

PLAN COMMISSION

Monday, June 21, 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/87130361177>

Or by Telephone: +1 (312) 626-6799
Webinar ID: 871 3036 1177

1. CALL TO ORDER
2. PUBLIC APPEARANCES.
3. APPROVAL OF MINUTES.
 - a. Review and possible approval of the May 17, 2021 Plan Commission draft minutes.
4. PUBLIC HEARING
 - a. Public hearing on a Conditional Use Permit requested by Anderson-Hood LLC and Grey Duck LLC for wholesale trade for L'eft Bank Wine Company, a wholesale wine and fine liquor business, at 4910 Triangle Street, McFarland, WI, property zoned C-P Commercial Park.
 - b. Public hearing on Ordinance 2021-07, An Ordinance Rezoning Outlot 20 of Assessor's Plat No. 4 – Township of Blooming Grove (4908 Terminal Drive), and Lot 1 of CSM 7449 (4902 Terminal Drive), McFarland, WI from Commercial Highway (C-H) to Planned Development District – General & Detailed Plan Approved. Rezoning requested by Waubesa Village LLC.
 - c. Public hearing on a Certified Survey Map (CSM) requested by the Waubesa Village LLC to combine Lot 1 of CSM 14104 (4604, 4606, and 4608 Siggelkow Road), Outlot 20 of Assessor's Plat No. 4 – Township of Blooming Grove (4908 Terminal Drive), and Lot 1 of CSM 7449 (4902 Terminal Drive), McFarland, WI, to create one parcel. The properties are currently zoned C-H Highway Commercial and PD Planned Development District.
5. BUSINESS.
 - a. Discussion and possible action regarding a Conditional Use Permit (CUP), requested by Wisconsin Power and Light & Alliant Energy for a natural gas regulator station, at Grand View Lot 3, parcel 0610-023-5350-7, (approximate northwest corner of Creamery Road and Elvehjem Roads), McFarland, WI property zoned CO Conservancy.

- b. Discussion and possible action on a Site Design Review Permit submitted by Wisconsin Power & Light and Alliant Energy for a natural gas regulator station at Grand View Lot 3, parcel 0610-023-5350-7 (approximate northwest corner of Creamery Road and Elvehjem Road), McFarland, WI, property zoned CO Conservancy.
 - c. Discussion and possible action on a Site Design Review Permit from 4313 LLC (CTW Flooring) for a new commercial building on Lot 1 of CSM 12030, 4313 Triangle Street, McFarland, WI, property zoned M-IC Manufactured Intensive Commercial.
 - d. Discussion regarding future updates to the Village East Side Neighborhood Growth Area Plan and Comprehensive Plan.
6. STAFF REPORTS
- a. Property Maintenance Report
 - b. Director's Report.
7. SCHEDULE NEXT MEETING DATE.
- a. Monday, July 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

May 17, 2021

Members Present: Scott Peters, Peter Bloechl-Anderson, Eric Green, Carolyn Clow, Chris St. Clair

Members Absent:

Staff Present: Andrew Bremer, Andrew Day, Matt Schuenke, Chris Dennis, Karen Knoll, Kong Thao

1. CALL TO ORDER

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

2. NEW STAFF & MEMBER INTRODUCTIONS

Bremer indicated that Tom Rogers stepped down from the Plan Commission due to commitments, and Bruce Fischer's term expired and he has chosen to not renew his seat leaving two open seats on the Plan Commission. Clow indicated the application is online and they have received some applications to fill the vacancies.

Bremer introduced Kong Thao who is the Planning and Zoning assistant in the department.

Clow introduced herself as the chair by Village Ordinance and Chris St. Clair as the new trustee on the Commission.

3. PUBLIC APPEARANCES.

Anthony Plourde – 6021 Shooting Star Court – spoke on concerns regarding erosion control, site, and street maintenance and general quality of living concerns for active construction sites.

4. APPROVAL OF MINUTES.

- a. Review and possible approval of the April 19, 2021 Plan Commission minutes.

Clow moved to approve the April 19, 2021 Plan Commission minutes. Green seconded the motion. Motion carried 3 – 0 – 2 with Clow and St. Clair abstaining.

5. PUBLIC HEARING

- a. Public hearing on a request by Wisconsin Power & Light and Alliant Energy for a Conditional Use Permit for a natural gas regulator station at Grand View Lot 3, parcel 0610-023-5350-7 (approximate northwest corner of Creamery Road and Elvehjem Road), McFarland, WI, property zoned CO Conservancy.

Clow opened the public hearing at 7:14 p.m.

Aaron Welsh, Project Manager for Alliant Energy reviewed their presentation as provided in packets, for the proposed Creamery Road location. He reviewed what a regulator station is, shared photos of existing regulator stations, along with photos and an explanation of the current regulator station which is located in the area of the proposed new above ground one, and photos of the new proposed station.

Welsh indicated the upgrade is due to the age of the current one, maintenance issues, susceptibility to corrosion, and safety issues for employees servicing it along with it being an obsolete design no longer used. Welsh indicated there are currently two stations in McFarland and they are backups for each other unless there is a peak flow day when they need to have both regulators feeding into the system to maintain adequate pressure for all customers; both are also needed for reliability.

Welsh advised they have been working with Village staff to design something which provides acceptable screening. They had planned on arborvitae round the exterior of the fencing, however have found at other locations the trees are eaten by deer, so they are looking for input from the Plan Commission for an acceptable design and plantings. There will be concrete bollards inside the chain link fence to protect the station. The site itself will have a locked chain-link fence around it, along with anything inside of the fence is locked. The fence will include green privacy slats.

Welsh reviewed the location proposal as included in packets with Commissioners. Welsh indicated the closer they are to the infrastructure the less environmental impact and less costs, which are passed on to customers; there are also wetlands and potential wetlands in the area which is why this site was selected to have the least amount of environmental impact. They have staked the site so community members have had the opportunity to see the location in advance of the meeting. Welsh reviewed the location with Commissioners as indicated in their submittal. Per code, there is annual maintenance on the site, but generally, staff is there a couple of times a year to check on the regulator station.

Commissioners discussed the location, the area wetlands, bike path location, any potential risks, and the need for annual access to the bike path for maintenance. If maintenance crews did not need the truck, they would normally park on the street and walk in. The trucks are medium duty and Alliant would repair any damage to

the bike path if there were any. Bremer indicated the bike path is constructed to handle the Villages Public Works trucks, which are driven on the paths, the biggest concern would be during construction period as Welsh indicated, however Alliant would repave any damaged areas. Green inquired what the consequence would be if not approved. Welsh replied they would have to look for an additional site, depending on how far away from the infrastructure they would have to install more piping to feed back in to the McFarland system, potentially more costs which would be passed on to customers. Clow inquired how far could they be from the pipeline, what are the parameters for their location? Welsh replied ideally they want to be as close as possible to the pipeline as they need the high pressure source to feed into the system, they could be a few hundred feet away if they had to be, the further away would mean additional cost and additional environmental impact. St Clair stated he could see putting it somewhere where they later decided to add a bike path but he would have problems putting it in this highly traffic residential area where there is an existing bike path, with plans for expansion, he doesn't see how that would not have impact on the users of the area.

Shannon Morrison 6129 Meadowsweet Trail – spoke against.

Julie Radomski – 6702 Country Walk – spoke in favor.

Scott Marrese-Wheeler - 6401 Hidden Farm Road – had questions

Kathryn Sales - 5404 Wild Cherry Lane - had questions

Amy Sausen - 5422 Dennis Drive - had questions

Questions on the project covered wildlife impact, the location, landscaping, and any potential odor.

Concerns: the location, this is a special location, that this is a power station or a sub-station, impact on the use of the area, erosion of the morals and welfare of the community, agendas not being in writing, potential for electrical towers in neighbors backyards or radiation towers in school playgrounds, possible poisoning of water, unplanned public safety building, that the location is staked out, what would happen to the current regulator site, when can they get answers to questions.

Support: the current station has had no issues since installed in the 70's, no one voiced any concerns over the current location until it needed upgrading, no problems with safety, smell or hazard to the wetlands for decades. It has not been a hazard or safety concern to anyone until now when an updated one is needed.

Clow indicated there would be the opportunity for answers to questions after public comments, and no action will be taken on this agenda item tonight.

Welsh responded to questions, the current station would stay in operation until they can get approval for a new one. If the new location is approved, the current station will be closed including taking out the concrete pit, removing the piping and lids and returning it to natural space. This is not a power station, nor is it a sub-station

or tower, it is a regulator station, it does not give off radiation. It is designed to give off no emissions. There would be a relief valve similar to the current site. They do evaluate the wildlife concerns, are required to follow the DNR statutes, and not allowed to disturb eagles during the nesting season. They did look at the pipeline location, in order to use a site further east Alliant would have to run more pipeline back into McFarland which would cause more impact, including homeowners yards and right – of – way getting torn up, permitting, environmental impact, soil disturbances, and a longer construction process disturbing the area. By staying close to the load center, which is McFarland, there would be less of all of those impacts. When adjacent to wetlands the concerns are all addressed and followed during construction, and they get the proper permits.

Clow asked Bremer to review the responses provided by Alliant to the Conditional Use Standard application as provided in packets. St. Clair advised per the standards he saw nothing addressing this being installed on an existing bike path and there are residents who value this area of the Village so he sees no substantial evidence to support putting a regulator station on an existing bike path that is used by residents, he feels it would be best to choose a different site than one that is of value to the community.

Welsh reviewed the location and other possible locations as discussed, and reviewed the process, the additional piping that would need to be installed and how the piping and load pressure works. Bloechl-Anderson inquired on the future development in this area, what is in the overall plan. Bremer reviewed the future land use map with Commissioners, there is no future development planned in that area at this time. Bloechl-Anderson stated he understands the “not in my backyard” thoughts, but he understands utilities and infrastructure and trying to bring things up to code, the further we push this away from the current one, the more you will be pushing costs up, this location appears to be a good compromise, the current recreational items are in place, we can always require for more screening to keep it hidden from view, and he understands the need to install it in a way to keep employees safe when working on the regulator. Green advised he concurs with Bloechl-Anderson, he understands the need to replace it, there may possibly be a location across from the dog park, however he feels it is a suitable proposal.

Clow closed the public hearing at 8:19 p.m. and indicated there will be discussion and action on this item at the Monday June 21, 2021 Plan Commission meeting.

6. BUSINESS.

- a. Discussion and possible action on a Site Design Review Application from the Village of McFarland for a new McFarland Public Safety Center on parcel 0610-021-9195-1, southeast corner of Holscher Road and Broadhead Street, property zoned R-1 Single Family Residence.

Matt Schuenke – Village Administrator on behalf of the Village, addressed Commissioners. This is for the new Public Safety Center at 6001 Broadhead Street, which will house the Police Department, Fire and Rescue Department and Municipal Court. The application and all required documents are included in the packet. The current schedule is to work with the Village Board on finalizing plans in the early part of the summer. They are attempting to make this a more sustainable building.

Andy Iverson from Bray Architects reviewed the site design submittal as included in packets.

Jim Lumburg from Point of Beginnings reviewed the plans as submitted indicating layout of the building, parking and access driveways. Lumburg also reviewed the stormwater management plan for the proposed site.

Matt Johaneck from Point of Beginnings landscape architect reviewed the landscaping plan as proposed and included in packets.

Bloechl-Anderson inquired if there had been a study done on response time for this location. Schuenke advised there was a study done in 2017 for both volunteers getting to the facility and the response time once they have arrived to the facility. This facility is designed for thirty years. Chris Dennis – Fire and Rescue Chief indicated this facility is designed for development in the future as well as the current layout of the Village. While some areas geographically would be farther away, they have a variety of routes they would take, and access to main roads is easier from this proposed site. While the current site is good for today, the Village is growing to the east and this location brings to it the major thoroughfares. Bremer indicated there are staff reports in the packet from Chief Dennis.

Bremer inquired on the ground-mounted accent light on the Broadhead Street side of the building, if this was a feature the Plan Commission wanted to maintain perhaps they could put some small landscaping shrubs around it to help insure the lighting element is not seen. On the west elevation there are a lot of features which break up the massing, but he would suggest it be treated with a little more landscaping, possibly a few larger canopy trees to help break up the massing and visibility of the parking lot. On the public parking side the stall lengths are shown at 18', we normally require 19', but there appears to be room for vehicle overhang. The Village engineer did indicate some items from his report dated May 11, 2021 and Chief Dennis had some items in his report dated May 11, 2021. Peters inquired about the cost increases as we are currently in a time where there are mass material shortages, is the Village going to be paying a premium to have this product this if we put it out for bid in the summer with a fall start date due to the current construction rates. Bloechl-Anderson agreed and wanted to know if this project is on budget. Iverson replied they are considering this and keeping a close eye on it.

as they work through the design with Schuenke and are maintaining contingencies as they are still in the design process. Green asked if the goal to have this 100% designed and then go out for bid. Iverson replied yes that is the goal. Bloechl-Anderson indicated he would hope there is a healthy contingency based on everything Peters had mentioned, he too has concerns with the way the building industry is going at this time. Schuenke responded they are aware of this and understand the concerns; the Village Board has to be mindful of this as they move forward and they are still in the design phase, and are evaluating what needs to be done along with balancing the options so they can proceed with the project. Commissioners discussed the sustainable features on the proposed project.

Clow moved to recommend approval of the Site Design Review Application from the Village of McFarland for a new McFarland Public Safety Center as submitted, conditioned on submitting revised plans for Village Staff review and acceptance addressing:

1. The comments in the Village Engineer's Staff Report dated May 11, 2021, excepting the first comment under Sheet C2.0.
2. The comments in the Fire & Rescue Department Staff Report dated May 5, 2021.
3. Addressing the additional landscaping considerations raised in the Community & Economic Development Director's Staff Report.

Peter seconded the motion. Motion carried 5-0.

- b. Discussion and possible action to make a recommendation to the Village Board regarding Resolution 2021-10: A Resolution Discontinuing a Portion of Johnson Street Abutting Lots 8 and 9, Block 1, Johnson's Addition to Village of McFarland as a Public Way.

Bremer summarized this is continuation of a Conditional Use Permit and site design approved by the Plan Commission at the March 15, 2021 meeting. As part of the approval there were some right of way issues needing to be addressed. Bremer reviewed the resolution as outlined in packets.

Clow moved recommend to the Village Board Resolution 2021-10 A Resolution Discontinuing a Portion of Johnson Street Abutting Lots 8 and 9, Block 1, Johnson's Addition to Village of McFarland as a Public Way as presented. Motion seconded by Bloechl-Anderson. Motion carried 5-0.

- c. Discussion and possible action to make a recommendation to the Village Board regarding Resolution 2021-12: A Resolution to Dedicate Right-of-Way for Highway Purposes Abutting Lots 8 and 9, Block 1, Johnson's Addition to Village of McFarland.

Bremer reviewed the dedication for the Bashford Street project as included in packets. The development project will have a sidewalk, the right-of-way will then move to the inside edge. The area to be dedicated has been surveyed to bring the

proposed right-of-way along Bashford Street to the back (inside) of the proposed sidewalk shown on the approved site design plan for 5411 Bashford Street.

Clow moved to make a recommendation to the Village Board regarding Resolution 2021-12: A Resolution to Dedicate Right-of-Way for Highway Purposes Abutting Lots 8 and 9, Block 1, Johnson's Addition to Village of McFarland as presented in packets. St. Clair seconded the motion. Motion carried 5-0.

- d. Discussion and possible action to make a recommendation to the Village Board regarding Resolution 2021-15: A Resolution Accepting the Dedication of Right-of-Way at 6009 Johnson Street from the School District of McFarland.

Bremer reviewed the area with maps as provided in packets, this is the opposite side of the roadway, this shifts the property line, the school board approved dedicating the area to the Village for right-of-way purposes.

Clow moved to make a recommendation to the Village Board regarding Resolution 2021-15: A Resolution Accepting the Dedication of Right-of-Way at 6009 Johnson Street from the School District of McFarland as presented in packets. Green seconded the motion. Motion carried 5-0.

- e. Discussion and possible action to make a recommendation to the Village Board regarding Resolution 2021-16: A Resolution Approving A Declaration of Easements On Property Located At 5411 Bashford Street.

Bremer reviewed the submittal as provided in packets, this is a portion of the land to be vacated. Resolution 2021-16 would create a public utility easement within a portion of the vacated right-of-way created under Resolution 2021-10 for public utility purposes.

Clow moved to recommend to the Village Board Resolution 2021-16: A Resolution Approving A Declaration of Easements On Property Located At 5411 Bashford Street. Green seconded the motion. Motion carried 5-0.

- f. Discussion regarding scheduling the review of Plan Commission applications requiring a public hearing.

Clow indicated this is an item she requested to be placed on the agenda. Clow stated over the past year there has been some concerns from the public with the holding of the public hearings by the Plan Commission and taking action the same night. Her concern, and, she feel that of the community, is it is impossible to take public comments into serious consideration if you are holding the public hearing and taking action on the same night, it is impossible to take any comments into account and make any substantial changes within the context of a single meeting. Clow is proposing that action be split from the public hearing and she wanted to discuss this

with the Commission. She understands there are developers who would like action taken as fast as possible. Commissioners discussed options. Bloechl-Anderson stated sometimes he feels the items move too fast, and other times too slow, it is good to have input from the community. He wishes required notices went further, however there is a delicate balance for the community at large and there is the “not in my backyard” viewpoint. His concern is the high-density housing where we are working off an old report and have been approving apartments and condominiums at a rapid pace. This is just an example. Peters stated he can see both sides and understands the public wants their voice to be heard and how they can feel that their voice is not heard when you vote that evening. However if you wait a month it gives Commissioners time to be separated the feelings of the public as you are voting on something which was discussed a month earlier and the public may not have the same impact. Green stated it is sometimes hard to react to public comment on the night of the hearing, or for the developer to respond. Bloechl-Anderson pointed out while there are things someone may not want, due to the CUP laws and requirements there are things while you may want to vote against due to public input, there is not substantial evidence to turn it down, and the public does not always understand this, as a Commissioner, he sometimes feels his hands are tied by what is required by law. St. Clair stated from a resident side and being on a neighborhood association who helped prevent a gas station going in in 2016 and going through the process with some of the developers in his area he can agree to that. He feels it is an entire issue of communication and the residents feeling they are heard, he does not feel this is a final solution but something they can do now to give residents the feeling that they do have a voice and they do matter. He does think it is important that we are a good Village to work with as well and not to be pushing developers off. Clow indicated she is working with Bremer and the Communication and Technology Department to a Q & A to help people know where they can find the information. Clow did indicate an option would be to meet more than once a month to discuss specific items, possibly a meeting on the first and third Mondays of the month. Clow inquired on how Commissioner felt about this. Commissioners discussed the rarity of long meetings, and how an additional meeting would affect their inability to make them. Clow indicated one option would be at the meeting on the third Monday decide to have a meeting on the next month’s first Monday, there would likely not be much more notice than that. Bloechl-Anderson pointed out if there is an item, which has to go before the CDA and the Plan Commission by adding an additional meeting this will prolong any action on a project due to the order of which they should happen. There is a balance, which needs to be thought through. Clow indicated she took the initiative to make the change for this meeting without the approval of the body to see how it would work; they may revisit this discussion, for the time being they will continue the practice.

Clow indicated she will try a few new things with the permission of the body, if there is something you feel you would like to see feel free to email herself or Bremer, we will never reach the point of making everyone happy.

7. STAFF REPORTS

- a. Property maintenance report – Bremer reviewed the report as provided in packets, they are seeing more calls for items to be addressed.
- b. Director's report – Bremer reviewed his report as included in packets.

8. SCHEDULE NEXT MEETING DATE

- a. June 21, 2021 at 7:00 p.m.

9. ADJOURNMENT.

Clow moved to adjourn, Green seconded the motion. Motion carried, meeting adjourned at 9:17 p.m.

McFarland
SUMMARY SHEET

MEETING DATE: Monday, June 21, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Kong Thao, Intern, Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing on a Conditional Use Permit requested by Anderson-Hood LLC and Grey Duck LLC for wholesale trade for L'eft Bank Wine Company, a wholesale wine and fine liquor business, at 4910 Triangle Street, McFarland, WI, property zoned C-P Commercial Park.

PREVIOUS ACTION:

Approval of 7,500 sq. ft warehouse expansion to the existing building in 2006.
Construction of the commercial office and warehouse building was approved in 1998.

ISSUE SUMMARY:

Summary of Request

The applicant is requesting a conditional use permit to continue the operations for Left Bank Wine Company Limited (hereby referred to as Operating Company) located at 4910 Triangle Street. The Operating Company functions as a wholesale wine and fine liquor trade business and has been leasing the building from the current property owner since completion of construction of the building in 2000. The Operating Company is seeking to acquire the property. As part of their pre-acquisition due diligence, it was determined that the business should have a conditional use permit. While both "office" and "warehousing & storage (fully enclosed only)" are listed in Sec. 62-71 as permitted uses in the C-P District, "wholesale trade" is listed as a conditional use.

Currently, the Operating Company operates under the North American Industrial Classification System (NAICS) Code 424800 for Beer, Wine, and Distilled Alcoholic Beverage Merchant Wholesalers. The Village lists "wholesale trade (except for petro terminals)", NAICS Codes 423000 and 424000 as conditional uses in the C-P District. NAICS Code 424800 is a sub-code under 424000 and is described as "this industry comprises establishments primarily engaged in the merchant wholesale distribution of beer, ale, porter, and other fermented malt beverages."

Warehousing and Storage (NAICS Code 493110) is described as "this industry comprises establishments primarily engaged in operating merchandise and storage facilities. These establishments generally handle goods in containers, such as boxes, barrels, and/or drums, using equipment such as forklifts, pallets and racks. They are not specialized in handling bulk products of any particular type, size, or quantity of goods or products." Also, noting NAICS Code 493, which states, in part, "they do not sell the goods they handle." So, while both the design layout of the building, and the operational needs of the Operating Company include office and warehouse space, which are permitted uses in the C-P District, the classification (use) of the business falls under the wholesaler NAICS category. To remove any uncertainty regarding the conformity of the use under the Village's Zoning Code prior to acquisition of the



property, submittal and approval of a conditional use permit was recommended. No additional request for changes, design submittals, extensions or modifications to the existing property or building are included in this request, only the action regarding the approval of the use of the premise.

Existing Property Conditions

The property is 1.77 acres and sits in the area zoned C-P, Commercial Park. For reference, the property is located near Highway 51 and Siggelkow Road. The existing building is a single two-story commercial building with approximately 25,000 sq. ft. The largest portion of the building is dedicated to warehousing, 20,000 square feet, while 5,000 square feet is used as office space. The Operating Company employs between 10-15 employees during their peak hours. They do not allow for direct sales onsite as they operate on a delivery system, directly to their customers only. The Operating Company operates between 8:00 AM to 6:00 PM, Monday through Friday. The Operating Company has been with the Village of McFarland since 2000 and is also the singular owner and occupant at this location.

Conditional Use Permit Requirements

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 Applicant's responses to the conditional use standards in Sec. 62-111. 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. In the Director's opinion, the written responses to the standards have been reasonably met, subject to addressing any additional conditions the Plan Commission may seek during the course of their review.

Other Village Staff Comments

Review letters from the Village Engineer, Fire Inspector, Director of Public Works, and Police Chief are included in the packet. No concerns were identified with the application from these staff members.

Public Comments

The Department did not receive any public comments to forward to the Plan Commission prior to the publication of the meeting packet.

FINANCIAL/BUDGET IMPACT:



VILLAGE PLAN REFERENCE:

4910 Triangle Street is identified in the “Commercial Park” Future Land Use category of the Village’s Comprehensive Plan (adopted 2017). Figure 4.1 describes Typical Implementing Zoning Districts as including the C-P District. The conditional use permit also supports the following plan policies and objectives:

- 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
Subdivision II, Conditional Uses

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is for a public hearing only. Action on the Conditional Use Permit is scheduled for the July 19th, 2021 Plan Commission meeting.

ATTACHMENTS:

1. 6.21.21 - Leftbank wine - CUP - 4910 Triangle St
2. 4910 Triangle Street_Left Bank Wine_Conditional Use Permit_05.11.2021
3. Village Engineer Ltr-4910 Triangle Street Review-06.11.21
4. Police Ltr-4910 Triangle St-06.10.21
5. DPW Ltr-4910 Triangle Street-06.10.21
6. Fire&Rescue Ltr-4910 Trinagle Street-Left Wine Bank-06.09.21

Please publish in the
McFarland Thistle on
June 3, 2021 and June 10, 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, June 21, 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:

A Conditional Use Permit (CUP) requested by Anderson-Hood LLC and Grey Duck LLC for wholesale trade for L'eft Bank Wine Company, a wholesale wine and fine liquor business, at 4910 Triangle Street, McFarland, WI property zoned C-P Commercial Park.

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/87130361177> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: Webinar ID: 871 3036 1177.

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
Community & Economic Development Department**

Plan Commission Application – 2021

~Application must be completed in full~

Applicant - Owner	Anderson-Hood, LLC (Owner) and Grey Duck, LLC (Purchaser)	Applicant's Agent	Matthew Hood and Greg Anderson (Owners) Mark Johnston (Purchaser)
		Name	
Address	921 Walsh Road, #209, Madison, WI 53714	Address	4910 Triangle Street, McFarland WI, 53558
Email	ahllc@tds.net	Email	mark.johnston@leftbankwine.com
Phone #	(608) 849-9896	Phone #	(608) 527-2183
Fax #	N/A	Fax #	N/A

Parcel No(s). 154/0710-342-6112-5 **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)

See Attached Exhibit A.

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 1/2 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:** December 8 (2020)-----**For Scheduled 2021 Meeting date of:** 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

Matthew J. Hood
Signature of Applicant/Agent
Anderson-Hood, LLC
Member

05/10/2021
Date

Mark #Gahert
Greg Duch LLC.

05/11/2021

Applicant - Owner	Anderson-Hood, LLC (Owner) and Grey Duck, LLC (Purchaser)	Applicant's Agent	Matthew Hood and Greg Anderson (Owners) and Mark Johnston (Purchaser)
Address	921 Walsh Road, #209, Madison WI 53714	Address	4910 Triangle Street, McFarland, WI 53558
Email	ahllc@tds.net	Email	mark.johnston@leftbankwine.com
Phone #	(608) 849-9896	Phone #	(608) 527-2183
Fax #	N/A	Fax #	N/A
Project Site Address	4910 Triangle Street, McFarland WI 53558	Parcel No.	154/0710-342-6112-5

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.

EXHIBIT A TO PLAN COMMISSION APPLICATION – VILLAGE OF MCFARLAND

Applicant: Anderson-Hood, LLC (“**Owner**”) and Grey Duck, LLC (“**Purchaser**”)

Property: 4910 Triangle Street, McFarland, WI 53558

Legal Description of Property:

LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 8581 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON MAY 22, 1997 IN VOLUME 47, PAGES 98 AND 99 AS DOCUMENT NO. 2855827, BEING A DIVISION OF LOTS 17 AND 18, COMMERCE PARK SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN. (A copy of Certified Survey Map No. 8581 is attached hereto as Exhibit B.)

Current Zoning of Property: C-P, Commercial Park

Adjacent Landowners (within 100 feet):

- 4904 Triangle Street is owned by E&D Real Estate LLC.
- 4909 Triangle Street is owned by 4909 Triangle Street LLC.
- 4915 Triangle Street is owned by Gerald and Janice Helmer.
- 4918 Triangle Street is owned by ACNE Properties LLC.

Existing Building: One, two-story commercial building consisting of approximately 25,000 square feet. (An aerial photo of the Property and Existing Building from 2020 is attached hereto as Exhibit C.)

Background Information:

The Owner and Purchaser are seeking a conditional use permit for L’eft Bank Wine Company Limited, a Wisconsin corporation (“**Operating Company**”) to continue to operate its wholesale wine and fine liquor trade business at the Property (NAICS classification 424800). The Operating Company and Purchaser are wholly owned by Mark Johnston. Currently, the Operating Company is the sole tenant and user of the Property, and has continuously been the sole tenant and user of the Property since the building was initially on the Property in 1998. The Operating Company has been a part of the business community in the Village of McFarland for the past 21 years.

By way of background, the Village of McFarland approved building permit #1998-163 on August 17, 1998, and building permit #45-98, dated September 16, 1998, for the initial construction of the building on the Property which was specifically designed for the Operating Company. (Copies of both permits are attached hereto as Exhibit D.) Upon construction completion, the Operating Company began leasing and operating at the Property on or around January of 2000, and has continually operated its business at the Property. In 2006, the Village of McFarland approved building permit #2006-0564, dated August 10, 2006, to add an approximately 7,500 square foot rear addition to the building (the “**Existing Building**”). (Attached here to as Exhibit E is a copy of the building permit, the 2006 site plan submittal, the 2006 revised landscaping plan and partial minutes from the Plan Commission meeting on June 19, 2006, hearing and approving the 2006 addition request.) No other additions or buildings have been constructed on the Property. The Owner and Purchaser are not requesting any changes to the Property or the Existing Building.

The Purchaser has entered into a contract with the Owner to purchase the Property. Unbeknownst to both Purchaser and Owner, based on the Operating Company’s NAICS code, a conditional use permit is

required for the Operating Company's business operation at the Property. The Community & Economic Development Director for the Village of McFarland now recommends that Owner/Purchaser obtain a conditional use permit for the Operating Company to continue to operate its business at the Property. Upon the sale, the Operating Company will lease the Property from Purchaser.

The Operating Company is a leading distributor of fine wines and spirits in the state of Wisconsin and operates under NAICS classification 424800 as a wholesaler/trader. Presently, the Operating Company uses approximately 20,000 square feet of the Existing Building for warehousing and the remaining 5,000 square feet as general office space. Under the Property's C-P zoning designation, warehousing/storage and general office are both permitted uses. For all practical purposes, warehousing is no different than wholesaling. The Operating Company employs 10-15 employees at the Property during peak hours and does not permit any direct sales to take place at the Property. The Operating Company delivers its products directly to its customers. Additionally, the Operating Company operates between the hours of 8:00am to 6:00pm, Monday through Friday. The Operating Company plans to continue to operate its business in substantially the same manner. The Owner and Purchaser are not proposing any material changes to the operation of the Property or to any improvements located thereon as part of this request.

The Purchaser and Owner kindly request that the Plan Commission approve a conditional use permit for the Operating Company to continue operating its business at the Property with minimal conditions.

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.*
 - o The Operating Company has continuously occupied and used the Property since 2000. The Operating Company has complied with and passed all fire, building and other inspections since occupying the Property. The Operating Company does not permit any direct sales to occur at the Property, and delivers goods sold directly to its customers.
- 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.*
 - o Since 2000, the conditional use has existed in harmony with and has not impaired or diminished the permitted uses and/or other conditional uses within the Commerce Park Subdivision. The Operating Company is a wholesaler of fine wines and liquors and uses the Existing Building on the Property as warehousing and office space, which are permitted uses under the C-P zoning designation. The Operating Company does not produce any noxious odors or excessive noise. Additionally, the Operating Company does not permit direct sales at the Property, which limits traffic congestion to and from the Property.
- 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.*
 - o The Commercial Park Subdivision is substantially or completely developed to date. The Owner and Purchaser are not requesting any further development or improvements to the Property. Additionally, no changes in the use of the Property are being requested.
- d. *Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.*

- The Existing Building is serviced by all utilities and the Property has direct access to and from Triangle Street. The Owner/Purchaser are not requesting any further development or improvements to the Property.
- e. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
 - The Property has direct access to and from Triangle Street. No changes in the use of the Property are being requested and there are no anticipated changes in the amount of traffic congestion along Triangle Street or other nearby public streets.
- f. *The conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.*
 - Except for the Operating Company's nonconforming use of the Property, to the knowledge of the Operating Company and Owner, there are no zoning violations.
- g. *The proposed use does not violate floodplain regulations governing the site.*
 - The Property is not located in a floodplain.
- h. *That the proposed use will not violate any applicable regulation in the McFarland Municipal Code or any other applicable law or regulation.*
 - Over the last 21 years, the Property and Operating Company have been subject to routine inspections by the Village of McFarland and U.S. Food and Drug Administration. At this time, the Operating Company has no current knowledge of any violations affecting the Property or the Operating Company.
- 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.*
 - The Owner and Purchaser are not requesting any further development or improvements to the Property. Additionally, no changes in the use of the Property are being requested.
- j. *In its review, the Plan Commission shall also evaluate the effect of the proposed conditional use upon the following items listed below. Identify how your project will impact and/or address each of these items.*
 1. *The maintenance of safe and healthful conditions.*
 - The Operating Company has complied with and passed all fire, building and other inspections since occupying the Property. The Operating Company does not permit any direct sales to occur at the Property, but rather delivers any goods sold directly to its customers.
 2. *The prevention and control of water pollution including sedimentation.*
 - No liquid waste is generated at the Property. The Village of McFarland approved the landscaping plans for the Property to account for storm water run-off and drainage at the Property.
 3. *Existing topographic and drainage features and vegetative cover on the site.*
 - The building perimeter is surrounded on all sides by lawn with several small trees. Additionally, there are two grass medians with trees located in parking lot. More specifically, one of parking medians is located in the middle of the parking lot and one

small median is located between the two driveways on the Property. To the West of the Property, there is a retaining pond just off of Highway 51 that is surrounded by brush and trees. This retaining pond is that is maintained by the Village of McFarland under the Plat of Commerce Park Subdivision and McFarland Commerce Park Subdivision Deed Restrictions and Protective Covenants, as amended.

