" Underdrain** C= 0.600
#2	Discarded	870.80'	**0.500 in/hr Exfiltration @ 0.5 in/hr over Surface area**

Discarded OutFlow Max=0.01 cfs @ 11.55 hrs HW=870.84' (Free Discharge)
↑—**2=Exfiltration @ 0.5 in/hr** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=870.80' (Free Discharge)
↑—**1=4" Underdrain** (Controls 0.00 cfs)

Pond 6P: Permeable Pavement



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 5S: PostDevelopment Runoff Area=0.138 ac 74.64% Impervious Runoff Depth=2.01"
Tc=6.0 min CN=92 Runoff=0.42 cfs 0.023 af

Pond 6P: Permeable Pavement Peak Elev=872.53' Storage=0.014 af Inflow=0.42 cfs 0.023 af
Discarded=0.01 cfs 0.023 af Primary=0.00 cfs 0.000 af Outflow=0.01 cfs 0.023 af

Total Runoff Area = 0.138 ac Runoff Volume = 0.023 af Average Runoff Depth = 2.01"
25.36% Pervious = 0.035 ac 74.64% Impervious = 0.103 ac

Summary for Subcatchment 5S: PostDevelopment

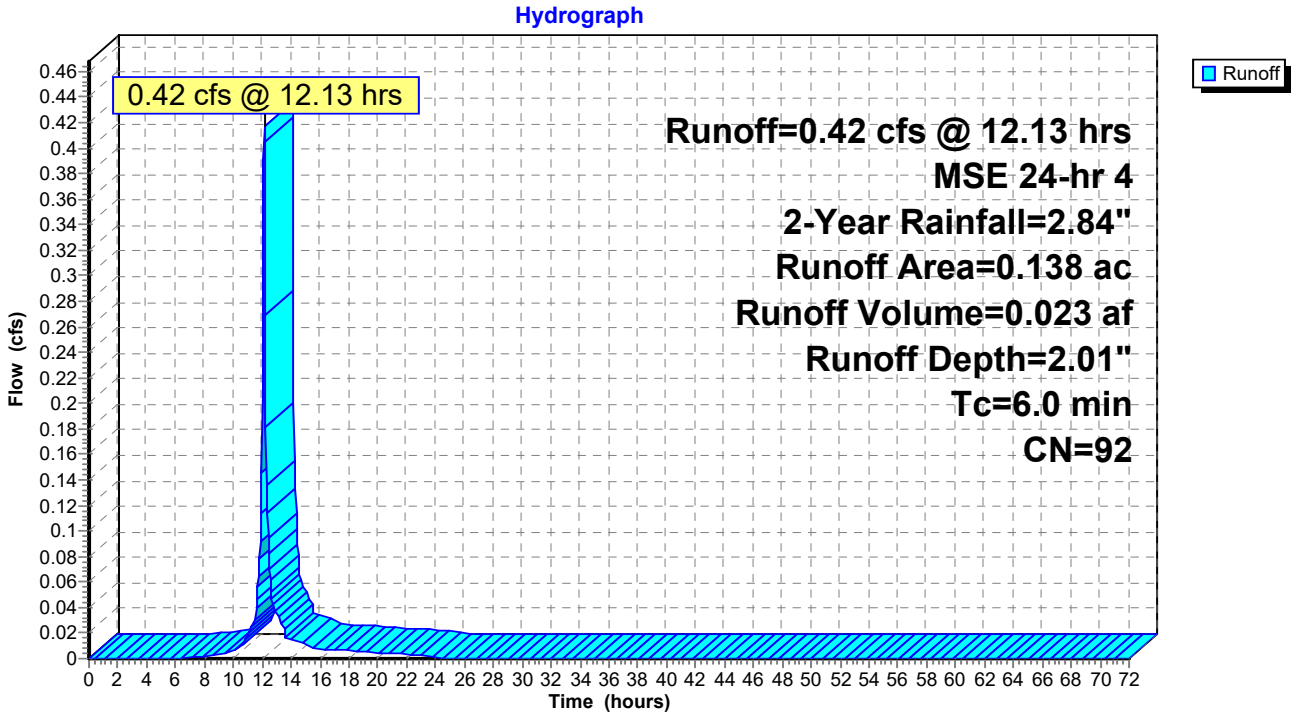
Runoff = 0.42 cfs @ 12.13 hrs, Volume= 0.023 af, Depth= 2.01"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.84"

	Area (ac)	CN	Description
*	0.021	98	Roof
*	0.026	74	Permeable Pavement
*	0.054	98	Pavement
*	0.008	98	Sidewalk
	0.009	74	>75% Grass cover, Good, HSG C
*	0.020	98	Offsite Impervious
	0.138	92	Weighted Average
	0.035		25.36% Pervious Area
	0.103		74.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 5S: PostDevelopment



Summary for Pond 6P: Permeable Pavement

Inflow Area = 0.138 ac, 74.64% Impervious, Inflow Depth = 2.01" for 2-Year event
Inflow = 0.42 cfs @ 12.13 hrs, Volume= 0.023 af
Outflow = 0.01 cfs @ 11.35 hrs, Volume= 0.023 af, Atten= 97%, Lag= 0.0 min
Discarded = 0.01 cfs @ 11.35 hrs, Volume= 0.023 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 872.53' @ 14.91 hrs Surf.Area= 0.026 ac Storage= 0.014 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 422.7 min (1,215.8 - 793.1)

Volume	Invert	Avail.Storage	Storage Description
#1	874.45'	0.001 af	**Permeable Pavement (Prismatic)**Listed below (Recalc) -Impervious 0.007 af Overall x 20.0% Voids
#2	870.80'	0.028 af	**Aggregate Storage (Prismatic)**Listed below (Recalc) 0.095 af Overall x 30.0% Voids
		0.030 af	Total Available Storage

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
874.45	0.026	0.000	0.000
874.70	0.026	0.007	0.007

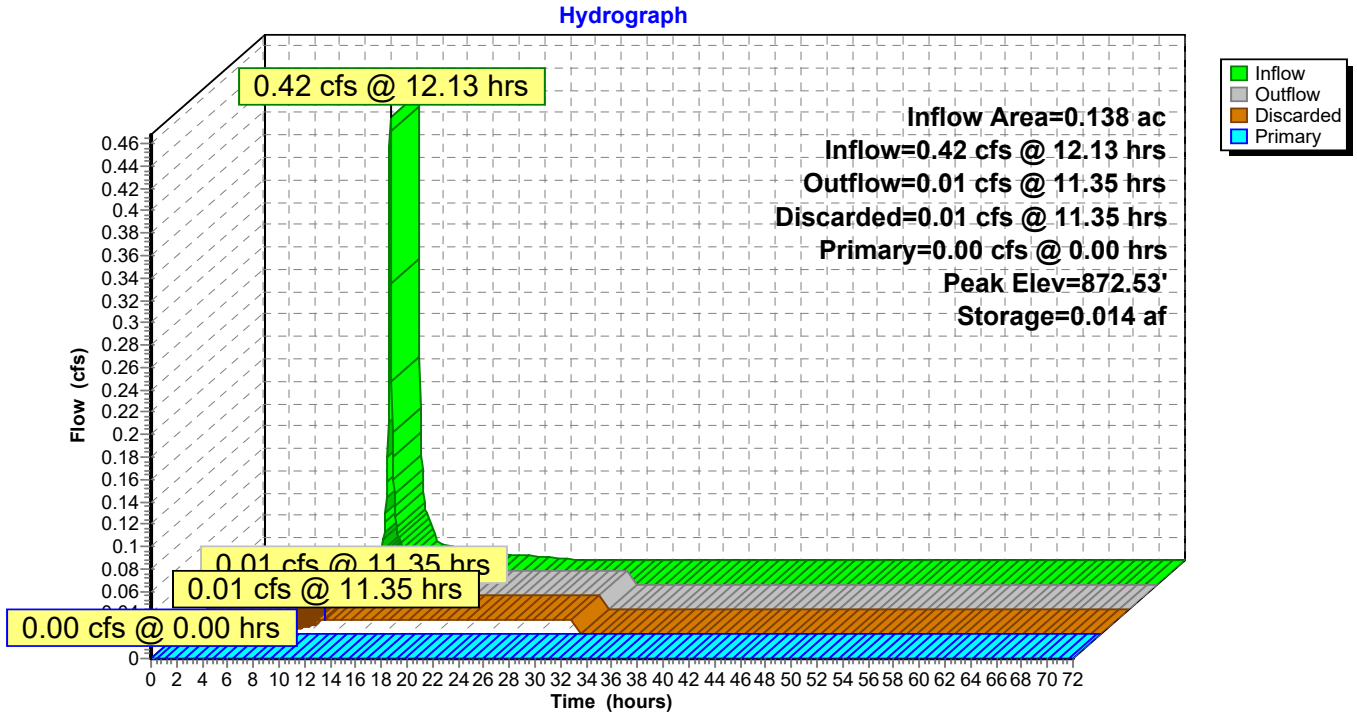
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
870.80	0.026	0.000	0.000
874.45	0.026	0.095	0.095

Device	Routing	Invert	Outlet Devices
#1	Primary	872.80'	**4.0" Vert. 4" Underdrain** C= 0.600
#2	Discarded	870.80'	**0.500 in/hr Exfiltration @ 0.5 in/hr over Surface area**

Discarded OutFlow Max=0.01 cfs @ 11.35 hrs HW=870.84' (Free Discharge)
↑—**2=Exfiltration @ 0.5 in/hr** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=870.80' (Free Discharge)
↑—**1=4" Underdrain** (Controls 0.00 cfs)

Pond 6P: Permeable Pavement



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 5S: PostDevelopment Runoff Area=0.138 ac 74.64% Impervious Runoff Depth=3.20"
Tc=6.0 min CN=92 Runoff=0.65 cfs 0.037 af

Pond 6P: Permeable Pavement Peak Elev=873.04' Storage=0.018 af Inflow=0.65 cfs 0.037 af
Discarded=0.01 cfs 0.029 af Primary=0.12 cfs 0.008 af Outflow=0.13 cfs 0.037 af

Total Runoff Area = 0.138 ac Runoff Volume = 0.037 af Average Runoff Depth = 3.20"
25.36% Pervious = 0.035 ac 74.64% Impervious = 0.103 ac

Summary for Subcatchment 5S: PostDevelopment

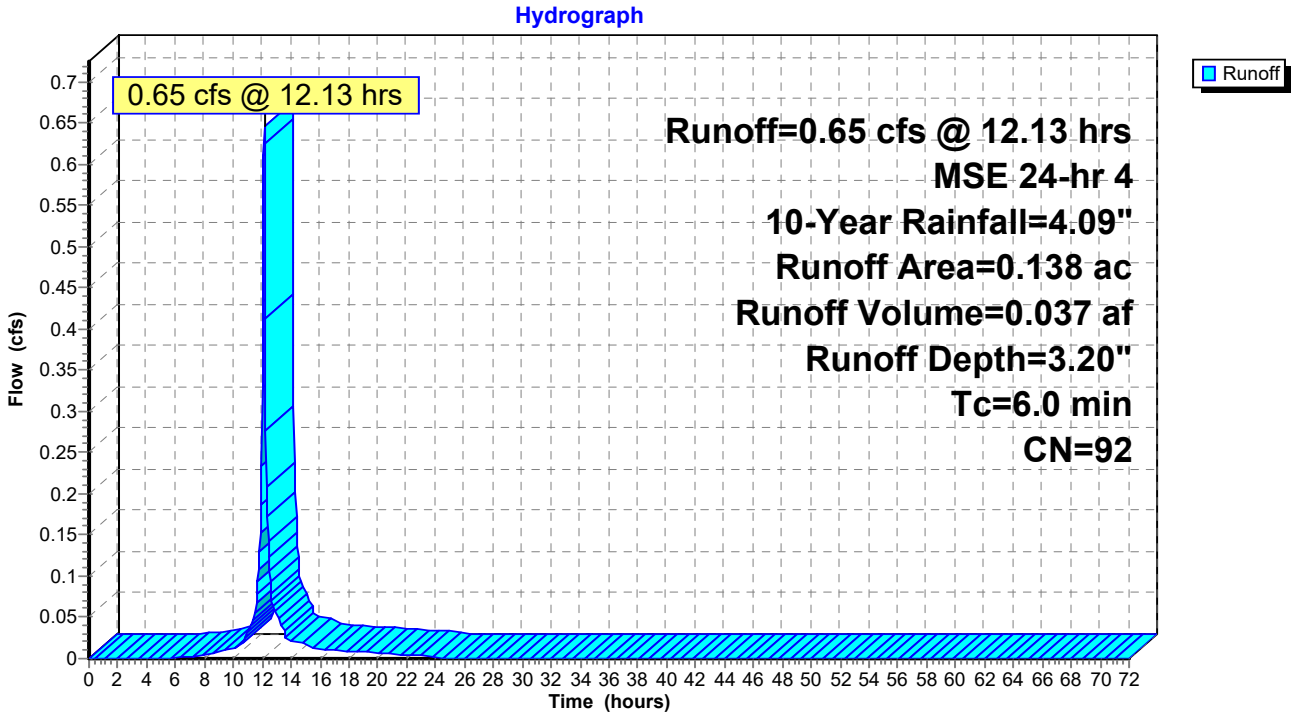
Runoff = 0.65 cfs @ 12.13 hrs, Volume= 0.037 af, Depth= 3.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=4.09"

	Area (ac)	CN	Description
*	0.021	98	Roof
*	0.026	74	Permeable Pavement
*	0.054	98	Pavement
*	0.008	98	Sidewalk
	0.009	74	>75% Grass cover, Good, HSG C
*	0.020	98	Offsite Impervious
	0.138	92	Weighted Average
	0.035		25.36% Pervious Area
	0.103		74.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 5S: PostDevelopment



Summary for Pond 6P: Permeable Pavement

Inflow Area = 0.138 ac, 74.64% Impervious, Inflow Depth = 3.20" for 10-Year event
Inflow = 0.65 cfs @ 12.13 hrs, Volume= 0.037 af
Outflow = 0.13 cfs @ 12.44 hrs, Volume= 0.037 af, Atten= 80%, Lag= 18.8 min
Discarded = 0.01 cfs @ 10.90 hrs, Volume= 0.029 af
Primary = 0.12 cfs @ 12.44 hrs, Volume= 0.008 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 873.04' @ 12.44 hrs Surf.Area= 0.026 ac Storage= 0.018 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 394.6 min (1,176.8 - 782.2)

Volume	Invert	Avail.Storage	Storage Description
#1	874.45'	0.001 af	**Permeable Pavement (Prismatic)**Listed below (Recalc) -Impervious 0.007 af Overall x 20.0% Voids
#2	870.80'	0.028 af	**Aggregate Storage (Prismatic)**Listed below (Recalc) 0.095 af Overall x 30.0% Voids
		0.030 af	Total Available Storage

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
874.45	0.026	0.000	0.000
874.70	0.026	0.007	0.007

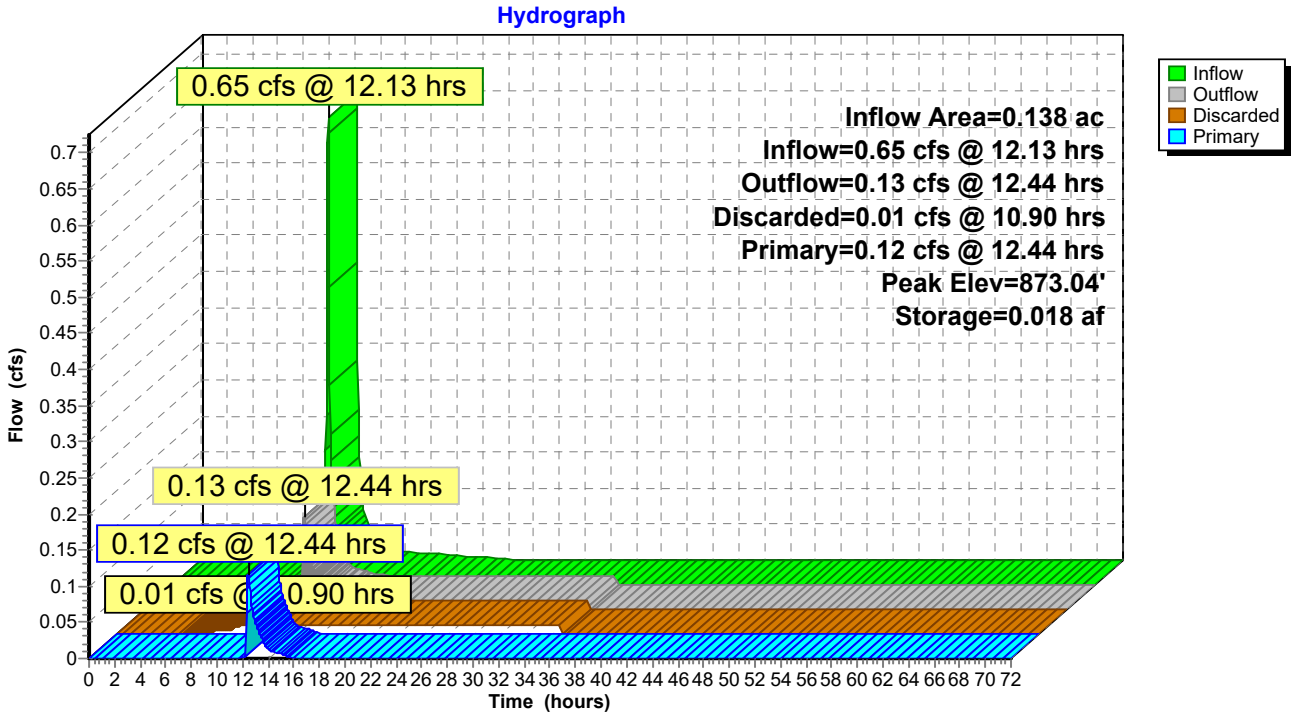
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
870.80	0.026	0.000	0.000
874.45	0.026	0.095	0.095

Device	Routing	Invert	Outlet Devices
#1	Primary	872.80'	**4.0" Vert. 4" Underdrain** C= 0.600
#2	Discarded	870.80'	**0.500 in/hr Exfiltration @ 0.5 in/hr over Surface area**

Discarded OutFlow Max=0.01 cfs @ 10.90 hrs HW=870.85' (Free Discharge)
↑—**2=Exfiltration @ 0.5 in/hr** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.12 cfs @ 12.44 hrs HW=873.04' (Free Discharge)
↑—**1=4" Underdrain** (Orifice Controls 0.12 cfs @ 1.68 fps)

Pond 6P: Permeable Pavement



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 5S: PostDevelopment Runoff Area=0.138 ac 74.64% Impervious Runoff Depth=4.10"
Tc=6.0 min CN=92 Runoff=0.82 cfs 0.047 af

Pond 6P: Permeable Pavement Peak Elev=873.36' Storage=0.020 af Inflow=0.82 cfs 0.047 af
Discarded=0.01 cfs 0.031 af Primary=0.26 cfs 0.017 af Outflow=0.28 cfs 0.047 af

Total Runoff Area = 0.138 ac Runoff Volume = 0.047 af Average Runoff Depth = 4.10"
25.36% Pervious = 0.035 ac 74.64% Impervious = 0.103 ac

Summary for Subcatchment 5S: PostDevelopment

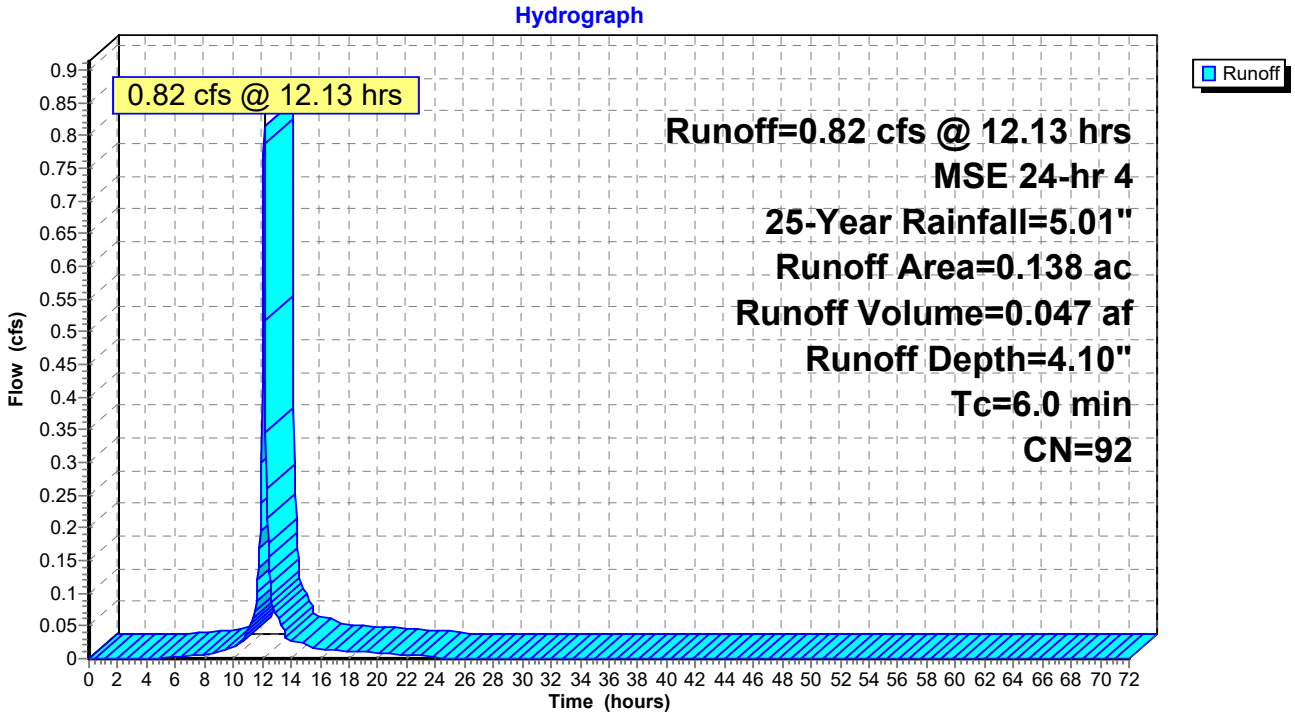
Runoff = 0.82 cfs @ 12.13 hrs, Volume= 0.047 af, Depth= 4.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=5.01"

	Area (ac)	CN	Description
*	0.021	98	Roof
*	0.026	74	Permeable Pavement
*	0.054	98	Pavement
*	0.008	98	Sidewalk
	0.009	74	>75% Grass cover, Good, HSG C
*	0.020	98	Offsite Impervious
	0.138	92	Weighted Average
	0.035		25.36% Pervious Area
	0.103		74.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 5S: PostDevelopment



Summary for Pond 6P: Permeable Pavement

Inflow Area = 0.138 ac, 74.64% Impervious, Inflow Depth = 4.10" for 25-Year event
Inflow = 0.82 cfs @ 12.13 hrs, Volume= 0.047 af
Outflow = 0.28 cfs @ 12.30 hrs, Volume= 0.047 af, Atten= 66%, Lag= 10.2 min
Discarded = 0.01 cfs @ 10.30 hrs, Volume= 0.031 af
Primary = 0.26 cfs @ 12.30 hrs, Volume= 0.017 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 873.36' @ 12.30 hrs Surf.Area= 0.026 ac Storage= 0.020 af

Plug-Flow detention time= 335.0 min calculated for 0.047 af (100% of inflow)
Center-of-Mass det. time= 335.6 min (1,112.2 - 776.6)

Volume	Invert	Avail.Storage	Storage Description
#1	874.45'	0.001 af	**Permeable Pavement (Prismatic)**Listed below (Recalc) -Impervious 0.007 af Overall x 20.0% Voids
#2	870.80'	0.028 af	**Aggregate Storage (Prismatic)**Listed below (Recalc) 0.095 af Overall x 30.0% Voids
		0.030 af	Total Available Storage

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
874.45	0.026	0.000	0.000
874.70	0.026	0.007	0.007

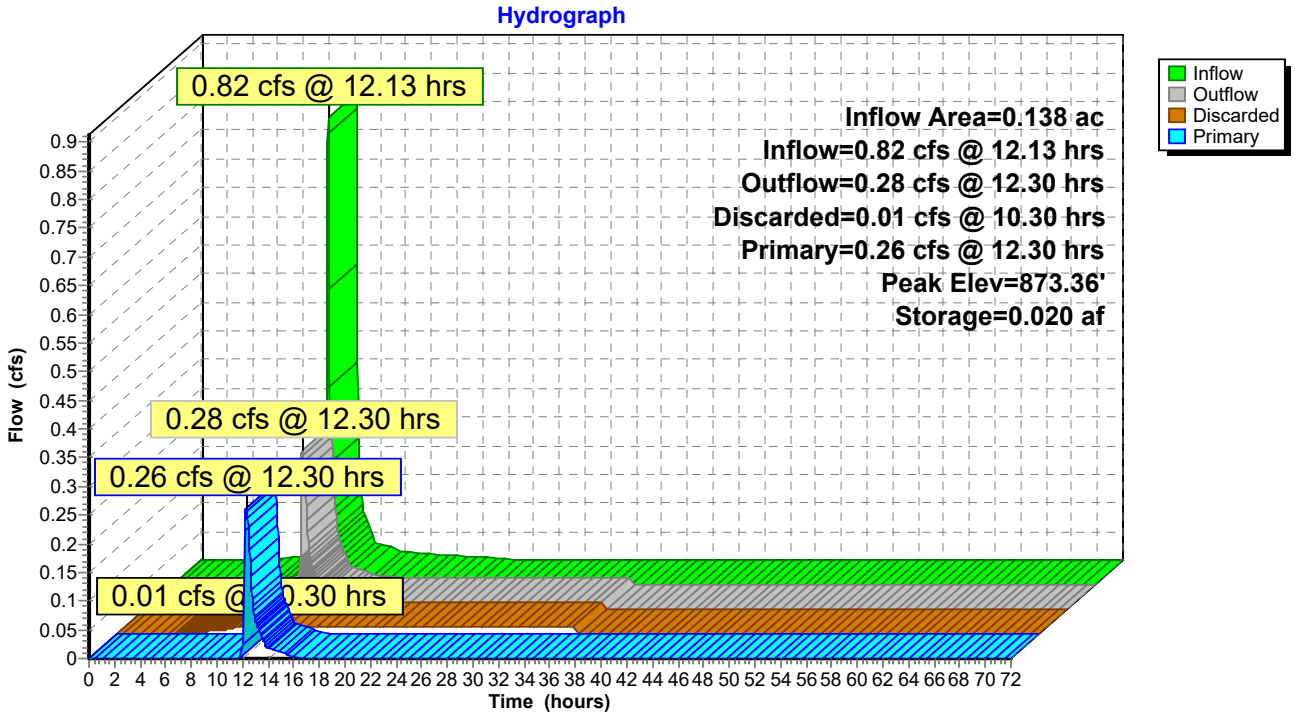
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
870.80	0.026	0.000	0.000
874.45	0.026	0.095	0.095

Device	Routing	Invert	Outlet Devices
#1	Primary	872.80'	**4.0" Vert. 4" Underdrain** C= 0.600
#2	Discarded	870.80'	**0.500 in/hr Exfiltration @ 0.5 in/hr over Surface area**

Discarded OutFlow Max=0.01 cfs @ 10.30 hrs HW=870.84' (Free Discharge)
↑—**2=Exfiltration @ 0.5 in/hr** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.26 cfs @ 12.30 hrs HW=873.36' (Free Discharge)
↑—**1=4" Underdrain** (Orifice Controls 0.26 cfs @ 3.02 fps)

Pond 6P: Permeable Pavement



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 5S: PostDevelopment Runoff Area=0.138 ac 74.64% Impervious Runoff Depth=5.72"
Tc=6.0 min CN=92 Runoff=1.11 cfs 0.066 af

Pond 6P: Permeable Pavement Peak Elev=874.11' Storage=0.026 af Inflow=1.11 cfs 0.066 af
Discarded=0.01 cfs 0.033 af Primary=0.45 cfs 0.033 af Outflow=0.46 cfs 0.066 af

Total Runoff Area = 0.138 ac Runoff Volume = 0.066 af Average Runoff Depth = 5.72"
25.36% Pervious = 0.035 ac 74.64% Impervious = 0.103 ac

Summary for Subcatchment 5S: PostDevelopment

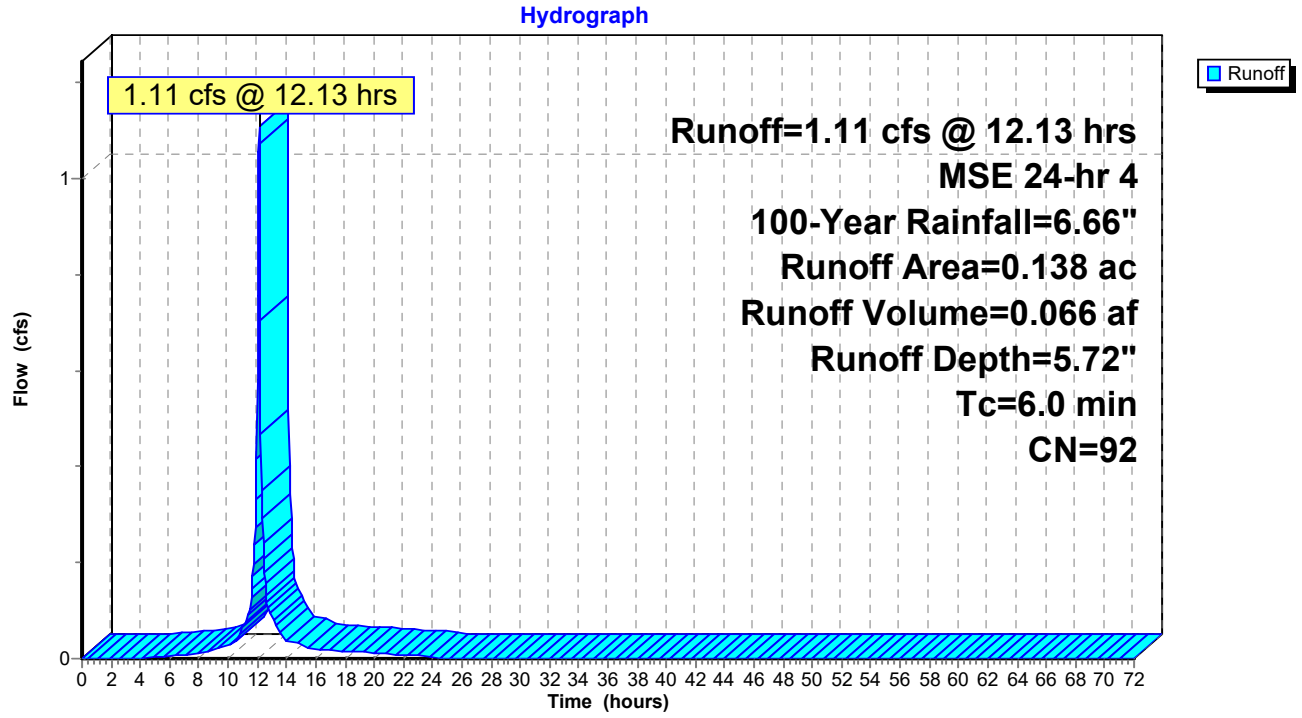
Runoff = 1.11 cfs @ 12.13 hrs, Volume= 0.066 af, Depth= 5.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=6.66"

	Area (ac)	CN	Description
*	0.021	98	Roof
*	0.026	74	Permeable Pavement
*	0.054	98	Pavement
*	0.008	98	Sidewalk
	0.009	74	>75% Grass cover, Good, HSG C
*	0.020	98	Offsite Impervious
	0.138	92	Weighted Average
	0.035		25.36% Pervious Area
	0.103		74.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 5S: PostDevelopment