- There are no proposed changes to the Property or improvements thereon. The existing topographic and drainage features, as well as vegetation and landscaping, as described above, will remain the same. As detailed and depicted above, the Village of McFarland approved the various building permits for the existing structure in 1998 and the addition in 2006.
4. *The location of the site with respect to floodplains and floodways of rivers and streams.*
 - An existing drainage pond is located adjacent to the Property that is maintained by the Village of McFarland under the Plat of Commerce Park Subdivision and McFarland Commerce Park Subdivision Deed Restrictions and Protective Covenants, as amended. The Property is not located near any rivers or streams.
 5. *The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.*
 - None.
 6. *The location of the site with respect to existing or future access roads.*
 - The Property has direct access to and from Triangle Street.
 7. *The need of the proposed use for a shoreland location. (if applicable)*
 - The Property is not located along shoreland.
 8. *Its compatibility with uses on adjacent land.*
 - The Operating Company has used the Property for its business since 2000. During that time, the Commerce Park Subdivision and the bulk of the surrounding area has been developed. The Operating Company's use of the Property does not produce any noxious odors or excessively loud noises. To the current knowledge of Operating Company and Owner, there have been no complaints from the neighbors or residents about the wholesaling use of the Property.
 9. *The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.*
 - No liquid waste is generated at the Property.

EXHIBIT B TO PLAN COMMISSION APPLICATION – VILLAGE OF MCFARLAND
CERTIFIED SURVEY MAP NO. 8581

(See attached.)



Stock No. 26273

0000850

DANE COUNTY CERTIFIED SURVEY MAP NO. 8581

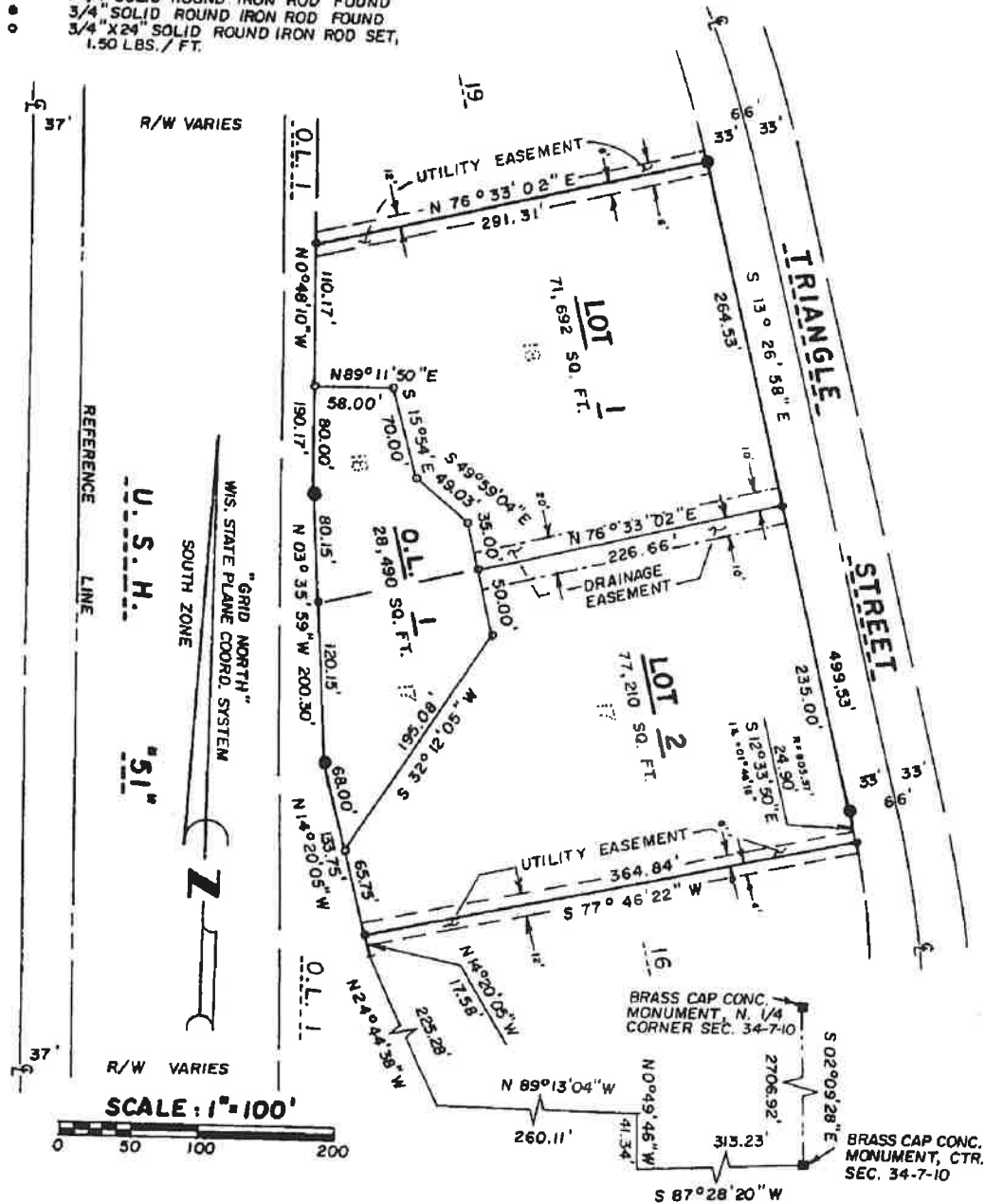
BEING A DIVISION OF LOTS 17 AND 18, COMMERCE PARK SUBDIVISION LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 34, T7N, R10E, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.

PREPARED FOR: VILLAGE OF MCFARLAND
ATTN: DENNIS DANCKER
P.O. BOX 110
MCFARLAND, WI 53558-110
(608) 838-3154

PREPARED BY: BADGER SURVEYING & MAPPING SERVICE
2121 N. SHERMAN AVENUE
MADISON, WI 53704
(608) 244-2010

LEGEND

- 1-1/4" SOLID ROUND IRON ROD FOUND
- 3/4" SOLID ROUND IRON ROD FOUND
- 3/4" X 24" SOLID ROUND IRON ROD SET, 1.50 LBS./FT.



DOCUMENT NO. 2855827

VOLUME 47 PAGE 98

CERTIFIED SURVEY MAP NO. 8581

JN 97G - 67
PAGE 1 OF 2 PAGES



Stock No. 26273

0000851

DANE COUNTY CERTIFIED SURVEY MAP NO. 8581

SURVEYOR'S CERTIFICATE:

I, ALDEN G. KAUKL, WISCONSIN LAND SURVEYOR, S-1384, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LOTS 17 AND 18, COMMERCE PARK SUBDIVISION LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 34, T7N, R10E, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN. I ALSO CERTIFY THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE LAND DIVISION THEREOF MADE AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34, WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF MCFARLAND IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATE: MAY 21, 1997

Alden G. Kaukl
ALDEN G. KAUKL,
WISCONSIN LAND SURVEYOR, S-1384



VILLAGE OF MCFARLAND APPROVAL CERTIFICATE:

APPROVED FOR RECORDING PER VILLAGE OF MCFARLAND ACTION
OF April 28, 1997.

DATE: 5-22-97

Don Peter
AUTHORIZED REPRESENTATIVE
VILLAGE OF MCFARLAND

REGISTER OF DEEDS CERTIFICATE:

RECEIVED FOR RECORDING THIS 22 DAY OF MAY, 1997, AT
4:45 O'CLOCK P.M., AND RECORDED IN VOLUME 47 OF CERTIFIED
SURVEY MAPS OF DANE COUNTY ON PAGES 98 AND 99.

Jane Licht by Carol Kueppel
JANE LICHT, REGISTER OF DEEDS,
DANE COUNTY, WISCONSIN Deputy

DOCUMENT NO. 2855827VOLUME 47 PAGE 99CERTIFIED SURVEY MAP NO. 8581

JN 97G - 67

PAGE 2 OF 2 PAGES

EXHIBIT C TO PLAN COMMISSION APPLICATION – VILLAGE OF MCFARLAND
2020 AERIAL PHOTO OF PROPERTY AND EXISTING BUILDING

(See attached.)



EXHIBIT D TO PLAN COMMISSION APPLICATION – VILLAGE OF MCFARLAND
APPROVED 1998 BUILDING PERMITS

(See attached.)

Permit Number: 163-98

BUILDING PERMIT APPLICATION

Date of Application: 8-6-98

The undersigned hereby applies for a permit to build, construct, remodel, or install according to the following statement and as more fully in the plans herewith filed.

Property Owner: 4 LAKEN PROPERTIES

Occupant: LEFT BANK WINE CO.

Property Address: 4910 TRIANGLE ST.

Telephone # _____

Zoning: CP Cubic Feet _____ Square Feet 15,000

Type of Construction: 16, METAL FRAME UNPRO.

CONTRACTOR INFORMATION

COMPANY NAME, ADDRESS, TELEPHONE NUMBER AND STATE LICENSE NUMBER

General Contractor: McKEE 44500

HVAC Contractor: _____

Plumbing Contractor: _____

Electrical Contractor: _____

Other (Specify): _____

TYPE AND COST OF CONSTRUCTION (CHECK ONE)

New Building ☒ Alteration () Addition () Moving () Garage () Repairs () Wrecking ()

Estimated Cost of Completed Construction - Not over \$ _____

Permit Fee Due: \$ 100.00

New Commercial Construction Fees

.06¢ per square foot
Early Start Permit \$100.00
Erosion Control See Handout

New Residential Construction Fees

0-2000 Square Feet	\$110.00
2001-2500 Square Feet	\$135.00
2501-3000 Square Feet	\$160.00
3001-3500 Square Feet	\$185.00
3501-5000 Square Feet	\$250.00
5001 or more Square Feet	\$250.00+
	\$15.00/1000 SF
Early Start Permit	\$50.00
Occupancy Permit	
Single Family	\$15.00
Multi-Family	\$15.00
All Other Uses	\$50.00
Sprinkler System	\$25.00
Plan Review Fee	
One and Two Family	\$30.00
Other Uses	\$50.00
Sprinkler System	\$25.00
Red Tag/Reinspection Fee	\$30.00

Alteration, Addition and Repair Work

Under \$300.00 (No Inspection Required)	\$0
Under \$300.00 (With Inspection)	\$25.00
\$301.00 to \$1,000.00	\$35.00
Additional fee per \$1,000.00 to \$25,000.00 of value or fraction thereof	\$11.00/\$1000
\$25,000 and up	\$1.00/\$1000

Red Tag/Reinspection Fee \$30.00

Other Fees (If Applicable):
Specify:

Razing a Building	\$20.00
Reroofing/Residing 1st \$500	\$10.00
Above \$500 +	\$2.00/\$1000

PAID
8-7-98
100⁰⁰ EARLY START
400⁰⁰ EROSION

* All Fees Will Be Doubled If Work Is Commenced Prior to Issuance of a Permit.

* Red Tag/Reinspection Fees are payable by the Contractor at the completion of each project.

Company: _____ License # _____

Address: _____ Telephone # _____

Application Approved By: M. F. Plgn DATE: 8-17-98

Permit Number: **45-98**

BUILDING PERMIT APPLICATION

Date of Application: **9-17-98**

The undersigned hereby applies for a permit to build, construct, remodel, or install according to the following statement and as more fully in the plans herewith filed.

Property Owner: _____ Occupant: **LEFT BANK WINE CO**

Property Address: **4910 TRIANGLE ST** Telephone # _____

Zoning: **CP** Cubic Feet **330,000** Square Feet **18045** Type of Construction: **METAL FRAME**

FULLY SPRINKLED

CONTRACTOR INFORMATION

COMPANY NAME, ADDRESS, TELEPHONE NUMBER AND STATE LICENSE NUMBER

General Contractor: **McKEE ASSOCIATES**

HVAC Contractor: **OBERG HVAC**

Plumbing Contractor: **FITCHBURG PLMB**

Electrical Contractor: **KRAWTZ ELECTRIC**

Other (Specify): **PERTZBORN - FIRE PROTECTION**

TYPE AND COST OF CONSTRUCTION (CHECK ONE)

New Building () Alteration () Addition () Moving () Garage () Repairs () Wrecking ()

Estimated Cost of Completed Construction - Not over \$ **690,000.00**

Permit Fee Due: **\$ 1407.70**

New Commercial Construction Fees

✓ .06¢ per square foot X **18045** = **1082.70**
Early Start Permit \$100.00
Erosion Control See Handout

New Residential Construction Fees

0-2000 Square Feet \$110.00
2001-2500 Square Feet \$135.00
2501-3000 Square Feet \$160.00
3001-3500 Square Feet \$185.00
3501-5000 Square Feet \$250.00
5001 or more Square Feet \$250.00+
\$15.00/1000 SF
Early Start Permit \$50.00

✓ Occupancy Permit
Single Family \$15.00
Multi-Family \$15.00
All Other Uses **\$50.00**

Sprinkler System **\$25.00**
✓ Plan Review Fee
One and Two Family \$30.00
Other Uses **\$50.00**
Sprinkler System **\$25.00**

Red Tag/Reinspection Fee \$30.00

Alteration, Addition and Repair Work

Under \$300.00 (No Inspection Required) \$0
Under \$300.00 (With Inspection) \$25.00
\$301.00 to \$1,000.00 \$35.00
Additional fee per \$1,000.00 to \$25,000.00
of value or fraction thereof \$11.00/\$1000
\$25,000 and up \$1.00/\$1000

Red Tag/Reinspection Fee \$30.00

Other Fees (If Applicable):
Specify:

Razing a Building \$20.00
Reroofing/Residing 1st \$500 \$10.00
Above \$500 + \$2.00/\$1000

lddg \$ **1082.70**
occ to plan review \$ **100.00**
water impact fee \$ **175.00**
Sprinkler \$ **50.00**

TOTAL \$ 1407.70

* All Fees Will Be Doubled If Work Is Commenced Prior to Issuance of a Permit.

* Red Tag/Reinspection Fees are payable by the Contractor at the completion of each project.

Company: _____ License # _____

Address: _____ Telephone # _____

Application Approved By: **M. J. P. [Signature]** DATE: **9-16-98**

**EXHIBIT E TO PLAN COMMISSION APPLICATION – VILLAGE OF MCFARLAND
DOCUMENTS REGARDING APPROVED 2006 ADDITION**

(See attached.)

Village of McFarland Community Development Department 5915 Milwaukee Street, P.O. Box 110 McFarland, WI 53558		VILLAGE OF MCFARLAND PERMIT APPLICATION		Permit No. 2006-0564 Parcel No. 0710-342-612-5																			
PERMIT REQUESTED		☒ Construction ☒ HVAC ☒ Electric ☒ Plumbing ☐ Erosion ☐ Other:																					
Owner's Name WILLIAM BACHER		Mailing Address 901 PAISLEY COURT		Tel. 941.497.1327																			
Contractor's Name: ☒ Con ☐ Elec ☐ HVAC ☐ Plbg McKEE ASSOCIATES INC.		Lic/Cert# Mailing Address MADISON 53713 925 WATSON AVE.		Tel. 271.4900 FAX 271.4957																			
Contractor's Name: ☐ Con ☒ Elec ☐ HVAC ☐ Plbg KRANTZ ELECTRIC		Lic/Cert# Mailing Address 2650 NINE MOUND RD VERONA, WI 53593		Tel. 845.9156 FAX 845.7584																			
Contractor's Name: ☐ Con ☐ Elec ☒ HVAC ☐ Plbg CAPITOL MECHANICAL INC.		Lic/Cert# Mailing Address 3444 CAPITOL DR. SUN PRAIRIE, WI 53590		Tel. 241.9342 FAX 837.0278																			
Contractor's Name: ☐ Con ☐ Elec ☐ HVAC ☒ Plbg PERTZOLD PLUMBING & FIRE PROTECTION		Lic/Cert# Mailing Address 802 JOHN HOLEN DR. MADISON, WI 53713		Tel. 256.3900 FAX 256.5004																			
PROJECT LOCATION		Lot area _____ Sq. ft. _____ of Section _____, T _____ N, R _____ E (or) W																					
Building Address McFarland WI 53558 4910 TRIANGLE		Subdivision Name _____		Lot No. _____ Block No. _____																			
Zoning District(s) _____		Zoning Permit No. _____		Setbacks: Front _____ ft. Rear _____ ft. Left _____ ft. Right _____ ft.																			
Project Description: 7,500 sq ft REAR Addition TO EXISTING FACILITY																							
1. PROJECT ☐ New ☐ Repair ☐ Alteration ☒ Addition ☐ Other: _____		3. OCCUPANCY ☐ Single Family ☐ Two Family ☐ Garage ☒ Other: COMM		6. ELECTRICAL Entrance Panel _____ Amps: ☐ Underground ☐ Overhead																			
2. AREA INVOLVED Unfin. _____ Sq Ft Bsmt _____ Sq Ft Living Area _____ Sq Ft Garage _____ Sq Ft TOTAL 7500 Sq Ft		4. CONST. TYPE ☐ Site-Built ☐ Mfd: ☐ UDC ☐ HUD 5. STORIES ☒ 1-Story ☐ 2-Story ☐ Other: _____ ☐ Plus Basement		7. FOUNDATION ☒ Concrete ☐ Masonry ☐ Treated Wood ☐ Other: _____ 8. USE ☐ Seasonal ☐ Permanent ☐ Other: _____																			
		9. HVAC EQUIPMENT ☐ Forced Air Furnace ☐ Radiant Baseboard/Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other: _____ 10. SEWER ☐ Municipal ☐ Septic Permit No.: _____ 11. WATER ☐ Municipal Utility ☐ Private On-Site Well		12. ENERGY SOURCE <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Fuel</td> <td>Nat Gas</td> <td>LP</td> <td>Oil</td> <td>Elec.</td> <td>Solar</td> </tr> <tr> <td>Space Htg</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Water Htg</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> ☐ Dwelling unit has 3 kilowatt or more electric space heating equip. Infiltration control option is ☐ Sealing of all joints ☐ Blower door test. ☐ Exterior air infiltration barrier		Fuel	Nat Gas	LP	Oil	Elec.	Solar	Space Htg						Water Htg					
Fuel	Nat Gas	LP	Oil	Elec.	Solar																		
Space Htg																							
Water Htg																							
		13. HEAT LOSS (Calculated) Envelope _____ BTU/HR Infiltration _____ BTU/HR		14. EST. BUILDING COST \$ 392,469																			
I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If I am an owner applying for an erosion control or construction permit, I have read the cautionary statement regarding contractor financial responsibility on the reverse side. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.																							
APPLICANT'S SIGNATURE Michael Hoes				DATE SIGNED 8/8/2006																			
FEES:		APPROVAL CONDITIONS The permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.																					
Early Start	200.00	(1) Per all conditions of State of WI approvals (2) Per all conditions of Plan Commission approval of 6-20-06 (3) Fire suppression to be app. + map by McFarland Fire																					
Building	675.00																						
Electrical	222.50																						
Plumbing	91.25																						
HVAC	222.50																						
MMSD		ISSUING ☐ Village ☐ City ☐ State of WI Municipality Number of Dwelling Location																					
Park Fund		JURISDICTION Village of McFarland 13-154																					
Erosion Control	350.00	PERMIT(S) ISSUED ☒ Construction ☐ HVAC ☐ Electrical ☐ Plumbing ☐ Erosion ☐ Other:		WIS. PERMIT SEAL # (For New UDC Homes Only) pd me 10208 10263																			
Wis. Seal		PERMIT ISSUED BY: Name M.F. Pign																					
Occupancy	75.00	Date 8-10-06																					
Water Impact		Cert. No. 70540																					
Stormwater																							
Other:																							
TOTAL: \$ 1936.25																							

Copies to: Issuing Jurisdiction, State (if new dwelling), Inspector, and Owner/Agent



COPY

June 6, 2006

NOTICE TO INTERESTED RESIDENTS

On Monday, June 19, 2006 there will be a Plan Commission Meeting to discuss the possible approval of a site plan submitted by William Bacher to construct an addition to the L'eft Bank Wine Company located at 4910 Triangle St.

Time & Date: 7:00 p.m., Monday, June 19, 2006

Location: Community Room, McFarland Municipal Center

If you have any questions regarding this meeting, please feel free to contact the Community Development Department at 838-3154. You may submit your written comments to the Plan Commission before June 19, 2006. The mailing address is:

Village of McFarland
Community Development Department
P.O. Box 110
McFarland, WI 53558

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

Administration
838-3153

Community Development
838-3154

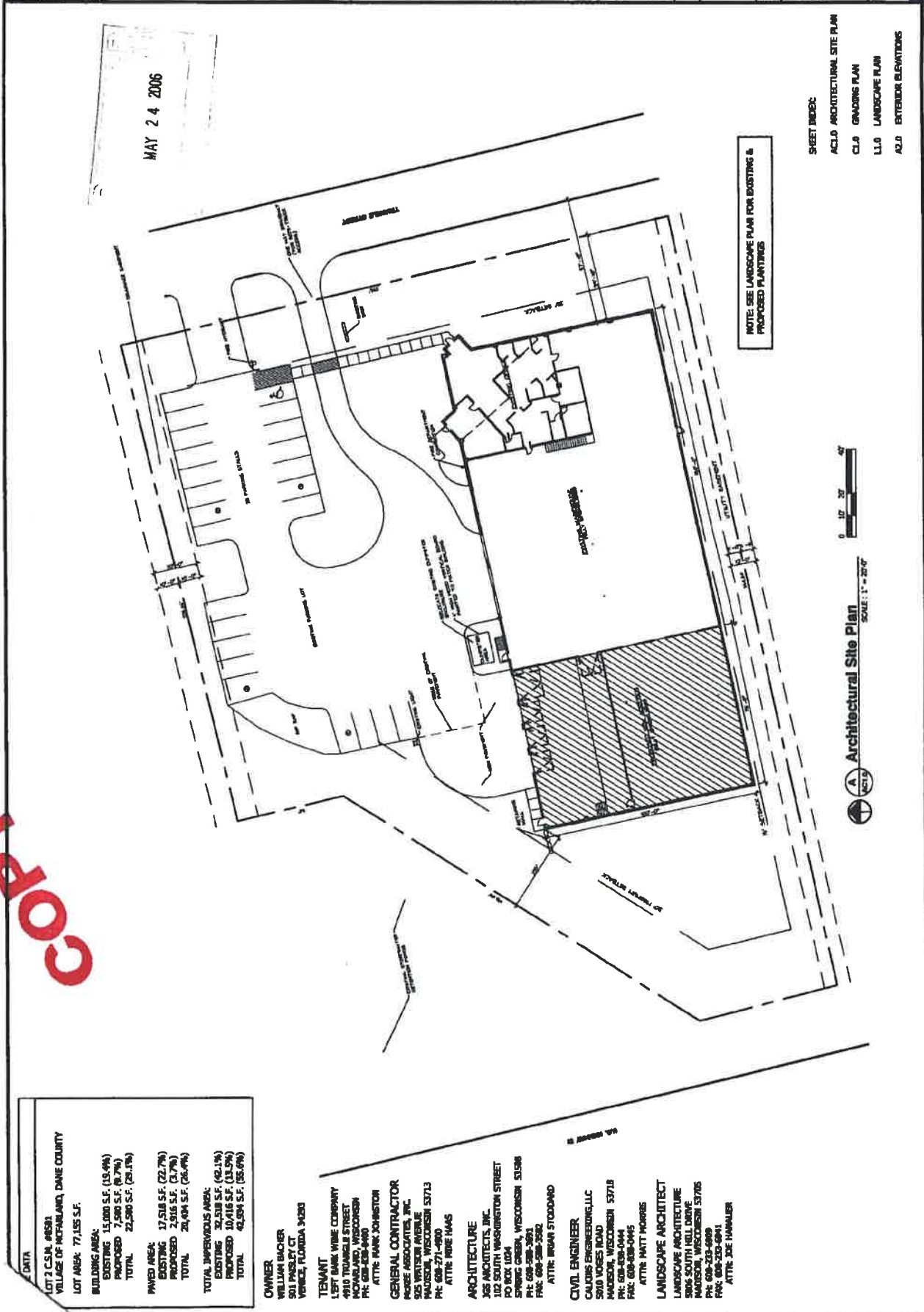
EMS
838-3152

Fire
838-3278

Outreach
838-7117

Police
838-3151

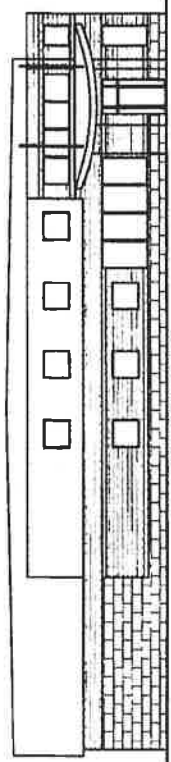
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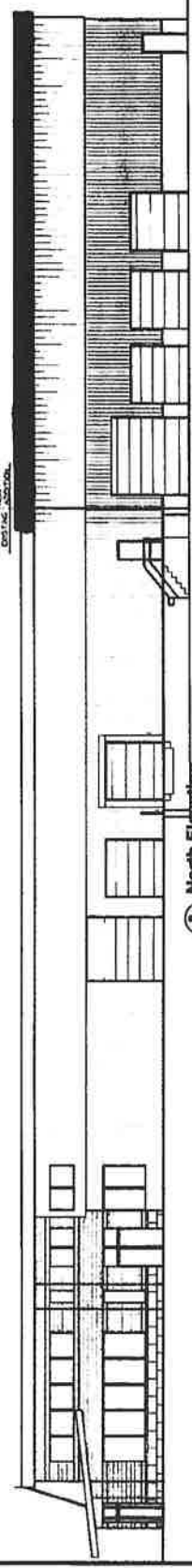
DATA

LOT 2 C.S.N. #6581	
VILLAGE OF MCFARLAND, DANE COUNTY	
LOT AREA: 77,135 S.F.	
BUILDING AREA:	
EXISTING	15,000 S.F. (19.4%)
PROPOSED	7,500 S.F. (9.7%)
TOTAL	22,500 S.F. (29.1%)
PAVED AREA:	
EXISTING	17,518 S.F. (22.7%)
PROPOSED	2,518 S.F. (3.3%)
TOTAL	20,036 S.F. (26.0%)
TOTAL IMPERVIOUS AREA:	
EXISTING	32,518 S.F. (42.1%)
PROPOSED	10,016 S.F. (13.0%)
TOTAL	42,534 S.F. (55.1%)

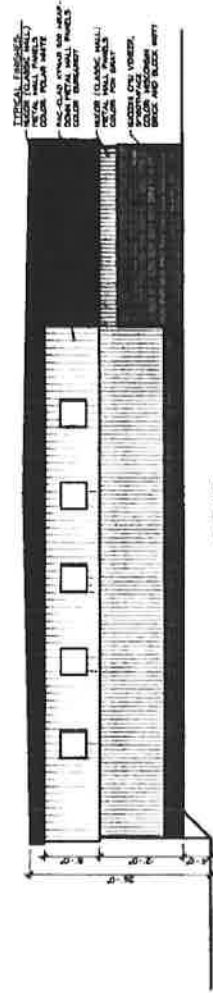
- OWNER**
 WILLIAM BACHER
 501 PHELPS CT
 VERONA, FLORIDA 34080
- TENANT**
 LEFT BANK WINE COMPANY
 4910 TRIANGLE STREET
 MCFARLAND, WISCONSIN
 PH: 608-838-4440
 ATTN: MARK JOHNSON
- GENERAL CONTRACTOR**
 HANSEN ASSOCIATES, INC.
 505 WISCONSIN AVENUE
 MADISON, WISCONSIN 53713
 PH: 608-271-4900
 ATTN: WINE WARE
- ARCHITECTURE**
 JGS ARCHITECTS, INC.
 112 SOUTH WASHINGTON STREET
 PO BOX 1024
 SPRING GREEN, WISCONSIN 53588
 PH: 608-838-4444
 FAX: 608-838-4445
 ATTN: BRIAN STODOLKO
- CIVIL ENGINEER**
 CALKINS ENGINEERING, LLC
 5010 VORLES ROAD
 MADISON, WISCONSIN 53718
 PH: 608-838-4444
 FAX: 608-838-4445
 ATTN: MATT MORRIS
- LANDSCAPE ARCHITECT**
 LANDSCAPE ARCHITECTURE
 5906 SOUTH HILL DRIVE
 MADISON, WISCONSIN 53705
 PH: 608-233-6909
 FAX: 608-233-6911
 ATTN: JOE HANAUER



A East Elevation
SCALE: 1/8" = 1'-0"
EXISTING ELEVATION - NO CHANGE



B North Elevation
SCALE: 1/8" = 1'-0"



C West Elevation
SCALE: 1/8" = 1'-0"

REMOVE EXISTING METAL WALL PANELS IN THIS AREA AND INSTALL NEW METAL WALL PANELS. COLOR: POLAR WHITE.



D South Elevation
SCALE: 1/8" = 1'-0"

REMOVE BRICK IN THIS AREA AND METAL PANELS IN THIS AREA AND INSTALL NEW METAL WALL PANELS. COLOR: POLAR WHITE.

BBG Investments LLP
4904 Triangle St.
McFarland, WI 53558

Gerald & Janice Helmer
4915 Triangle St.
McFarland, WI 53558

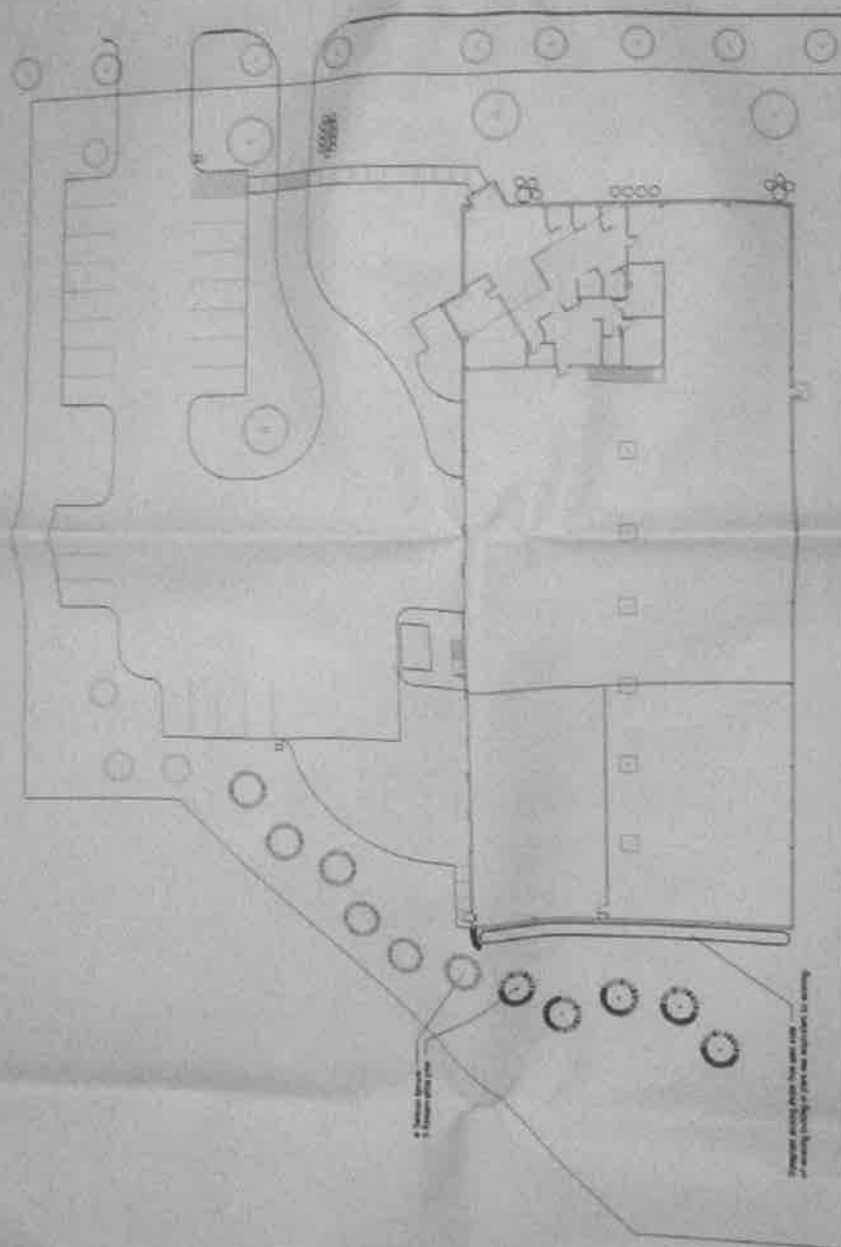
Seeblick Investments LLC
3045 W. Rangeline Ct.
Mequon 53092

First Holdings LLC
4920 Triangle St.
McFarland, WI 53558

Community Publication
Fred Schoepp 2819
USH 51 McFarland, WI 53558

S & R Holdings
4921 Triangle St.
McFarland, WI 53558

Current Owner
3162 Waucheeta Trl
Madison, WI 53711



PLANT LIST

Quantity	Pricing Method	Supplier's Price	Customer Price	Total Price
1	100	100	100	100
2	200	200	200	200
3	300	300	300	300
4	400	400	400	400
5	500	500	500	500
6	600	600	600	600
7	700	700	700	700
8	800	800	800	800
9	900	900	900	900
10	1000	1000	1000	1000

LINDA L. ANDERSON, M.D.