Summary for Pond 6P: Permeable Pavement

Inflow Area = 0.138 ac, 74.64% Impervious, Inflow Depth = 5.72" for 100-Year event
Inflow = 1.11 cfs @ 12.13 hrs, Volume= 0.066 af
Outflow = 0.46 cfs @ 12.26 hrs, Volume= 0.066 af, Atten= 58%, Lag= 8.0 min
Discarded = 0.01 cfs @ 9.50 hrs, Volume= 0.033 af
Primary = 0.45 cfs @ 12.26 hrs, Volume= 0.033 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 874.11' @ 12.26 hrs Surf.Area= 0.026 ac Storage= 0.026 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 266.3 min (1,035.6 - 769.3)

Volume	Invert	Avail.Storage	Storage Description
#1	874.45'	0.001 af	**Permeable Pavement (Prismatic)**Listed below (Recalc) -Impervious 0.007 af Overall x 20.0% Voids
#2	870.80'	0.028 af	**Aggregate Storage (Prismatic)**Listed below (Recalc) 0.095 af Overall x 30.0% Voids
		0.030 af	Total Available Storage

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
874.45	0.026	0.000	0.000
874.70	0.026	0.007	0.007

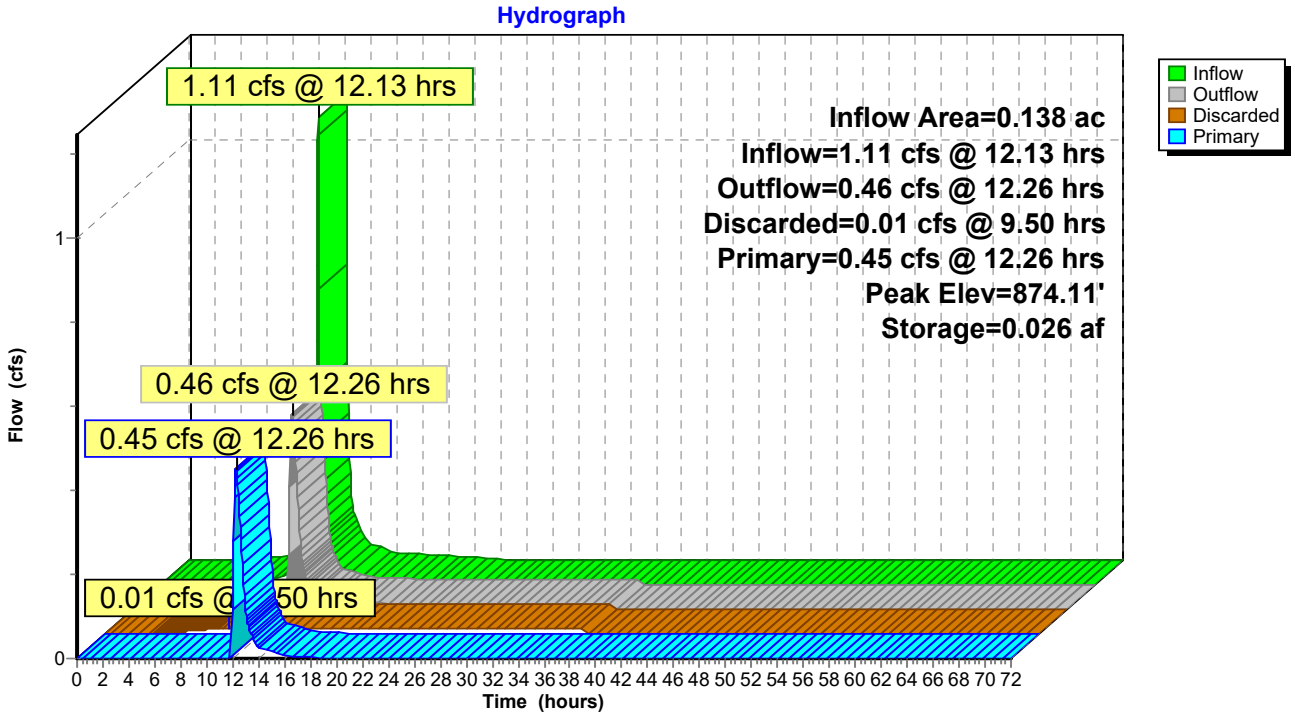
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
870.80	0.026	0.000	0.000
874.45	0.026	0.095	0.095

Device	Routing	Invert	Outlet Devices
#1	Primary	872.80'	**4.0" Vert. 4" Underdrain** C= 0.600
#2	Discarded	870.80'	**0.500 in/hr Exfiltration @ 0.5 in/hr over Surface area**

Discarded OutFlow Max=0.01 cfs @ 9.50 hrs HW=870.84' (Free Discharge)
↑—**2=Exfiltration @ 0.5 in/hr** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.45 cfs @ 12.26 hrs HW=874.10' (Free Discharge)
↑—**1=4" Underdrain** (Orifice Controls 0.45 cfs @ 5.14 fps)

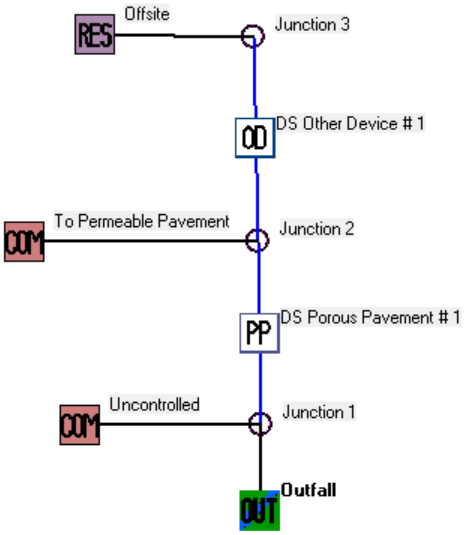
Pond 6P: Permeable Pavement



SEDIMENT CONTROL CALCULATIONS

The following calculations using the WinSLAMM output indicates that the proposed development will remove 66.5% of total suspended solids (TSS). The site consists of 0.074 acres of redeveloped impervious area (40% TSS removal) and a remaining site area of 0.146 acres (80% TSS removal). The weighted average of the TSS removal for the site is 66.5%.

WinSLAMM Model Summary:



Land Use:
Offsite

Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.005			
1	Roofs 1	0.005	Entered	--	--
	Parking	0.000			
	Driveways/Sidewalks	0.015			
25	Driveways 1	0.015	Entered	--	--
	Streets	0.000			
	Landscaped Areas	0.000			
	Other Areas	0.000			

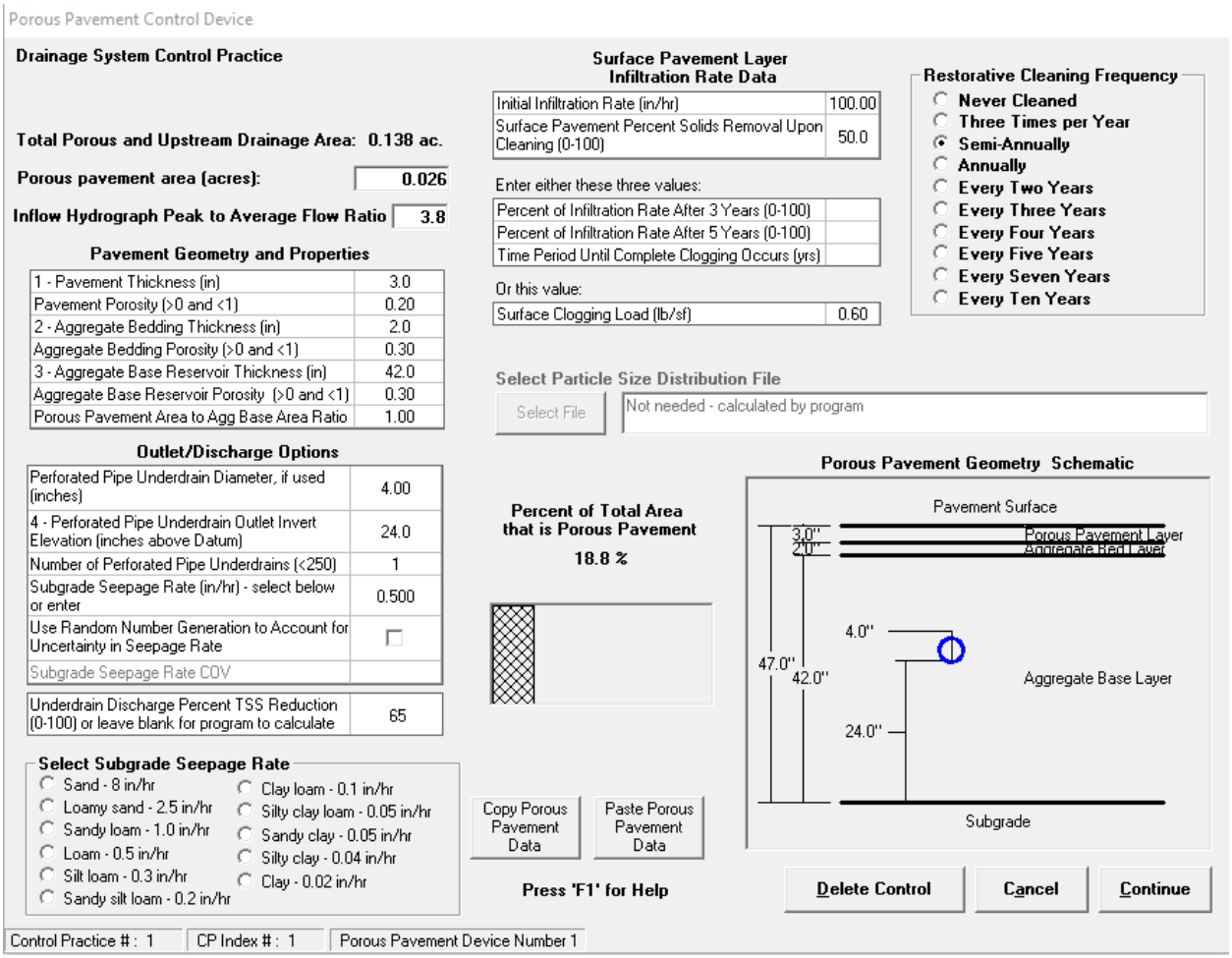
Land Use:
Uncontrolled

Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.055			
1	Roofs 1	0.055	Entered	--	--
	Parking	0.000			
	Driveways/Sidewalks	0.012			
31	Sidewalks 1	0.012	Entered	--	--
	Streets	0.000			
	Landscaped Areas	0.035			
45	Large Landscaped Areas 1	0.035	Entered	--	--
	Other Areas	0.000			

Land Use:
To Permeable Pavement

Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.021			
1	Roofs 1	0.021	Entered	--	--
	Parking	0.080			
13	Permeable Pavement	0.026	Entered	--	--
14	Pavement	0.054	Entered	--	--
	Driveways/Sidewalks	0.008			
31	Sidewalks 1	0.008	Entered	--	--
	Streets	0.000			
	Landscaped Areas	0.009			
45	Large Landscaped Areas 1	0.009	Entered	--	--
	Other Areas	0.000			

Land Use #	Land Use Type	Land Use Label	Land Use Area (acres)
1	Commercial	To Permeable Pavement	0.118
2	Commercial	Uncontrolled	0.102
3	Residential	Offsite	0.020


Porous Pavement Control Device
Drainage System Control Practice
Total Porous and Upstream Drainage Area: 0.138 ac.
Porous pavement area (acres): 0.026
Inflow Hydrograph Peak to Average Flow Ratio 3.8
Pavement Geometry and Properties
1 - Pavement Thickness (in) 3.0
Pavement Porosity (>0 and <1) 0.20
2 - Aggregate Bedding Thickness (in) 2.0
Aggregate Bedding Porosity (>0 and <1) 0.30
3 - Aggregate Base Reservoir Thickness (in) 42.0
Aggregate Base Reservoir Porosity (>0 and <1) 0.30
Porous Pavement Area to Agg Base Area Ratio 1.00
Outlet/Discharge Options
Perforated Pipe Underdrain Diameter, if used (inches) 4.00
4 - Perforated Pipe Underdrain Outlet Invert Elevation (inches above Datum) 24.0
Number of Perforated Pipe Underdrains (<250) 1
Subgrade Seepage Rate (in/hr) - select below or enter 0.500
Use Random Number Generation to Account for Uncertainty in Seepage Rate
Subgrade Seepage Rate COV
Underdrain Discharge Percent TSS Reduction (0-100) or leave blank for program to calculate 65
Select Subgrade Seepage Rate
Sand - 8 in/hr
Loamy sand - 2.5 in/hr
Sandy loam - 1.0 in/hr
Loam - 0.5 in/hr
Silt loam - 0.3 in/hr
Sandy silt loam - 0.2 in/hr
Clay loam - 0.1 in/hr
Silty clay loam - 0.05 in/hr
Sandy clay - 0.05 in/hr
Silty clay - 0.04 in/hr
Clay - 0.02 in/hr
Surface Pavement Layer Infiltration Rate Data
Initial Infiltration Rate (in/hr) 100.00
Surface Pavement Percent Solids Removal Upon Cleaning (0-100) 50.0
Enter either these three values:
Percent of Infiltration Rate After 3 Years (0-100)
Percent of Infiltration Rate After 5 Years (0-100)
Time Period Until Complete Clogging Occurs (yrs)
Or this value:
Surface Clogging Load (lb/sf) 0.60
Restorative Cleaning Frequency
Never Cleaned
Three Times per Year
Semi-Annually
Annually
Every Two Years
Every Three Years
Every Four Years
Every Five Years
Every Seven Years
Every Ten Years
Select Particle Size Distribution File
Select File
Not needed - calculated by program
Percent of Total Area that is Porous Pavement
18.8 %
Porous Pavement Geometry Schematic
Pavement Surface
3.0"
2.0"
Porous Pavement Layer
Aggregate Bed Layer
4.0"
47.0"
42.0"
Aggregate Base Layer
24.0"
Subgrade
Copy Porous Pavement Data
Paste Porous Pavement Data
Press 'F1' for Help
Delete Control
Cancel
Continue
Control Practice # : 1
CP Index # : 1
Porous Pavement Device Number 1

WinSLAMM Output Summary:

File Name:

Q:\Projects\MC-40-20\ECSWM\MC40-WinSLAMM.mdb

Outfall Output Summary

	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	18636		0.67	72.55 (1)	84.41 (1)	
Outfall Total with Controls	7472	59.91 %	0.27	46.31	21.60	74.41 %
Current File Output: Annualized Total After Outfall Controls	7492	Years in Model Run:	1.00		21.66	

(1) Values reduced to remove off-site loadings due to setting Other Control Device Concentration Reduction values to 1.

Print Output Summary to Text File

Print Output Summary to .csv File

Total Area Modeled (ac): 0.240

Total Control Practice Costs

Capital Cost	N/A
Land Cost	N/A
Annual Maintenance Cost	N/A
Present Value of All Costs	N/A
Annualized Value of All Costs	N/A

Perform Outfall Flow Duration Curve Calculations

Receiving Water Impacts Due To Stormwater Runoff

(CWP Impervious Cover Model)

	Calculated Rv	Approximate Urban Stream Classification
Without Controls	0.67	Poor
With Controls	0.27	Poor

Col. #:	2	3	4	5	6	7	8	9	10	11	12	13	14	26	28
Control Practice No.	Control Practice Type	Control Practice Name or Location	Total Inflow Volume (cf)	Total Outflow Volume (cf)	Percent Volume Reduction	Total Influent Load (lbs)	Total Effluent Load (lbs)	Percent Load Reduction	Flow Weighted Influent Conc (mg/L)	Flow Weighted Effluent Conc (mg/L)	Percent Conc. Reduction	Influent Median Part. Size (microns)	Effluent Median Part. Size (microns)	Percent of Clogging Factor	Maximum Subsurface Ponding Time (hrs)
1	Porous Pavement	DS Porous Pavement # 1	11493	329.3	97.13	63.41	0.6009	99.05	88.38	29.23	66.924	7.80	1.75	0.67	51.00
2	Other Device	DS Other Device # 1	1791	1791	0	13.35	0	100.0	119.4	0	100.000	7.80	7.80		

20-Year life Analysis

Rain Number	Rain Event Start Date	Time From Start of Model Run (Yrs)	Time Between Cleaning (Yrs)	Cleaning Number	Most Recent Cleaning Date (Yrs)	Time From Last Cleaning (Yrs)	Initial Seepage Rate (in/hr)	Cum Mass per SF Before Cleaning (lbs/sf)	Cum Mass per SF After Cleaning (lbs/sf)	Event Clogging Mass (lbs)	Cumulative Clogging Mass (lbs)	Cum. Clogging Mass per SF (lbs/sf)	Maximum Surface Seepage Rate (in/hr)	Maximum Surface Pavement Layer Inflow Rate (cfs)
1	1/9/1963	0	0.5	0	0	0	100	0	0	0	0	0	100	2.621667
2	1/11/1963	5.48E-03	0.5	0	0	5.48E-03	100	0	0	1.82E-03	1.82E-03	1.61E-06	99.99973	2.62166
3	1/17/1963	2.19E-02	0.5	0	0	2.19E-02	100	0	0	6.15E-02	0.0632965	5.59E-05	99.99068	2.621423
4	1/19/1963	2.74E-02	0.5	0	0	2.74E-02	100	0	0	8.11E-04	6.41E-02	5.66E-05	99.99056	2.621419
5	1/21/1963	3.29E-02	0.5	0	0	3.29E-02	100	0	0	6.94E-03	7.10E-02	6.27E-05	99.98955	2.621393
6	1/26/1963	4.66E-02	0.5	0	0	4.66E-02	100	0	0	5.57E-03	7.66E-02	6.76E-05	99.98872	2.621371
7	1/31/1963	6.03E-02	0.5	0	0	6.03E-02	100	0	0	2.03E-04	7.68E-02	6.78E-05	99.98869	2.62137
8	2/4/1963	7.12E-02	0.5	0	0	7.12E-02	100	0	0	2.18E-02	9.86E-02	8.71E-05	99.98549	2.621286
9	2/10/1963	8.77E-02	0.5	0	0	8.77E-02	100	0	0	3.21E-03	0.1018077	8.99E-05	99.98502	2.621274
10	2/27/1963	0.1342466	0.5	0	0	0.1342466	100	0	0	6.94E-03	0.1087454	9.60E-05	99.98399	2.621247
11	3/2/1963	0.1424658	0.5	0	0	0.1424658	100	0	0	3.98E-02	0.1485203	1.31E-04	99.97814	2.621094
2205	12/19/1982	19.95617	0.5	39	19.5	0.4561653	100	4.61E-02	4.51E-02	2.18E-02	53.84664	4.75E-02	92.07597	2.413925
2206	12/23/1982	19.96712	0.5	39	19.5	0.467123	100	4.61E-02	4.51E-02	3.21E-03	53.84985	4.75E-02	92.0755	2.413913
2207	12/24/1982	19.96986	0.5	39	19.5	0.4698639	100	4.61E-02	4.51E-02	8.11E-04	53.85065	4.75E-02	92.07528	2.413909
2208	12/27/1982	19.97808	0.5	39	19.5	0.4780827	100	4.61E-02	4.51E-02	0.0201658	53.87082	4.76E-02	92.07241	2.413832

WinSLAMM Input Data:

Data file name: Q:\Projects\MC-40-20\ECSWM\MC40-WinSLAMM.mdb
WinSLAMM Version 10.4.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Date: 01-29-2021 Time: 16:38:23
Site information:

LU# 1 - Commercial: To Permeable Pavement Total area (ac): 0.118
1 - Roofs 1: 0.021 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Permeable Pavement: 0.026 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
14 - Pavement: 0.054 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.008 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.009 ac. Normal Clayey Low Density Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Commercial: Uncontrolled Total area (ac): 0.102
1 - Roofs 1: 0.055 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.012 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.035 ac. Normal Clayey Low Density Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Residential: Offsite Total area (ac): 0.020
1 - Roofs 1: 0.005 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1: 0.015 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Porous Pavement CP# 1 (DS) - DS Porous Pavement # 1
Porous pavement area (ac): 0.026
Inflow hydrograph peak to average flow ratio: 3.8
Porous pavement thickness (in): 3
Porous pavement porosity: 0.2
Aggregate bedding thickness (in): 2
Aggregate bedding porosity: 0.3
Aggregate base reservoir thickness (in): 42
Aggregate base reservoir porosity: 0.3
Porous pavement surface area to aggregate base area ratio: 1
Underdrain diameter (in): 4
Underdrain outlet invert elevation (inches above datum): 24
Number of underdrains: 1
Subgrade seepage rate (in/hr): 0.5
Use random number generation to account for uncertainty in seepage rate: 0
Subgrade seepage rate COV: 0
Surface pavement initial infiltration rate (in/hr): 100
Surface Pavement Percent Solids Removal Upon Cleaning: 50
Porous pavement surface clogging load (lbs/sf): 0.6
Porous pavement restorative cleaning frequency: Semi-annually
TSS concentration reduction percentage through underdrain: 65
Porous pavement particle size distribution file name: Not needed - calculated by program

Control Practice 2: Other Device CP# 1 (DS) - DS Other Device # 1
Fraction of drainage area served by device (ac) = 1.00
Particulate Concentration reduction fraction = 1.00
Filterable Concentration reduction fraction = 1.00
Runoff volume reduction fraction = 0

The following calculations using the WinSLAMM output indicates that the proposed permeable pavement serving the new impervious area will infiltrate greater than 90% of the pre-development infiltration volume.

Pre-development Infiltration results:

Development	Area (Acres)	SLAMM Soil Type	Average Annual Rainfall Volume (cuft)	Pre-Development Runoff Volume (cuft)	Pre-Development Infiltration Volume (cuft)
Non-Residential	0.118	Silty	12,340[1]	0	12,340

1: Total Rainfall x Drainage Area = Avg. Annual Rainfall Volume
28.81 in (1 ft/12 in) x 0.118 acres (43,560 sq ft/ 1 acre) = 12,340 cuft

Minimum required post-development infiltration volume: 12,340 cuft x 0.9 = **11,106 cuft**

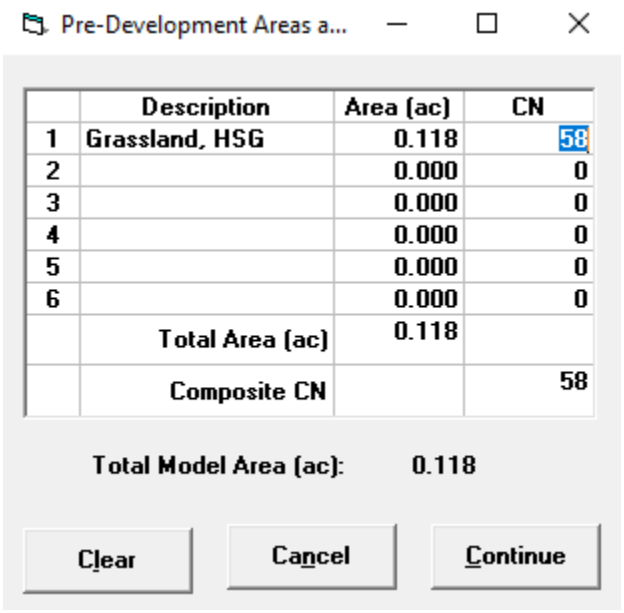
Post-Development Infiltration results:

Description	Area (Acres)	SLAMM Soil Type	Average Annual Rainfall Volume (cuft)	Post-Development Runoff Volume (cuft)	Post-Development Infiltration Volume (cuft)
Non-Residential	0.118	Silty	12,340[1]	138	**12,202**

Infiltration Summary
12,202 cuft (Post-Development) > 11,106 cuft (90% Pre-Development)

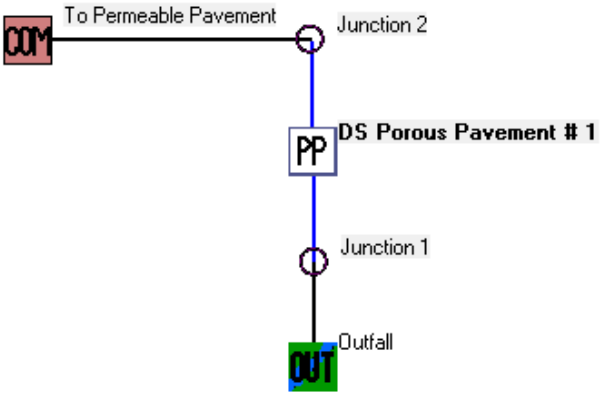
WinSLAMM Model Summary:

Pre-Development:



Rain Number	Start Date	Rain Total (in)	Outfall Total (cf)	Rv	Total Losses (in.)	Calculated CN*	Event Peak Flow (cfs)	Pre-Dev Runoff Vol.
Minimum:		0.01	0	0.000	0.01	9999999.0	0.000	9999999.0
Maximum:		2.59	0	0.000	2.59	0.0	0.000	0.0
Average:		0.29	0	0.000	0.29			
Total:		32.10	0		32.10			0.00

Post-Development



Land Use:
To Permeable Pavement

Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.021			
1	Roofs 1	0.021	Entered	--	--
	Parking	0.080			
13	Permeable Pavement	0.026	Entered	--	--
14	Pavement	0.054	Entered	--	--
	Driveways/Sidewalks	0.008			
31	Sidewalks 1	0.008	Entered	--	--
	Streets	0.000			
	Landscaped Areas	0.009			
45	Large Landscaped Areas 1	0.009	Entered	--	--
	Other Areas	0.000			

Porous Pavement Control Device

Drainage System Control Practice

Total Porous and Upstream Drainage Area: 0.118 ac.

Porous pavement area (acres):	0.026
Inflow Hydrograph Peak to Average Flow Ratio	3.8

Pavement Geometry and Properties

1 - Pavement Thickness (in)	3.0
Pavement Porosity (>0 and <1)	0.20
2 - Aggregate Bedding Thickness (in)	2.0
Aggregate Bedding Porosity (>0 and <1)	0.30
3 - Aggregate Base Reservoir Thickness (in)	42.0
Aggregate Base Reservoir Porosity (>0 and <1)	0.30
Porous Pavement Area to Agg Base Area Ratio	1.00

Outlet/Discharge Options

Perforated Pipe Underdrain Diameter, if used (inches)	4.00
4 - Perforated Pipe Underdrain Outlet Invert Elevation (inches above Datum)	24.0
Number of Perforated Pipe Underdrains (<250)	1
Subgrade Seepage Rate (in/hr) - select below or enter	0.500
Use Random Number Generation to Account for Uncertainty in Seepage Rate	☐
Subgrade Seepage Rate COV	
Underdrain Discharge Percent TSS Reduction (0-100) or leave blank for program to calculate	65

Select Subgrade Seepage Rate

- ○ Sand - 8 in/hr
- ○ Loamy sand - 2.5 in/hr
- ○ Sandy loam - 1.0 in/hr
- ○ Loam - 0.5 in/hr
- ○ Silt loam - 0.3 in/hr
- ○ Sandy silt loam - 0.2 in/hr
- ○ Clay loam - 0.1 in/hr
- ○ Silty clay loam - 0.05 in/hr
- ○ Sandy clay - 0.05 in/hr
- ○ Silty clay - 0.04 in/hr
- ○ Clay - 0.02 in/hr

Surface Pavement Layer Infiltration Rate Data

Initial Infiltration Rate (in/hr)	100.00
Surface Pavement Percent Solids Removal Upon Cleaning (0-100)	50.0

Enter either these three values:

Percent of Infiltration Rate After 3 Years (0-100)	
Percent of Infiltration Rate After 5 Years (0-100)	
Time Period Until Complete Clogging Occurs (yrs)	

Or this value:

Surface Clogging Load (lb/sf)	0.60

Restorative Cleaning Frequency

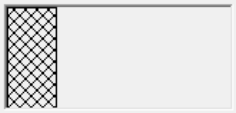
- ○ Never Cleaned
- ○ Three Times per Year
- ◉ Semi-Annually
- ○ Annually
- ○ Every Two Years
- ○ Every Three Years
- ○ Every Four Years
- ○ Every Five Years
- ○ Every Seven Years
- ○ Every Ten Years

Select Particle Size Distribution File

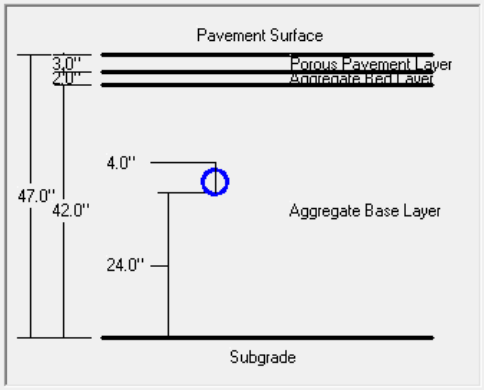
Select File | Not needed - calculated by program

Percent of Total Area that is Porous Pavement

22.0 %



Porous Pavement Geometry Schematic



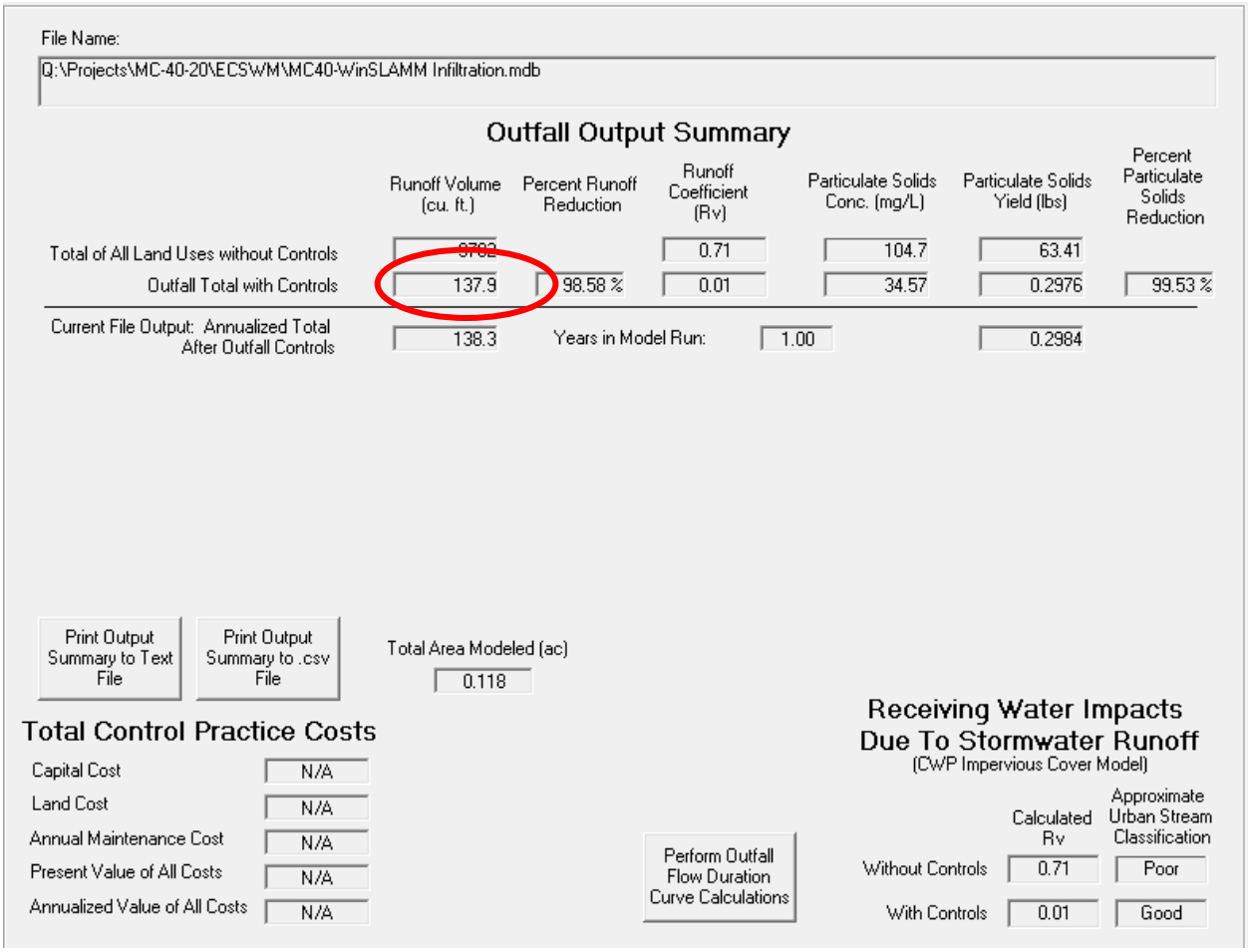
Copy Porous Pavement Data | Paste Porous Pavement Data