[illegible]

PLAN COMMISSION

Monday, June 19, 2006

7:00 P.M.

**Municipal Center
Community Room**

AGENDA

1. Call to order.
2. Review and possible approval of minutes from the May 15, 2006 Plan Commission meeting.
3. Public Hearing – Review and possible action on a Certified Survey Map submitted by James Brussock to create a zero lot line duplex lot. The addresses are 5115 and 5117 Linden Parkway. The property is zoned R-2.
4. Public Hearing – Review and possible recommendation to the Village Board on Ordinance No. 2006-12 regarding a request by K&K Enterprises to rezone Lot 2 CSM No. 2667, 4517 Triangle St. from C-P Commercial Park to M-IC Manufactured Intensive Commercial.
5. Public Hearing – Review and possible Action on a request by K&K Enterprises for a Conditional Use Permit to allow trucking operations at 4517 Triangle St.
6. Public Hearing - Review and possible recommendation to the Village Board on Ordinance No. 2006-11 amending Section 13-1-224 (e) (6) of the municipal code regarding the appeals procedure for Site/Design review.
7. Review and possible action on Resolution No. 10-2006 amending the Village of McFarland Comprehensive Plan to remove property owned by Tom Gannon from parkland and environmental corridor to single-family residential – sewerred.
8. Review and possible action on a site /design plan submitted by A-1 Budget Warehouses Inc. to construct a Walgreens at 4605 and 4611 Larson Beach Rd. The property is zoned C-G General Commercial.
9. Review and possible action on a site/design plan submitted by William Bacher of L'eft Bank Wine for a 7,500 sq. ft. addition to their existing facility at 4910 Triangle St. The property is zoned C-P Commercial Park.
10. Discussion only – Presentation by Norm Herro to request an amendment to the Village of McFarland Comprehensive Plan.
11. Continued discussion relating to amendments to Section 13-1-82 (d) (2) of the Municipal Code relating to non-conforming structures.

- c. The width of the proposed forty (40) foot wide driveway opening onto Lake Edge Road will be subject to review and approval by the Public Works Committee.
- d. Another matching column line and set of windows is to be added to the north elevation of the building.
- e. Fire Department approval of the hydrant and Fire Department connection locations.
- f. Review and approval by staff and the Village attorney of the agreement detailing the cost sharing of curb and gutter, sidewalk, and storm sewer improvements and the permitting of a future access connection to properties to the south.
- g. Add eight (8) shrubs along the north frontage to block car lights from shining into the homes across Larson Beach Road. Add landscaping to screen the new location of the transformer.
- h. Staff approval of a revised light lighting plan to include cut off fixtures. Modify number and placement of light poles to comply with the maximum .5 foot candles at the property lines.
- i. Adding appropriate "no left turn" provisions at the driveway exit onto Lake Edge Road.
- j. Specify the day and time of semi-truck deliveries based on input from Walgreen's at the next Plan Commission meeting.
- k. Review and approval by staff of the final landscaping plan.
- l. Painting the overhead door and protective bollards on the west elevation to blend with the building colors.

Obst left the meeting and 9:36 p.m.

9. Review and possible action on a site/design plan submitted by William Bacher for a 7,500 square foot addition to the L'Eft Bank Wine facility at 4910 Triangle Street. The property is zoned (C-P) Commercial Park.

Mike Haas, of McKee Associates, presented the site/design plans and answered questions. The building was originally designed for such an addition off the west end and the materials/colors of the addition were designed to match the existing building. Jenkins confirmed that the original stormwater management measures for the site were sized with sufficient capacity to accommodate the expanded building. Most of the Commission discussion related to landscaping details and to the color/screening of the overhead doors. Motion by Plotkin, seconded by Kengsgaard and carried unanimously to approve the site/design plans for the addition to L'Eft Bank Wine building at 4910 Triangle Street, subject to the following conditions, and to grant a variance to the current requirements for minimum amount of non-metallic finishes on the exterior of the building:

- a. Approval by the Village engineer of the final erosion control plan.
- b. The color of the new overhead doors should be painted to match the existing doors.

- c. Review and approval by staff of a revised landscaping plan which will incorporate five (5) new large evergreens and two (2) additional deciduous trees to better screen the west and north elevations from Highway 51.

10. Presentation by Norm Herro requesting an amendment to the Comprehensive Plan.

Norm Herro, owner of lands in the Town of Dunn, read into the record a request that the Plan Commission amend the Comprehensive Plan to restore language that was modified by the Village Board when they adopted the Plan on March 27th. The Specific request was to restore the following language at the end of Chapter Nine, Section B.2.

"The Village should amend its *Plan* if warranted under any further intergovernmental agreements reached with neighboring towns and city, and if the existing intergovernmental agreement expires, is amended, or is voided."

Boness raised the question of whether the circumstances of this situation were unusual enough to merit separate consideration of this request or whether it should be considered as part of the annual amendment policy suggested by the Plan itself. Boness asked if Commissioners wanted any additional information prior to considering a resolution, i.e. conformance to goals and objectives of the Plan. Commissioners were satisfied with the information presented. Klar thought the situation was similar to the River Edge amendment and supported moving ahead now. Plotkin preferred to wait until the outcome of the current lawsuit challenging the legality of the Intermunicipal Agreement with the Town of Dunn is decided as that may render the proposed amendment moot. Following further discussion, the Commission directed staff to have a resolution expressing support for the amendment for consideration at the July meeting.

11. Continued discussion relating to amendments to Section 13-1-82 (d)(2) of the Municipal Code relating to non-conforming structures.

The Commissioners reviewed a draft ordinance containing proposed amendments pertaining to non-conforming structures as discussed previously by the Commission. The ordinance had been drafted to comply with recent changes in applicable State Statutes. The Commission directed staff to schedule the required public hearing on the proposed ordinance for the July meeting.

12. Review and possible action on a Request for Proposal for consulting services regarding preparation of a Neighborhood Plan for the eastside growth area.

Due to the late hour and the need to further explore what related planning services might be available through a demonstration project of the newly created

June 11, 2021

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

Subject: 4910 Triangle Street Conditional Use Submittal Review

Dear Andrew:

We have received the Conditional Use application plans included in the May 11, 2021 Conditional Use Submittal for continuing an existing use at 4910 Triangle Street.

We have no concerns for the existing and continued use of the property as presented.

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-00-00\Correspondence\2021\4910 Triangle Street Review Letter.docx

VILLAGE OF McFarland

Police Department

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

Aaron P. Chapin | Chief of Police

DATE: June 10, 2021

TO: Andrew Bremer – Community and Economic Development Director

FROM: Aaron P. Chapin, Chief of Police

REFERENCE: Recommendation of Approval

I have reviewed the Conditional Use Permit application for 4910 Triangle St and do not have any issues with the plan as presented.

Respectfully,



Aaron P. Chapin
Chief of Police



www.mcfarland.wi.us | 5115 Terminal Drive, McFarland, WI 53558 |
608.838.7287

June 10, 2021

Andrew Bremer
Community & Economic Development Director
5915 Milwaukee Street
McFarland, WI 53558

RE: 4910 Triangle Street

Andrew,

I would like to take this opportunity to comment on the Conditional Use Permit at the above mentioned address.

The department of public works does not have any issue with this plan as presented.

Sincerely,

A handwritten signature in black ink, appearing to read 'James R. Hessling', is written over a light blue horizontal line.

James R. Hessling
Director of Public Works



McFarland Fire & Rescue Department

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

(608) 838-3278 • Fax: (608) 838-3619

Emergency: 911

June 9, 2021

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

RE: Left Wine Bank at 4910 Triangle Street

Dear Andrew,

Currently there are not any outstanding fire code violations or fire prevention concerns with the property or the business at 4910 Tringle Street in the Village of McFarland.

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

Sincerely,

A handwritten signature in black ink that reads "Mitchell Sutter".

Mitchell Sutter
Fire Inspector/Public Education Specialist

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

McFarland
SUMMARY SHEET

MEETING DATE: Monday, June 21, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing on Ordinance 2021-07, An Ordinance Rezoning Outlot 20 of Assessor's Plat No. 4 – Township of Blooming Grove (4908 Terminal Drive), and Lot 1 of CSM 7449 (4902 Terminal Drive), McFarland, WI from Commercial Highway (C-H) to Planned Development District – General & Detailed Plan Approved. Rezoning requested by Waubesa Village LLC.

PREVIOUS ACTION:

2006, Village acquisition of 4902 Terminal Drive
June 22, 2015 Village Board approval of Planned Development District General Plan Phase I-III and Detailed Plan Phase I.
2015 TIF Development Agreement for Waubesa Village Phase 1.
July 17, 2017 Plan Commission approval of Planned Development District Detailed Plan Phase II.
2017 TIF Development Agreement for Waubesa Village Phase 2.
July 20, 2020 Plan Commission approval of Planned Development District Detailed Plan Phase III.
2020 Amendment to TIF Development Agreement for Waubesa Village Phase 2.
April 7, 2021 Pre-Application meeting with CDA.
April 19, 2021 Pre-Application meeting with Plan Commission.
June 2, 2021, CDA review of TIF Development Incentives Application (action postponed)

ISSUE SUMMARY:

Summary of Request

Ryan Quam has acquired an option to purchase 4908 Terminal Drive and is seeking to acquire 4902 Terminal Drive from the Village in order to develop Waubesa Village Phase 4, a three-story 27-unit garden apartment building similar to Waubesa Village Phase 2 & 3. This building would consist of a combination of one and two bedroom apartments with underground parking. Ryan also has a long-term option to purchase 4810 & 4818 Terminal Drive for the potential future development of Waubesa Village Phase 5. The Phase 4 and Phase 5 concepts were reviewed at pre-application meetings before the CDA on April 7, 2021 and the Plan Commission April 19, 2021. The current proposal is only for Phase 4. A request to develop Phase 5 would likely not occur for several years. In addition to the request for Planned Development General Plan Approval and Detailed Plan Approval, the associated project includes a request for approval of a Certified Survey Map to combine 4902 & 4908 Terminal Drive with the existing Waubesa Village Phase 1-3 lot (see Agenda Item 4.c.).



Existing Property Conditions

- 4902 Terminal Drive: Vacant, Zoned C-H Commercial Highway, 0.31 Acres, \$0 Assessed Value
- 4908 Terminal Drive: Single Family Home, Zoned C-H Commercial Highway, 0.52 Acres, \$233,300 Assessed Value

Planned Development District Standards

The packet includes the revised Planned Development General Plan for Waubesa Village Phase 1-4, and the Detailed Plan for Phase 4. This includes the Applicant's responses to the standards for PDD general and detailed plans under Sec. 62-67 of the Zoning Code. A copy of Sec. 62-67 is provide in the packet for reference purposes. The following are some initial staff comments regarding Sec. 62-67(a) General Requirements for Planned Development District:

1. Use. Refer to Village Plan Reference. Noting also that the existing Commercial Highway zoning would allow for potential commercial uses (permitted or conditional) that may be deemed less compatible compared to multi-family residential.
2. Density. The revised density of Waubesa Village (Phases 1-4) would be 18.25 DU/AC. Sec. 62-67(a)(2) provides no prescribed density requirements for the PDD. For comparison purposes, the Village's R-3 General Residence District allows up to 15 DU/AC.
3. Off-Street Parking. Sec. 62-67(a)(3) provides no prescribed off-street parking requirements. The proposed development provides 28 underground parking stalls (at least one per unit) and 26 surface stalls for a total of 54 stalls. For non-PDD projects, the Zoning Code requires two spaces per one and two bedroom units. Therefore, the Phase 4 Detailed Plan meets the off-street parking requirements for a non-PDD project.
4. Standards.
 - Grouping of Buildings (setbacks). The proposed building would be located at an angle to Terminal Drive in order to take advantage of the existing grade for access to the underground parking lot from the existing emergency access drive serving Phases 1-3. At it's closest point, the proposed building is 22 feet from the front property line; however, this increases to over 80 feet at the northeast corner of the building. Similar at it's closest point, the building would be setback 33 feet from the Phase 3 building currently under construction; however, this increases to 140 feet at the southwest corner of the building. The building would be setback 83 feet from the north property line and 24 feet from the southern property line. For comparison purposes, the minimum setback requirements for the R-3 General Residence District are 25 feet (front), 10 feet (side), 35 feet (rear). In addition, under the current C-H Commercial Highway zoning, the minimum setback requirements are 35 feet (front), 10 feet (side) and 30 feet (rear). Adjacent Parkview Apartments are setback ~30 feet from shared lot line. Structures would be ~54 feet apart. Addressing question/concerns regarding compatibility/transitions with adjacent Parkview Apartments recommended for discussion.



- Landscaping. Concerning the review of 4908 Terminal Drive Apartments C-5, Landscaping Plan for the Waubesa Village Development, Phase 4 Development Plan, staff found the points required in the earlier phases have been met with the large surplus from Phase 1. Although Phases 2 & 3 do not meet the required points in their respective phases, Phase 1 supports the total points provided up to this point. The current phase 4 requires 836 points based on the development. The points provided, along with any additional points from the prior phases, does not meet the required points due to several issues. To elaborate, the southern exterior of the proposed building had five shrubs unaccounted for. By inferring the similarity in the placement and symbols used, staff identified these plants as: two Emerald Arborvitae (EA), two Magic Carpet Spirea (MCS) and one Sargent Juniper (SJ). This gives an additional 17 points provided to the total. The deficit falls in staff only able to identify five of the six proposed Large Deciduous Trees, Autumn Blaze Maple. This large canopy tree creates a deficit of 40 points. The corrected total for phase 4 will be 685 points provided. From the total points required including Phase 4, the total comes to 3028 points. With the corrected Phase 4 points provided, this puts the total points provided at 3020, a difference of 8 points. In consideration of the request for PDD zoning, and to increase compatibility with surrounding properties, staff recommend the following additional landscaping installations:
 - Increase landscaping along southern lot line. Include a mix of shrubs, deciduous and evergreen trees to provide enhanced year-long, and varying height, screening to adjacent property. An additional solid decorative fence could be consider here as well.
 - Provide small-medium evergreen or deciduous shrubs along northern property line adjacent to the front of the three parking locations marked as 7-stalls, 6-stalls, and 3-stalls. These should have a mature height of 3-6 feet to screen vehicles. This recommendation considers the developer's plans for potential reconstruction of the access drive and parking lot in this area for Phase 5, as costs of removal of small species of trees and shrubs would be less impactful compared to a larger canopy tree.
- Lighting. Confirmation required of site light fixtures and photometrics. Consideration of necessity for the southern building wall accent light, possibility of removal for increased compatibility with Parkview Apartments.
- 5. Minimum Area. The required minimum lot size for PDD projects are three acres. The proposed PDD is 5.534 acres.
- 6. Subdivision (CSM) Review. The Applicant has include a request for approval of a Certified Survey Map to combine 4902 & 4908 Terminal Drive with the existing Waubesa Village Phase 1-3 (Lot 1 of CSM No. 14104). Refer to Agenda Item 4.c. Recommend consideration to removing, through dedication to the Village, the two small jogs in the property line to maintain a consist right-of-way of 42 feet for the entire length of the property.



The proposed development is subject to the site design requirements in Sec. 62-310 and the Mixed Use Lakeview Subdistrict Design Guidelines from the Terminal and Triangle District Plan. An initial staff review of these site and building design requirements and guidelines are included in the packet. The following items have been called out for consideration:

Other Village Staff Comments

Review letters from the Village Engineer, Fire Inspector, and Police Chief are included in the packet.

Public Comments

The packet includes a copy of written comments received by the Department prior to the public hearing from residents of the adjacent Parkview Apartments. Applicant has been provided with these comments prior to the meeting as well. Applicant could follow-up with concerned neighbors separate from public hearing/Plan Commission meeting as desired.

FINANCIAL/BUDGET IMPACT:

TID #3 previously provided incentives of \$552,583 (Phase 1) and \$360,000 (Phase 2), for a total of \$912,583. The Phase 1 & 2 Development Agreement obligates the Applicant to a Guarantee of Tax Increment based on a fair market value of the property of no less than \$8,100,000 (\$4,300,000 for Phase 1 plus \$3,800,000 for Phase 2). Phase 3, currently under construction, did not include TIF development incentives. The 2021 Fair Market Value of Waubesa Village is \$8,469,000, not including the majority of the anticipated value of Phase 3.

The Applicant is seeking \$260,000 in a Tax Increment Loan at Occupancy plus sale of 4902 Terminal Drive for \$1 (estimated value \$73,255), for a total incentive valued at \$333,255. The Village acquired 4902 Terminal Drive for the purpose of blight removal and to encourage redevelopment of the property. TID #3 previously invested \$153,787 in the acquisition and clean-up of 4902 Terminal Drive. These costs have been offset by revenue from rental of the prior home (2004-2014) before its demolition, \$85,849 in total rental revenue. Therefore, TID #3 has invested a net of \$67,938 in this property. The prior single family home was razed due to it's poor condition. The Applicant estimates land acquisition and construction cost for Phase 4 of \$4,910,000. The Applicant intends to provide an Assessment Guarantee upon completion of the project of \$3,800,000 similar to the Phase 2 and Phase 3 developments. This would provide an estimated \$63,447 in additional annual tax increment to TID #3 upon build-out and an estimated \$266,338 prior to closure of the District. At the June 2nd CDA meeting, the CDA motioned to postpone consideration of the TIF request to their next meeting to allow time for the Applicant to revise their TIF request to better meet the But For and 15% Equity criteria. More details regarding the TIF request can be viewed in the June 2nd CDA packet available under the Agendas, Minutes & Packet portion of the Village website.

In addition to generating tax increment revenue for TID #3, Phase 4 will also generate general revenues to the Village through the collection of building permit and impact fees. The Applicant would pay the following impact fees based on current 2021 rates:

- Park Land Impact Fees (Fees in Lieu of Parkland Dedication): \$2,755.26 x 27 Units = \$74,392.02



- Park Improvement Impact Fees: \$990.38 x 27 Units = \$26,740.26
- Library Impact Fees: \$431.00 x 27 Units = \$11,637.00

VILLAGE PLAN REFERENCE:

4902 & 4908 Terminal Drive are located within the following adopted Village plans available for review on the [Community & Economic Development](#) website:

- TIF District #3 (adopted 2004).
- Terminal and Triangle District Plan (adopted 2005), specifically the Mixed-Use Lakeview Village Subdistrict. Preferred land uses include mixed-use buildings & sites, office & residential, neighborhood & lake-oriented retail, higher profile buildings, and under-building parking. Map 2 and 6 of the TTDP conceptualized potential office development in the area of Phases 2-4. This was premised, in-part on a potential future transit station adjacent to Brandt Park, which is unlikely to materialize. In the Director's opinion office and mixed-use buildings (similar to Waubesa Village Phase 1) are more likely to materialize at the intersection of Terminal Drive and Siggelkow Road. The market potential/compatibility for office or commercial development on 4902 & 4908 Terminal Drive seems questionable at this time. Appendix B of the plan includes a Summary of Site and Building Design Standards applicable to the Mixed-Use Lakeview Village Subdistrict.
- Redevelopment District No. 1 (adopted 2010), specifically within the Mixed Use Commercial/Residential Subdistrict.
- Comprehensive Plan (adopted 2017). This plan identifies the property for future Mixed Use/Flex Commercial. Figure 4.1 of the plan, identifies the General Description of Land Uses Allowed includes a carefully designed blend or option of commercial services, retail, office, business park, multiple family residential, and/or institutional land uses, including mixed use sites and/or buildings. Compared to the Neighborhood future land use category, Mixed Use/Flex Commercial areas typically are denser, include some non-residential component, and do not typically include single family housing. All uses served by public sewer and water systems. Typical Implementing Zoning Districts includes the PD Planned Development District. General Land Use Policy #5 also states to actively promote infill development and redevelopment where opportunities present themselves, particularly for underutilized properties along Terminal Drive.

ORDINANCE REFERENCE:

Sec. 62.67, PD Planned Development District

Sec. 62-73, Terminal and Triangle Design Overlay Zoning District

Sec. 62-310, Site/Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is for a public hearing only. Action on Ordinance 2021-07 is scheduled for the July 19th, 2021 Plan Commission meeting.

ATTACHMENTS:



1. 6.21.21 - Quam - rezone - Terminal dr
2. 2021-07 Rezoning 4902 & 4908 Terminal Drive
3. 4902 and 4908 Terminal Drive_Waubesa Village Phase 4 Plans_04.05.21
4. Appendix B Design Guidelines for Mixed Use Lakeview Subdistrict-Waubesa Village Phase 4-06.17.21
5. Sec. 62-310 Site Design Review_Waubesa Village Phase 4_06.17.21
6. Village Engineer Ltr_Waubesa Village Phase 4-06.11.21
7. Police Department Ltr-Waubesa Village Phase 4-06.15.21
8. Fire & Rescue Ltr-Waubesa Village Phase 4-05.05.21
9. CONCERNED RESIDENTS OF PARKVIEW APARTMENTS Ltr_06.17.2021
10. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
11. Figure 4.1(page 36)
12. Map_2_-_Planned_Land_Use_TTD Plan
13. Map_6_-_Mixed-use_Lakeview_Village
14. Sec. 62-67 Planned Development District

Please publish in the
McFarland Thistle on
June 3, 2021 and June 10, 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, June 21, 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:

Ordinance No. 2021-07, An Ordinance Rezoning Outlot 20 of Assessor's Plat No. 4 – Township of Blooming Grove (4908 Terminal Drive), and Lot 1 of CSM 7449 (4902 Terminal Drive), McFarland, WI from Commercial Highway (C-H) to Planned Development District – General & Detailed Plan Approved. Rezoning requested by Waubesa Village LLC.

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/87130361177> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: Webinar ID: 871 3036 1177.

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.

ORDINANCE 2021-17

AN ORDINANCE TO REZONE LANDS ON TERMINAL DRIVE FROM THE C-H ZONE, COMMERCIAL HIGHWAY DISTRICT, TO THE PLANNED DEVELOPMENT DISTRICT - GENERAL PLAN APPROVED AND DETAILED PLAN APPROVED.

Purpose: To rezone the lands on Terminal Drive as part of the proposed project at 4902 and 4908 Terminal Drive, Waubesa Village Phase 4.

Sponsor: Community & Economic Development Director Bremer

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

WHEREAS, the developer of the proposed 4902 & 4908 Terminal Drive, Waubesa Village Phase 4 Development, submitted a development plan to the Village on April 6, 2021, a copy of which is attached hereto as Exhibit A, and requested that the General Plan and the Detailed Plan for Waubesa Village Phase 4 be processed and approved as a single stage Planned Development District; and

WHEREAS, the developer has submitted documents fulfilling the requirements for approval of an amendment to the General Plan for Phases 1-3 of Waubesa Village to include Phase 4 for the planned development for the lands specified below, as well as the Detailed Plan for Phase 4 of the development; and

WHEREAS, the Village Board is willing to conditionally approve the General Plan and the Detailed Plan, and the Village Board finds approval thereof is in the public interest;

NOW, THEREFORE, the Village Board of the Village of McFarland, does ordain as follows:

1. Section 62-62(a) of the McFarland Municipal Code and the Official Zoning Map are hereby amended so that the following described real estate is hereby rezoned from the C-H Zone, Commercial Highway District, to Planned Development District – General and Detailed Plan Approved (PD-GPA and PD-DPA):

PARCEL A (Waubesa Village Phase 4):

All of Outlot 20 of Assessor's Plat No. 4 – Township of Blooming Grove (4908 Terminal Drive) and Lot 1 of CSM 7449 (4902 Terminal Drive), all being located in the SW ¼ of the NW ¼ of Section 34, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin.

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

3. This ordinance does not constitute approval of any earthwork or building construction within any of the property described in the ordinance. No construction of any kind, including earthwork or building construction, is permitted on Parcel A until a development agreement is reached between the Village and developer. If the developer fails to reach a development agreement with the Village within one (1) year after the recording of this ordinance, then this ordinance shall become null and void, and the zoning of Parcel A shall continue to be the existing C-G zoning.

The above and foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the _____ day of _____, 2021.

APPROVED:

Carolyn A. Clow, Village President

ATTEST:

Cassandra Suettinger, Village Clerk-
Treasurer

ORDINANCE 2021 –17	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brassington -	Rupert -
Clow -	St. Clair -
Flaherty -	Wreh -
Nelson -	
VOTING RESULTS	
Motion Carried:	
Motion Defeated:	

**Village of McFarland
Community & Economic Development Department**

Plan Commission Application – 2021

~Application must be completed in full~

Applicant - Owner	Waubesa Village, LLC	Applicant's Agent	Ryan Quam
		Name	Received
Address	4604 Stiggelkow Road, Suite A McFarland, WI 53558	Address	APR 06 2021
Email	rquam@quamengineering.com	Email	Village of McFarland
Phone #	608-838-7750	Phone #	
Fax #	154/0710-342-4122-7	Fax #	

Parcel No(s). 154/0710-342-4100-3

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 4902 and 4908 Terminal Drive. 4902 Terminal is lot 1 of CSM 7449 and zoned "X4 - Exempt". 4908 Terminal is Lot 20 of Assessors Plat 4 Blooming Grove and zoned "G1-Residential". The application request is for a PDD to allow for a 27 unit apartment building (phase 4 of Waubesa Village).

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

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

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Village of McFarland Plan Commission 2021 Schedule

Planned Development District

Statement of Owners Intent,
Updated General Plan for Staged
Development, and Detailed Plan for
Phase 4 Development

Project:
Waubesa Village Development

Owner:
Waubesa Village, LLC
Attn: Ryan Quam

Statement of Owners Intent

It is the intent of the Owner to develop the lands controlled by the Owner as a Mixed Use development in general conformance with the TIF plan and previously approved General Plan.

The purpose of this submittal is to seek the following Village approvals:

- 1) Updated General Plan for Phases 1-4;
- 2) Detailed Plan for phase 4 development;
- 3) Zoning amendment creating the Planned Development District to allow phase 4 development;

Legal Description

The lands controlled and uncontrolled by the Owner addresses and legal descriptions are as follows:

- 1) 4604, 4606, and 4608 Siggelkow Road (Lot 1, C.S.M. 14104) - Controlled;
- 2) 4908 Terminal Drive (Lot 20 of Assessors Plat 4 Blooming Grove) – Controlled;
- 3) 4902 Terminal Drive (Lot 1 of CSM 7449) – Village Land;

Description of General Plan for Staged Development

The General Plan proposes the development of the land with five buildings and associated drive aisles, parking lot, and regional pond as shown on the General Development Plan included as sheet G-1. The buildings and site layout are described as follows:

- 1) Phase 1 Mixed Use Building
 - Existing three story mixed use building;
 - Approximately 22,000 square feet of leased apartment space;
 - 12,300 square foot leased commercial space on first floor;
 - 6 one-bedroom and 14 two-bedroom apartment units on second and third floors;
 - 32 underground parking stalls;
 - 31 surface parking stalls;
 - Approximately 190 feet long;
 - Approximately 70 feet deep;
- 2) Phase 2 Apartment Building
 - Existing three story apartment building;
 - Approximately 30,000 square feet of leased apartment space;
 - Approximately 11,300 square foot footprint;
 - 28 underground parking stalls;
 - 29 surface parking stalls;
 - Approximately 175 feet long;
 - Approximately 70 feet deep;
 - 9 one-bedroom and 18 two-bedroom apartment units with individual washers and dryers and private balconies;
- 3) Phase 3 Apartment Building
 - Existing three story apartment building;
 - Approximately 30,000 square feet of leased apartment space;
 - Approximately 11,300 square foot footprint;
 - 28 underground parking stalls;
 - 27 surface parking stalls;
 - Approximately 175 feet long;
 - Approximately 70 feet deep;
 - 9 one-bedroom and 18 two-bedroom apartment units with individual washers and dryers and private balconies;
- 4) Phase 4 Apartment Building

- 27 unit, three story apartment building which will be described in the Detailed Plan for Phase 4 Development portion of this submittal;
- 5) Site Layout
 - 113 above ground parking stalls are proposed to supplement the underground parking and to meet overall parking requirements;
 - One regional detention pond will meet rate runoff control, sediment control requirements and multiple infiltration ponds will meet infiltration requirements for all proposed impervious areas;
 - 128 approximate total number of apartment units;
 - 22.9 Dwelling Units / Acre (overall development site which is 5.59 acres)
- 6) Schedule
 - Phase 1 mixed use building open on June 2016
 - Phase 2 three-story apartment building open on June 2018
 - Phase 3 three-story apartment building open on May 2021
 - Phase 4 three-story apartment building open on May 2022

Existing Site (Phase 4)

The Existing Site Plan is included as Sheet C-1 and site features are as follows:

- 1) 5.56 total acres;
 - a. 4604, 4606, 4608 Siggelkow Road is 4.73 acres;
 - b. 4908 Terminal Drive is 0.52 acres;
 - c. 4902 Terminal Drive is 0.31 acres;
- 2) Phase 1 and 2 developments have been completed per the plans and phase 3 development is substantially completed with an anticipated June 30th completion date;
- 3) Detention pond has been installed and is sized for all four phases of development with minor modifications;
- 4) Terminal Drive is adjacent to the east;
- 5) Existing house and attached business are adjacent to the north;
- 6) Existing Waubesa Village phase 3 building is adjacent to the west;
- 7) Existing multifamily units are adjacent to the south;
- 8) Public sanitary sewer and water main is available under Terminal Drive to serve phase 4 of development;

Description of Detailed Plan for Phase 4 Development

A three story 27-unit apartment building as the fourth phase of development and the details are as follows:

- 1) The Site Plan is included as Sheet C-2 with features as follows:
 - 11,300 square foot footprint;
 - 175 feet long;
 - 72 feet deep;
 - 26 above ground parking stalls;
- 2) The Grading Plan is included as Sheet C-3 with features as follows:
 - Underground garage entrance on the north side of the building;
 - First floor doors on the west side of the building;
 - Garage floor doors on the north, south, and west side of the building;
 - Retaining walls to accommodate the natural grade changes;
- 3) The Rendering is included as Sheet A-1
 - Intended to meet the TIF goal to “vary building facades by using different but complementary colors, material arrangements, well setbacks (staggered facades), roof lines, and/or windows”;

- 4) The Exterior Elevations drawing are included as Sheet A-2.1 and Sheet A-2.2
 - Intended to meet the TIF goal to “emphasize high quality natural building wall materials such as brick, block, and glass - particularly on the first floor”;
 - Materials include single hung vinyl windows, aluminum railing systems, thin stone veneer, fiber-cement lap siding, and fiber-cement siding panels with reveal joints;
 - Roof materials include three dimensional asphalt shingles and standing seam metal accent roofs;
- 5) The Utility Plan is included as Sheet C-4
 - A 6” sanitary lateral will be extended from the Terminal Drive sanitary sewer to serve building “D”;
 - A 6” water service will be extended from the Terminal Drive water main to serve building “D”;
 - Inlets and catch basins will collect runoff from all impervious areas and storm sewer will carry runoff to the bioretention devices and detention pond;
- 6) The Landscape Plan is included as Sheet C-5
- 7) The Lighting Plan is included as Sheet C-6
- 8) The Apartments Basement Floor Plan is included as Sheet A-3
 - Tenant storage and mechanical rooms in the garage;
 - 28 parking stalls;
- 9) The Apartments First Floor Plan is included as Sheet A-4
 - 8,912 approximate apartments area;
 - Six two bedrooms;
 - Three one bedrooms;
 - Each unit will have individual washers and dryers and private balconies;
- 10) The Apartments Second Floor Plan is included as Sheet A-5
 - 8,912 approximate apartments area;
 - Six two bedrooms;
 - Three one bedrooms;
 - Each unit will have individual washers and dryers and private balconies;
- 11) The Apartments Third Floor Plan is included as Sheet A-6
 - 9,712 approximate apartments area;
 - Four two bedroom with lofts;
 - Two two bedrooms;
 - Three one bedrooms;
 - Each unit will have individual washers and dryers and private balconies;

Planned Development District Standards and Responses

Section 62-67(4) lists the standards shall apply in the review of all general or detailed plans proposed for the Planned Development District. The standards and this submittals responses are as follows:

- a) *“The uses proposed in the planned development shall be in general conformance with the Village Comprehensive Plan”*. The proposed Detailed Plan for Phase 4 Development is in general conformance with the “Mixed-use Lakeview Village Subdistrict” guidelines of the “Terminal and Triangle District Plan”.
- b) *“The establishment, maintenance or operation of the uses proposed in the planned development shall not substantially impair or diminish the use, value and enjoyment of other properties within the neighborhood”*. The proposed Phase 4 Development will be an asset to the neighborhood and proposed building and pavement setbacks are sufficient so as to not negatively impact the neighboring buildings.

- c) *“Traffic circulation into and within the development shall be designed to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also provide for the safe and convenient movement of both vehicles and pedestrians”*. The proposed parking stalls will connect to a 24’ wide driveway and will provide safe and convenient movement of vehicles. The proposed sidewalk will connect to existing sidewalks and will provide safe movement for pedestrians.
- d) *“The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and natural bodies of waters, and other significant natural features and control of erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances”*. There are no existing environmental features to preserve. The proposed development will include storm sewer, rain garden, and detention pond to meet Village Erosion Control and Stormwater Management Ordinances. The Landscape Plan will meet Village landscaping ordinances.
- e) *“The planned development shall provide for convenient and harmonious groups of buildings, structures and uses; and buildings shall be spaced and sited to ensure adequate safety, light, ventilation and privacy”*. The three existing and one proposed building will be designed with similar materials and architectural style and will be located over thirty-three feet apart to maximize privacy.
- f) The following provisions shall apply:
 - a. *“In a planned development for residential use, adequate open space and recreational areas shall be provided in appropriate locations, and all public and common open spaces shall be designed and located to provide safe and convenient access to residents”*. There is a proposed grass volleyball/ice rink proposed as a part of this planned development. The planned development currently includes a playground, and the lawn and landscaped areas provide a common open space that is safe and accessible to residents. Also nearby are Brandt Park, the bike trail, and McDaniel Park which also provide additional recreational opportunities.
 - b. *“Planned Development District housing impacts on community resources in the same manner as other new developments, which are characterized by division of land into lots. In particular, the additional population density places demands upon Village parks and recreation areas. Accordingly, each dwelling unit newly established shall be required to dedicate land or provide fees in lieu of land, in accordance with the procedures set forth in [Section 62-64.](#)”* The existing 74 dwelling units and proposed 27 dwelling units will provide fees-in-lieu of parkland dedication, Park Improvement fees, and Library Impact fees.
- g) *“The planned development will not adversely affect the ability of public agencies to provide school or other municipal services”*. The planned development will include a street connection to Terminal Drive which will improve vehicular traffic circulation within the existing Phase 1-3 development and assist with the fire access lane.
- h) *“The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based on a determination and the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village”*. The proposed drive aisles are 24’ wide to accommodate two way traffic and sufficient distance to back up from 18’ deep parking stalls. Sidewalk widths are proposed to be 5’ wide which is a sufficient width for pedestrian traffic. Bollard lights and parking lot lights are provided to provide sufficient outdoor lighting. The Village and WDNR stormwater

requirements will be met with the existing detention pond and proposed infiltration devices which will take advantage of the existing sandy soils.

- i) *“The proponents of a Planned Development District application shall provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties”*. The applicant will provide a personal financial statement for the Village attorney review. The applicant has received many compliments from Village residents over the years regarding the phase 1 – 3 buildings and feels that the phase 4 development will be received similarly and will be viewed as a benefit to the Village and not adversely affect surrounding properties;
- j) *“The proponents of a Planned Development District shall submit a reasonable schedule for the implementation of the development of the development to the satisfaction of the Village Board, including suitable provisions for assurance that each phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point”*. The proposed phase 4 building anticipated completion date is May 31, 2022.

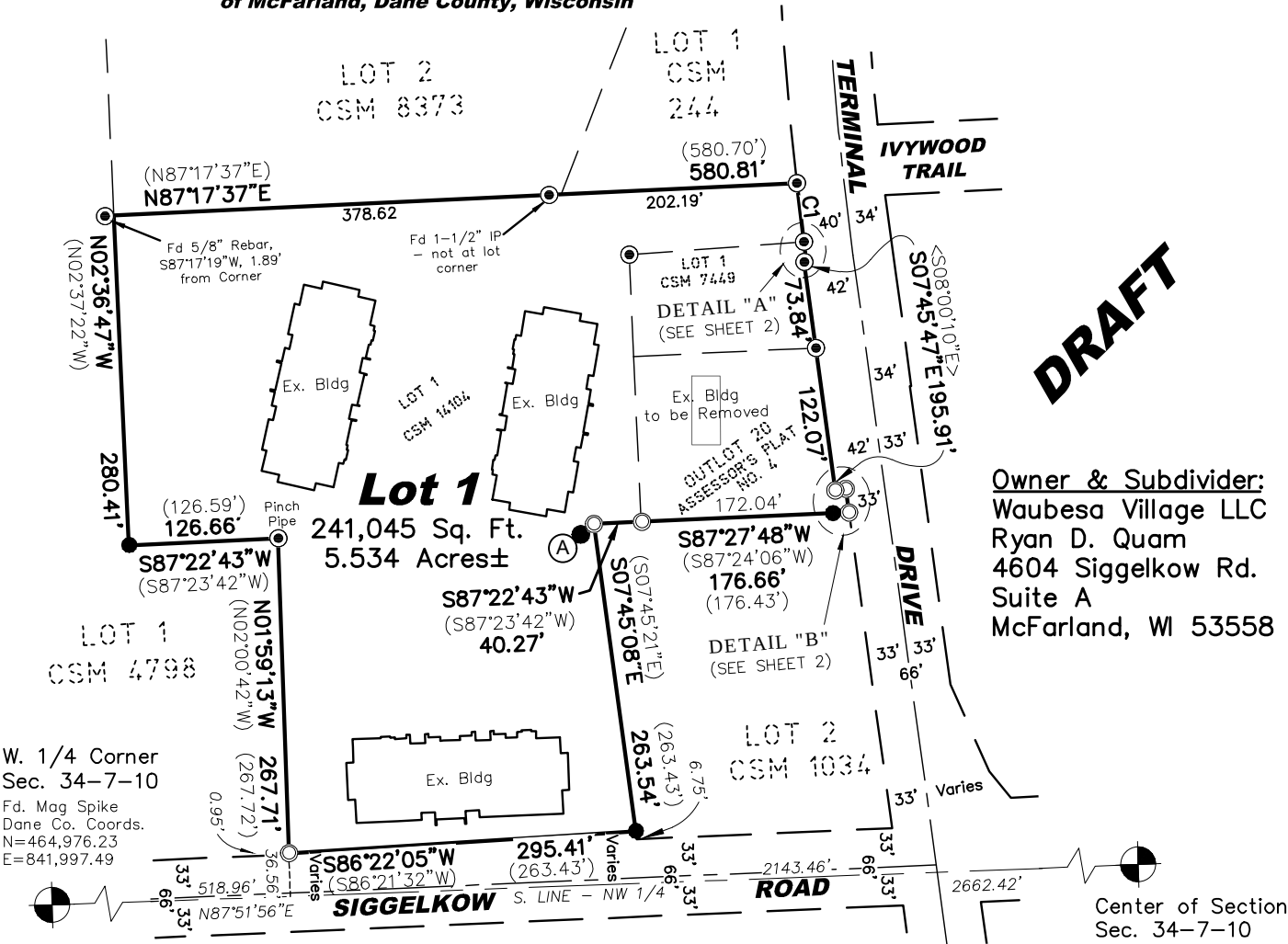
DANE COUNTY
CERTIFIED SURVEY MAP #

Lot 1 of Certified Survey Map No. 14104, Outlot 20 of Assessor's Plat No. 4 - Township of Blooming Grove, and Lot 1 of Certified Survey Map No. 7449, all being located in the SW 1/4 of the NW 1/4 of Section 34, T7N., R10E., Village of McFarland, Dane County, Wisconsin

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

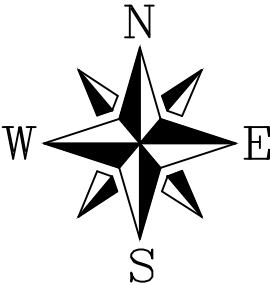
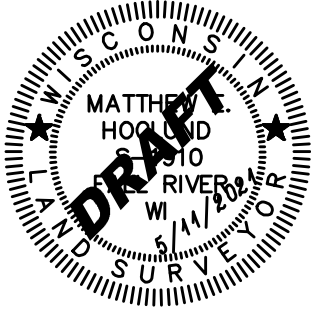


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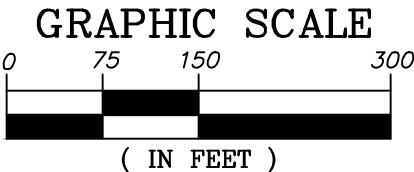
1. See Sheet 2 for Details "A" and "B".
2. See Sheet 2 for Curve Data.
3. This CSM was done without benefit of a Title Report and may not depict all matters of title that affect the property shown hereon.

LEGEND

- Found 1" Iron Pipe, Unless Noted
 - Found 3/4" Rebar
 - 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
 - (303.63') Record Data per CSM 14104
 - [303.63'] Record Data per CSM 8373
 - {303.63'} Record Data per CSM 244
 - <303.63'> Record Data per CSM 7449
 - Boundary Line
 - Existing R/W Line
 - Platted Lot Line
 - Section Line
- (A) Also a Fd. 1-1/2" I.P. lies S61°28'55"W, 1.46' from corner



Bearings are referenced to the South line of the Northwest 1/4 of Section 34, which is measured to bear North 87°51'56" East on the Dane County Coordinate System - NAD 83 (2011).



QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD - SUITE A MCFARLAND, WI 53558
608-838-7750 www.quamengineering.com
Project # RQ-02-15

DRAFT

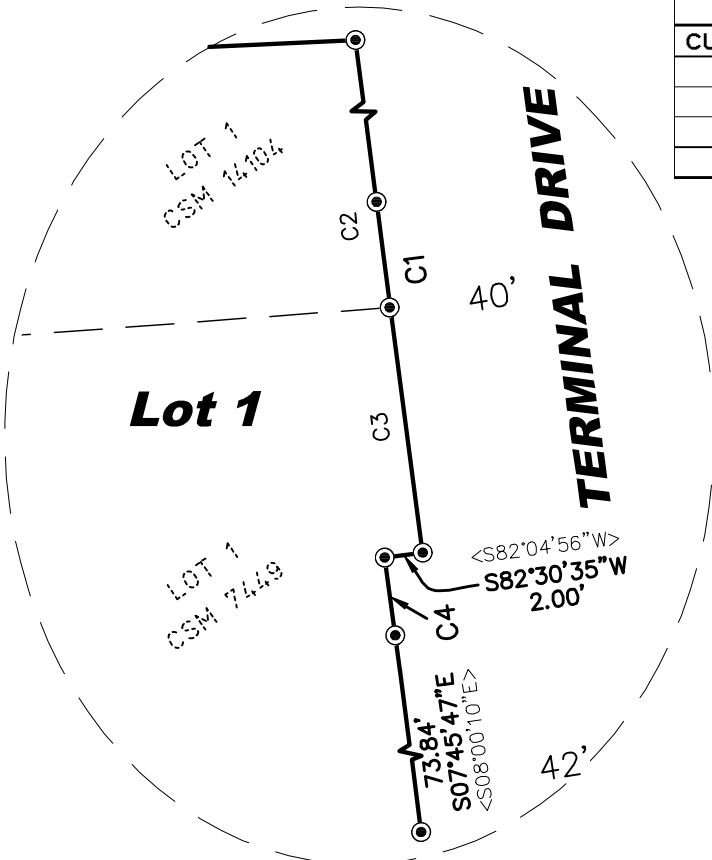
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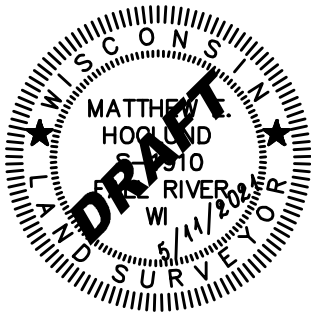
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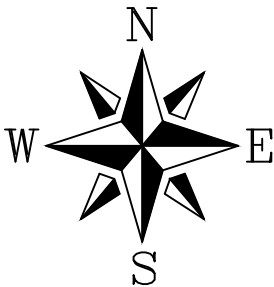
Vol. _____ Page _____



CURVE DATA TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	2905.00'	01°14'35"	63.03'	S07°03'40"E - 63.03'
C2	2905.00'	00°59'21"	50.15'	S06°56'02"E - 50.15'
C3	2905.00'	00°15'15"	12.88'	S07°33'20"E - 12.88'
C4	2907.00'	00°04'50"	4.09'	S07°43'22"E - 4.09'



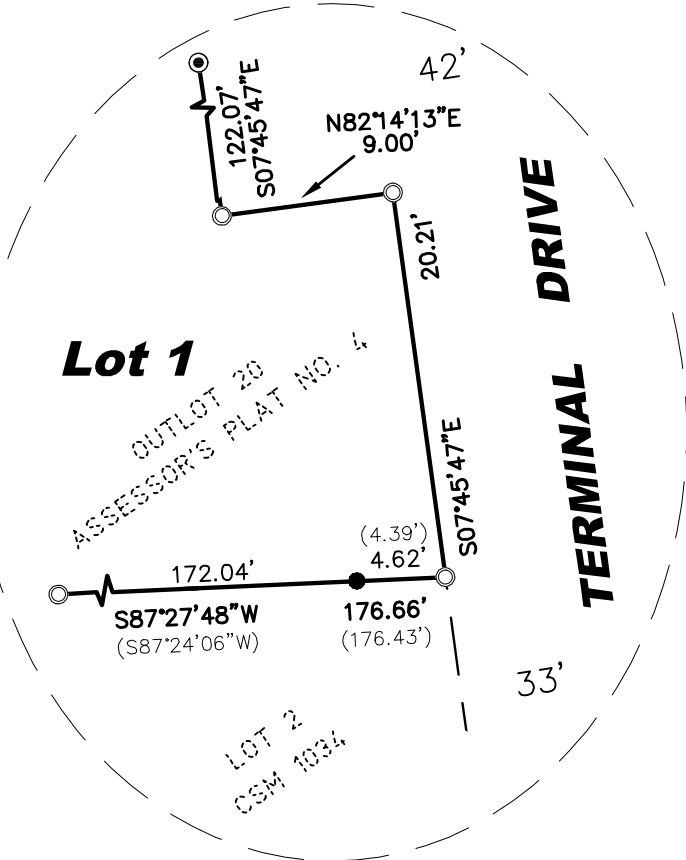
DETAIL "A"



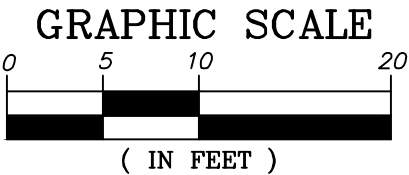
Bearings are referenced to the South line of the Northwest 1/4 of Section 34, which is measured to bear North 87°51'56" East on the Dane County Coordinate System - NAD 83 (2011).

LEGEND

- Found 1" Iron Pipe, Unless Noted
- Found 3/4" Rebar
- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- (303.63') Record Data per CSM 14104
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- {303.63'} Record Data per CSM 244
- <303.63'> Record Data per CSM 7449
- Boundary Line
- Existing R/W Line
- Platted Lot Line
- Section Line



DETAIL "B"



QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558
608-838-7750 www.quamengineering.com
Project # RQ-02-15

Drawn By: MEH
Project # RQ-02-15

DANE COUNTY
CERTIFIED SURVEY MAP # _____

**Lot 1 of Certified Survey Map No. 14104, Outlot 20 of Assessor's Plat No. 4
- Township of Blooming Grove, and Lot 1 of Certified Survey Map No. 7449,
all being located in the SW 1/4 of the NW 1/4 of Section 34, T7N., R10E.,
Village of McFarland, Dane County, Wisconsin**

SURVEYOR’S CERTIFICATE:

I, Matthew E. Hoglund, Registered Land Surveyor, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided, and mapped the following Certified Survey being:

Lot 1 of Dane County Certified Survey Map No. 14104, recorded in Volume 95 of Certified Survey Maps on Pages 54 through 56 as Document No. 5192757 of Dane County Records.

Outlot 20 of Assessor's Plat No. 4 - Town of Blooming Grove, recorded in Volume 13 of Plats on Pages 15 and 16 as Document No. 777053 of Dane County Records.

Lot 1 of Dane County Certified Survey Map No. 7449, recorded in Volume 38 of Certified Survey Maps on Pages 214 through 216 as Document No. 2602577 of Dane County Records.

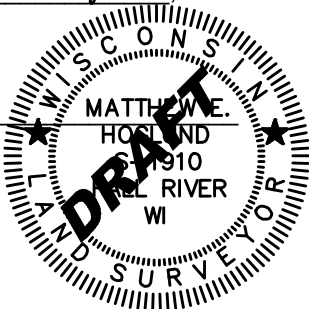
all being located in the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, containing 241,045 square feet or 5.534 acres, more or less.

BEING SUBJECT TO all easements and agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Ryan D. Quam of Waubesa Village LLC, the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Village of McFarland Subdivision Regulations in surveying, dividing, and mapping the same.

Dated this 11th day of May, 2021.

Quam Engineering, LLC
By: Matthew E. Hoglund
P.L.S. S-1910



VILLAGE OF McFARLAND PLAN COMMISSION CERTIFICATE:

This land division is hereby approved by the Plan Commission of the

Village of McFarland on this ____ day of _____, 2021.

Cassandra Suettinger, Clerk, Village of McFarland

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

Drawn By: MEH
Project # RQ-02-15

DANE COUNTY
CERTIFIED SURVEY MAP # _____

**Lot 1 of Certified Survey Map No. 14104, Outlot 20 of Assessor's Plat No. 4
- Township of Blooming Grove, and Lot 1 of Certified Survey Map No. 7449,
all being located in the SW 1/4 of the NW 1/4 of Section 34, T7N., R10E.,
Village of McFarland, Dane County, Wisconsin**

OWNERS CERTIFICATE:

Waubesa Village LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. Waubesa Village LLC, does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of McFarland

IN WITNESS WHEREOF, the said ouffiou Waubesa Village LLC has caused these presents to be signed by Ryan D, Quam, Managing Member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____, day of _____, 20__.

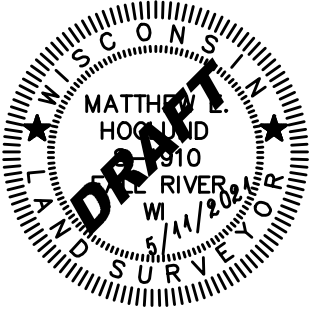
In the presence of: _____

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ____ day of _____, 20__, Ryan D. Quam, Managing Member of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be a partner of said Limited Liability Company and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.



VILLAGE OF McFARLAND BOARD CERTIFICATE:

Resolved, that this Certified Survey Map is hereby approved and dedications accepted by the Village Board of the Village of McFarland

Dated this ____ day of _____, 2021.

Cassandra Suettinger, Clerk, Village of McFarland

REGISTER OF DEEDS CERTIFICATE:

Received for recording this ____ day of _____, 20__, at _____ o'clock __M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document No. _____.

Kristi Chlebowski, Dane County Register of Deeds

Drawn By: MEH
Project # RQ-02-15

DANE COUNTY
CERTIFIED SURVEY MAP # _____

**Lot 1 of Certified Survey Map No. 14104, Outlot 20 of Assessor's Plat No. 4
- Township of Blooming Grove, and Lot 1 of Certified Survey Map No. 7449,
all being located in the SW 1/4 of the NW 1/4 of Section 34, T7N., R10E.,
Village of McFarland, Dane County, Wisconsin**

CONSENT OF CORPORATE MORTGAGEE:

State Bank of Cross Plains, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this map, and does hereby consent to the above certificate of Waubesa Village LLC, owner.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its President, and countersigned by _____, its Secretary (cashier), at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____, day of _____, 20__.

In the presence of:

_____ (Corporate Seal)

By: _____, Date: _____
President

By: _____, Date: _____
Secretary (Cashier)

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this ____ day of _____, 20__, _____, its President, and countersigned by _____, its Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary(cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.



CONSENT OF CORPORATE MORTGAGEE:

Village of McFarland, a _____ duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this map, and does hereby consent to the above certificate of Waubesa Village LLC, owner.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____, day of _____, 20__.

In the presence of:

_____ (Corporate Seal)

By: _____, Date: _____
Title

By: _____, Date: _____
Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this ____ day of _____, 20__, _____, its _____, and countersigned by _____, its _____ of the above named _____, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said _____, and acknowledged that they executed the foregoing instrument as such officers as the deed of said _____, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

Site and Design Plans

Check List

Date received: _____

Subject property address: 4902-4908 Terminal Drive

Landowner's name: Village of McFarland/Tim Blum

Landowner's address: _____

Landowner's phone/fax: _____

Landowner's email: _____

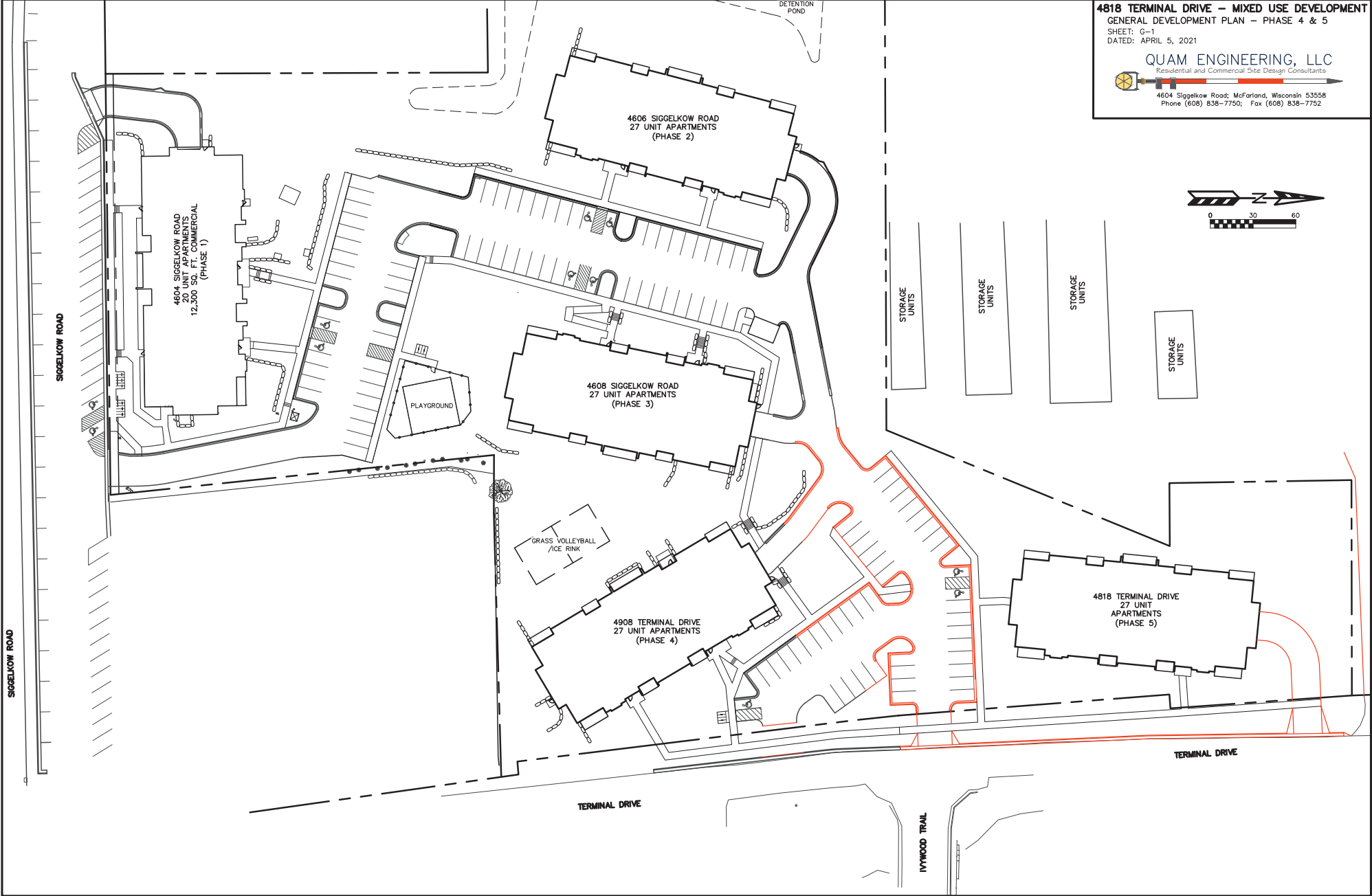
Agent's name:	Ryan Quam - Waubesa Village
Agent's address:	4604 Siggelkow Road, Suite A McFarland, WI 53558
Agent's phone/fax:	608-838-7750
Agent's email:	rquam@quamengineering.com

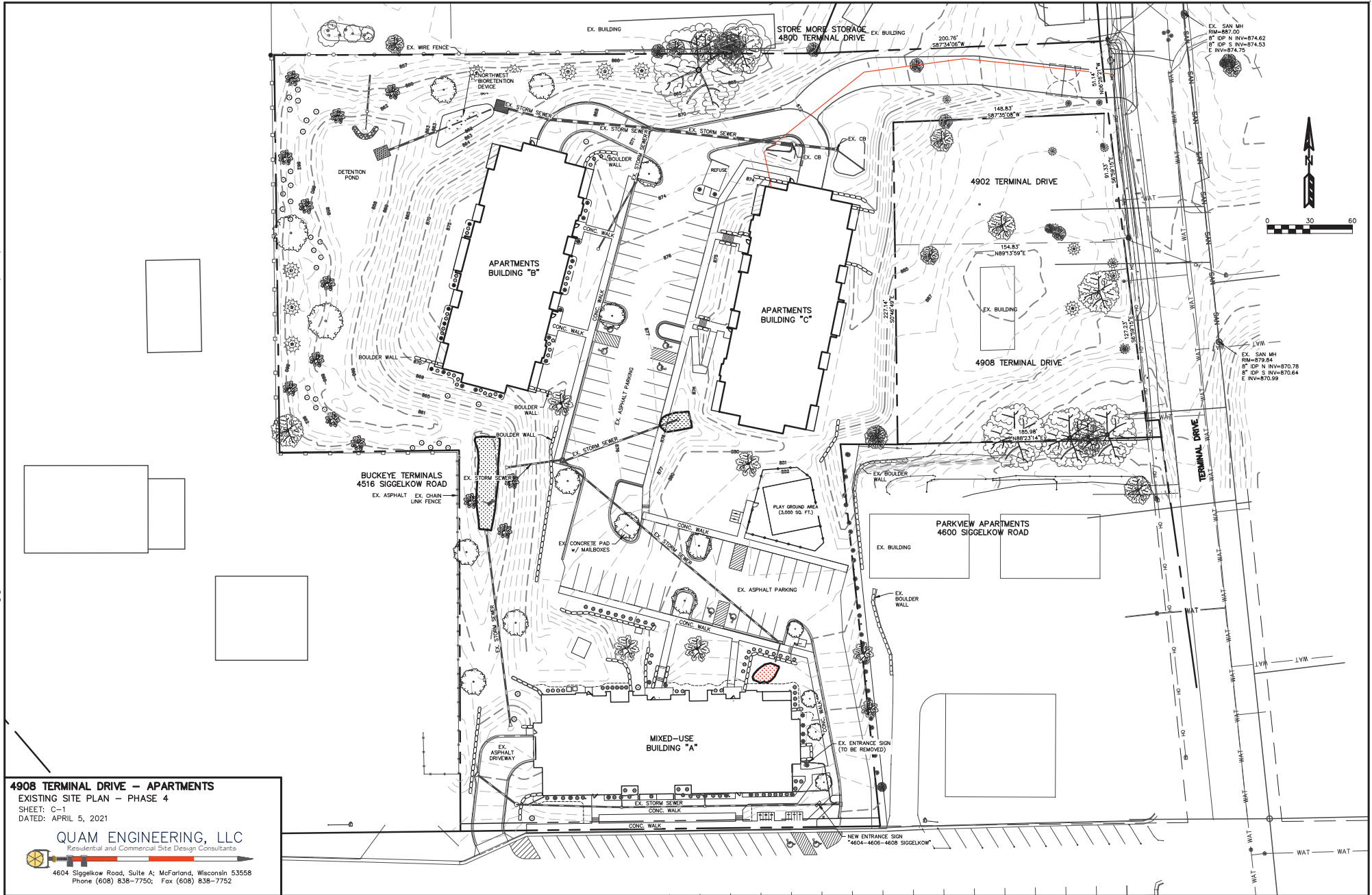
- All A. Title Block that indicates name and address of the current property owner.
- C2 B. Name and signature of the designer.
- 4/5/21 C. Date of original plan and latest date of revised plan.
- ALL D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.
- E. Existing zoning X4 and G1 Proposed rezoning X yes no
- C1 & C2 F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- C2 G. All required building setback lines.
- C2 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.
- C2 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.
- C1 & C2 J. Existing and proposed site and building signage.
- Elevations K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.
- N/A L. The location of all outdoor storage areas; including proposed screening materials and colors.
- C3 M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.
- C3 N. The location and type of any permanently protected green space areas.
- N/A O. The location and elevation of any wetlands or floodplains.

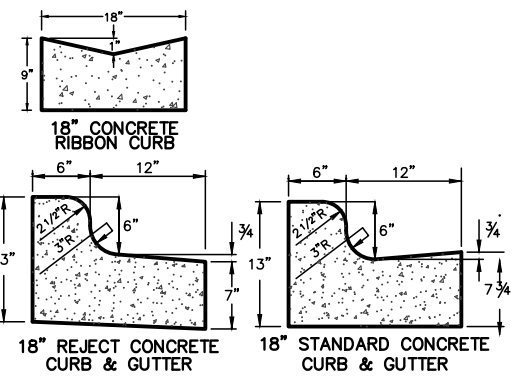
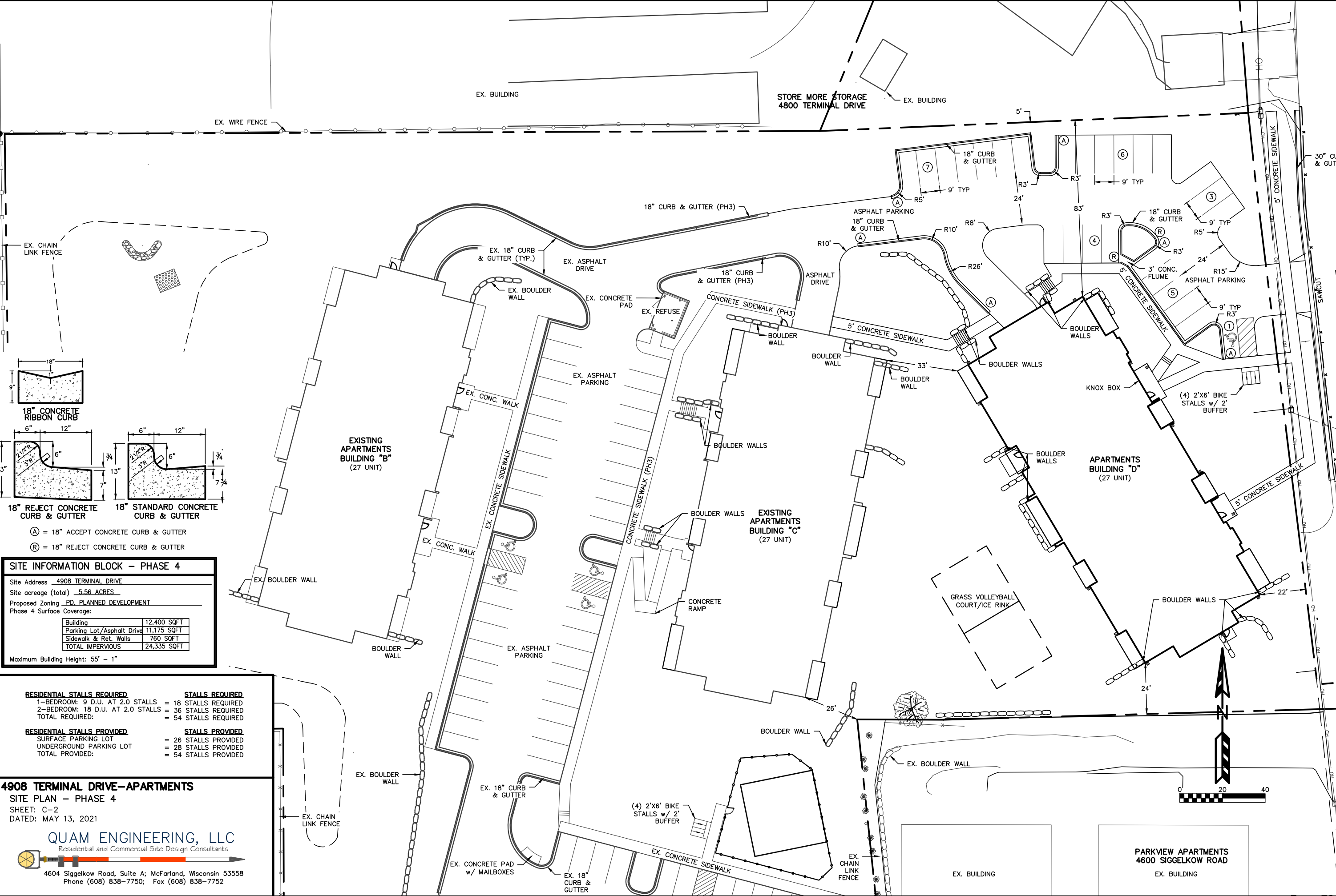
<u>C3</u>	P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.
<u> </u>	Q. In the legend, data for the subject property:
PDD	(1) Lot area
PDD	(2) Building area
C2	(3) Paved area
C2	(4) Total impervious area
C5	(5) Landscaping points provided and required for building foundations, gross floor area, street frontage, and paved area.
A2	(5) Building height
PDD	(6) Existing zoning, proposed zoning
C2	(7) Number of parking stalls provided and required.
<u>C5</u>	R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.
<u>C4</u>	S. Hydrant locations and Fire Department Connection.
<u>C6</u>	T. Lighting Plans including photometrics and description of fixture types, heights and orientation.
<u>C4</u>	U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.
<u>N/A</u>	V. Existing or proposed easements.
see <u>below</u>	W. A legal description of the subject property.