Press 'F1' for Help

Delete Control | Cancel | Continue

Control Practice # : 1 | CP Index # : 1 | Porous Pavement Device Number 1

WinSLAMM Output Summary:



WinSLAMM Input Data:

Data file name: Q:\Projects\MC-40-20\ECSWM\MC40-WinSLAMM Infiltration.mdb
WinSLAMM Version 10.4.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Date: 01-29-2021 Time: 16:39:50
Site information:

Pre-Development Area Description	Pre-Development Area (ac)	Pre-Development CN
Grassland, HSG	.118	58
Total Area (ac)/Composite CN	.118	58

LU# 1 - Commercial: To Permeable Pavement Total area (ac): 0.118
1 - Roofs 1: 0.021 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Permeable Pavement: 0.026 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
14 - Pavement: 0.054 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.008 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.009 ac. Normal Clayey Low Density Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Porous Pavement CP# 1 (DS) - DS Porous Pavement # 1
Porous pavement area (ac): 0.026
Inflow hydrograph peak to average flow ratio: 3.8
Porous pavement thickness (in): 3
Porous pavement porosity: 0.2
Aggregate bedding thickness (in): 2
Aggregate bedding porosity: 0.3
Aggregate base reservoir thickness (in): 42
Aggregate base reservoir porosity: 0.3
Porous pavement surface area to aggregate base area ratio: 1

Underdrain diameter (in): 4
Underdrain outlet invert elevation (inches above datum): 24
Number of underdrains: 1
Subgrade seepage rate (in/hr): 0.5
Use random number generation to account for uncertainty in seepage rate: 0
Subgrade seepage rate COV: 0
Surface pavement initial infiltration rate (in/hr): 100
Surface Pavement Percent Solids Removal Upon Cleaning: 50
Porous pavement surface clogging load (lbs/sf): 0.6
Porous pavement restorative cleaning frequency: Semi-annually
TSS concentration reduction percentage through underdrain: 65
Porous pavement particle size distribution file name: Not needed - calculated by program

Attachment 2:

SOIL AND SITE EVALUATION – STORM

In accordance with SPS 382.365, 385, Wis. Adm. Code, and WDNR Standard 1002

1002-CPS-23
Division of Industry Services
P. O. Box 2658
Madison, Wisconsin 53701
Scott Walker, Governor
Laura Gutierrez, Secretary

Attach a complete site plan on paper not less than 8 ½ x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent of slope, scale or dimensions, north arrow, and BM referenced to nearest road

Please print all information

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)]

County: Dane

Parcel I.D.: 0610-034-0618-1

Reviewed by:

Date:

Property Owner

Property Location: Govt. Lot NE ¼ SE ¼ S 3 T 6 N R 10 E (or) W

Property Owner' Mail Address: P.O. Box 110

Lot # | Block # | Subd. Name or CSM #

City: McFarland | State: WI | Zip Code: 53558 | Phone Number

☐ City ☒ Village ☐ Town | Nearest Road: 5411 Bashford St.

Drainage area _____ ☐ sq .ft ☐ acres

Test site suitable for (check all that apply): ☐ Site not suitable;

☐ Bioretention; ☐ Subsurface Dispersal System;

☐ Reuse; ☐ Irrigation; ☐ Other _____

Hydraulic Application Test Method

☒ Morphological Evaluation
☐ Double Ring Infiltrometer
☐ Other: (specify) _____

Soil Moisture
Date of soil borings: 12-21-20

USDA-NRCS WETS Value:
☐ Dry = 1;
☒ Normal = 2;
☐ Wet = 3.

TP1 #OBS. ☒ Pit ☐ Boring Ground surface elevation. _____ ft. Elevation of limiting factor _____ ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
1	0-16	10YR 3/2	—	sl	2mgr	mfr	cs	5	—	.13
2	16-80	10YR 4/6	—	cl	1fsbk	mfr	gw	5	—	.03
3	80-144	10YR 5/4	—	sl	1fpl	mfr	—	15	—	.5

Comments:

TP2 #OBS. ☒ Pit ☐ Boring Ground surface elevation. _____ ft. Elevation of limiting factor _____ ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
1	0-8	10YR 3/2	—	sl	2mgr	mfr	cs	5	—	.13
2	8-64	10YR 4/6	—	cl	1fsbk	mfr	gw	5	—	.03
3	64-144	10YR 5/4	—	sl	1fpl	mfr	—	15	—	.5

Comments:

Name (Please Print): Jeffrey T. Levake | Signature: [signature] | Credential Number: CST #223322

Address: P.O. Box 568 Lake Mills, WI 53551 | Date Evaluation Conducted: 12-21-20 | Telephone Number: 920-988-7567

SBD-10793 (R01/17)

WDNR
September 2017

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838–7750 \MC–40–20\MC40BASE.DWG

BASHFORD STREET

EX. 8" SANITARY SEWER

EX. SAN MH

EX. 6" SANITARY SEWER

EX. 10" WATER

EX. 6" WATER

EX. STORM INLET

875

40'

TEST PIT #2

33'

TEST PIT #1

33'

JOHNSON STREET

EX. 6" WATER

N

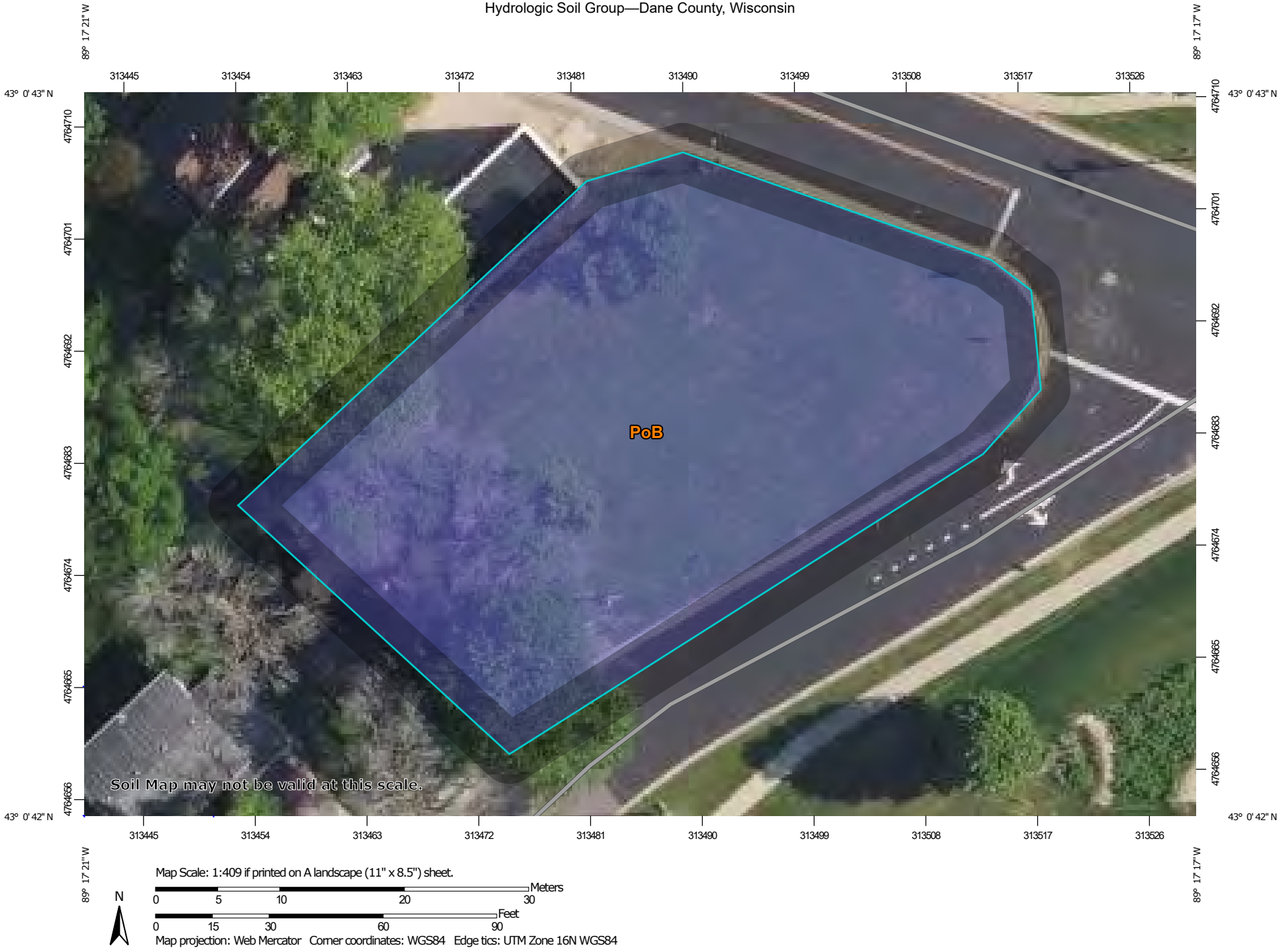
0 10 20

5411 BASHFORD STREET

TEST PIT MAP

PAGE: 1 OF 1
DATED: DECEMBER 17, 2020

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752



Map Scale: 1:409 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 15 30 60 90

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin
Survey Area Data: Version 19, Jun 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2020—Aug 4, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
PoB	Plano silt loam, gravelly substratum, 2 to 6 percent slopes	B	0.4	100.0%
Totals for Area of Interest			**0.4**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

STORM WATER MANAGEMENT SYSTEM MAINTENANCE AGREEMENT

THIS AGREEMENT ("Agreement"), entered into this _____ day of _____, 2021, by and between Dan Chin Homes (the "Owner"), and Village of McFarland, a Wisconsin Municipal Corporation (the "Village"), collectively, the "Parties".

RECITALS

A. The Owner is developing certain real property located in the Village of McFarland legally described in paragraph *2* herein (the "Property").

B. The Parties desire to set forth their obligations for the maintenance of certain storm water management improvements on the Property.

NOW THEREFORE, in consideration of the mutual covenants herein set forth and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows.

Recording area (Dane Co. Register of Deeds)

Send To: Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558
608-838-3151

_____
Parcel Identification Number

1. Sole Agreement. This agreement is the sole applicable agreement pertaining to storm water management for the described Property.

2. Site Legal Description. The Property subject to this agreement is legally described as follows:

_____

_____

3. Responsible Party.

a. CONSTRUCTION PHASE MAINTENANCE. The Owner is responsible for satisfying the provisions of this agreement throughout the Property for the duration of the construction and warranty period.

b. POST-CONSTRUCTION PERPETUAL MAINTENANCE. The Owner is responsible for maintaining the storm water management system in perpetuity upon completion of all construction phases and expiration of the warranty period.

4. Permanent Components Of The Storm Water Management System.

a. The storm water management system for the property consists of the following management practices or components:

+ 1,121 sqft of permeable pavement with underdrain
+142 ft of 12" RCP Storm sewer

b. The drainage areas served by the storm water management practices includes the property referenced in section 2 above and some off-site runon, as shown on the Proposed Drainage Plan.

5. Inspection And Maintenance Schedule.

a. All components of the storm water management system shall be inspected by the Responsible Party:
- at least semi-annually in early Spring and early Autumn; and
- within 72 hours following any major storm or flood event of sufficient intensity or duration to pose significant risk of damage to the system.

b. The following components shall be inspected by the Responsible Party more frequently as follows:

Storm Sewer:

- Visual inspection of components shall be performed, and debris removed from storm sewer manholes.
- Repair inlet/outlet areas that are damaged or show signs of erosion.
- Repairs must restore the components to the specifications of the original plan.

Permeable Pavement

- Pervious pavement systems shall be inspected at least twice per year. Inspections are recommended to be made during and after heavy rainfalls (eg: 2.9" or more over the area of the pervious pavement system within a 24 hour period). An alternative to inspecting during heavy rainfalls would be to apply sufficient water onto the pervious pavement system to simulate a heavy rainfall. Inspection of the permeable pavement system shall be conducted to evaluate the following:
    - Pavement Condition – Inspect permeable pavement surfaces for settlement, deformation or cracking.
    - Surface Infiltration – Inspect permeable pavement surfaces for sedimentation or evidence of ponding.
    - Drainage – Inspect observation wells 72 hours after a rain event of 0.5 inches or greater to verify that the aggregate storage reservoir is draining down effectively.
    - Outfalls - Inspect underdrain outfall locations for obstructions and erosion.
    - Run-on Areas – Inspect run-on areas for adequate cover and stability.
- Clean the pervious pavement at least twice per year using industry recommended methods, such as regenerative air or vacuum sweeping. After vacuuming, the pervious pavement system shall be tested and inspected again for ponding. If ponding still occurs, the owner shall coordinate the necessary repairs and/or replacement as approved by the Village.
- The following activities shall be prohibited from occurring on the permeable pavement surface: temporary or permanent stockpiling of soil, snow or other material that can potentially cause or contribute to clogging; application of pavement seal-coating; application of sand for deicing.
- If the pavement surface infiltration rate is questionable at any time during the effective life of the pavement, the administering authority may require infiltration rate testing to verify that the surface infiltration rate is no lower than 10 in/hr. If the surface infiltration rate is lower than 10 in/hr, appropriate action shall be taken to restore the infiltration rate to an acceptable level based on the remaining effective life of the pavement.
- If verification of in place pavement surface infiltration rates is necessary, conduct pavement surface infiltration rate testing per ASTM C1701 Standard Test Method for Infiltration Rate of In Place Pervious Concrete for pervious concrete and porous asphalt, ASTM C1781 Standard Test Method of Surface Infiltration Rate of Permeable Unit Pavement Systems for permeable pavers/blocks or other methods approved by the Village.
- Repairs must restore the component to the specifications of the original plan.
- Water depth in the observation well shall be measured and recorded once per year at 72 to 80 hours after a rainfall event of 0.5 inches or more during a 24-hour period. Water depth in the observation pipe existing 72 hours after any storm event indicates additional monitoring may be needed to determine if maintenance or corrective action is necessary.

c. The Responsible Party shall make the appropriate repairs whenever the performance of a storm water management practice or component is compromised due to sediment or debris.

6. Regulations.
a. Mowing in buffer areas, pond banks and drainage ways shall be minimized to the greatest extent possible in order to maximize filtration of runoff. If occasional mowing is necessary, the mowing height shall be no shorter than six inches.

b. Applications of fertilizers, herbicides, pesticide or other chemical applications are prohibited in buffer areas, on pond banks and along drainage ways, unless specifically authorized by the Village Engineer on an individual event basis, and provided that the application is performed by professional personnel certified for that purpose.
c. Snow shall not be dumped directly onto conditioned planting beds designed for infiltration or for bioretention, or on sites designated as buffer areas.
7. Maintenance Of Inspection Records.
a. The Owner shall maintain records of the results of all site inspections and any enforcement actions, correction actions or other documented contacts and any follow-up actions taken by or at the direction of Owner or Responsible Party for seven years after such action.

b. The Village Engineer shall maintain public records of the results of all Village inspections of the site, shall inform the Owner of the inspection results, and shall indicate any specific corrective actions required to bring the storm water management practice or component into accordance with this Agreement.

8. Default by Responsible Party. In the event that the Village determines that Responsible Party has failed to comply with any of the responsibilities as set forth in this Agreement, the Village shall give written notice to Owner identifying any said default and requiring compliance within five working days of receipt of the notice or such longer period of time as specified by the Village in the notice. In the event Owner fails to complete any actions required to remedy the default within said five day period, unless extended by the Village in writing, Owner consents that Village may enter the property on which private storm water management systems and practices are located, correct the default and charge the cost of such corrective action to Owner. If Owner fails to pay for said costs of corrective action then Village shall be entitled to place the cost of the corrective action on the tax roll for the Owner's property as a special charge pursuant to Wis. Stats. § 66.0627.

9. Severability. All provisions of this Agreement are severable, and if any one or more provision is deemed unenforceable for any reason, the remaining provisions shall remain in full force and effect.

10. Binding Agreement. All provisions of this Agreement, including the benefits and burdens hereunder, run with the property and are binding upon and inure to the benefit of the parties hereto and their successors and assigns.