General Comments: CSM 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.







(A) = 18" ACCEPT CONCRETE CURB & GUTTER
(R) = 18" REJECT CONCRETE CURB & GUTTER

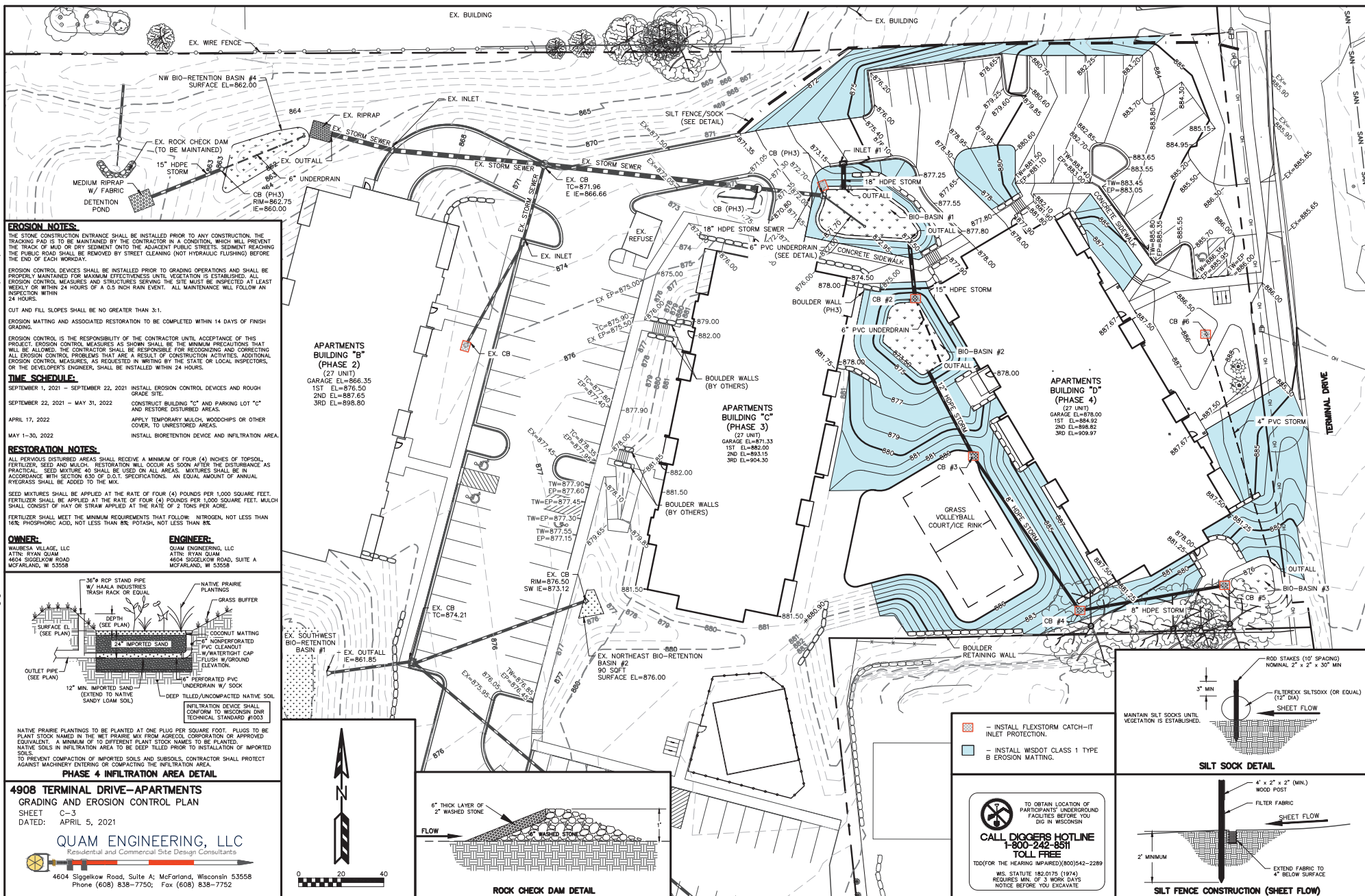
SITE INFORMATION BLOCK - PHASE 4	
Site Address	4908 TERMINAL DRIVE
Site acreage (total)	5.56 ACRES
Proposed Zoning	PD, PLANNED DEVELOPMENT
Phase 4 Surface Coverage:	
Building	12,400 SQFT
Parking Lot/Asphalt Drive	11,175 SQFT
Sidewalk & Ret. Walls	760 SQFT
TOTAL IMPERVIOUS	24,335 SQFT
Maximum Building Height: 55' - 1"	

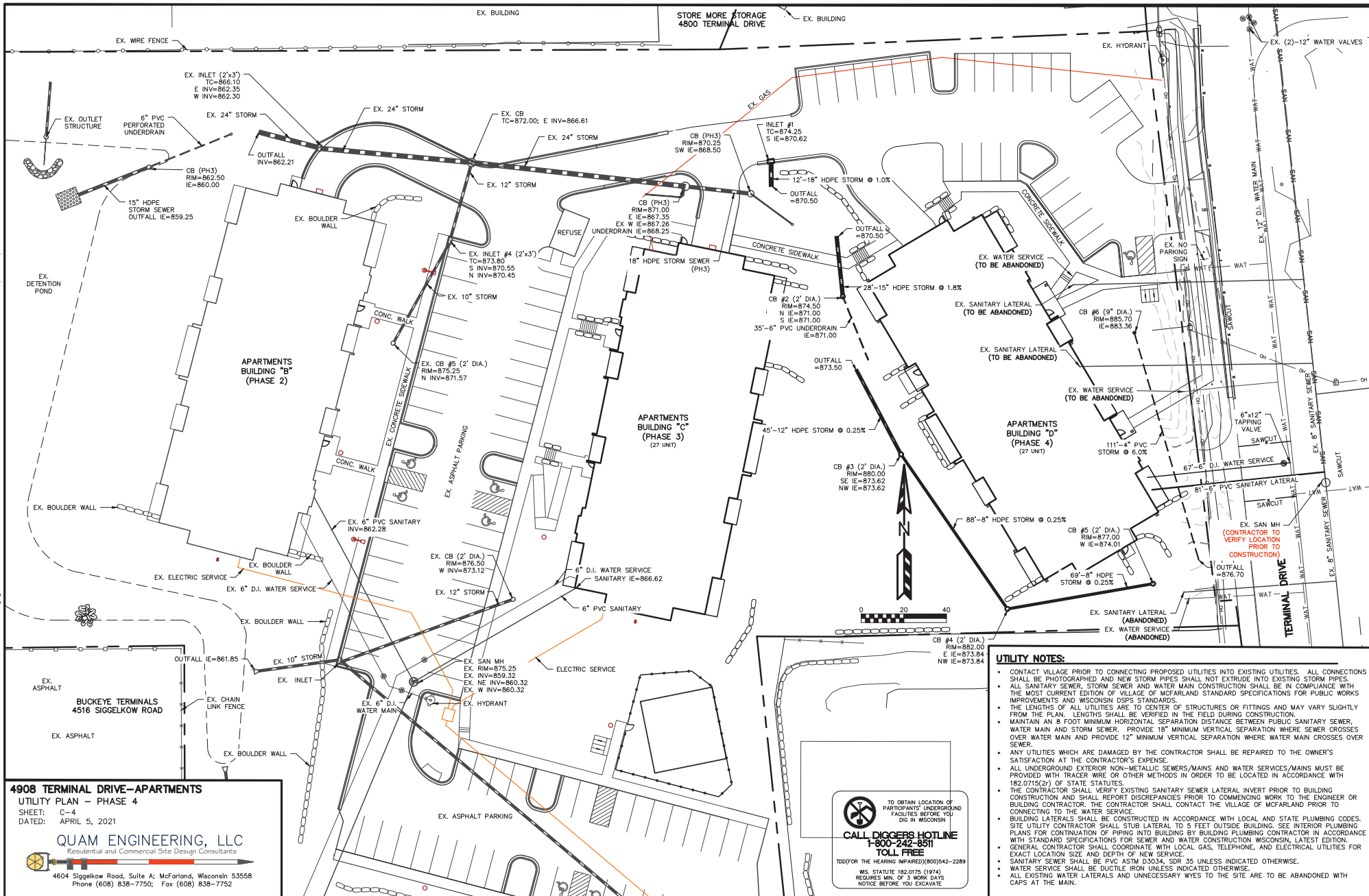
RESIDENTIAL STALLS REQUIRED		STALLS REQUIRED	
1-BEDROOM: 9 D.U. AT 2.0 STALLS	= 18 STALLS REQUIRED	1-BEDROOM: 9 D.U. AT 2.0 STALLS	= 18 STALLS REQUIRED
2-BEDROOM: 18 D.U. AT 2.0 STALLS	= 36 STALLS REQUIRED	2-BEDROOM: 18 D.U. AT 2.0 STALLS	= 36 STALLS REQUIRED
TOTAL REQUIRED:	= 54 STALLS REQUIRED	TOTAL REQUIRED:	= 54 STALLS REQUIRED
RESIDENTIAL STALLS PROVIDED		STALLS PROVIDED	
SURFACE PARKING LOT	= 26 STALLS PROVIDED	SURFACE PARKING LOT	= 26 STALLS PROVIDED
UNDERGROUND PARKING LOT	= 28 STALLS PROVIDED	UNDERGROUND PARKING LOT	= 28 STALLS PROVIDED
TOTAL PROVIDED:	= 54 STALLS PROVIDED	TOTAL PROVIDED:	= 54 STALLS PROVIDED

4908 TERMINAL DRIVE-APARTMENTS
SITE PLAN - PHASE 4
SHEET: C-2
DATED: MAY 13, 2021

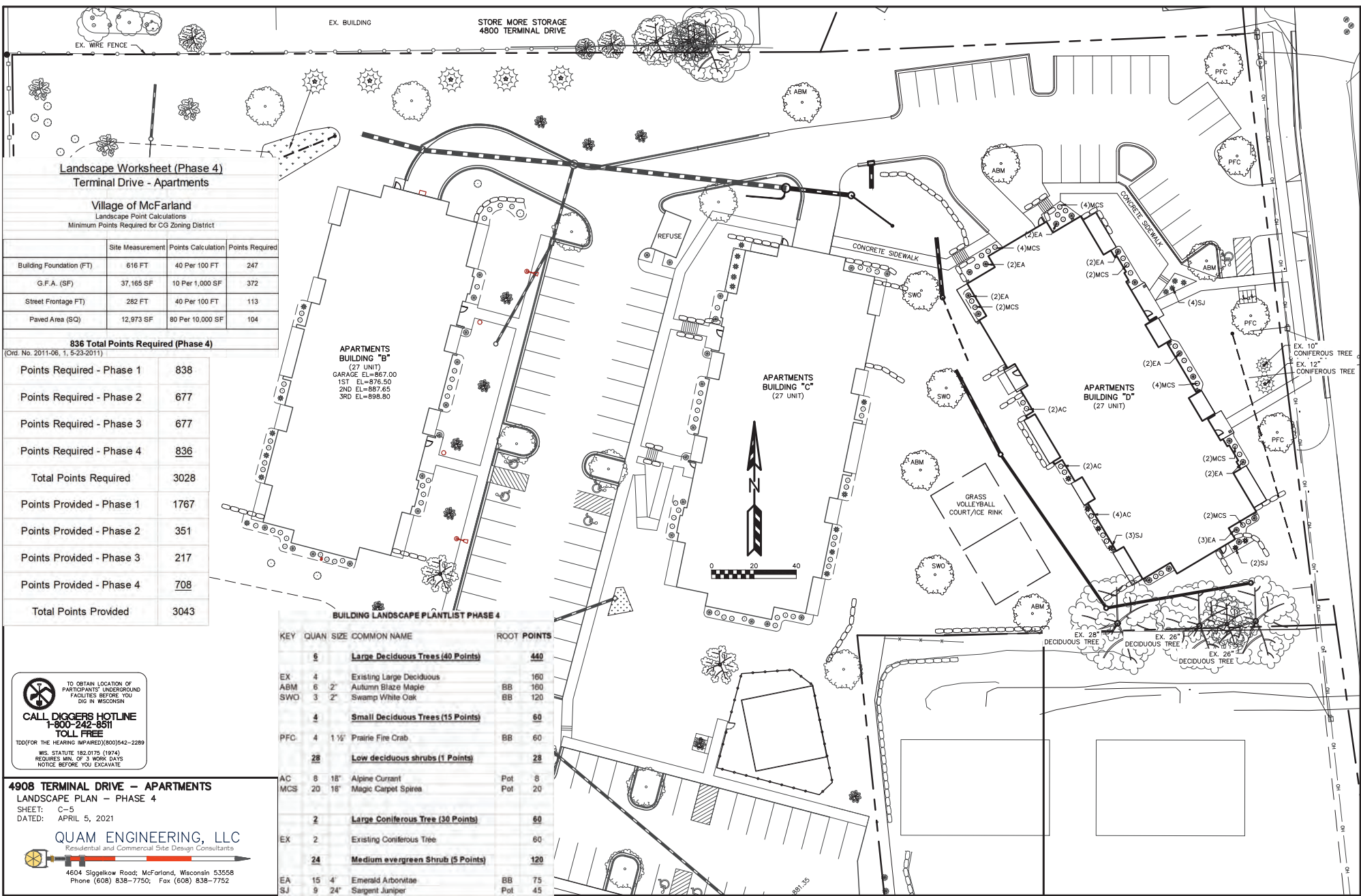
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

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





QAM ENGINEERING, LLC 4604 Siggekow Road, Suite A, McFarland, WI 53558 (608) 838-7750 VRO-02-15\VR002BASE.DWG



Landscape Worksheet (Phase 4)
Terminal Drive - Apartments

Village of McFarland Landscape Point Calculations Minimum Points Required for CG Zoning District			
	Site Measurement	Points Calculation	Points Required
Building Foundation (FT)	616 FT	40 Per 100 FT	247
G.F.A. (SF)	37,165 SF	10 Per 1,000 SF	372
Street Frontage (FT)	282 FT	40 Per 100 FT	113
Paved Area (SQ)	12,973 SF	80 Per 10,000 SF	104
836 Total Points Required (Phase 4)			

Ord. No. 2011-06, 1, 5-23-2011	
Points Required - Phase 1	838
Points Required - Phase 2	677
Points Required - Phase 3	677
Points Required - Phase 4	836
Total Points Required	3028
Points Provided - Phase 1	1767
Points Provided - Phase 2	351
Points Provided - Phase 3	217
Points Provided - Phase 4	708
Total Points Provided	3043

APARTMENTS
BUILDING "B"
(27 UNIT)
GARAGE EL=867.00
1ST EL=876.50
2ND EL=887.65
3RD EL=898.80

APARTMENTS
BUILDING "C"
(27 UNIT)

APARTMENTS
BUILDING "D"
(27 UNIT)

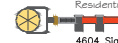
BUILDING LANDSCAPE PLANTLIST PHASE 4

KEY	QUAN	SIZE	COMMON NAME	ROOT	POINTS
Large Deciduous Trees (40 Points)					
EX	4		Existing Large Deciduous		160
ABM	6	2"	Autumn Blaze Maple	BB	160
SWO	3	2"	Swamp White Oak	BB	120
Small Deciduous Trees (15 Points)					
PFC	4	1 1/2"	Prairie Fire Crab	BB	60
Low deciduous shrubs (1 Points)					
AC	8	18"	Alpine Currant	Pot	8
MCS	20	16"	Magic Carpet Spirea	Pot	20
Large Coniferous Tree (30 Points)					
EX	2		Existing Coniferous Tree		60
Medium evergreen Shrub (5 Points)					
EA	15	4'	Emerald Arbutus	BB	75
SJ	9	24"	Sargent Juniper	Pot	45

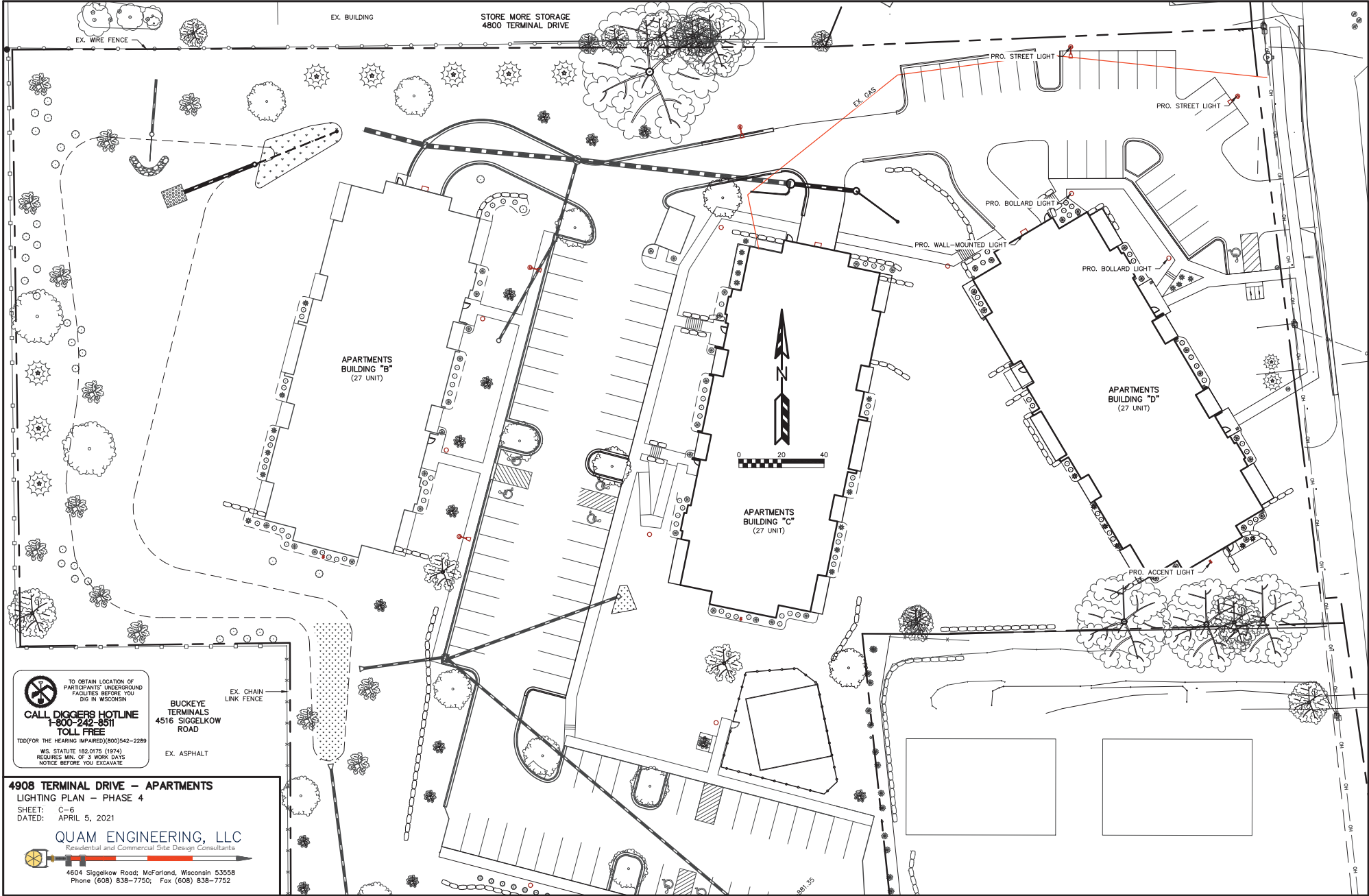
 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

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

4908 TERMINAL DRIVE - APARTMENTS
LANDSCAPE PLAN - PHASE 4
SHEET: C-5
DATED: APRIL 5, 2021

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

4604 Siggekow Road, McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750 (608) 838-7750 \RQ-02-15\RQ02BASE.DWG



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

BUCKEYE TERMINALS 4516 SIGSELKOW ROAD
EX. CHAIN LINK FENCE
EX. ASPHALT

4908 TERMINAL DRIVE - APARTMENTS
LIGHTING PLAN - PHASE 4
SHEET: C-6
DATED: APRIL 5, 2021
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Siggelkow Road; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752





② SOUTH ELEVATION
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



1 EAST ELEVATION
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND

LEGEND	
FCS-1	FIBER CEMENT SIDING
FCS-2	FIBER CEMENT SIDING
FCP	FIBER CEMENT PANELS
TRIM	VERTICAL REVEAL TRIM
FCT	FIBER CEMENT TRIM
	SW 6102 - PORTABELLO
	SW 2803 - TERRA COTTA
	JH - IRON GRAY
	TAMLYN - PAINTED TO MATCH SIDING
	COLOR TO MATCH SOFFIT AND FASCIA
	1X4 @ WINDOWS, TYP.
	1X10 @ BAND BOARD
	1X12 @ FRIEZE BOARD
STN	STONE VENEER
	CYPRESS DRY STACK DUTCH QUALITY
	STONE
	WATER TABLE SILL - COLOR "BROWN"
	DUTCH QUALITY STONE
	PROVIDE SILL @ WINDOW BASE, HEAD
	AND TOP OF STONE
CMU	SPLIT-FACE CMU
	COUNTY MATERIALS 01-034A CLIFF
	GRAY
PCS	PRE CAST SILL
PCL	PRE CAST LINTEL
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLEX)
MR	METAL RAILING SYSTEM

GENERAL NOTES

- A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.
- B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.
- C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.

4908 TERMINAL DRIVE MULTIFAMILY
EXTERIOR ELEVATIONS
SHEET: A2.1
DATED: MAY 10, 2021

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



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



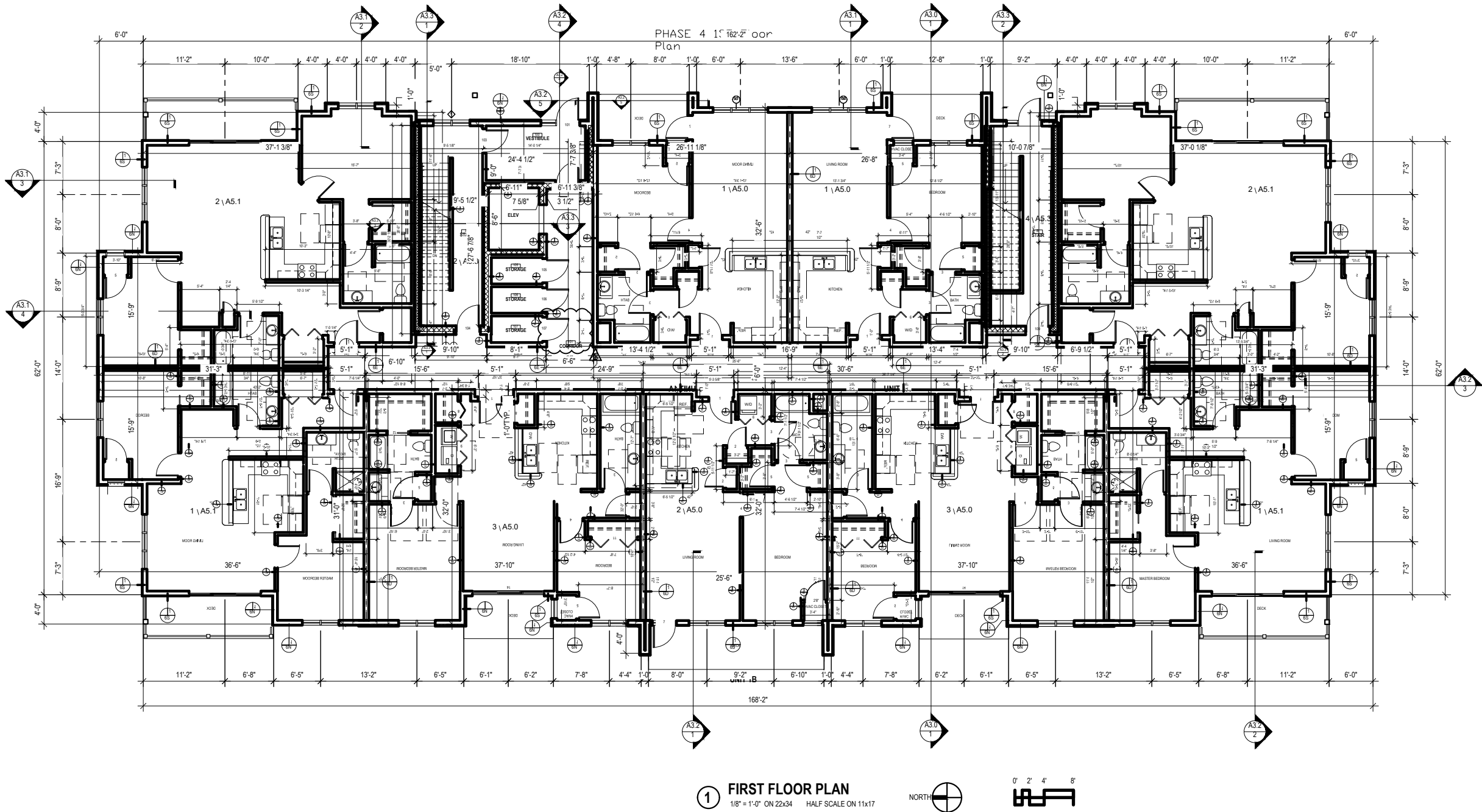


- A. SEE SHEET A5- 5.3 FOR LARGE SCALE PLANS.
- B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
- C. PROVIDE VERTICAL CONTROL JOINTS (C/J'S) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURERS INSTALLATION RECOMMENDATIONS.
- D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS.
GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
- E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT.
VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ ELECTRICAL.
- F. GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).
- G. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOODMETAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
- H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (I.N.O.).
- I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
- J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
- K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
- L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

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Residential and Commercial Site Design Consultants

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Page 80 of 196



- FLOOR PLAN GENERAL NOTES
- A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.

B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.

C. PROVIDE VERTICAL CONTROL JOINTS (C/J'S) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.

D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER. TYPICAL.

E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.

F. GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).

G. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.

H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).

I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.

J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.

K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.

L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

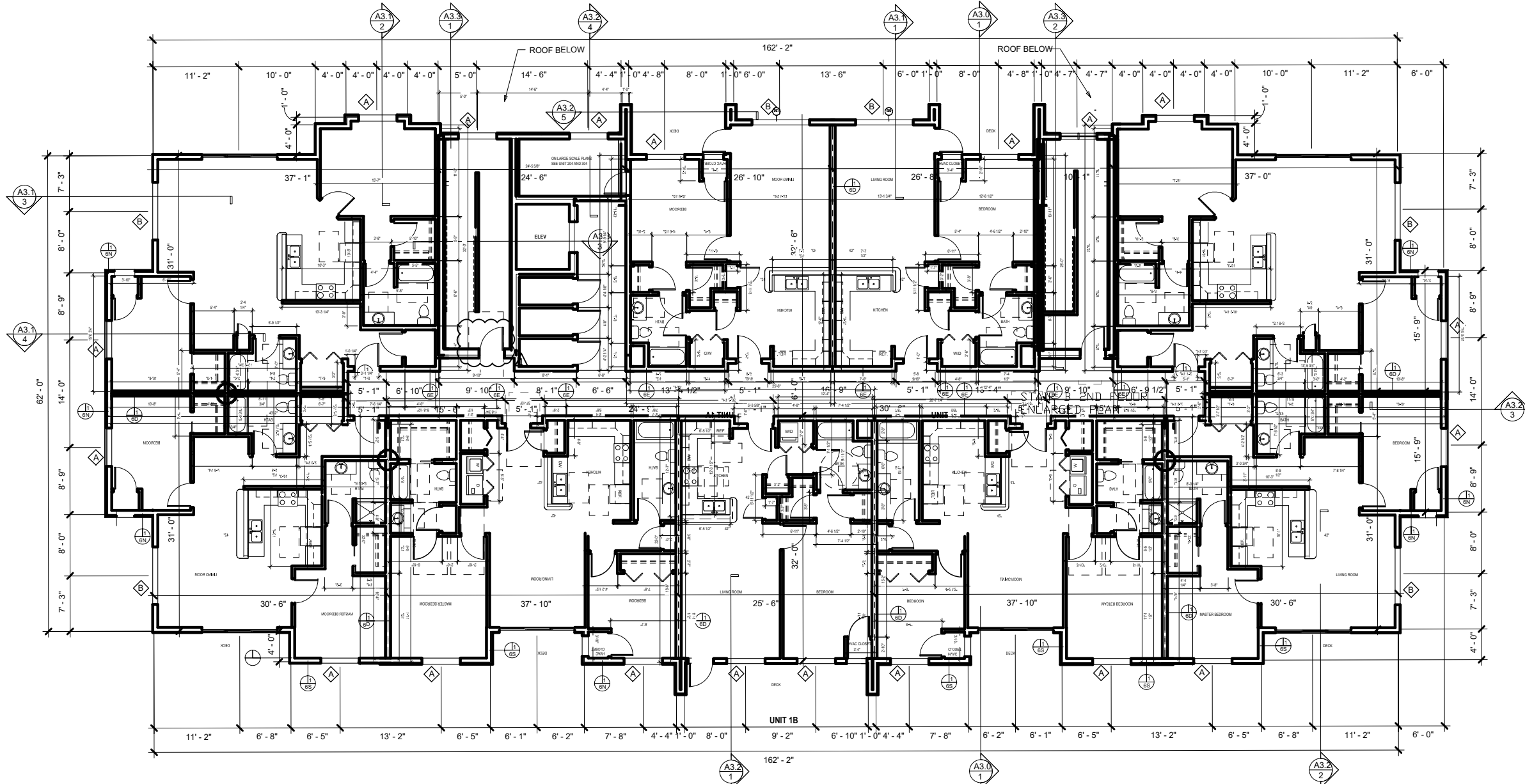
4908 TERMINAL DRIVE MULTIFAMILY
FIRST FLOOR PLAN
SHEET: A4.0
DATED: MAY 10, 2021

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www.quamengineering.com

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

Page 81 of 196



1 SECOND FLOOR PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



FLOOR PLAN GENERAL NOTES

- A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.
- B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
- C. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
- D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
- E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
- F. GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).
- G. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
- H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).
- I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
- J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
- K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
- L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

4908 TERMINAL DRIVE MULTIFAMILY
SECOND FLOOR PLAN
SHEET: A5.0
DATED: MAY 10, 2021

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Residential and Commercial Site Design Consultants
www.quamengineering.com

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

FLOOR PLAN GENERAL NOTES

- A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.
- B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
- C. PROVIDE VERTICAL CONTROL JOINTS (C/J'S) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
- D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
- E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
- F. GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).
- G. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
- H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).
- I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
- J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
- K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
- L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

③ FOURTH FLOOR NORTH
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

② FOURTH FLOOR SOUTH
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

① THIRD FLOOR PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

4908 TERMINAL DRIVE MULTIFAMILY
THIRD FLOOR PLAN
SHEET: A6.0
DATED: MAY 10, 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

Mixed-Use Lakeview Village Subdistrict

Guidelines	Yes	No
Site Design		
1. Does the project coordinate vehicular and pedestrian circulation with development on adjacent lots?		
2. Does the project include sidewalks?		
3. Does the project connect building entries to sidewalks and crosswalks?		
4. Does the project provide bicycle parking?		
5. Does the project locate service areas, mechanical equipment, and refuse containers to the rear of buildings and screen them?		
6. Does the project screen ground-, roof-, and wall-mounted mechanicals?		
7. Does the project minimize curb cuts and access points to public streets and coordinate with the recommended street pattern?		
8. Does the project construct parking areas and landscaped islands with curbs and gutters at edges?		
9. If near the transit oriented sites close to the future transit stop and Siggelelkow Road, does the project include urban, landscaped plazas in lieu of front lawns for?	NA	
10. Does the project include front yards, plazas and parking areas with plantings and sculpture that reflect the "lakeview village" orientation and character of this district?		No sculptures; however, this has not been a requirement for past projects approved by the PC/VB.
11. Does the project preserve woods, lake views, and topography when sites develop?		
12. Does the project seek out and protect Capitol views?		
13. Does the project have a FAR between 0.35 and 3.0?		
14. Is a minimum of 50% of the front building wall 5' to 20' from Siggelelkow Road right-of-way?	NA	
Building Design & Materials		
1. Does the project include buildings which are between two and five stories in height?		
2. Does the project incorporate architectural styles that are compatible with the surrounding lakefront community?		
3. Do the lower levels of commercial and office buildings have at least 50% transparent surfaces?	NA	
4. Does the project create a design character easily utilized for a wide variety of business identities?	NA	
5. Does the project include buildings which continue the architectural theme, design elements, and detailing on all sides (particularly on all facades adjoining public streets)?		See last comment
6. Does the project include buildings which are compatible in height and scale to surrounding buildings, or provide appropriate transitions?		Surrounding buildings range from 1-3 stories. Due to base elevation of the site the property does site ~10 higher than the base elevation of the Parkview Apartments. Development proposes to maintain existing trees along shared lot line which will provide screening to aid transition. Recommended Plan Commission discussion of this aspect of development.
7. Does the project vary building facades by using different but complementary colors, material arrangements, wall setbacks, roof lines, and/or windows?		
8. Does the project provide overhangs for pedestrian shelter?		
9. Does the project use high-quality natural building wall materials, such as stone, brick and glass?		

Guidelines		Yes	No
Building Orientation			
1. Does the project consider the placement and orientation of surrounding buildings and streets for cohesion between sites and an attractive street scene?		✓	Building is angled based on site topography to align entrance to underground parking with existing grade of emergency access drive.
2. Does the project orient building facades parallel to the primary abutting street, with entrances and storefronts oriented toward that street?	NA-storefronts		Building would need to be designed with an angle to maintain a portion parallel to Terminal Drive but may not be desired. Angle increases compatibility with height transition to SF homes on east side of Terminal Drive.
3. If the proposed building is oriented toward Siggelkow Road, is a minimum of 75% of the front building wall 5' to 20' from the street's right-of-way?	NA		
4. If the proposed building is not on Siggelkow Road, it is set back from the street to maximize lake and possible Capitol views and to minimize tree disturbance?	✓		Refer to prior comment on maximizing Lake and Capital views in relation to building height.
5. Does the project make public entrances clearly identifiable and accessible?	✓		
6. Does the project site buildings to allow for safe pedestrian and vehicular circulation?	✓		
Lighting	The Phase 3 Detailed plan required an emergency access drive/gate along the north property line. Approval of Phase 4 would remove the necessity of a gate and reroute the access drive. Potential future development of Phase 5 would realign access drive with Ivywood Trail. Refer to Village Engineer and Fire Inspector staff review ltrs as well.		
1. Does the project include pedestrian scale lighting in front of buildings?	✓		
2. Does the project include parking lot lighting to not exceed 25 feet in height?	TBD		Need photometric plan sheet and fixture information to confirm those marked as TBD. Phase 1-3 have met standards, anticipate similar lighting but need verification.
3. Are all exterior light fixtures at least three feet from all lot lines?	Applicant to confirm setback for northern parking lot light pole TBD		
4. Does the project utilize incandescent or high-pressure sodium (HPS) light fixtures?	LED similar to Phase 1-3	✓	
5. Do average illumination levels in parking lots exceed 5 footcandles?	TBD		
6. Do illumination levels at lot lines exceed 0.5 footcandles?	TBD		
Parking			
1. Does the project rely on-street parking (except on Terminal Drive, Highway 51, and Triangle Street before reconstruction)?	Does not rely on on-street parking. Provides two off-street spaces per dwelling unit	✓	some front yard parking mostly side yard and under ground. Could use taller canopy trees to minimize front view and more landscaping shrubs on north side of parking stalls to north lot line and in front of the three stalls between the two proposed Prairie Fire Crabtrees.
2. Does the project site parking to the rear or non-street side of the main building?	✓		
3. Does the project buffer front and side parking from the public street?	✓		
4. Does the project share parking lots among uses with demands at different times?	NA		
4. Does the project divide larger parking lots into pods, each less than 100 spaces?	✓		
5. Does the project provide landscaped islands, each a minimum of 200 square feet, and at a minimum rate of one island for every 20 parking spaces?	✓		
6. Does the project encourage safe pedestrian walkways to the building?	sidewalk should be extended to southern property line per Village Engineer review letter	✓	
7. Does the project include paved parking areas?	✓		
Signage			
1. Does the project locate new signs along Siggelkow Road on the first floor areas only?			Project would not include commercial style signage. Need for small monument property address sign at Terminal Drive entrance should be discussed. In addition, the likely location of CBU's for Phase 4.
2. Does the project include signs which are shaped to reflect the use of the building, scaled with relation to the size or the building and the pedestrian orientation of the district, and designed to reflect the desired "lakeview village" theme of the area?			
3. Does the project integrate signage location and shape with building design?			
4. For sites not along Siggelkow Road, does the project include either wall-mounted or monument-style ground mounted signs only?			
5. Are monument signs constructed of durable base materials that are similar to main building materials?			
6. Do monument signs include landscaping near the base?			
7. Does the project screen external spot or flood lighting of signs?			

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:

Review by
Village
Engineer



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



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

- (3) *Building relationships.*



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



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

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

TBD

- 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.

TBD

- 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.

TBD

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



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

Additional landscaping recommended. Refer to Summary Sheet in packet.

Refer to other notes on increasing compatibility with southern Parkview Apartments

Need/details for proposed southern facade accent light TBD. Possible removal to increase compatibility with adjacent Parkview Apartments

Need photometric plan sheet and fixture information to confirm those marked as TBD. Phase 1-3 have met standards, anticipate similar lighting but verification needed.

Review by
Village
Engineer

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.

Possible consideration given to utilization of different accent siding colors to differentiate from Phases 1-3?

Need to verify location of gas meters/screening. If in front, should be screened with landscaping.

Recommend increasing landscaping on southern lot line to increase compatibility and transition to adjacent Parkview Apartments

(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.
- TBD g. Structures should be designed to be compatible with the structures that are adjacent to them. Surrounding buildings range from 1-3 stories. Due to base elevation of the site the property does sit ~10 higher than the base elevation of the Parkview Apartments. Development proposes to maintain existing trees along shared lot line which will provide screening to aid transition. Recommend Plan Commission discussion of this aspect of development.
- ✓ h. Unbroken exterior facades exceeding 70 feet in length shall be avoided.
- ✓ i. All building elevations are of importance and should be carefully designed. Building should avoid blank facades.

- (f) *Recommendation of Village Plan Commission.* The Village Plan Commission may, during the site/design review process, suggest features of site/design, and construction, building and structural design, that are not a part of site/design standards but that, in the opinion of the Village Plan Commission, would be desirable to make the development a positive asset to the visual appearance of the community and a positive contribution to the growth and stability of the community tax base. Compliance with such recommendations shall not be required of the developer.
- (g) *Validity of site/design approval.* Where the Plan Commission has approved or conditionally approved an application for site/design approval, such approval shall become null and void within 12 months of the date of the Plan Commission's action unless construction is commenced or the current owner possesses a valid building permit under which construction is commenced within six months of the date of issuance and which shall not be renewed unless construction has commenced and is diligently pursued. No sooner than 60 days nor less than 45 days prior to the automatic revocation of such

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

- (h) *Fees.* The fee for review of a site/design review application shall be the fee established by the Village Board from time to time and provided in Appendix A to this Code, to be paid at the time of submission of the application.
- (i) *Penalties.* Violations of this Section shall be subject to Section 62-311, except that each day a violation continues shall not be deemed a separate violation until the 30 day notice period expires. Nothing herein shall preclude the Village from maintaining a separate action to prevent or abate or remove violations.

(Ord. No. 2011-06, § 1, 5-23-2011)

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

June 11, 2021

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

Subject: Waubesa Village Apartment Development – Phase 4 review

Dear Andrew:

We have received the revised project plans for the a new 4th phase of Waubesa Village Apartments, located on Siggelkow Road, received May 19, 2021 and dated May 10, 2021. The plan proposes to construct a fourth building with connections to Terminal Drive for both utilities and vehicle access (a future 5th phase is contemplated on the site plan). The stormwater management plan for this 4th phase involves utilizing previous phase best-management-practices, with some modifications to account for the additional impervious areas.

The plans have been reviewed from a public works perspective and are combined with those from Public Works staff below:

- The building does not show any new dumpster enclosure. The applicant should confirm that the existing garbage facilities on the site are sufficient for the additional building.
- The drive aisle coming off of Terminal Drive has a reverse curve that may be difficult to navigate for long trucks. The applicant should show the turning movements for a fire truck through this area.
- The existing sewer and water laterals for the site must be abandoned at the main. New sewer and water laterals are proposed to connect to the existing mains in Terminal Drive. Pavement patches associated with both of these items should have a minimum 10 foot length and extend across the entire width of Terminal Drive.
- A new sidewalk and curb and gutter is proposed along the west side of Terminal Drive. These should be extended to cover the entire frontage to make connection to future Village infrastructure on this corridor.
- Relative to the proposed sidewalk, we recommend that it be placed 1 foot off of the right-of-way line per Village practice to maximize snow storage area and flexibility for future roadway projects.

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*)

Mr. Ryan Quam, Quam Engineering, LLC (*4604 Siggelkow Road, Suite A, McFarland, WI 53558*)

BRB:brb

J:\TCDead\McFarland\Mc-90-15 Waubesa Village\Admin\Review Letter 5.docx

VILLAGE OF McFarland

Police Department

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

Aaron P. Chapin | Chief of Police

DATE: June 15, 2021

TO: Andrew Bremer – Community and Economic Development Director

FROM: Aaron P. Chapin, Chief of Police

REFERENCE: Recommendation of Approval

I have reviewed the Plan Commission Application for 4902 & 4908 Terminal Dr and do not have any issues with the plan as presented.

Respectfully,



Aaron P. Chapin
Chief of Police



McFarland Fire & Rescue Department

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

(608) 838-3278 • Fax: (608) 838-3619

Emergency: 911

May 5, 2021

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

RE: 4902 and 4908 Terminal Drive-Waubesa Village Phase 4 & 5 Fire & Rescue
Department Position Statement

Dear Andrew,

I have reviewed the 4902 and 4908 Terminal Drive, Waubesa Village Phase 4 & 5 development 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,

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

Mitchell Sutter

Fire Inspector/Public Education Specialist

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

CONCERNED RESIDENTS OF PARKVIEW APARTMENTS

June 17, 2021

McFarland Plan Commission

Email: community.development@mcfarland.wi.us

Re: Objections to Plan Commission Application – 2021
Waubesa Village, LLC Expansion Rezoning Proposal

Dear Chairperson Clow:

These objections were prepared in response to the above-identified Rezoning Application submitted by Waubesa Village, LLC via its agent, Ryan Quam (Quam) and received by the Village of McFarland (the Village) on April 6, 2021 (the Application). I, Carol Austin, am the author of this document and am currently acting as spokesperson for the undersigned. I am a resident of McFarland, a property tax payer via rent and a voter.

The parties to these objections (the Objections) are individual residents who reside at Parkview Apartments either at 4616, 4618 or 4620 Siggelkow Rd (Residents). The Residents have mutual Objections although those living in the 4618 and 4620 buildings are more directly and significantly affected by the outcome of the Application. PV LLC, the owner/manager of Parkview Apartments, via its agent, Dale Weidemann (PV), signs onto these Objections in support of the Residents. The Residents' Objections are found in Part II.

In addition the Residents' Objections, some Objections would likely affect all or most McFarland residents, including, of course, the Residents (McFarland Citizens). These Objections are addressed in Part I.

Upon information and belief, all Residents are voters and taxpayers.

I. OBJECTIONS AFFECTING MCFARLAND CITIZENS

A. Late Notice to the Parties Subverts Due Process

As noted above, Quam's rezoning Application was stamped as received by the Village on April 6, 2021. Yet, the Village did not provide PV with notice until Friday, June 4, 2021, essentially two full months later. PV immediately notified its residents the following business day: Monday, June 7, 2021. The Plan Commission's (the Commission) meeting to address the Application is scheduled for June 20, 2021.

Upon information and belief, Quam did not provide any advance notice to the Residents or PV of this scheduled Commission meeting.

The Village's failure to provide a reasonably timely notice to PV and thereby its Residents, subverts due process and creates substantial obstruction of the Residents' due process rights. The Commission and Quam should know that the Application involves complex issues and that giving affected parties only 13-16 days to investigate and respond is inherently unfair and even appears to lack good faith.

McFarland Citizens are likewise deprived of their due process rights through this untimely notice since it will likely be only through, or when, the Residents' Objections are made public that McFarland Citizens will become aware of the reasons to express their own concerns and objections to the Application.

Please note that I have been consulting with and considering retaining legal counsel about this matter. In addition, I have been contacting expert input for some of the Objections. This matter presents several serious safety issues that need to be fully investigated, researched and publicly addressed before the Commission makes a recommendation. The Residents, therefore, require additional time to develop a strategic action plan.

Request: In in order to give the Residents reasonable time to adequately prepare for objecting to the Application and alerting McFarland Citizens of this matter, the Residents request that the Commission not make an initial determination on the Application at the June 20 meeting and instead reschedule the initial rezoning meeting for Monday, September 19, 2021, or at a later date to be determined by the Commission.

B. Constructing Any New Buildings Near BSTs/Tank Farms Violates McFarland Ordinances Secs. 62-5 (a), 62-15 and 20-112 (g) and(h) and Possibly Other Applicable Laws and Regulations

1. The Village is Aware that Tank Farms are Potentially Dangerous

McFarland has within its boundaries approximately 108 currently in-use bulk storage tanks (BSTs), mostly placed aboveground (ASTs) but a few underground (USTs). See Exhibit. The vast majority of these BSTs are located within the Terminal/Triangle District aka Redevelopment District #1 (RD #1). The BSTs generally hold explosive, flammable and toxic petroleum and chemical fluids and gases. The McFarland-based BSTs were first constructed in the 1960s (the Tank Farms). In the 1980s, McFarland started permitting more residential properties to be built in RD#1. RD #1 is also the location of Waubesa Village and its proposed expansion. PV and each of the Residents also reside in RD#1. PV was built and first occupied in 1993. Phase 1 of Waubesa Village was approved by the Commission some 22 years after PV's construction; Waubesa Village Phase 1 has been occupied since 2018.

Various scientific studies have been conducted on the dangers of ASTs and USTs which include fires, explosions and toxic chemical releases. In one 2005 study, fires and explosions accounted for 85% of the BST accidents, lightening 33%, and human

error 30%. Other lesser causes were equipment failure, sabotage, structural issues, leaks, static electricity, natural disaster and worst of all ... runaway reaction, i.e., where adjacent tanks explode or burn in a domino effect from a first tank exploding and burning. (See recent photos of June 15, 2021 Rockton, IL explosion as an example of why proper zoning is required near BSTs. As of this date, the fire is still burning.)

Several Village planning documents created in the last 15 years clearly acknowledge the existence of the Tank Farms and even give lip service to potential safety, environmental and other serious health and welfare issues involving siting redevelopment areas near hazardous facilities. Incredibly, the 2010 Comprehensive Plan even references the possibility of developing the buffer property of the Tank Farm owners. However, to date, I have not been able to find any substantive proof that the Village took affirmative steps to study these issues.

The Residents understand and are grateful that the Tank Farms have not suffered any catastrophic events which endangered the nearby residents, the public and/or the environment. **The Residents are NOT advocating for closing the Tank Farms as it is recognized that they have seniority rights, contribute financially to the Village, provide necessary services to the Village and Wisconsin citizens, and also take their responsibilities to the public seriously.** However, it seems to be the Village that does not recognize that there is always the potential for a catastrophic event and that the Village has the responsibility to plan for and protect the public should such event happen in the future.

It is my understanding that one or more McFarland Citizens even voiced concerns over this exact issue while Waubesa Village was in the development process. Unfortunately, it appears that these concerns were summarily dismissed without further investigation. To date, I have not discovered or been made aware of any safety studies undertaken by the Village (or Quam). If such a document exists, I would like a copy of it.

2. McFarland's Ordinances Prohibit Unsafe Construction

McFarland's Zoning Ordinance Sec. 62-5(a), requires the Commission to "... protect the comfort, public health, safety, morals, prosperity, aesthetics and general welfare of the people." Similarly, subsection (g) restricts the use of structures that do not "secure safety from fire, panic, flooding, pollution, contamination and other dangers." Sec. 62-15 addresses potential hazards and public nuisances which include fire and explosive hazards where it threatens public health, safety, comfort or welfare. Finally, under the Public Nuisance ordinances (Sec. 20-112 (h) and (l), noxious odors and air pollution are prohibited.

Each of those subsections reference the potential dangers of a catastrophic Tank Farm incident. Since Tank Farms are widely and patently known to be potentially dangerous to the public, it is puzzling to see more construction -- and residential in particular -- to be permitted in RD#1 when that entire area is in such close proximity to the Tank

Farms. For example, Quam's Terminal Drive 27-unit apartment building development (which may or may not be part of Waubesa Village) is just a stone's throw (approximately 300 feet) from a 2 million gallon tank. And, Quam's Phases 1 and 2 apartment buildings overlook the Siggelkow Drive fuel station at an approximate distance of 200-300 feet.

To most McFarland Citizens, the Ordinance subsections cited above would mean that any rezoning application would first be reviewed to see if the proposed construction is in compliance with these health and welfare sections and, if not, would be denied. The Residents' position at this time is that the Application does not meet the non-negotiable criteria set forth in the McFarland Ordinances and should be denied.

3. Federal Regulations Require a **ONE MILE** Buffer from ASTs

As mentioned in Objection A above, the Residents are still in the process of investigating this matter and, due to the late notice, have not had the opportunity to complete their investigation. However, I was able to easily discover that the federal government has been aware of the potential dangers of residing near tank farms for decades and have taken regulatory steps to protect people's lives and property along with federal funds.

The Department of Housing and Urban Development (HUD) has established a **ONE MILE buffer zone** to be required for any project involving residential (especially those projects increasing residential density), institutional, office, recreational, commercial or industrial uses if the project includes any HUD subsidy, grant, assistance, loan, loan guarantee or mortgage insurance. Beginning in the 1980s, HUD thoroughly studied the dangers involved in hazardous siting, even to the point of studying at what temperatures and distance human skin burns. The outcome of their study was the creation of the Acceptable Separation Distance Guidebook (ASD) which offers calculators and other tools for professionals to use. The ASD is currently being updated. There are also limited mitigation standards that may apply to a project to determine if it can be sited within the one mile buffer but if the mitigation does not meet the ASD guidelines, then the project must be cancelled or a different site in compliance found.

I have also discovered other authorities which have adopted similar BST buffer zone standards, including Massachusetts which passed a **5,000 foot** buffer in 2008 ... just 280 feet short of a mile. Some localities have used NFPA LPG BST structure separation distance standards which is (or was) 10 feet for lpg tanks up to 500 gallons and 25 feet for 501-1,000 gallons. In those instances, a 2 million gallon AST like the one within approximately 300 feet of Quam's Terminal Drive apartment extrapolate to an almost **one mile** buffer. And, typically if there is a catastrophic event involving a BST, the evacuation buffer zone is also generally **one mile**. See news reports of the Rockton, IL event.

The Residents do not know at this time, of course, whether there are any HUD-assisted dollars involved in the currently-occupied or proposed expansion of Waubesa Village.

Presumably the Village knows the answer to that question. But, even if there is none, it is clear that the federal government has set a reasonable buffer safety standard for siting projects near Tank Farms. What the Residents want to know is ... what safety standards does the Village use?

Request: The Residents request that the Commission either (1) stay any recommendation on the Application until such time that the Village retains qualified experts to determine if it is reasonably safe and entirely legal under all applicable Ordinances, laws and regulations to rezone for the purpose of expanding Waubesa Village, including whether the appropriate public services including a comprehensive evacuation plan, have been established, or (2) in the alternative, deny the Application in its entirety.

Further, the Residents request that Waubesa Village Phase 3 (or 4, it's unclear from Quam's Application what project building number is assigned to the building at 4608 Siggelkow Rd) not be permitted an approved Certificate of Occupancy until this matter is fully settled. It is not fair (or potentially safe) to allow people to move into Quam's apartment building if it does not and cannot meet the Ordinance criteria and safety standards.

Finally, it is requested that the Village amend the Planned Development District Standards to include issues covering the safety, health & welfare of McFarland Citizens.

C. TIF Funds Should Not be Used for the Waubesa Village Expansion

As noted several times in these Objections, the Residents have not been provided the opportunity to fully research and investigate all of the complex issues presented by this rezoning Application. And, one of the most complex for the uninitiated is those involving TIF/TID funding.

It is my understanding that Quam and the Village have an agreement which provides that the Village will give Quam the Village-owned property located at 4902 Terminal Drive for the Waubesa Village expansion. It is the Residents' further understanding that Wisconsin law provides that public funds cannot be used for private purposes except in limited circumstances. Clearly, Quam's Application to rezone this parcel for the purpose of expanding his Waubesa Village enterprise is solely for his private purpose.

As noted in the Wisconsin League of Municipalities (WLM) FAQ 1, "(f)or the public purpose requirement to be met, the subject matter of the appropriation must be a public necessity, convenience or welfare." Based on the safety issues raised above, it would seem that Quam's purpose is the complete opposite of those requirements.

In addition, the same WLM FAQ advises that municipalities "should obtain an appraisal of any parcels to be sold to eliminate possibility of a successful taxpayer's suit challenging the adequacy of the purchase price. ** If a municipal governing body sells property for substantially less than a fair consideration in money or other benefits, it may

have been found to have abused its discretion. ** This is especially true if the land is sold to private parties who intend to use the land for purely private purposes."

McFarland Citizens, are affected by and have an interest in the use of their property tax dollars for redevelopment projects. We have the right to know that public funds are being used for a public purpose. The Parties do not believe that the Waubesa Village expansion meets the public purpose criteria for several reasons, including that it is not safe to construct more residential buildings near Tank Farms. In addition, there is no evidence that 4902 Terminal Drive has been independently appraised for its fair market value.

Request: That the Village either (1) not grant to Quam the Village-owned property at 4902 Terminal Drive under any TIF or other financing agreement, or (2) not grant the property to Quam until and unless such time an independent appraisal assessing the fair market value of this parcel is determined and is in compliance with the applicable Ordinances and Wisconsin laws.

D. The Location of the Detention Ponds Creates a Serious Safety Hazard

There are a number of studies and reports on the dangers of detention and retention ponds, especially for children. These ponds are routinely viewed as public nuisances and best engineering practices advise that they should not be placed where children can routinely and easily access them. Basically, they should not be a visual temptation causing anyone to play near to or enter into the pond. Nor should any pond be located so close to a road that if a driver loses control of their vehicle for any reason (icy roads are the most prominent cause), they will not slide into the pond. It was shocking when researching this subject to learn that there are more drowning deaths from these ponds than ever imagined.

Quam's Application contains markings for the location of various detention/retention ponds for the expansion. However, several are shown to be adjacent to Terminal Drive which is regularly frequented by young pedestrians or bike riders.

It is unclear what type of ponds Quam has envisioned in the expansion as he uses the words "detention", "retention" and "biobasin" and possibly other terms interchangeably. Detention ponds are designed to stay dry until a large rain event happens and the rainwater collects in the detention area until it drains through the designed means. Retention ponds, on the other hand, contain water all of the time. In comparison, it is retention ponds that are more hazardous but children (mostly) have also drowned in detention ponds after a sudden rain event when trapped underwater. The stories are tragic and horrific.

It is of great concern to the Residents and the McFarland Citizens that all detention/retention ponds be designed and located with utmost regard for public safety. As the Commission knows, there are several parks located in this immediate area which means children are often in the area. As an example from Quam's current expansion plan, the pond sited at the southwest corner of the expansion is adjacent to Terminal Drive and is also on a downward slope. Icy road conditions could lead to a tragedy if a

vehicle or bicyclist -- or even pedestrian --loses control and ends up trapped underwater.

Request: Quam's design and location of all of the ponds sited on his expansion plan documents should be revisited to review and re-design in order to eliminate potentially dangerous locations, according to engineering best practices.

II. OBJECTIONS SOLELY AFFECTING THE RESIDENTS

A. The North Expansion Adjacent to PV Property Will Adversely Affect and Substantially Impair the Residents Enjoyment of Living at PV

As mentioned in Part I -1 above, Quam not only never provided notice of this Application to the Residents or PV, but he also never inquired of the Residents (or PV) whether the Waubesa Village project, including the proposed expansion, would negatively impact or have an adverse effect upon the Residents (or PV), including whether we would continue to enjoy living at PV.

This issue is raised here because the Application section covering Planned Development District Standards and Responses includes Quam's responses to certain standards. Please take note of the following:

The Village standard states that "[t]he establishment, maintenance or operation of the uses proposed in the planned development shall not substantially impair or diminish the use, value and enjoyment of other properties within the neighborhood." (Emphasis added). Quam's response? "The proposed Phase 4 Development will be an asset to the neighborhood and proposed building and pavement setbacks are sufficient so as to not negatively impact the neighboring buildings." Contrary to Quam's assumption, the proposed "building" directly adjacent to PV property contains eight occupied apartments whose Residents are indeed substantially impaired based on loss of enjoyment of living in these units. Those ways in which the Residents will lose the right to quiet enjoyment of living at PV because of this expansion are described below.

B. Ways the Residents' Quality of Life and Enjoyment Will Be Substantially Impaired by the Expansion

The following list describe the ways in which the proposed expansion shall substantially impair the Residents' quality of life and enjoyment for living at PV.

1. Privacy – The Residents have to right to privacy under the Ordinances, along with state and federal law. While Quam assures the Commission that privacy will be achieved because (his buildings?) will be 33 feet apart, the siting of both Phase 3 and proposed Phase 4 offer no such privacy to the Residents as Phase 4 is sited 24' from PV's lot line and 26' from Phase 3's lot line. Perhaps the Commission should make a site visit to Waubesa Village to see how our privacy has been and will be even more affected by the expansion.

Then there is Quam's plan to add a "grass volleyball and ice rink" directly in view of the 4618 Residents. The noise and lighting emitting from volleyball games are extremely intrusive disturbances to the Residents and those Quam residents who are in this area will have a close-up and direct view of the Resident's living rooms through the patio doors unless the Residents keep their blinds pulled. Unfortunately, this action would still not block the noise.

2. Natural Environment – Part of the reason that the Residents enjoy living at PV had to do with the natural environment found on the north side of the PV buildings. The Village has Ordinances about retaining green space and the natural environment. Just three years ago, because of the many trees and other natural features found in this area, wild turkeys, fox, rabbits, chipmunks, raccoons, ground hogs, various birds, etc., could be seen by the Residents on a regular basis. However, in the three years' time of constructing Waubesa Village, that regular enjoyment has been dissipating. Yet, Quam responds that "there are no existing environmental features to preserve" to the standard controlling preservation of topography and trees. He also plans to destroy all trees in the adjacent property and level the ground for his Phase 4 building. He basically has destroyed all of the exterior charm of living at PV.

3. Safety - As a related example of Quam's destroying the topography and natural environment as described above, when constructing the Phases I – 3 of Waubesa Village, prior to the construction, there was a hill on the property which acted as a natural berm to protect PV and its residents from an explosion or fire from the Siggelkow Rd fueling station. This natural topographical feature would have met the ASD mitigation requirements for PV. Now, Quam plans to again level the adjacent property which also acts as an acceptable natural berm to protect the Residents from a catastrophic Tank Farm event.

4. Traffic – Aside from the Residents concern about an established and adequate emergency evacuation plan due to the proximity to the Tank Farms, all phases of the Waubesa Village has negatively impacted the Residents and created a real safety issue. First, there is the PV Siggelkow driveway (the only one) within approximately 6 feet of the Waubesa Village Siggelkow driveway. Then, there are angled public parking spaces in front of PV and Phase I which very often block the vision needed to see whether traffic is approaching from the Siggelkow/Terminal intersection and/or from Siggelkow from the west. After the Waubesa Village driveway was sited so close to PV's, a Resident leaving PV is put at undue risk in attempts to see if the traffic is clear. Upon information and belief, Quam was directly notified of this issue but failed to correct it.

5. Financial Impact – I am already aware of a few of the Residents who plan to move if the latest proposal is approved and Quam is allowed to construct the next Phase. I also plan to move. I love living at PV as these are beautiful apartments which PV takes excellent care of. I had planned on living here the remainder of my life. However, our quality of life and statutory and contractual right to quiet enjoyment

(including at least two more years of construction noise) will so breached that it makes continued living in this location intolerable. Obviously, moving is costly both financially and in other ways. Essentially, Quam's proposal will cause a constructive eviction of some of the PV residents.

For the reasons set forth above, the Residents request that the Application be permanently denied.

I plan to attend by telephone and speak at the meeting. Because of the short timeframe from notice to scheduled meeting, I have not had the opportunity to talk to every resident about this matter but for those with whom I have spoken, I have commitments to be active participants.

I want the Commission to be aware that even if the Application is approved and construction of the expansion proceeds constructively forcing me to move from PV, I will actively remain involved in protecting the people of McFarland from the Tank Farms. There should be someone who stands up for people over profits/tax dollars and if it has to be, so be it.

The Residents reserve the right to add to these Objections as further relevant information is discovered.