11. Amendment; Termination. This Agreement may be amended or terminated by a document signed by the Owner and the Village.

12. Requirement to Record. This Agreement and any subsequent amendments thereto shall be recorded at the Dane County Register of Deeds.

13. Governing Law. This Agreement at all times shall be enforced in accordance with the laws of the State of Wisconsin.

14. Assignment. A Responsible Party's obligations may not be assigned to another party without the prior written consent of Village except that such consent is not required when a Responsible Party as property owner transfers fee simple title to a buyer who will assume the maintenance responsibilities of the owner / responsible party.

15. Notices. All notices to be given under the terms of this Agreement shall be in writing and signed by the person serving the notice and shall be sent registered or certified mail, return receipt requested, postage prepaid, or hand delivered to the addresses of the parties listed below:

FOR THE VILLAGE:

Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558
608-838-3151

FOR THE OWNER:

Dan Chin Homes
Attn: Dan Chin
5920 Exchange Street
McFarland, WI 53558

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

FOR THE OWNER:

By:_____

Name:_____

Title:_____

Date:_____

STATE OF WISCONSIN)
) ss.
COUNTY OF_____)

Personally came before me this _____ day of _____, 20__, the above-named _____, to me known to be the person who executed the foregoing and acknowledged the same.

_____
Notary Public, State of Wisconsin
My Commission: _____

VILLAGE OF MCFARLAND

By: _____
_____

Name:_____
_____

Title: Village President
_____

Date: _____
_____

By:

Name:_____

Title: Village Clerk

Date:

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

February 10, 2021

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

RE: 5411 Bashford Street (Dan Chin Homes) Development Review

Dear Andrew,

I have reviewed the February 10, 2021, submitted development plans by Dan Chin Homes at 5411 Bashford Street in the Village of McFarland.

At this time, the proposal does not show any indication there would be any conflicts with the International Fire Code-2015 (IFC), Appendix D.

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

The following will also be required for conditional approval:

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

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

The McFarland Fire & Rescue would like to offer 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,

Mitchell Sutter
Fire Inspector/Public Education Specialist

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

VILLAGE OF McFarland Police Department

5915 Milwaukee St, McFarland, WI 53558 | 608.838.3151 | www.mcfarland.wi.us/police

February 17, 2021

To: Andrew Bremer

From: Interim Chief Brian Redman

Re: Review of 5411 Bashford Street Site Plan

Andrew,

I reviewed the plans for 5411 Bashford Street. My only concern is with parking. Depending on what type of business goes into the first floor, parking could be an issue. There is the Municipal lot across the street that could be used though. Other than that, I do not see any other issue when it relates to public safety.

Please let me know if you have any questions.

Thank you,

Brian Redman
Interim Chief of Police

TOWN & COUNTRY
ENGINEERING, INC.

March 11, 2020

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

Subject: 5411 Bashford Street (Dan Chin Homes) Plan Submittal Review

Dear Andrew:

We have received the proposed plans included in the February 9, 2021 Preliminary Site Plan Submittal for proposed mixed use development at the west corner of Basford Street and Johnson Street. The submittal has been reviewed from a public works perspective. Our comments are shown below.

1. The project includes constructing sidewalk around most of the perimeter of the site. We recommend extending the sidewalk to the edges of the parcel along both street frontages to better facilitate future extensions.

2. The western curb radius is proposed to be sharpened some. We have confirmed that this will still accommodate bus and truck turning movements.

3. There are two new crosswalks proposed, one each at the west and south legs of the intersection. We understand there are some concerns about the volume of left turning traffic and how that could conflict with pedestrians, but given the use of the new crosswalks would be predominately the residents/customers of the new site (as opposed to school children, who would likely take the more convenient current route), and the already existing presence of stop signs, we are comfortable with the configuration.

4. An existing Village sanitary sewer will need to be relocated to accommodate the proposed building. This could either be relocated by the Village in advance, or by the developer as part of their project.

5. There are some other utilities (natural gas, telephone, and overhead electric) that will also need to be relocated. This will need to be coordinated with adjacent property owners and the utilities by the developer, and may involve costs.

6. A new storm sewer line crossing of Johnson Street is needed to drain out the permeable pavement structure. The sizing looks appropriate, but the northern edge of the associated pavement patch should follow the crosswalk alignment.

7. Old aerial photos indicate a structure existing at the northern edge of the site. A note already covers the need to locate potential existing sewer and water laterals to the site and abandon those to their respective mains. Those lateral abandonments will also require a 10-foot pavement patch, so the restoration work on Johnson Street will likely increase.

8. An additional curb cut and sidewalk ramp are needed at the southeast corner of the intersection to accommodate the new crosswalk. This will also require at least one of the existing inlets to receive a drive-over casting.

9. Stormwater management is proposed via the use of permeable pavement to address infiltration, TSS removal, and peak runoff rate control. The sizing has been reviewed and meets the Village's technical requirements. I do have some concerns about the site during heavy rain events when the ground is frozen or the permeable pavement is blinded by ice or debris. In that event, water would pool in the parking lot until overflowing to the neighboring property. I recommend an overflow route be provided via either grading to Bashford Street, or a secondary inlet and storm sewer pipe out to Johnson Street.

10. The site is quite compact, with little extra room once the landscaping plan is executed. This could create problems with snow storage in the winter. We suggest the Village work with the property owner to include a commitment from them to haul snow away so as not to reduce available parking stalls or impact any neighboring properties.

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

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.

Brian R. Berquist, P.E.
President

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

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

BRB:sai
J:\JOB#S\McFarland\MC-184-M6 5411 Bashford St-Dan Chin Homes Office Review\Admin\Review Letter.docx

Village Staff review of 5411 Bashford LLC site design submittal, March 15, 2021 Plan Commission meeting

TID #4 – DESIGN GUIDELINES

APPROVED BY RESOLUTION 06-2008
September 22, 2008

SITE DESIGN

✓ ➢ Connect building entries to sidewalks and crosswalks.

✓ ➢ Provide bicycling parking.

✓ ➢ Locate service area, mechanical equipment and refuse containers to the rear of the building and screen them. Mechanical equipment may be located on top of the building if adequate screening is provided.

✓ ➢ Setback new building 0-10 feet from the front lot line. Large buildings may require a greater setback to provide an appropriate transition for adjacent buildings. widens to 13 feet at intersection but this is acceptable to increase vision triangle at intersection

✓ ➢ Locate parking behind or to the side of the main building or underground with overhead doors facing the side or rear yard.

✓ ➢ Orient primary building facades parallel to the primary and abutting street with entrances to store fronts oriented to that street.

NA ➢ Coordinate vehicular and pedestrian circulation with adjacent lots to promote shared parking and to minimize creation of excess paved areas.

✓ ➢ Developers are encouraged to refer to the Dane County Erosion Control and Stormwater Management Manual – Appendix I, 2nd Edition, January 2007, when designing stormwater plans.

BUILDING DESIGN

✓ ➢ Vertically mix use with commercial/retail/office on ground floor and residential above.

✓ ➢ Commercial buildings should be 2 – 3 stories in height. If a one story building is allowed, design exterior walls to appear at least one and one-half stories in height.

✓ ➢ Vary building facades by using different but complementary colors, material arrangements, wall setbacks, (staggered facades) roof lines, and/or window design. Architectural design should be compatible to surrounding structures.

✓ ➢ For larger buildings use various techniques to reduce apparent scale and monotony and to maintain the traditional theme of the downtown by proper use of window patterns, courtyards, parapets, articulated entranceways, wall setbacks, roof overhangs, awnings, moldings and fixtures. The front facade of wider buildings should be divided into separate bays consistent with prevailing storefronts.

NA ➢ For multiple building projects design each building to create a visual relationship among all buildings.

✓ ➢ Provide overhangs for pedestrian shelter.

✓ ➢ Emphasize high quality wall materials such as brick, glass, or wood. Do not allow concrete block and vinyl siding on facades facing primary streets. Metal siding is prohibited see Section 13-1-224 (2) h.5. of the Municipal Code.

✓ ➢ Maintain the high proportion of transparency from ground-level display windows and doors found among existing buildings. The proportions of door and window openings should be consistent with existing pattern in the area to reinforce a strong horizontal relationship along the block.

LIGHTING

TBD ➢ Locate pedestrian scale lighting in front of buildings, not to exceed 12 feet in height and parking lot lighting to not exceed 25 feet in height (including concrete base). Lights shall not point or glare into 2nd story of residential units. Building lighting meets guidelines. Additional details on parking lot light pole needed to confirm adherence

TBD ➢ Utilize light fixtures with 90º downcast cutoff fixtures (without drop lenses) to minimize lighting impacts on nearby residential properties. Building lighting meets guidelines. Additional details on parking lot light pole needed to confirm adherence

TBD ➢ Average illumination levels in parking lots should not exceed 5 foot candles, and at the property lines shall not exceed .5 foot candles. Building lighting meets guidelines. Additional details on parking lot light pole needed to confirm adherence

TBD ➢ Light fixtures shall have a complementary architectural style replicating the traditional architectural style of the area. Building lighting meets guidelines. Additional details on parking lot light pole needed to confirm adherence

✓ ➢ Provide appropriately scaled lighting along pedestrian pathways along the side and rear of the buildings.

✓ ➢ Encourage energy efficient lighting whenever possible. Mercury vapor lights are prohibited.

PARKING

✓ ➢ Allow on-street parking for commercial businesses.

✓ ➢ Site parking should be to the rear on non-street side. Side parking may be allowed if buffered.

✓ ➢ Promote shared parking lots among uses with parking demands at different times of the day.

✓ ➢ Locate parking lots to the inside of all setbacks (to eliminate encroachments), except for approved shared parking areas.

✓ ➢ Provide landscape islands, each with a minimum size of 200 square feet and at the minimum rate of one island for every 12 parking spaces. The number of islands may be reduced for approved shared parking spaces.

NA ➢ Encourage pedestrian walkways through parking lots to buildings.

✓ ➢ All parking area shall be paved with an approved hard surface such as asphalt, concrete, or pervious pavement.

SIGNAGE

✓ ➢ On-building signage shall be on the first floor areas of the building. non-illuminated recommended for rear facade

✓ ➢ On-building signs may be awning, projecting, wall-mounted, or window-type signs. Signs shall be shaped to reflect the use of the building, scaled with relation to the size and traditional architectural style of the building as well as the pedestrian orientation of the downtown area.

TBD ➢ Monument signs shall be constructed of durable materials which are the same as those materials on the main building. TBD at the time of sign permit submittal. Utilization of the same stone veneer for the building recommended for the base of the monument sign.

✓ ➢ The following types of signs will not be permitted: roof signs; temporary signs(defined in Section 15-1-31(w) of the Municipal Code). displayed for more than 10 consecutive days or 30 total days in a calendar year; inflatable signs or displays; portable signs, such as mobile trailer signs, changeable message or streaming message signs; flashing signs; internally illuminated signs; rippling or sparkling signs; spotlights; and a wide variety of strings of lights, tinsel, pom pons, pinwheels, pennants, banners, streamers, and related attention-getting devices.

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Monday, March 15, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Discussion and possible action on a Site Design Review Permit submitted by 5411 Bashford LLC - Dan Chin Homes, for a proposed two-story mixed-use development at 5411 Bashford Street, McFarland, property zoned C-C Central Commercial.**

PREVIOUS ACTION:

ISSUE SUMMARY:
The applicant's development plans, and staff comments for this agenda item, are addressed under the previous agenda item 5a, regarding the conditional use permit for the development.
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 mixed-use development at 5411 Bashford Street as submitted, conditioned on:

1. Parking lot pole height not to exceed 18 feet (including base), and utilization of 90-degree cutoff fixture .
2. Addressing recommended conditions of approval as identified in the McFarland Fire & Rescue Department staff review letter dated 02.10.21.
3. Addressing recommended conditions of approval as identified in the Village Engineer's staff review letter dated 03.08.21.
4. Dedication of the right-of-way adjacent to 6009 Johnson Street, as contemplated on the Right-Of-Way Adjustment Map, page 8 of 8 of the site plan submittal, to be approved by the McFarland School Board.
5. Vacation and dedication of the right-of-way adjacent to 5411 Bashford Street, as contemplated on the Right-Of-Way Adjustment Map, page 8 of 8 of the site plan submittal, to be approved by the Village Board.

6. Approval of a real estate acquisition and development agreement to be approved by the Village Board.

Applicant shall submit final revised site plan sheets to the Community & Economic Development Department for Village staff review for compliance with the conditions of approval.

ATTACHMENTS:
None

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Monday, March 15, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Discussion regarding redevelopment of 4313 Triangle Street, including a preliminary concept plan by CTW Abbey Carpet & Floor for an office/warehouse development.**

PREVIOUS ACTION:
The Village acquired 4313 Triangle Street in 2020 for the purpose of revitalizing an underutilized and blighted property. Since acquisition, the Public Works Department temporarily used the property for storage while renovations were completed to their facility. A similar pre-application meeting was held with the Village's Community Development Authority at its March 3, 2021 meeting.

ISSUE SUMMARY:
The Village has been approached by the owner of CTW Abbey Carpet & Floor (4920 Triangle Street) regarding their interest in acquiring 4313 Triangle Street from the Village to build a new building to house WISCO Cabinets wholesale sales and support staff, as well as supporting CTW warehousing operations. The WISCO business would relocate from their facility in Waunakee to McFarland. The packet includes a summary letter of interest and preliminary site and building design plans.

The property is 1.58 acres in size and zoned M-IC, Manufacturing-Intensive Commercial. The proposed use is for building materials (fully enclosed), wholesale trade, warehousing, and office uses within a 27,150 square foot building. These uses are permitted uses in the M-IC districts, with any outdoor display of materials for rent or sale permitted by conditional use. The building would primarily be occupied by WISCO Cabinets/CTW (21,276 SF), with a proposed 5,385 SF space for a tenant (TBD).

The development project is subject to the standard design guidelines for all commercial properties in the Village as described in Section 62-310(c) of the Zoning Code. In addition, the property is located within the Terminal and Triangle Design Overlay Zoning District, Section 62.73, which requires development projects also follow the Meinders/Triangle Subdistrict Guidelines from the 2005 Terminal and Triangle District Plan. An initial staff review of the applicant's concept adherence to these guidelines is provided in the packet based on available information.

The property is also subject to the bulk standards for the M-IC District, Section 62-72. The site plan appears to meet the minimum building setback requirements. The site plan also takes into

consideration an area with prior soil contamination in the southwest corner of the property. This area of the property has residual soil and groundwater contamination from a former underground unleaded gasoline storage tank that was removed in 1995. The extent of the contamination in soil and groundwater was investigated, and the site was closed by the WDNR in 2006. However, due to the remaining contamination at the site, continuing obligations include the requirement to properly dispose of petroleum contaminated soil if excavated during redevelopment work on the property and a potential for vapor intrusion for any building constructed over the petroleum contaminated soil or groundwater. In 2020, the Village completed a Phase I Environmental Site Assessment prior to acquisition of the property. A summary of the Phase I is included in the packet including a map of the soil and groundwater contamination area from 2003. Parking and drive aisles are allowed in the area of potential residual soil contamination and it is possible that the proposed building would not encounter soil contamination during construction if the building does not require a deeper foundation work. This aspect of the site should be further analyzed by the applicant's design team as part of any future site/design application.

FINANCIAL/BUDGET IMPACT:

The Village acquired the property in 2020 at a purchase price of $475,000. The purchase was paid for through existing TID #3 fund revenues. This project has the potential to recoup the purchase expense, provide additional tax increment to TID #3 through the increased property value from the proposed building, and add additional job growth for the Village, and help an existing McFarland business expand its operations. A proforma estimating the financial impacts to the TID will be prepared as part of future consideration by the CDA and Village Board of a formal real estate acquisition and development agreement if the proposed project progresses. The terms of any purchase price or development agreement have not been discussed at this time. Assuming conservative construction cost estimates of $3/SF for site and $75/SF for the building, the project would result in an increased property value of $2.2M, yielding approximately $34K per year in tax increment, and $200K prior to closure of TID #3 assuming 2021 construction.

VILLAGE PLAN REFERENCE:

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

- TIF District #3 (adopted 2004).
- Terminal and Triangle District Plan (adopted 2005), specifically the Triangle/Meinders Subdistrict. Preferred land uses include light industrial, office, and contractor shops/services. Appendix B of the plan includes a Summary of Site and Building Design Standards.
- Redevelopment District No. 1 (adopted 2010), specifically within the Triangle/Meinders Subdistrict. This plan identifies the property as meeting the statutory definition of "blight" and proposes future redevelopment for commercial or light industrial uses.
- Comprehensive Plan (adopted 2017). This plan identifies the property for future industrial development including warehousing, distribution, office, and storage uses. The project also supports the following plan policies and objectives:
    - Actively promoting infill development and redevelopment where opportunities present themselves, particularly for underutilized properties

along Terminal and Triangle Drive, Highway 51, Farwell Street, and the downtown area.
- Proactively work to retain and grow existing businesses.
- Expand the local tax base and good paying jobs through business park development and redevelopment.

ORDINANCE REFERENCE:

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

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is for discussion only to provide the Plan Commission an opportunity to discuss the redevelopment of 4313 Triangle Street and to provide CTW/Village Staff with initial feedback on the proposed land use and preliminary site and building design, prior to CTW completing more detailed site/design plans or negotiating a real estate acquisition and development agreement for Village approval.

ATTACHMENTS:

1. 4313 Triangle-CTW Pre-Application Site Plan-02.24.2021
2. Pages from Phase I ESA Report 4313 Triangle Street
3. Map_2_-_Planned_Land_Use_TTD Plan
4. Sec. 62-310 Site Design Review_CTW_02.25.21
5. Appendix B Site and Building Design Standards for Meinders-Triangle Subdistrict_CTW_02.25.21

CTW
Abbey Carpet & Floor®
America's choice in floor fashions since 1958.

Hi Andrew,

I am writing to inform the Village of McFarland of our interest in purchasing 4313 Triangle street. Our intention for this parcel is to build a new building to house WISCO Cabinets wholesale sales and support staff needs for CTW Abbey Carpet and Floor, as well as to serve both businesses providing increased warehouse space. This new building would include the addition of a tenant space as well.

We are a locally owned company that has its main business, CTW Abbey Carpet and Floor at 4920 Triangle street. We would be keeping this current location and bringing Wisco Cabinets which currently resides at 201 Moravian Road in Waunakee to the new location at 4313 Triangle Street. With this purchase we would be bringing Wisco cabinets to McFarland as well as expanding CTW's current business in McFarland.

Wisco cabinets is a wholesaler of cabinets that services mainly the Wisconsin and southern Illinois area. Our main clientele is Kitchen and Bath design firms as well as Property Management Accounts. Having both businesses in McFarland in close proximity would be an asset to us.

I am the owner and started CTW Abbey Carpet and Floor which has now been in business for over 20 years. I live in McFarland along with my wife and four children all of which attend school in McFarland school district. Our current businesses work with many local residents, businesses in the community including architects, engineers, realtors and builders, right here in McFarland.

Keeping both my businesses in McFarland is the goal of this opportunity! I believe the Village as well as my companies can all benefit from making this a great building for continued growth.

Sincerely,

Joseph K Burkeland Jr.
President

CTW Abbey Carpet & Floor
4920 Triangle St
McFarland WI 53558

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750 \BC-32-20\BC32BASE.DWG

EX. MINI-WAREHOUSE BUILDING

FOUND IRON (TYP.)

EX. UTILITY POLE (TYP.)

EX. WATER CURB STOP

TRIANGLE STREET

EX. HYDRANT

PROPOSED PAVEMENT

BIO-RETENTION DEVICE

TENANT (5,385 SQ. FT.)

CTW (21,765 SQ. FT.)

OVERHEAD DOOR

OVERHEAD DOOR

OVERHEAD DOOR

LOADING DOCK DOORS (2)

BIO-RETENTION DEVICE

REFUSE AREA

EX. ASPHALT

EX. MINI-WAREHOUSE BUILDING

EX. BUILDING

EX. TRAILERS

INV=867.10

FORCE MAIN

SUMP CROCK

6" HDPE STORM

EX. CB (2' DIA.) RIM=864.00

EXISTING BUILDING
F.F. ELEV=868.20

DUMPSTER ENCLOSURE

EX. DECIDUOUS TREE (TYP.)

EX. PERMANENT ROCK CHECK DAM

EX. BIO-RETENTION DEVICE

EX. TELEPHONE PEDESTAL (TYP.)

EX. ELECTRIC PEDESTAL (TYP.)

EX. 20' WIDE ASPHALT DRIVEWAY ENTRANCE

EX. 12" CMP CULVERT

EX. RIPRAP

EX. 24" RCP STORM

15" HDPE STORM

EX. 2' DIA. STAND PIPE

EX. SIGN (TYP.)

GAS

EX. CB (5' DIA.) RIM=863.60

15" HDPE STORM

EX. GAS METER

EX. TRANSFORMER

EX. TRANSFORMER

EX. ENTWISTLE BUILDING

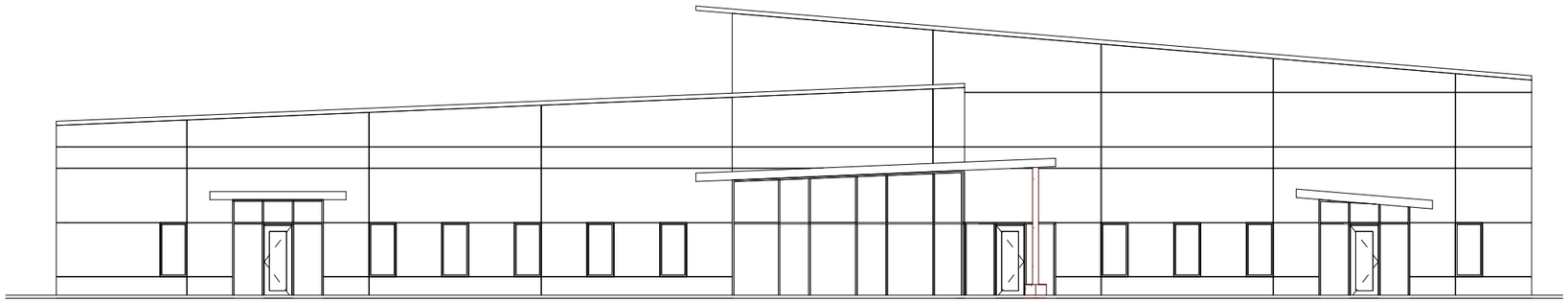
EX. SPARTAN BUILDING

N

0 20 40

CTW BUILDING
CONCEPT PLAN
EXHIBIT #1
DATED: FEBRUARY 24, 2021

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



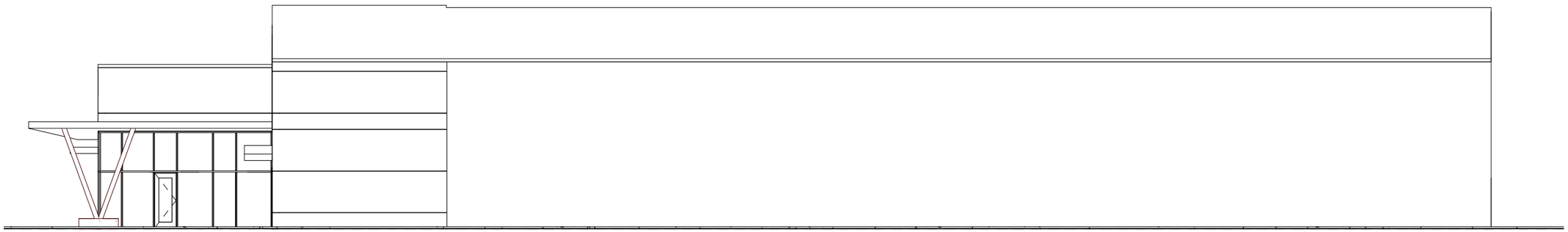
PLANS ARE CONCEPTUAL AND PRIMARILY FOCUSED ON BUILDING FORM.

BUILDING MATERIALS TO BE DETERMINED AT A LATER DATE. ARCHITECT IS AWARE OF THE FACADE MATERIAL REQUIREMENTS OF THE TERMINAL & TRIANGLE DESIGN OVERLAY DISTRICT

1
P1

WEST ELEVATION (TRIANGLE STREET)

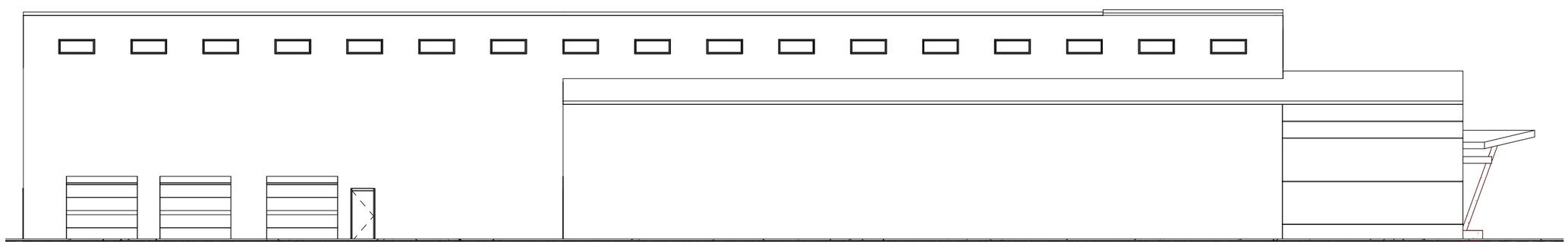
SCALE: 1/16" = 1'-0"



2
P1

SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



3
P1

NORTH ELEVATION

SCALE: 1/16" = 1'-0"

VIEW FROM SOUTHWEST

VIEW FROM NORTHWEST

PLANS ARE CONCEPTUAL AND PRIMARILY FOCUSED ON BUILDING FORM.

BUILDING MATERIALS TO BE DETERMINED AT A LATER DATE. ARCHITECT IS AWARE OF THE FACADE MATERIAL REQUIREMENTS OF THE TERMINAL & TRIANGLE DESIGN OVERLAY DISTRICT

STRANG

Phase I Environmental Site Assessment

4313 Triangle Street, Village of McFarland
Dane County, Wisconsin

Project No. R09361016

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

EXECUTIVE SUMMARY

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

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

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

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

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

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

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

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

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

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

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

PHYSICAL SETTING SOURCE(S)

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

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

GEOLOGIC, HYDROGEOLOGIC, HYDROLOGIC, AND TOPOGRAPHIC CONDITIONS

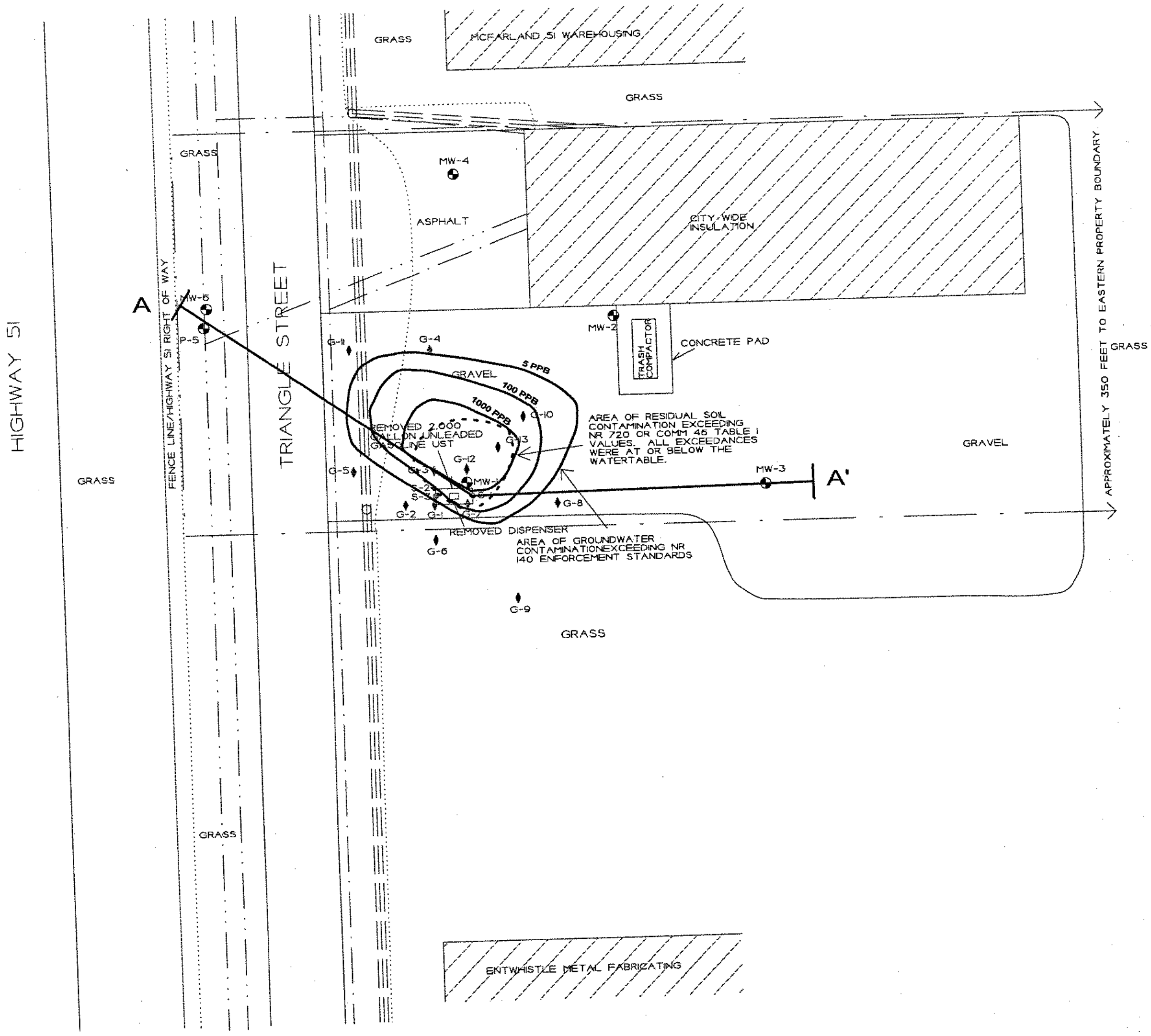
Based on the groundwater flow direction determined during the underground storage tank investigation at this property, groundwater flow is to the west-northwest toward wetland areas located around Lake Waubesa. Lake Waubesa is approximately one-half mile to the west of the Property. The depth to groundwater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