Submitted by:

Carol Austin, on behalf of herself and the Residents
4618 Siggelkow Rd #2
McFarland, WI 53558
608-838-1428

Supported by:

s/s

Dale Weidemann, on behalf of PV LLC

Tank Search Public Access

Number of matching records: 108

6/12/2021 4:25 PM

Tank Type	Tank ID	Facility ID	Street Address	Tank Status	Tank Contents	Tank Size(Gal)	Facility Owner
County: Dane County, FDID: 1301							
Underground Storage Tank	102587	<u>433272</u>	5206 Siggelkow Rd	In Use	Fuel Oil	1,111	Greg CALLAWAY/WEBER Realty
Underground Storage Tank	68442	<u>441521</u>	5102 Siggelkow Rd	In Use	Leaded Gasoline	250	Maurie Peterson
County: Dane County, FDID: 1305							
Underground Storage Tank	108980	<u>412479</u>	4701 Farwell St	In Use	Gas-Ethanol Blend	10,000	Kwik Trip Inc *
Underground Storage Tank	110229	<u>412479</u>	4701 Farwell St	In Use	Unleaded Gasoline	10,000	Kwik Trip Inc *
Underground Storage Tank	111400	<u>412479</u>	4701 Farwell St	In Use	Diesel	12,000	Kwik Trip Inc *
Underground Storage Tank	113927	<u>412479</u>	4701 Farwell St	In Use	Unleaded Gasoline	15,000	Kwik Trip Inc *
Underground Storage Tank	114658	<u>412479</u>	4701 Farwell St	In Use	Unleaded Gasoline	20,000	Kwik Trip Inc *
Underground Storage Tank	106490	<u>412616</u>	4701 Burma Rd	In Use	Diesel	8,000	Loeder Oil Co
Underground Storage Tank	107118	<u>412616</u>	4701 Burma Rd	In Use	Unleaded Gasoline	8,000	Loeder Oil Co
Underground Storage Tank	109682	<u>412616</u>	4701 Burma Rd	In Use	Unleaded Gasoline	10,000	Loeder Oil Co
Underground Storage Tank	111949	<u>412616</u>	4701 Burma Rd	In Use	Unleaded Gasoline	12,000	Loeder Oil Co
Aboveground Storage Tank	9917	<u>413597</u>	4402 Terminal Dr	In Use	Empty	278	U S Venture Inc *
Aboveground Storage Tank	9918	<u>413597</u>	4402 Terminal Dr	In Use	Other	278	U S Venture Inc *
Aboveground Storage Tank	9919	<u>413597</u>	4402 Terminal Dr	In Use	Other	278	U S Venture Inc *
Aboveground Storage Tank	9920	<u>413597</u>	4402 Terminal Dr	In Use	Other	278	U S Venture Inc *
Aboveground Storage Tank	21364	<u>413597</u>	4402 Terminal Dr	In Use	Other	2,000	U S Venture Inc *
Aboveground Storage Tank	21728	<u>413597</u>	4402 Terminal Dr	In Use	Chemical	2,500	U S Venture Inc *
Aboveground Storage Tank	22827	<u>413597</u>	4402 Terminal Dr	In Use	Other	4,135	U S Venture Inc *
Aboveground Storage Tank	24269	<u>413597</u>	4402 Terminal Dr	In Use	Other	8,225	U S Venture Inc *
Aboveground Storage Tank	24462	<u>413597</u>	4402 Terminal Dr	In Use	Chemical	9,840	U S Venture Inc *
Aboveground Storage Tank	27444	<u>413597</u>	4402 Terminal Dr	In Use	Chemical	20,538	U S Venture Inc *
Aboveground Storage Tank	27445	<u>413597</u>	4402 Terminal Dr	In Use	Other	20,538	U S Venture Inc *
Aboveground Storage Tank	28080	<u>413597</u>	4402 Terminal Dr	In Use	Bio Diesel	51,000	U S Venture Inc *
Aboveground Storage Tank	28276	<u>413597</u>	4402 Terminal Dr	In Use	Fuel Oil	692,748	U S Venture Inc *
Aboveground Storage Tank	28323	<u>413597</u>	4402 Terminal Dr	In Use	Unleaded Gasoline	1,028,286	U S Venture Inc *
Aboveground Storage Tank	28324	<u>413597</u>	4402 Terminal Dr	In Use	Unleaded Gasoline	1,033,578	U S Venture Inc *
Aboveground Storage Tank	28352	<u>413597</u>	4402 Terminal Dr	In Use	Unleaded Gasoline	1,325,478	U S Venture Inc *

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Number of matching records: 108

6/12/2021 4:25 PM

Aboveground Storage Tank	28381	413597	4402 Terminal Dr	In Use	Diesel	1,820,532	U S Venture Inc *
Aboveground Storage Tank	28393	413597	4402 Terminal Dr	In Use	Unleaded Gasoline	2,122,218	U S Venture Inc *
Underground Storage Tank	103253	413597	4402 Terminal Dr	In Use	Other	2,000	U S Venture Inc *
Underground Storage Tank	105021	414159	4004 Terminal Dr	In Use	Diesel	6,000	Gurmail S Mangat
Underground Storage Tank	105807	414159	4004 Terminal Dr	In Use	Unleaded Gasoline	6,000	Gurmail S Mangat
Underground Storage Tank	112474	414159	4004 Terminal Dr	In Use	Unleaded Gasoline	12,000	Gurmail S Mangat
Underground Storage Tank	108916	415355	4800 Larson Beach Rd	In Use	Gas-Ethanol Blend	10,000	Loeder Oil Co
Underground Storage Tank	110152	415355	4800 Larson Beach Rd	In Use	Unleaded Gasoline	10,000	Loeder Oil Co
Underground Storage Tank	114536	415355	4800 Larson Beach Rd	In Use	Unleaded Gasoline	20,000	Loeder Oil Co
Aboveground Storage Tank	13046	434838	4103 Triangle St	In Use	Chemical	500	Cenex Petroleum Terminal
Aboveground Storage Tank	22024	434838	4103 Triangle St	In Use	Chemical	3,000	Cenex Petroleum Terminal
Aboveground Storage Tank	23997	434838	4103 Triangle St	In Use	Chemical	8,000	Cenex Petroleum Terminal
Aboveground Storage Tank	23998	434838	4103 Triangle St	In Use	Chemical	8,000	Cenex Petroleum Terminal
Aboveground Storage Tank	23999	434838	4103 Triangle St	In Use	Chemical	8,000	Cenex Petroleum Terminal
Aboveground Storage Tank	27758	434838	4103 Triangle St	In Use	Chemical	30,000	Cenex Petroleum Terminal
Aboveground Storage Tank	27759	434838	4103 Triangle St	In Use	Chemical	30,000	Cenex Petroleum Terminal
Aboveground Storage Tank	28200	434838	4103 Triangle St	In Use	Fuel Oil	231,000	Cenex Petroleum Terminal
Aboveground Storage Tank	28298	434838	4103 Triangle St	In Use	Unleaded Gasoline	840,000	Cenex Petroleum Terminal
Aboveground Storage Tank	28300	434838	4103 Triangle St	In Use	Unleaded Gasoline	840,000	Cenex Petroleum Terminal
Aboveground Storage Tank	28301	434838	4103 Triangle St	In Use	Unleaded Gasoline	840,000	Cenex Petroleum Terminal
Aboveground Storage Tank	28302	434838	4103 Triangle St	In Use	Unleaded Gasoline	840,000	Cenex Petroleum Terminal
Aboveground Storage Tank	28362	434838	4103 Triangle St	In Use	Fuel Oil	1,470,000	Cenex Petroleum Terminal
Aboveground Storage Tank	18119	434865	4606 Terminal Dr	In Use	Chemical	1,000	Citgo Petroleum Corp
Aboveground Storage Tank	21726	434865	4606 Terminal Dr	In Use	Chemical	2,500	Citgo Petroleum Corp
Aboveground Storage Tank	22021	434865	4606 Terminal Dr	In Use	Chemical	3,000	Citgo Petroleum Corp
Aboveground Storage Tank	25291	434865	4606 Terminal Dr	In Use	Other	10,000	Citgo Petroleum Corp
Aboveground Storage Tank	28332	434865	4606 Terminal Dr	In Use	Unleaded Gasoline	1,050,000	Citgo Petroleum Corp
Aboveground Storage Tank	28363	434865	4606 Terminal Dr	In Use	Unleaded Gasoline	1,470,000	Citgo Petroleum Corp
Aboveground Storage Tank	28413	434865	4606 Terminal Dr	In Use	Unleaded Gasoline	2,310,000	Citgo Petroleum Corp
Aboveground Storage Tank	20830	435359	4405 Terminal Dr	In Use	Chemical	2,000	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	20831	435359	4405 Terminal Dr	In Use	Chemical	2,000	Flint Hills Resources Pine Bend, LLC

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Number of matching records: 108

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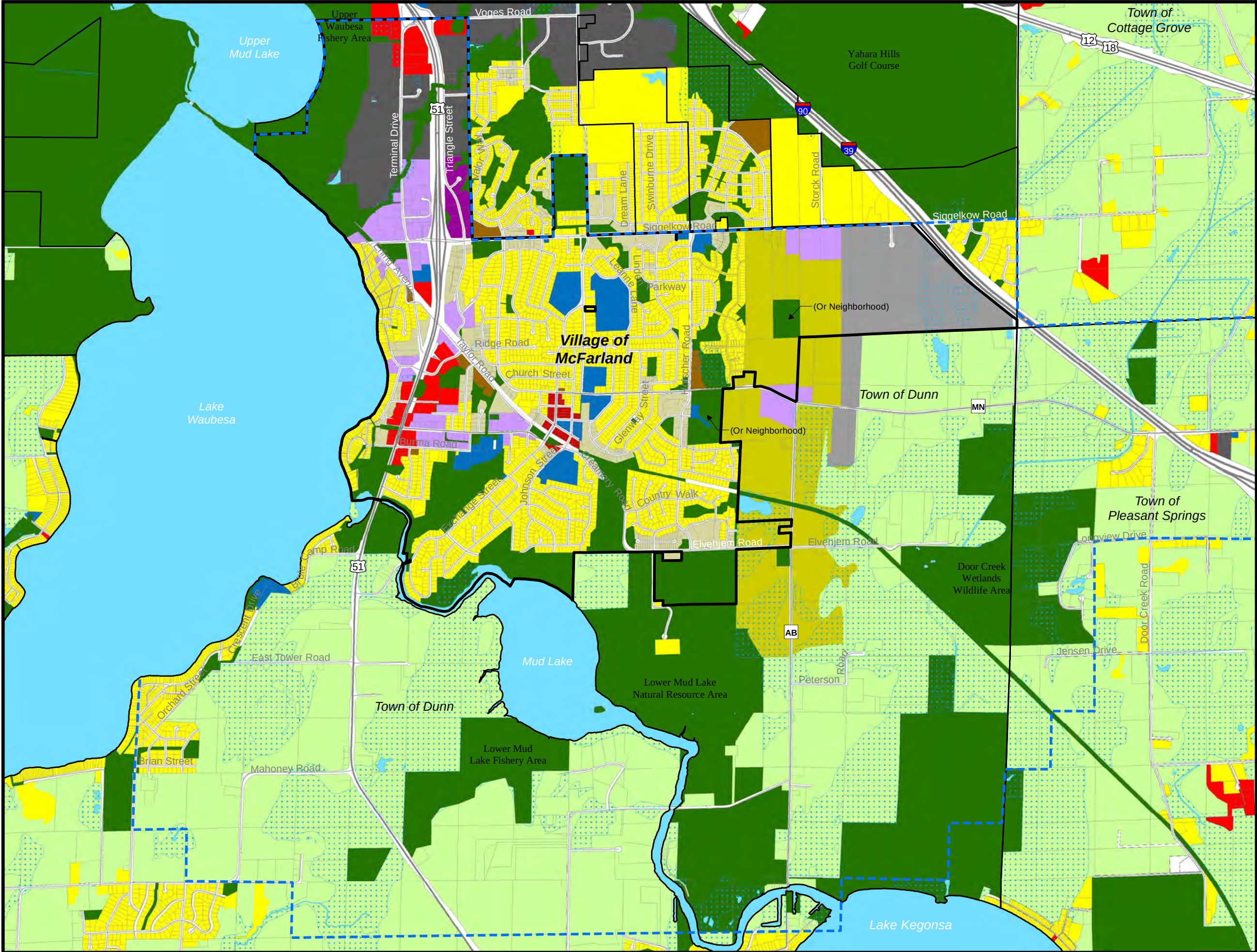
Aboveground Storage Tank	20832	435359	4405 Terminal Dr	In Use	Chemical	2,000	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	20833	435359	4405 Terminal Dr	In Use	Chemical	2,000	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	20834	435359	4405 Terminal Dr	In Use	Chemical	2,000	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	22522	435359	4405 Terminal Dr	In Use	Chemical	4,000	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	22523	435359	4405 Terminal Dr	In Use	Chemical	4,000	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	22524	435359	4405 Terminal Dr	In Use	Chemical	4,000	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	25601	435359	4405 Terminal Dr	In Use	Chemical	11,845	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	25602	435359	4405 Terminal Dr	In Use	Chemical	11,845	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	28100	435359	4405 Terminal Dr	In Use	Other	69,762	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	28187	435359	4405 Terminal Dr	In Use	Chemical	215,000	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	28311	435359	4405 Terminal Dr	In Use	Unleaded Gasoline	987,126	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	28354	435359	4405 Terminal Dr	In Use	Unleaded Gasoline	1,344,840	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	28401	435359	4405 Terminal Dr	In Use	Diesel	2,291,310	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	28402	435359	4405 Terminal Dr	In Use	Unleaded Gasoline	2,291,352	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	28410	435359	4405 Terminal Dr	In Use	Fuel Oil	2,310,000	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	28487	435359	4405 Terminal Dr	In Use	Unleaded Gasoline	4,200,000	Flint Hills Resources Pine Bend, LLC
Aboveground Storage Tank	14034	436036	6002 Lake Edge Rd	In Use	Unleaded Gasoline	500	Steve Barrs Resort
Aboveground Storage Tank	11826	436499	4715 Farwell Dr	In Use	Waste/Used Motor Oil	300	Kenneth F Olson
Aboveground Storage Tank	16265	437243	5115 Terminal Dr	In Use	Waste/Used Motor Oil	550	Village Of Mcfarland
Aboveground Storage Tank	12239	437282	4009 Triangle St	In Use	Chemical	350	Zenith Energy Terminals Holdings LLC
Aboveground Storage Tank	17030	437282	4009 Triangle St	In Use	Chemical	595	Zenith Energy Terminals Holdings LLC
Aboveground Storage Tank	22022	437282	4009 Triangle St	In Use	Chemical	3,000	Zenith Energy Terminals Holdings LLC
Aboveground Storage Tank	24032	437282	4009 Triangle St	In Use	Chemical	8,000	Zenith Energy Terminals Holdings LLC
Aboveground Storage Tank	27667	437282	4009 Triangle St	In Use	Chemical	29,600	Zenith Energy Terminals Holdings LLC

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Number of matching records: 108

6/12/2021 4:25 PM

Aboveground Storage Tank	28327	<u>437282</u>	4009 Triangle St	In Use	Diesel	1,050,000	Zenith Energy Terminals Holdings LLC
Aboveground Storage Tank	28344	<u>437282</u>	4009 Triangle St	In Use	Unleaded Gasoline	1,260,000	Zenith Energy Terminals Holdings LLC
Aboveground Storage Tank	28377	<u>437282</u>	4009 Triangle St	In Use	Diesel	1,680,000	Zenith Energy Terminals Holdings LLC
Aboveground Storage Tank	28415	<u>437282</u>	4009 Triangle St	In Use	Unleaded Gasoline	2,310,000	Zenith Energy Terminals Holdings LLC
Underground Storage Tank	103278	<u>437282</u>	4009 Triangle St	In Use	Other	2,000	Zenith Energy Terminals Holdings LLC
Aboveground Storage Tank	14511	<u>437319</u>	4517 Triangle St	In Use	Waste/Used Motor Oil	500	Klemm Tank Lines
Aboveground Storage Tank	25003	<u>437319</u>	4517 Triangle St	In Use	Diesel	10,000	Klemm Tank Lines
Aboveground Storage Tank	13428	<u>437434</u>	5806 Main	In Use	Diesel	500	Verizon North Inc
Aboveground Storage Tank	12238	<u>444444</u>	4516 Siggelkow Dr	In Use	Chemical	350	Buckeye Terminals LLC
Aboveground Storage Tank	20394	<u>444444</u>	4516 Siggelkow Dr	In Use	Chemical	1,500	Buckeye Terminals LLC
Aboveground Storage Tank	24224	<u>444444</u>	4516 Siggelkow Dr	In Use	Other	8,000	Buckeye Terminals LLC
Aboveground Storage Tank	24225	<u>444444</u>	4516 Siggelkow Dr	In Use	Other	8,000	Buckeye Terminals LLC
Aboveground Storage Tank	28277	<u>444444</u>	4516 Siggelkow Dr	In Use	Chemical	693,000	Buckeye Terminals LLC
Aboveground Storage Tank	28340	<u>444444</u>	4516 Siggelkow Dr	In Use	Unleaded Gasoline	1,244,430	Buckeye Terminals LLC
Aboveground Storage Tank	28361	<u>444444</u>	4516 Siggelkow Dr	In Use	Unleaded Gasoline	1,411,200	Buckeye Terminals LLC
Aboveground Storage Tank	28434	<u>444444</u>	4516 Siggelkow Dr	In Use	Fuel Oil	2,545,200	Buckeye Terminals LLC
Aboveground Storage Tank	28435	<u>444444</u>	4516 Siggelkow Dr	In Use	Unleaded Gasoline	2,545,200	Buckeye Terminals LLC
Aboveground Storage Tank	217625	<u>444444</u>	4516 Siggelkow Dr	In Use	Fuel Oil	5,000	Buckeye Terminals LLC
Aboveground Storage Tank	10215	<u>444514</u>	4015 Terminal Dr	In Use	Waste/Used Motor Oil	280	Lawrence National Lease
Aboveground Storage Tank	14577	<u>445072</u>	5402 Paulson Rd	In Use	Waste/Used Motor Oil	515	Toms Automotive Center - Tom Schoenemann
Aboveground Storage Tank	9232	<u>449908</u>	4910 Triangle St	In Use	Bio Diesel	275	Left Bank Wine Company
Aboveground Storage Tank	9251	<u>449908</u>	4910 Triangle St	In Use	Chemical	275	Left Bank Wine Company
Aboveground Storage Tank	28092	<u>450031</u>	4508 Terminal Dr	In Use	Unleaded Gasoline	63,000	West Shore Pipeline Co
Aboveground Storage Tank	28093	<u>450031</u>	4508 Terminal Dr	In Use	Unleaded Gasoline	63,000	West Shore Pipeline Co
Underground Storage Tank	73164	<u>458233</u>	3922 County B	In Use	Leaded Gasoline	300	George R Stenjem
Aboveground Storage Tank	24983	<u>463665</u>	4215 Terminal Dr	In Use	Diesel	10,000	Venture Fuels LLC



MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

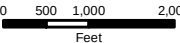
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor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

--- Village of McFarland Extraterritorial Jurisdiction Boundary

▣ Village of McFarland Limits (8/18)

▣ Other Municipal Limits (2018)

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



Date: May 2019

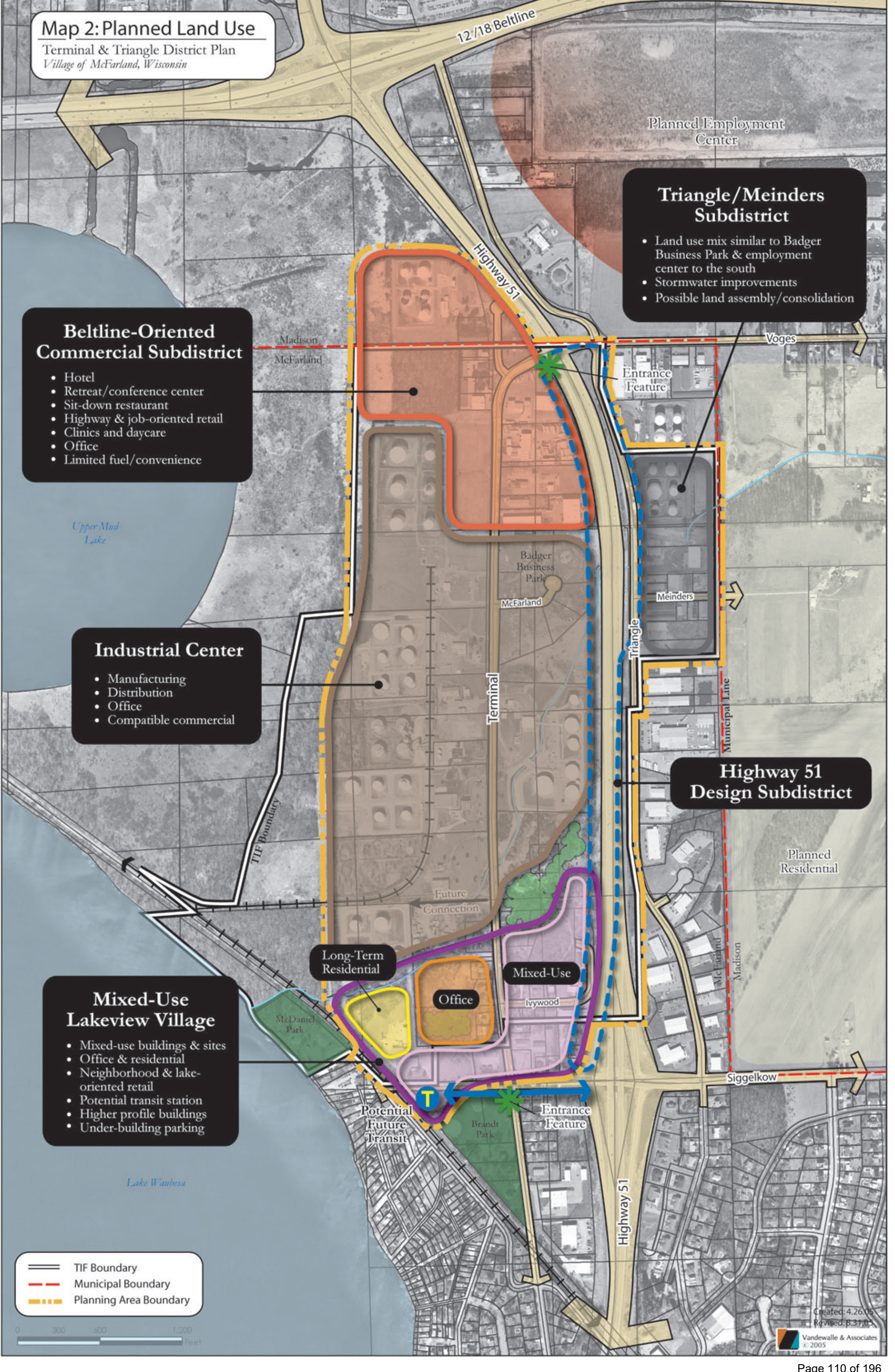
Data Sources: Village of McFarland, Dane County LIO, WDNR, and CARPC



Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Commercial Park	Light industrial, office, research, testing, health care, and other compatible and support uses (e.g., day care, health club, bank). Arranged in a controlled commercial, business, or office park setting, where allowable uses and activities include those associated with low levels of environmental impact, noise, odor, vibrations, and particulate emissions. Served by public sewer and water.	C-P Commercial Park PD Planned Development C-H Highway Commercial (limited use) C-G General Commercial (limited use)	1. Design Commercial Park areas to result in higher-end business campus settings, with high quality building, site, landscape, lighting, signage, and other aspects of project design. 2. Direct heavy industry, truck terminals, large warehouses, and other higher-impact uses to planned Industrial areas instead. 3. Restrict outdoor storage and activities, except where essential to the business operation and fully screened from nearby uses and streets. Fully screen loading and other less attractive areas from off-site views. 4. Rezone sites designated for Commercial Park use only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered. 5. Promote lot sizes and site design that enables future on-site expansion.
Industrial	Manufacturing, warehousing, distribution, office, storage, utility, and other compatible businesses and support uses (e.g., day care, health club, bank). May include screened outdoor storage, and more intensive uses than in other future land use categories. All uses served by public sewer and water systems.	M-IC Manufacturing-Intensive Commercial C-H Highway Commercial (limited use) C-G General Commercial (limited use) Some lands may also be mapped within the “Terminal and Triangle Design Overlay District”	1. Rezone sites designated for Industrial use only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered. 2. Require performance standards as necessary to avoid placing excessive demand on municipal utilities and roads, or creating environmental hazards or unwanted neighborhood impacts. 3. Encourage the redevelopment or intensification of older industrial, storage, and contractor uses and buildings in the Terminal and Triangle District area. Refer to more detailed plans such as the TID #3 Project Plan and Terminal and Triangle District Plan for more detailed policies and recommendations for planned Industrial areas. 4. Encourage the redevelopment of older fuel storage or blending facilities and sites. See the Economic Development chapter for the Village’s updated policy related to new or expanded fuel storage and blending operations.
Mixed Use/Flex Commercial	A carefully designed blend or option of commercial services, retail, office, business park, multiple family residential, and/or institutional land uses, including mixed use sites and/or buildings. Compared to the Neighborhood future land use category, Mixed Use/Flex Commercial areas typically are denser, include some non-residential component, and do not typically include single family housing. All uses served by public sewer and water systems.	Appropriate traditional zoning districts (e.g., C-H, C-P, R-3) or PD or PD-I Planned Development zoning	1. Design “Mixed Use/Flex” areas to skillfully mix different uses on the same area, site, and/or building, and/or to serve as transitions between broader areas of different land uses. This future land use category is NOT intended to enable an unplanned or haphazard mix of different uses on any site or in any area. 2. Preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, screening, signs, and limited traffic and loading, and access from the adjacent collector or arterial street. Utilize the approach and standards in Figure 4-2 in such settings. 3. Rezone sites designated for Mixed Use/Flex use only after public sanitary sewer and water service is available, the land is within Village limits, and a development proposal is offered. 4. Refer also to policies applicable to Two and Multiple Family Residential, Highway and General Commercial, Commercial Park, and other more specific future land use categories that logically guide the development of each planned Mixed Use/Flex area given the range of proposed uses there.

Map 2: Planned Land Use

Terminal & Triangle District Plan
Village of McFarland, Wisconsin



Planned Employment Center

Triangle/Meinders Subdistrict

- Land use mix similar to Badger Business Park & employment center to the south
- Stormwater improvements
- Possible land assembly/consolidation

Beltline-Oriented Commercial Subdistrict

- Hotel
- Retreat/conference center
- Sit-down restaurant
- Highway & job-oriented retail
- Clinics and daycare
- Office
- Limited fuel/convenience

Industrial Center

- Manufacturing
- Distribution
- Office
- Compatible commercial

Mixed-Use Lakeview Village

- Mixed-use buildings & sites
- Office & residential
- Neighborhood & lake-oriented retail
- Potential transit station
- Higher profile buildings
- Under-building parking

Highway 51 Design Subdistrict

- TIF Boundary
- - - Municipal Boundary
- ... Planning Area Boundary

0 300 600 1,200 Feet

Created: 4.26.05
Revised: 8.31.05
Vandewalle & Associates
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Map 6: Mixed-Use Lakeview Village

Terminal & Triangle District Plan
Village of McFarland, Wisconsin

Legend

- Commercial - Retail or office
- Office
- Mixed Use - Ground floor commercial residential above
- Residential
- Parking
- Existing Residences
- Existing Businesses
- Existing trees
- Proposed trees

Industrial Center

High-Track

Prairie Plantings

Future Access

Exxon-Mobil

Stormwater Detention

Lake Views

Leisure

WHITEHORSE

Stormwater Detention

SIGGELKOW

Train Depot

Brandt Park

HIGHWAY 51

See Alternative Office Plan on Page 35

Potential Future Commercial Redevelopment



Condominium



Office



Mixed Use



Train Depot



0 300 Feet

Area could be developed as a mix of office, residential, and retail uses

Future Commuter Rail & Multi-Use Path

Possible Capital View

Lake Views

Lake Waubesa

Created: 5.02.05

Vandewalle & Associates
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Sec. 62-67. - PD Planned Development District.

(a) *General requirements.*

- (1) *Use regulations.* The uses allowable in this district are the uses approved as part of the general or detailed plan for particular sites that are placed in the Planned Development District.
- (2) *Density and dimensional regulations.* This Section sets no prescribed density or dimensional regulations in the Planned Development District.
- (3) *Off-street parking and loading.* There shall be no prescribed requirements for off-street parking and loading in the Planned Development District. However, in the review and approval of any general or detailed plan in a Planned Development District, due consideration shall be given to Subdivision IV of this Division of regulations and requirements for off-street parking and loading facilities for uses similar to those proposed in such plan.
- (4) *Standards.* The following standards shall apply in the review of all general or detailed plans proposed for the Planned Development District:
 - a. The uses proposed in the planned development shall be in general conformance with the Village Comprehensive Plan.
 - b. The establishment, maintenance or operation of the uses proposed in the planned development shall not substantially impair or diminish the use, value and enjoyment of other properties within the neighborhood.
 - c. Traffic circulation into and within the development shall be designed to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also provide for the safe and convenient movement of both vehicles and pedestrians.
 - d. The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and natural bodies of waters, and other significant natural features and control of erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances.
 - e. The planned development shall provide for convenient and harmonious groups of buildings, structures and uses; and buildings shall be spaced and sited to ensure adequate safety, light, ventilation and privacy.
 - f. The following provisions shall apply:
 1. In a planned development for residential use, adequate open space and recreational areas shall be provided in appropriate locations, and all public and common open spaces shall be designed and located to provide safe and convenient access to residents.
 2. Planned Development District housing impacts on community resources in the same manner as other new developments, which are characterized by division of land into

lots. In particular, the additional population density places demands upon Village parks and recreation areas. Accordingly, each dwelling unit newly established shall be required to dedicate land or provide fees in lieu of land, in accordance with the procedures set forth in Section 62-64.

- g. The planned development will not adversely affect the ability of public agencies to provide school or other municipal services.
 - h. The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based on a determination of the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village.
 - i. The proponents of a Planned Development District application shall provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties.
 - j. The proponents of a Planned Development District shall submit a reasonable schedule for the implementation of the development to the satisfaction of the Village Board, including suitable provisions for assurance that each phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point.
- (5) *Minimum area.* A Planned Development District shall not be less than three acres of contiguous land under the same ownership. This Subsection shall not be interpreted to prohibit the post-development sale of all or part of an approved PD subject to the provision of this Section and all applicable statutes and Subdivision regulations.
- (6) *Subdivision review.* The applicable Subdivision review under Chapter 56 shall be carried out as an integral part of the review of a Planned Development District. The plan required must be submitted in a form that substantially satisfies requirements of the Subdivision regulations for the Preliminary and Final Plat approvals. Subdivision application may be submitted for the whole, a part, or parts of the overall planned development as indicated by phases in the detailed plan for staged development.
- (b) *Procedure for establishment of Planned Development Districts.* The provisions set forth in Division 4 of this Article shall apply for the establishment of any Planned Development District, provided the amendatory ordinance shall be considered only in conjunction with a general or detailed plan.
- (c) *Preapplication procedures.* Applicants are encouraged to seek preapplication, conceptual review of proposed plans by the Plan Commission. The Plan Commission is under no obligation to give a

response to such submittals at the same meeting as they are presented. The Plan Commission is entitled to seek outside assistance and sources of critique. No responses by the Plan Commission or by individual Plan Commissioners shall bind the Plan Commission or the Village unless the response is on behalf of the Plan Commission, is in writing and is expressed as a binding response.

- (d) *Approval of general or detailed plan and adoption of zoning ordinance amendment.* In the event that the Village Board approves a general (or detailed) plan and adopts a zoning amendment creating a Planned Development District in connection with such general (or detailed) plan, the requirements of the plan shall constitute the zoning regulations for the district and the zoning district maps shall be amended to show all lands included in such general (or detailed) plan as within the Planned Development District. In the approval of any general (or detailed) plan, the Village Board may stipulate any conditions or restrictions in the establishment, maintenance and operation of any uses proposed in such plan and may also require any guarantees, including the filing of a contract together with a surety, satisfactory in form to the Village Attorney and satisfactory in amount to the Village Engineer, with the Village to ensure that improvements will be installed and completed as proposed in the plan.
- (e) *Recording of approved general or detailed plans and zoning ordinance amendments.* Whenever the Village Board designates land as being within a Planned Development District, the Village Attorney shall record in the Office of the Register of Deeds of Dane County a facsimile copy of the approved general (or detailed) plan, together with a certified copy of the related zoning ordinance amendment and any other action taken thereon by the Village Board. The cost for preparing a facsimile copy of the general (or detailed) plan in recordable form and the recording fee shall be paid by the owners of the lands included in the general (or detailed) plan.
- (f) *Changes or modifications to general or detailed plans and zoning ordinance amendments.* Any approved general or detailed plan, together with the related zoning ordinance amendment, may be amended in whole or in part pursuant to the same procedure and subject to the same limitations by which general or detailed plans were approved and the zoning ordinance amended. However, minor modifications may be made by any general or detailed plan upon approval of the Village Plan Commission provided that such modifications shall be in general conformity with the approved general or detailed plan and shall not substantially change the concept of such approved plan. All approved minor modifications shall become a part of the approved general or detailed plan and shall be recorded as provided in Subsection (e) of this Section. The Plan Commission shall decide whether a proposed amendment is minor or major, with appeals made to the Village Board.
- (g) *Construction of building and establishment of uses.* No zoning or building permit shall be issued until the detailed plan and the related zoning ordinance amendment have been recorded as required above. Within one year of the date of recording of any detailed plan and the zoning ordinance, construction thereon must begin; and construction must be substantially completed

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

- (h) *Procedure for establishment of the Planned Development District—General plan for staged development.*
- (1) *Submittal of general plan.* The general plan shall contain any information and representations deemed necessary by the Plan Commission and shall consist of a statement entitled "Planned Development District—General Plan, Statement of Owner's Intent and Description of Development," which shall include, without limitation, the following:
- a. A legal description describing all of the tract of land included in the proposed development.
 - b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
 - c. A statement describing the proposed development, including the character, method and operation of the development and a development schedule or timetable for construction.
 - d. A statement as to the following data or graphic information referenced to a map or plan of the proposed development:
 1. The location and size of the site including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets, including all public utilities and public easements.
 2. The use and approximate location and bulk of buildings and structures, including number of stories and dimensions of buildings.
 3. The approximate location of vehicular and pedestrian facilities, such as streets, sidewalks and off-street parking areas, including approximate number of parking spaces.
 4. The approximate location of areas for public or common open spaces and for other public or semipublic uses.
 5. A tabulation of land areas for the different types of uses in relation to the total area.
 6. A tabulation of the gross floor areas of buildings by types of uses.
 7. A tabulation of the number of types of dwelling units.
- (2) *Review of general plan.* The Plan Commission shall review the general plan and determine whether it complies with the standards set forth in Subsection (h)(1) of this Section. Following

the review of the general plan, the Plan Commission shall forward the petition to the Village Board, together with a recommendation that the general plan be either approved as submitted, or approved with modifications or disapproved.

(3) *Approval of general plan.*

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

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

- (1) *Submittal of plan.* Within one year after the recording of the general plan and the copy of the related zoning ordinance amendment, a detailed plan for at least one stage of the general plan shall be filed with the Village Clerk-Treasurer, unless an extension is granted by such Village Board. The detailed plan shall contain any information and representation deemed necessary by the Plan Commission and shall consist of a statement entitled, "Planned Development District—Detailed Plan, Statement of Owner's Intent and Description of Development," which shall include without limitations, the following:
 - a. A legal description describing all of the tract of land included in the proposed development, referenced to a locational map indicating the relationship of the tract to the total general plan.
 - b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
 - c. A statement describing the proposed development, including the character, method and operation of the development, and a development schedule or timetable for construction. Where the formation of organizations such as a homeowners' association is proposed, such statement shall include any agreements, bylaws or covenants which govern the organizational structure, use, maintenance and protection of the development and any of its common services, common open spaces or other common facilities.
 - d. A statement as to the following data or graphic information referenced to a map of the proposed development:
 1. The location and size of the site, including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also

adjacent properties and streets.