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

HISTORICAL USE INFORMATION ON THE PROPERTY

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

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



CROSS SECTION MAP

CITY WIDE INSULATION

METCO 2956 AIRPORT ROAD LA CROSSE, WI 54603 608/ 781-8879 608/ 781-8893 FAX

MCFARLAND, WISCONSIN

DRAWN BY : ED

DATE: 10/17/03

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

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

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

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

S-3 (11 FEET): PID - 400. NO LAB SAMPLES

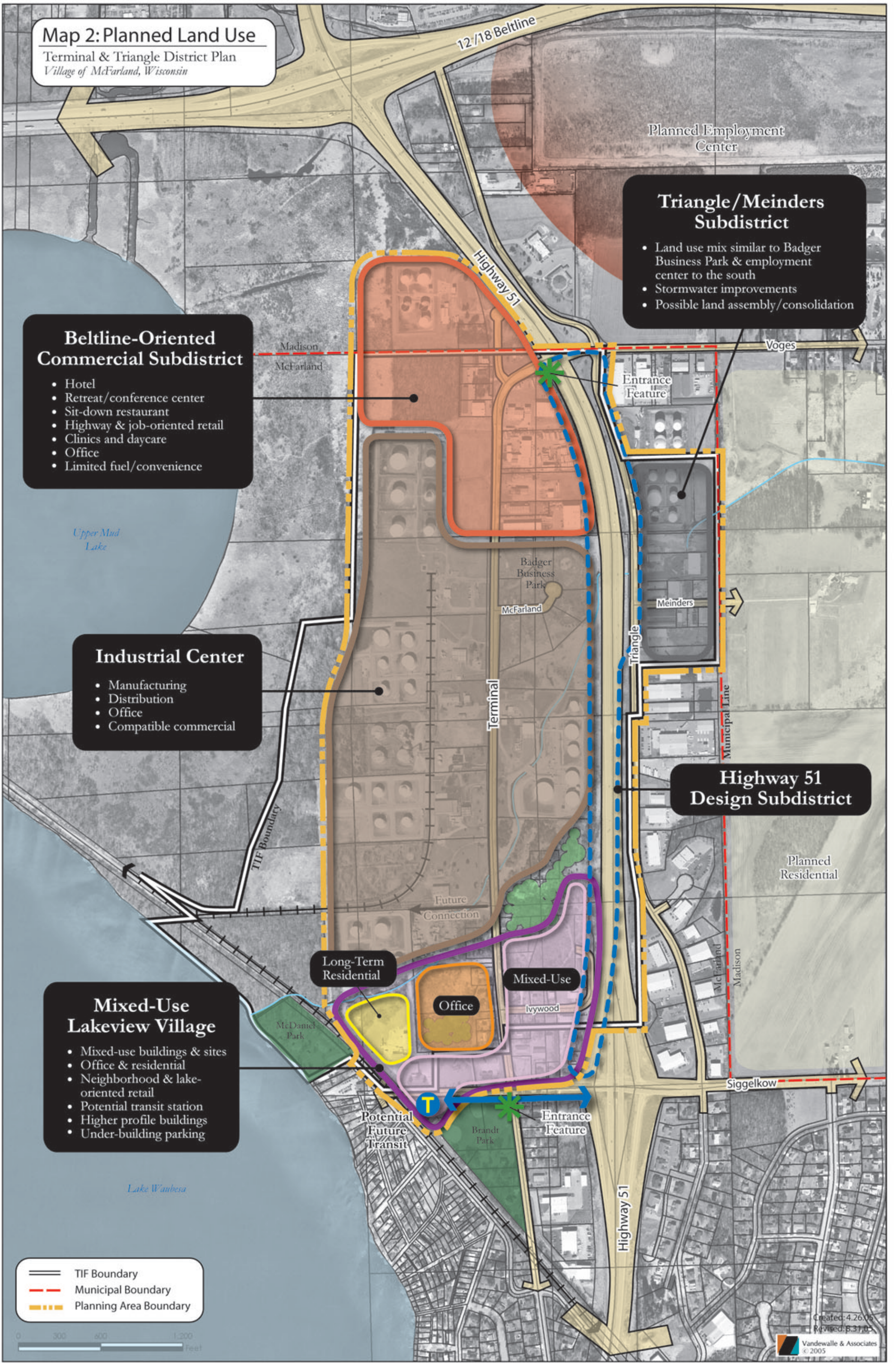
SCALE:
1 INCH - 40 FEET
0 20 40

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

Map 2: Planned Land Use

Terminal & Triangle District Plan

Village of McFarland, Wisconsin



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:

Bio Retention/ stormwater areas my be insufficient

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

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

There is the potential to eliminate the southern driveway if an easement can be obtained to the existing driveway to 4405 Triangle Street

(3) *Building relationships.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

✗ i. All building elevations are of importance and should be carefully designed. Building should avoid blank facades.

Front facade elements wrap corners, additional detailing suggested along side elevations as they exceed 70 feet

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

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

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

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

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

(Ord. No. 2011-06, § 1, 5-23-2011)

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

Meinders/Triangle Subdistrict

Guidelines	Yes	No
Site Design		
1. Does the project connect building entries with walkways to planned sidewalks in Terminal Drive, distinguishing them from driving surfaces?	✓	
2. Does the project locate service areas, loading docks, mechanical equipment, and refuse containers to non-street sides of buildings and screen them?	✓	
3. Does the project include adequate, accessible, and convenient areas for collecting and loading trash and recyclables?	✓	
4. Does the project screen ground-, roof-, and wall-mounted mechanical equipment from public rights-of-way and adjacent properties?	TBD	
5. Does the project include landscaped front yards, parking areas, and foundations?	TBD	
6. Does the project convey stormwater to on-site or in-district infiltration areas?	TBD	
7. Does the project provide bicycle parking?	TBD	
8. Are all fully screened outdoor storage or display areas inside of all required side and rear building setbacks, with dense landscaping on the outside of these areas?	TBD	
9. Does the project permanently define and screen all outdoor storage areas with dense landscaping, opaque walls and/or opaque fences?	TBD	
10. Does the project limit outdoor operations and store equipment and raw materials inside buildings to ensure minimal visual impact on neighboring uses and the public?	✓	
11. Does the project locate limited outdoor merchandise display areas near building entrances, without affecting traffic flow?	NA	
12. Does the project preserve existing on-site vegetation, especially large trees, wood lots, and remnant wetlands and prairies?	NA	
13. Does the project locate service and storage areas to minimize Highway 51 visibility?	✓	
14. Does the project heavily screen parking areas adjacent to highway 51?	TBD	
15. Does the project screen rooftop mechanicals and utilities?	TBD	
16. Are mechanicals and utilities shown on the project's site plan?	TBD	
17. Does the project use wall-mounted signs?	TBD	
18. Does the project include buildings which are at least two-stories in height?	✓	
19. Does the project include buildings which are compatible with the desired gateway character of the Village?	✓	
20. Does the project include buildings which continue the architectural theme, design elements, and detailing on all sides? Front facade elements wrap corners, additional detailing suggested along side elevations		
21. Does the project include loading docks or overhead doors on street-facing facades?	✓	
22. Does the project screen loading docks or overhead doors on other facades?	✓	
23. Does the project provide overhangs for pedestrian shelter?	✓	
24. Does the project have a FAR between 0.15 and 1.0 if it is an Industrial use and between 0.35 and 1.5 if it is a Commercial use? proposed FAR = 0.39	✓	
25. Is a minimum of 50% of the front building wall 20' to 35' from Terminal Drive or McFarland Street right-of-way? No, however minimum setback requirement is 35' and areas of residual soil contamination may exist in this area - SW corner of lot	✗	
Building Design & Materials		
1. Does the project use building materials with lasting architectural character (strength, durability and quality? Need to confirm facade materials	✓	
2. Does the project encourage use of the following exterior wall materials: brick, decorative masonry block, architectural grade metal panels, cedar siding, stone,	✓	

Guidelines	Yes	No	
architectural pre-cast concrete panels, Exterior Insulation and Finish System (EIFS), Dry-vit, and glass?			
3. Does the project use corrugated-type metal or steel external siding on more than 25% of all street visible facades?	✓		
4. Does the project incorporate similar or architecturally harmonious materials for all exterior building walls and other building components visible from public streets?	✓		Front facade elements wrap corners, additional detailing suggested along side elevations
5. For industrial buildings, does the project portray a quality office appearance at entries and around public/office spaces?	✓		
6. Does the project encourage use of earth tone colors, such as gray, green, brown, burgundy, and tan? Uses bright colors only as	✓		
7. Does the project incorporate loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions into overall building design?	✓		
8. Does the project locate loading facilities to the rear or non-street side of the building?	✓		
9. Does the project integrate the placement and screening of mechanicals into the building architecture?	TBD		
Building Orientation			
1. Are building facades oriented parallel to the primary abutting street, with entrances?	✓		
2. Does the project have a minimum of 50% of the front building wall to be at 20' to 35' from the street right-of-way?	✗		No, however minimum setback requirement is 35' and areas of residual soil contamination may exist in this area - SW corner of lot
3. Does the project group back-of-building areas on double-fronted lots?	NA		
4. Does the project make public building entrances clearly identifiable and accessible?	✓		
5. Does the project site buildings for safe pedestrian and vehicular circulation?	✓		
Lighting	TBD		
1. Are all exterior light fixtures at least three feet from all lot lines and within landscaped islands or outside parking lot edges?			
2. Does the project utilize incandescent or high-pressure sodium (HPS) light fixtures?			
3. Does the project use ninety-degree down-cast, cutoff fixtures (without drop lenses) for all lighting?			
4. Does the project include lights greater than 25 feet in height?			
5. Do average illumination levels in parking lots exceed 5 footcandles?			
6. Do illumination levels at lot lines exceed 0.5 lightcandles?			
Parking			
1. Does the project site employee parking to the rear or non-street side of the building?	✓		Number of employees unknown at this time, requirement is 1 space/2 employees for warehouse use and 1 space per 300 gross SF for office. 40 stalls provided on concept plan.
2. Does the project limit front yard parking to visitor spaces?	✓		
3. Does the project provide landscaped islands, each a minimum or 200 square feet, and at a minimum rate of one island for every 12 parking spaces?	NA		
Signage			
1. Does the project include pole or pylon style signs?	TBD		
2. If there is more than one business on a lot, is ground signage combined?	TBD		
3. Does the project architecturally integrate signs with its building?	TBD		
4. Does the project frame wall mounted signs to create a clearly defined edge, provide shadow relief, and a substantial appearance?	TBD		
5. Does the project screen external spot or flood lighting of signs?	TBD		

Memorandum

To: McFarland Plan Commission

From: Community Development Department Staff

Date: March 9, 2021

Re: February Property Maintenance Report

Date	Address	Owner	Complaint Type	Complaint Comments	Status
2/1/2021	4705, 4709 & 4711 Siggelkow Road	Brittany Woods LLC	Snow Removal	snow removal from sidewalk	Resolved
2/2/2021	5306 Lani Lane	Williams	Junk/Debris	junk/debris in yard	Ticket Issued
2/2/2021	5311 Long Street	Smith	Vehicle Improperly Parked	Car on lawn	Resolved
2/7/2021	4810 Larson Beach Road	NET of McFarland/Neitzel	Snow Removal	snow removal from sidewalk	Resolved
2/7/2021	4711 Farwell Street	Doran/Bisbee	Snow Removal	snow removal from sidewalk	Resolved
2/15/2021	4706 Farwell Street	SRH LLC - Angelos	Snow Removal	snow removal from sidewalk	Resolved
2/15/2021	4716 Farwell Street	Machovec	Snow Removal	snow removal from sidewalk	Resolved
2/15/2021	4710 Farwell Street	LaPlant	Snow Removal	snow removal from sidewalk	Resolved
2/18/2021	5506 Valley Drive	Vogel	Excessive Vehicles	excessive vehicles/ trailers/un licensed	Monitoring
2.18.2021	Siggelkow Park	Village of McFarland	Junk/Debris	debris on site	Monitoring
2.22.2021	6139 Exchange Street	Cottage Quarters LLC/Paul	Snow Removal	snow removal from sidewalk	Resolved

VILLAGE OF McFarland
Community & Economic Development
www.mcfarland.wi.us/communityandeconomicdevelopment | 5915 Milwaukee St, McFarland, WI 53558 | 608.838.3154

Memorandum

To: McFarland Plan Commission & CDA

From: Andrew Bremer, AICP
Community & Economic Development Director

Date: March 9, 2021

Re: February 2021, Community & Economic Development Department Highlights

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

YTD New Construction Building Permits

	2020	6-Year	4-Year	2-Year	2021
Building Permits (new construction)	**Actual**	**Average**	**Average**	**Average**	**Actual YTD**
SF (Total Units)	50	52	62	58	1
Duplex (Total Units)	2	10	14	8	0
MF (Total Units)	100	34	42	64	55
Total Res. Units	**152**	**96**	**117**	**130**	**56**
Commercial	2	3	3	2	0

41 total building permits issued in the month, including one new multi-family development (final 4-unit for Lot 57 & 58 Prairie Place). The year started with 17 vacant SF lots in the active east-side subdivisions (excluding Rosewood Fields), there are 16 remaining.

YTD Department Revenues

		2020	6-Year	4-Year	2-Year	2021	2021	YTD % of
Account		**Actual**	**Average**	**Average**	**Average**	**Budget**	**Actual YTD**	**Budget**
44300-101	Building Permit	$ 107,880	$ 86,912	$ 108,271	$ 107,597	$ 100,000	$ 14,564	15%
44300-102	HVAC Permit	$ 35,771	$ 31,876	$ 39,038	$ 33,402	$ 42,500	$ 4,256	10%
44300-103	Plumbing Permit	$ 34,745	$ 33,641	$ 40,767	$ 36,058	$ 42,500	$ 4,717	11%
44300-104	Electrical Permit	$ 50,335	$ 42,755	$ 52,062	$ 48,718	$ 48,000	$ 5,426	11%
44300-105	Sprinkler Fee	$ 6,210	$ 3,197	$ 4,776	$ 4,466	$ 7,750	$ 4,545	59%
44300-106	Fire Alarm Inspection Fee	$ 2,465	$ 2,485	$ 3,728	$ 3,490	$ 5,000	$ 200	4%
44300-108	CD Occupancy Inspection Fee	$ 9,535	$ 8,148	$ 9,496	$ 8,993	$ 9,000	$ 2,635	29%
44900-000	Misc. CD Permit Fees	$ 136,217	$ 125,238	$ 156,972	$ 120,464	$ 75,000	$ 6,893	9%
46800-000	Community Development Fees	$ 22,556	$ 11,887	$ 12,530	$ 16,166	$ 12,500	$ 2,556	20%
47210-000	City - Building Inspection	$ -	$ 18,696	$ 10,159	$ -	$ -	$ -	0%
	Total Revenue	**$ 405,713**	**$ 364,834**	**$ 437,798**	**$ 379,353**	**$ 342,250**	**$ 45,792**	**13.4%**
* As of 2/28, 16.7% through calendar year								

Total C&ED deposits for the month were $259,584.11. Most of the monthly deposits was from the MSP Taylor Pointe apartment development which included $240,560 in permit fees, of which, $218,210 was for impact fees (parkland fee in lieu, park improvement, library, and water).

Summary of Department Activities:

- Continued work with the Ad-Hoc Sustainability Committee on development of the Sustainability Plan.
- Continued work on McFarland Park and Community Park Master Plans.
- Village Board action on prior month C&ED related applications/projects:
    - Approval of Resolution #2021-05 levying deferred special assessments for construction of an Eastside Sanitary Sewer Interceptor.
    - Approved demolition contract for 5817 Milwaukee Street (TID #4), raze permit approved.
    - Entered into agreement with Baker Tilly to study Library and Public Safety Center impact fees.

- Status update of larger development projects previously approved:
    - 5610-14 USH 51 (Neitzel) commercial development. Lakeview Dental obtained occupancy permit.
    - 4608 Siggelkow Road (Waubesa Village Phase 3). Exterior framing nearing completion.
    - Condos at Prairie Place Condominium (CF Investments). Construction on-going for all buildings.
    - 4900 Larson Beach Road. MSP has begun foundation construction of the future multi-family apartment building.

- Meetings, Webinars & Conferences attended by Department Director:
    - February 1st, Northpointe Lot 56 Neighborhood meeting
    - February 1st, Personnel Committee meeting
    - February 3rd, CDA meeting
    - February 4th, Landmarks Commission meeting
    - February 4th, Volunteer Committee meeting
    - February 8th, Green Tier Legacy Communities meeting
    - February 8th, Village Board meeting
    - February 10th, CARPC Technical Advisory Committee meeting
    - February 11th, Sustainability Plan Public Visioning meeting
    - February 15th, Plan Commission meeting
    - February 16th, Chamber Board meeting
    - February 17th, MadREP Economic Development Professionals meeting
    - February 18th, CARPC-MPO Webinar: What Can Your Regional Planning Agency Do For You
    - February 18th, Dane County Housing Webinar: Increase Your Energy Efficiency in Housing
    - February 19th, Innovative Cities Lecture Series Webinar: Water Resource Planning in Suburban Landscapes with Private Wells and Septic Systems.
    - February 22nd, Village Board meeting
    - February 24th, Dane County Sustainability Leadership meeting
    - February 25th, Parks Committee meeting

Look ahead to potential April 7th, CDA Items:

- 5411 Bashford Street, Development Agreement (Dan Chin Homes)
- 4313 Triangle Street, continued redevelopment discussions
- 4008 Terminal Drive, continued redevelopment discussions

Look ahead to potential April 19th, PC Agenda Items:

- 4911 Burma Road, Site/Design Review Application (American Legion, Outdoor Consumption Patios)
- 4700 Farwell Street, Site/Design Review Application (Culvers, second drive-thru lane)