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

(2) *Review of the detailed plan.*

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

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

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

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

McFarland
SUMMARY SHEET

MEETING DATE: Monday, June 21, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing on a Certified Survey Map (CSM) requested by the Waubesa Village LLC to combine Lot 1 of CSM 14104 (4604, 4606, and 4608 Siggelkow Road), Outlot 20 of Assessor's Plat No. 4 – Township of Blooming Grove (4908 Terminal Drive), and Lot 1 of CSM 7449 (4902 Terminal Drive), McFarland, WI, to create one parcel. The properties are currently zoned C-H Highway Commercial and PD Planned Development District.

PREVIOUS ACTION:

ISSUE SUMMARY:

As part of the development plans for Waubesa Village Phase 4, the Applicant is proposing combining Lot 1 of CSM 14104 (existing Waubesa Village Phases 1-3; 4604, 4606, and 4608 Siggelkow Road), Outlot 20 of Assessor's Plat No. 4 – Township of Blooming Grove (4908 Terminal Drive), and Lot 1 of CSM 7449 (4902 Terminal Drive), McFarland, WI, to create one parcel. Background on the development proposal is presented under Item 4.b of the agenda.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is for a public hearing only. Action on the CSM is scheduled for the July 19th, 2021 Plan Commission meeting.

ATTACHMENTS:

1. 6.21.21 - Quam - CSM - 4902-4908 Terminal Dr - 6.21.21

Please publish in the
McFarland Thistle on
June 3, 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 June 21, 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:

A Certified Survey Map (CSM) requested by the Waubesa Village LLC to combine Lot 1 of CSM 14104 (4604, 4606, and 4608 Siggelkow Road), Outlot 20 of Assessor's Plat No. 4 – Township of Blooming Grove (4908 Terminal Drive), and Lot 1 of CSM 7449 (4902 Terminal Drive), McFarland, WI, to create one parcel. The properties are currently zoned C-H Highway Commercial and PD Planned Development District.

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/87130361177> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: Webinar ID: 871 3036 1177.

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, June 21, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action regarding a Conditional Use Permit (CUP), requested by Wisconsin Power and Light & Alliant Energy for a natural gas regulator station, at Grand View Lot 3, parcel 0610-023-5350-7, (approximate northwest corner of Creamery Road and Elvehjem Roads), McFarland, WI property zoned CO Conservancy.

PREVIOUS ACTION:

May 17, 2021, public hearing held by the Plan Commission on the Conditional Use Permit.

ISSUE SUMMARY:

Summary of Request

Wisconsin Power & Light and Alliant Energy have petitioned the Village to install a 20'x20' natural gas regulator station on Grand View Lot 3; considered the Southern Unit of Grandview Conservancy Park. The site is in the vicinity of existing underground natural gas mains. The property is owned by the Village, zoned CO Conservancy District, and within a designed Capital Area Regional Planning Commission (CARPC) Environmental Corridor. "Utility lines and pumping stations" are a conditional use in the CO District. Applicants are seeking approval of a conditional use permit, and associated site/design review application and easement, the latter will require Village Board approval after consideration of the CUP and site/design application by the Plan Commission. The packet includes the applicant's Plan Commission Application, including responses to the Conditional Use Standards in Sec. 62-111, site/design checklist, easement document, and example images of similar installations. Representatives from Alliant Energy provided an overview of their request at the public hearing held for the project at the May 17th Plan Commission meeting. Based on input received at the May meeting the Applicant has provided additional supplemental materials including a summary of their environmental review and a revised landscaping plan which are included in the packet.

The regulator station will replace an existing underground regulator station that is located on Village property further north on the east side of Creamery Road (parcel 0610-023-3350-1), adjacent to the rear yard of 5702 Country Walk. The existing site is part of the Northern Unit of Grandview Conservancy Park, and is also zoned CO and within the CARPC Environmental Corridor.

Alliant has field staked the location of the proposed station (pink stakes) for informational purposes. The station is proposed to be built on a gravel pad and the applicants propose to screen the regulator station with a locked 6' chain-link fence which will include green privacy



slats similar to the representative image in the packet. Bollards will also be placed on the inside of the fence for safety. The original application included planting arborvitae around the entire station per initial request by Village Public Works Staff. However, upon further discussion, Public Works Staff requested an alternative species as deer and drought conditions are likely to prevent the establishment and survival of the arborvitae. Preferred species include: Little Bluestem (*Schizachyrium scoparium*), Prairie Dropseed (*Sporobolus heterolepis*), or New Jersey Tea (*Ceanothus americanus*). Staff have also requested a 2' gravel pad around the perimeter of the fence to limit the need to trim vegetation along the fence line. Per Village Staff request, Alliant would also provide a 16-foot area around the fence with planted grass which the Village would mow once the grass is established. This grass area would provide a fire break for future prairie prescribed burns completed by Village Staff. Alliant has submitted a revised landscaping plan that addresses Public Works Staff requests for consideration by the Plan Commission. Per Village Staff request, Alliant would also agree to removing the invasive tree/brush growth in approximately the southern 350 feet of the Grandview Conservancy, refer to image in the Village Engineer's Staff Report dated May 5, 2021. This will aid Village Staff efforts to restore the area with native plantings per the Village's 2007 Management Plan for Conservancy Parks. Note, in order to incorporate the new screening species, Alliant needed to expand the entire area to 26' x 26'; however, the station footprint did not change. Staff recommends as a condition of approval revising the easement to include the revised landscape area.

Conditional Use Permit

"Utility lines and pumping stations" are a conditional use in the CO District. 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. 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. 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, and those additional conditions the Plan Commission may seek.

Site Design Review

Site Design Review is required under Sec. 62-310 for any development for which the applicant is a public utility. There are no setback or minimum landscape point requirements under Sec. 62-72 for development in the CO District. The proposed station may be considered similar to an accessory structure given its characteristics. Accessory structures are required to be three feet from the lot lines, which would be provided as submitted. The existing site is flat and the



applicant proposes to grade and install a seed mix/landscaping per the prior description. No buildings, additional access, parking areas, or lighting are proposed with the application.

Other Village Staff Comments

The packet includes review letters provided by the Village Engineer, Police Chief, and Fire & Rescue Department. The Village Attorney has provided recommended revisions to the submitted easement. Alliant has indicated their acceptance of these revisions; however, further revisions are necessary to incorporate the revised landscaping plan.

Public Comments

The packet includes a copy of the two written public comments received by the Department prior to the May public hearing along with the minutes from the public hearing.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

The property is identified in the Public Lands, Recreation, and Environmental Corridor Future Land Use category of the Village's Comprehensive Plan. Figure 4.1 describes the Typical Implementing Zoning Districts as including the CO Conservancy District. Utility and Community Facilities Policy #1 provides the following general statement requiring utilities: Ensure that utility systems have adequate capacity to serve existing customers, and expand capacity if necessary to serve future needs. UCF Policy #3 also states: Coordinate utility and community facility planning with land use, transportation, natural resource, and recreation planning. The property is also part of the Village's 2007 Management Plan for Conservancy Parks. This plan recommends the removal of invasive species and overstocked woody species from the conservancy to allow the establishment of desired prairie species.

ORDINANCE REFERENCE:

Sec. 62-69, Permitted Uses CO District
Sec. 62-72, Bulk Standards CO District
Subdivision II, Conditional Uses
Sec. 62-311, Site Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to approve the Conditional Use Permit, as submitted including revised landscaping plan, by Wisconsin Power and Light & Alliant Energy for a natural gas regulator station, at Grand View Lot 3, parcel 0610-023-5350-7, with the following conditions:

1. Village Board approval of the associated project easement. Applicant to revise the easement in the Village Attorney's staff letter dated June 15, 2021 to include the area within the revised landscaping plan for review by the Village Attorney prior to consideration of the easement by the Village Board.
2. Applicant to provide site invasive tree/brush removal services as outlined in the Village Engineer's staff review letter dated May 5, 2021. Applicant to contact the Director of Public Works to coordinate removal prior to completion of said services.



ATTACHMENTS:

1. Grand View Lot 3-WisconsinPowerLight-Application-03.15.21
2. WPL-Alliant Example Images of Fence and Station
3. Creamery Rd Reg Station Landscape Screening_061621
4. Creamery Rd Reg Station Environmental Permits Letter-06.14.21
5. Village Attorney Memorandum - Alliant Energy Gas Regulation Station - 6-15-21
6. Police Ltr-Alliant Natural Gas Regulation Station-06.10.21
7. Village Engineer-Alliant Energy Gas Regulation Station-05.05.2021
8. McFarland Fire & Rescue-Alliant Energy Gas Regulation Station-03.26.2021
9. Kathy Pease Comments to Plan Commission
10. Nancy Skeffington Comments to Plan Commission - Alliant Energy CUP request

**Village of McFarland
Community & Economic Development Department**

Plan Commission Application – 2021

~Application must be completed in full~

Applicant - Owner	Wisconsin Power and Light	Applicant's Agent	Seth J. Raasch
		Name	
Address	4902 North Biltmore Lane, Madison, WI 53718	Address	1209 Hyland Dr., Stoughton, WI 53589
Email		Email	sethraasch@alliantenergy.com
Phone #		Phone #	608-501-4270
Fax #		Fax #	

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

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

Grand View Lot 3- Parcel Number: 154/0610-023-5350-7

SW 1/4 of SW 1/4- Section 2-T06N-R10E

Natural Gas Regulator Station, Ingress/Egress & Utility Easement (Attached)

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 **Seth J. Raasch**

Signature of Applicant/Agent

Digitally signed by Seth J. Raasch
DN: cn=Seth J. Raasch, o=Wisconsin Power and Light, ou,
email=seth.raasch@alliantenergy.com, c=US
Date: 2021.03.15 11:08:44 -05'00'

03/15/2021

Date

Applicant - Owner	Wisconsin Power and Light	Applicant's Agent	Seth J. Raasch
Address	4902 North Biltmore Lane, Madison, WI 53718	Address	1209 Hyland Dr, Stoughton, WI 53589
Email		Email	sethraasch@alliantenergy.com
Phone #		Phone #	608-501-4270
Fax #		Fax #	
Project Site Address		Parcel No.	

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. **This reg. station will replace the existing reg. station that is located along Creamery Rd. It will provide the residents of McFarland with natural gas service. It will be protected from the public via a locked chain-link fence and bollards inside the fence to prevent vehicle damage. It will be screened with arbor vitae to help blend it into the proposed prairie restoration area to the north.**
- b. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land. **The residents in the area should see no noticeable change in natural gas service. The closest neighbor is approx. 350' to the east. The existing trees and arbor vitae screen should restrict visibility of the proposed site from their residence.**
- c. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. **The new reg. station will continue to allow the expansion of natural gas service to residents and businesses within the McFarland gas district.**

- d. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided. All necessary utilities are located adjacent to the proposed site. The bike path at the corner of Creamery and Elvehjem Roads will be used for access to the site. The site currently slopes to the north. Post construction the site will maintain a northernly slope that will be mowable with a commercial mower.
- e. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. Ingress/egress is included in the proposed easement at the corner of Creamery and Elvehjem Rd. Post construction the site will only require a few visits yearly to perform maintenance. These visits will be by technicians in light/medium duty pickup trucks.
- f. The conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located. N/A, The proposed station will meet all state and federal codes required by PSC 135 (WI Gas Safety) and US DOT Part 192 (Transportation of Gas by Pipeline).
- g. The proposed use does not violate floodplain regulations governing the site. The proposed site is not located within any floodplains.
- h. That the proposed use will not violate any applicable regulation in the McFarland Municipal Code or any other applicable law or regulation. N/A, several reg. stations currently feed the Village of McFarland. The proposed station will meet all state and federal codes required by PSC 135 (WI Gas Safety) and US DOT Part 192 (Transportation of Gas by Pipeline).
- 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. N/A, no buildings will be constructed on the proposed easement.
- 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. This reg. station feeds the southern portion of McFarland with natural gas. It will be surrounded with a chain-link fence to protect it from intrusion.
 2. The prevention and control of water pollution including sedimentation. The area will be surrounded by straw wattles during construction to prevent any runoff from leaving the site. Post construction, the slopes will be stabilized and all disturbed areas will be seeded. Erosion control measures will be removed once area has achieved 70% growth.
 3. Existing topographic and drainage features and vegetative cover on the site. Half of the existing site is a mowed area along the bike path. The other half is a natural area that may be restored to prairie in the future.
 4. The location of the site with respect to floodplains and floodways of rivers and streams. This location is not located in any floodplains.
 5. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover. The site will feature a 20' x 20' gravel pad. Approximately, 16' from the gravel pad north will be graded and replanted with a seed mix so that it can be maintained by a commercial mower.
 6. The location of the site with respect to existing or future access roads. The proposed easement site will be accessed via the bike path at the corner of Creamery and Elvehjem Roads.
 7. The need of the proposed use for a shoreland location. (if applicable) N/A
 8. Its compatibility with uses on adjacent land. The station will be screened with a chainlink fence and privacy slats. Arbor vitae will surround the site to screen it from the surrounding area.
 9. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems. N/A

Site and Design Plans

Check List

Date received: _____

Subject property address: _____

Landowner's name: _____

Landowner's address: _____

Landowner's phone/fax: _____

Landowner's email: _____

Agent's name: _____

Agent's address: _____

Agent's phone/fax: _____

Agent's email: _____

- X A. Title Block that indicates name and address of the current property owner.
- NA B. Name and signature of the designer.
- X C. Date of original plan and latest date of revised plan.
- X D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.
- NA E. Existing zoning _____ Proposed rezoning ____yes ____no
- X F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- NA G. All required building setback lines.
- X 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.
- X 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.
- NA J. Existing and proposed site and building signage.
- NA K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.
- NA L. The location of all outdoor storage areas; including proposed screening materials and colors._
- NA M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.
- NA N. The location and type of any permanently protected green space areas.
- NA O. The location and elevation of any wetlands or floodplains.

- NA P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.
- X 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.
- X R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.
- NA S. Hydrant locations and Fire Department Connection.
- NA T. Lighting Plans including photometrics and description of fixture types, heights and orientation.
- X U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.
- X V. Existing or proposed easements.
- X W. A legal description of the subject property.

General Comments:

Alliant Energy is requesting a 20'x20' easement from the Village of McFarland for the construction of a regulator station that will feed the southern portion of McFarland. The station will be protected by a 6' chain-link fence with green privacy slats. Per Jim Hessling's request, the area will be mowed prior to construction and the reg. station will be surrounded by arbor vitae for screening. Additionally, 16' feet north of the gravel pad, located within the easement, will be sloped to allow mowing with a commercial mower.

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.

EXHIBIT B

BEING LOT 3, GRAND VIEW, RECORDED IN VOLUME 54 OF PLATS,
PAGES 32 AND 33, DOCUMENT NO. 1824481, LOCATED IN THE
SW 1/4 OF THE SW 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 10 EAST,
VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN

LEGEND

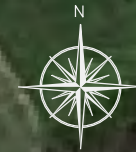
- (...) RECORDED AS
 --- EASEMENT LIMITS
 --- PROPERTY LINE
 ● FOUND 3/4" REBAR
 ○ FOUND 1" IRON PIPE
 --- E --- EXISTING UG. ELECTRIC
 --- OH --- EXISTING OH. ELECTRIC

COURSE TABLE:

A - B	N89°29'48"E	1088.41'
B - C	N00°30'12"W	60.61'
C - D	N89°29'48"E	24.72'
D - E	N48°40'31"E	99.58'
E - F	S39°57'49"E	112.41'
R = 283.28' L = 113.16'		
F - G	N89°53'07"W	31.60'
G - H	S44°20'34"W	55.38'
H - B	S89°29'48"W	100.87'

NOTE:

Walking path to be used for Ingress / Egress
access to Gas Regulation Station.



BEARINGS REFERENCED TO
WISCONSIN COUNTY COOR. SYSTEM,
DANE COUNTY

LOT 3 GRAND VIEW

VILLAGE OF McFARLAND
PROPERTY No. 061002353507

P.O.C.

A

SW CORNER
SECTION 02

C

B

P.O.B.

D

GAS
REGULATING
STATION

20'

WALKING PATH

E

F

G

H

LLOYD A. & DAPHNE H. SCHNEIDER

CREAMERY

ROAD

DANE COUNTY PARKS



This drawing shall be used solely for easement description
purposes and thus may only be relied upon for such purpose.

If this bar does not measure 1" then drawing is not to scale.

0 20 40
SCALE: 1" = 40'

WP&L UTILITY EASEMENT MAP

PROPERTY OWNER / EASEMENT GRANTOR:
VILLAGE OF McFARLAND

Drawn:	TJT	Date:	01/06/2021
Scale:	1" = 40'	SHEET	1 OF 1

Document No.

EASEMENT
NATURAL GAS REGULATOR STATION,
INGRESS/EGRESS & UTILITY EASEMENT

The undersigned **Village of McFarland, a Wisconsin municipal corporation, (hereinafter called the "Grantor")**, in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **Wisconsin Power and Light Company, a Wisconsin corporation, (hereinafter called the "Grantee")**, the Grantee's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove the Designated Facilities, as defined below, upon, in, over, through and across lands owned by the Grantor in the **Village of McFarland, County of Dane, State of Wisconsin**, said "Easement Area" to be described as follows:

See Exhibit "A" for the legal description of the Easement Area and Exhibit "B" for the depiction of the Easement Area, attached hereto and made a part hereof.

This easement is subject to the following conditions:

1. **Designated Facilities:** This easement is for a gas regulator station, along with underground natural gas line and communication line facilities, including but not limited to pipelines with valves, main and service laterals, fences and any other components as Grantee may select for use in transmission and distribution of natural gas products or communication signals (collectively, the "Designated Facilities").
2. **Access:** The Grantee and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to the Easement Area.
3. **Buildings and Structures:** The Grantor agrees within the Easement Area not to construct or place buildings, structures, or other improvements, or place water, sewer or drainage facilities; all without the express written consent of the Grantee.
4. **Landscaping and Vegetation:** No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted. The Grantee has the right to trim or remove trees, bushes and brush within the Easement Area without replacement or compensation hereinafter. The Grantee may treat the stumps of any trees, bushes or brush to prevent re-growth and apply herbicides in accordance with applicable laws, rules and regulations, for tree and brush control.
5. **Elevation:** After the installation of the facilities and final grading of the Easement Area, the Grantor agrees not to alter the grade of the existing ground surface by more than six (6) inches or place rocks or boulders more than eight (8) inches in diameter, within the Easement Area, without the express written consent of the Grantee.
6. **Restoration and Damages:** The Grantee shall restore, cause to have restored or pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than trees trimmed or cut down and removed), caused by the construction, maintenance or removal of said facilities.
7. **Rights not granted to the Grantee:** The Grantee shall not have the right to construct or place buildings or any other facilities other than the above Designated Facilities.
8. **Reservation of use by the Grantor:** The right is hereby expressly reserved to the Grantor, the heirs, successors and assigns, of every use and enjoyment of said land within the Easement Area consistent with rights herein granted.
9. **Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.

Record this document with the Register of Deeds

Name and Return Address:

Alliant Energy
Attn: Real Estate Department
4902 North Biltmore Lane
P.O. Box 77007
Madison, WI 53707-1007

Parcel Identification Number(s)

154/0610-023-5350-7

WITNESS the signature(s) of the Grantor this _____ day of _____, 20_____.

Village of McFarland, a Wisconsin municipal corporation

_____(SEAL)
Signature

_____(SEAL)
Signature

Printed Name and Title

Printed Name and Title

_____(SEAL)
Signature

_____(SEAL)
Signature

Printed Name and Title

Printed Name and Title

ACKNOWLEDGEMENT

STATE OF WISCONSIN }
COUNTY OF DANE } SS

Personally came before me this _____ day of _____, 20_____, the above named _____

_____ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Signature of Notary

Printed Name of Notary

Notary Public, State of Wisconsin

My Commission Expires (is) _____

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

Personally came before me this _____ day of _____, 20_____, the above named _____

_____ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Signature of Notary

Printed Name of Notary

Notary Public, State of _____

My Commission Expires (is) _____

This instrument drafted by

Seth J. Raasch

Jordan R. Oosterhouse

Checked by

March 15, 2021

ECRM1333042 Rev 2 05/18

Project Title:	Creamery RD. Reg Station
ERP Activity ID:	4062292
Tract No.:	1 of 1
REROW No.:	

Exhibit A

An easement for a gas regulator station twenty (20) feet in width located within Lot 3, of Grand View Subdivision, recorded on March 20, 1984, in Volume 54 of Plats, on Pages 32 & 33, as Document Number 1824481, in the office of the Register of Deeds for Dane County Wisconsin and more particularly described as follows:

Commencing at the southwest (sw) corner of Section 2, Township 6 North, Range 10 East, Village of McFardland, Dane County, Wisconsin;
thence North 89°29'48" East, 1088.41 feet along the south line of said Section 2;
thence North 44°29'48" East, 50.36 feet to the Point of Beginning of the gas regulator station, lying ten (10) feet on each side of the following described reference line;
thence North 00°30'12" West, 20.00 feet and there terminating.

ALSO,

A ten (10) foot wide ingress/egress easement lying five (5) feet on each side of the following described reference line and more particularly described as follows:

Commencing at the southwest (sw) corner of said Section 2;
thence North 89°29'48" East, 1088.41 feet along the south line of said Section 2;
thence North 44°29'48" East, 50.36 feet to the Point of Beginning of said ingress/egress easement;
thence South 00°30'12" East, 26.10 feet;
thence South 89°53'20" East, 24.50 feet;
thence North 84°32'46" East, 27.86 feet;
thence North 77°28'21" East, 32.97 feet;
thence North 51°16'39" East, 33.35 feet;
thence North 44°20'34" East, 30.74 feet to a point on the southwesterly right-of-way of Creamery Road and there terminating.

ALSO,

A twenty (20) foot wide utility easement, lying ten (10) feet on each side of the following described reference line and more particularly described as follows:

Commencing at the southwest (sw) corner of said Section 2;
thence North 89°29'48" East, 1088.41 feet along the south line of said Section 2;
thence North 44°29'48" East, 50.36 feet;
thence North 00°30'12" West, 10.00 feet to the Point of Beginning of said utility easement;
thence North 48°40'31" East, 116.00 feet, to a point on the southwesterly right-of-way of Creamery Road and there terminating.

AND,

Commencing at the southwest (sw) corner of Section 2;
thence North 89°29'48" East, 1088.41 feet along the south line of said Section 2;
thence North 44°29'48" East, 50.36 feet;
thence North 00°30'12" West, 10.00 feet to the Point of Beginning of said utility easement;
thence South 89°53'07" East, 150.47 feet, to a point on the southwesterly right-of-way of Creamery Road and there terminating.

AND,

Commencing at the southwest (sw) corner of Section 2;
thence North 89°29'48" East, 1088.41 feet along the south line of said Section 2;
thence North 44°29'48" East, 50.36 feet; to the Point of Beginning of said utility easement;

thence South 86°04'18" East, 69.10 feet;
thence North 01°16'20" East, 39.45 feet;
thence South 87°37'32" West, 28.55 feet and there terminating.

Easement widths are lengthened or shortened to end at the property lines that are intersected by the above described reference lines and as depicted on Exhibit "B".

Grantor's deed recorded on January 8, 1996, as Document Number 2730179, in the office of the Register of Deeds for Dane County, Wisconsin.

Being located within Said Lot 3, in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 2, Town 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin.

LEGEND

- (...) RECORDED AS
 --- EASEMENT LIMITS
 - - - - UTILITY EASEMENT CENTERLINE
 - - - - INGRESS / EGRESS EASEMENT CENTERLINE
 ——— PROPERTY LINE
 ● FOUND 3/4" REBAR
 ○ FOUND 1" IRON PIPE

COURSE TABLE:

A - B N89°29'48"E 1088.41'
 B - C N44°29'48"E 50.36'

REGULATING STATION - (20' x 20')

C - K N00°30'12"W 20.00'

INGRESS / EGRESS EASEMENT - (10' WIDE)

C - D S00°30'12"E 26.10'

D - E S89°53'20"E 24.50'

E - F N84°32'46"E 27.86'

F - G N77°28'21"E 32.97'

G - H N51°16'39"E 33.35'

H - I N44°20'34"E 30.74'

UTILITY EASEMENT - (20' WIDE)

J - L N48°40'31"E 116.00'

J - M S89°53'07"E 150.47'

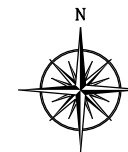
C - N S86°04'18"E 69.10'

N - O N01°16'20"E 39.45'

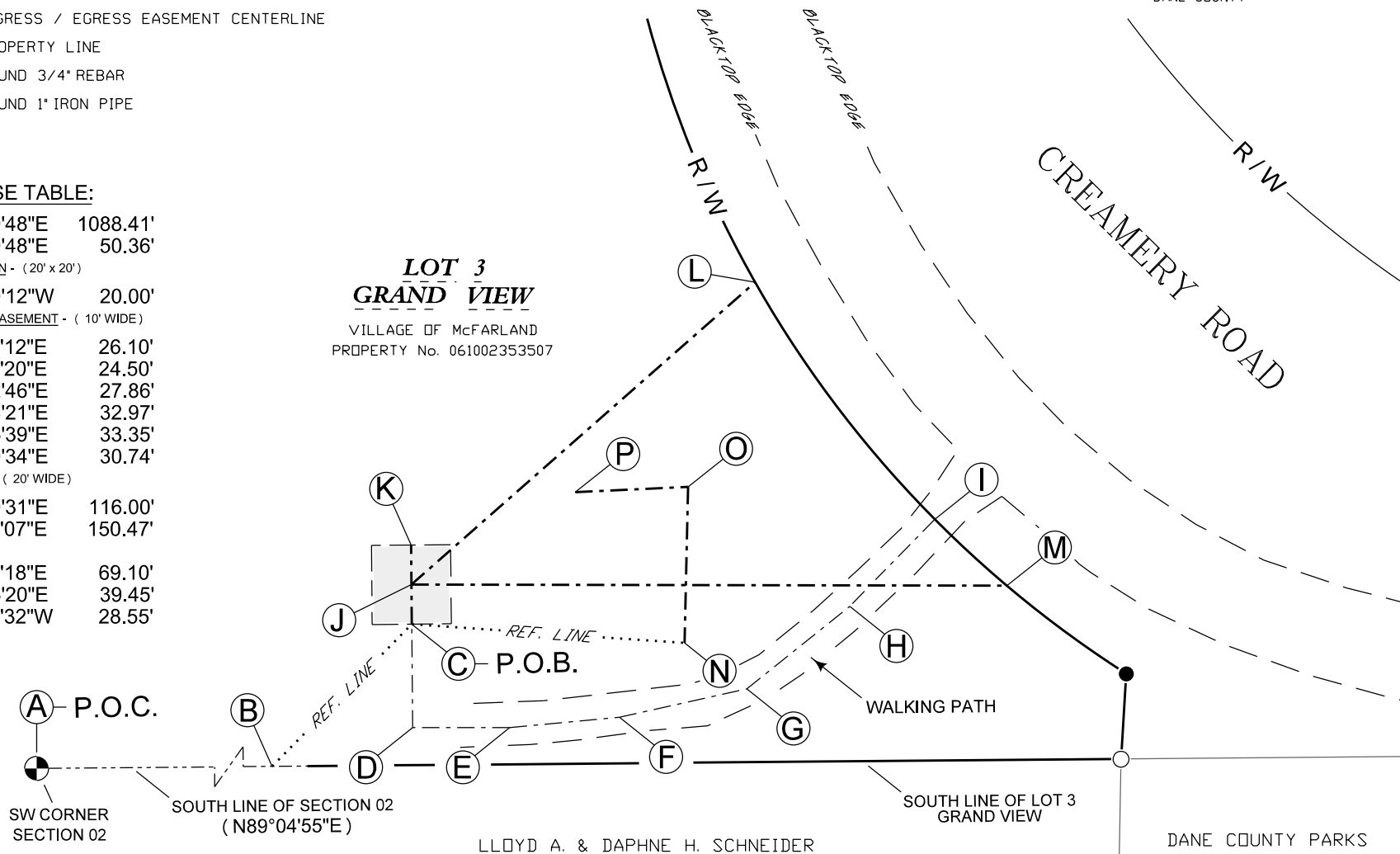
O - P S87°37'32"W 28.55'

EXHIBIT B

BEING LOT 3, GRAND VIEW, RECORDED IN VOLUME 54 OF PLATS,
 PAGES 32 AND 33, DOCUMENT NO. 1824481, LOCATED IN THE
 SW 1/4 OF THE SW 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 10 EAST,
 VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN



BEARINGS REFERENCED TO
 WISCONSIN COUNTY COOR. SYSTEM,
 DANE COUNTY



This drawing shall be used solely for easement description
 purposes and thus may only be relied upon for such purpose.

If this bar does not measure 1"
 then drawing is not to scale.

0 20 40
 SCALE: 1" = 40'

WP&L UTILITY EASEMENT MAP

PROPERTY OWNER / EASEMENT GRANTOR:
 VILLAGE OF McFARLAND

Drawn: TJT

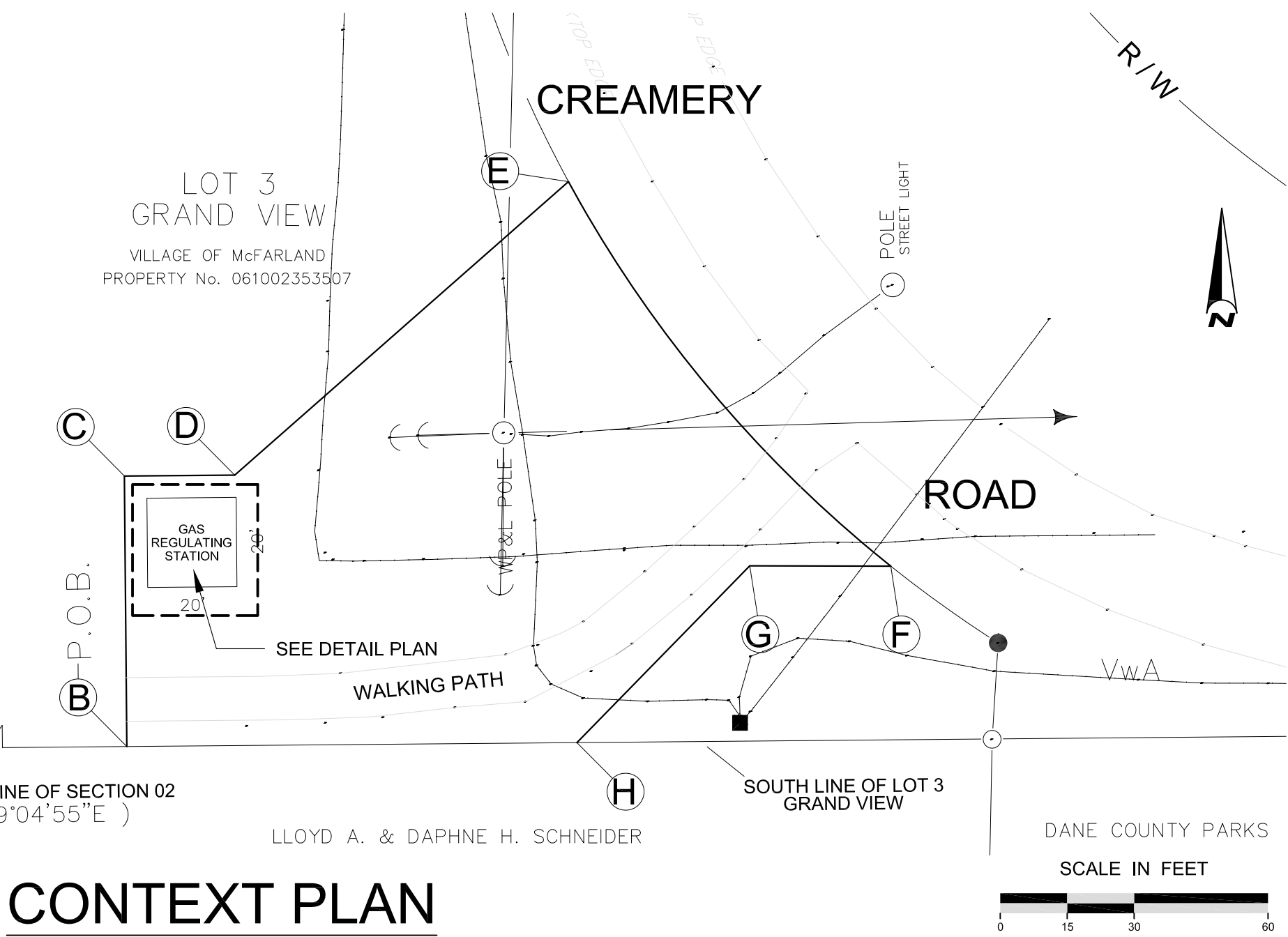
Date: 11/11/2020

Scale: 1" = 40'

SHEET 1 OF 1







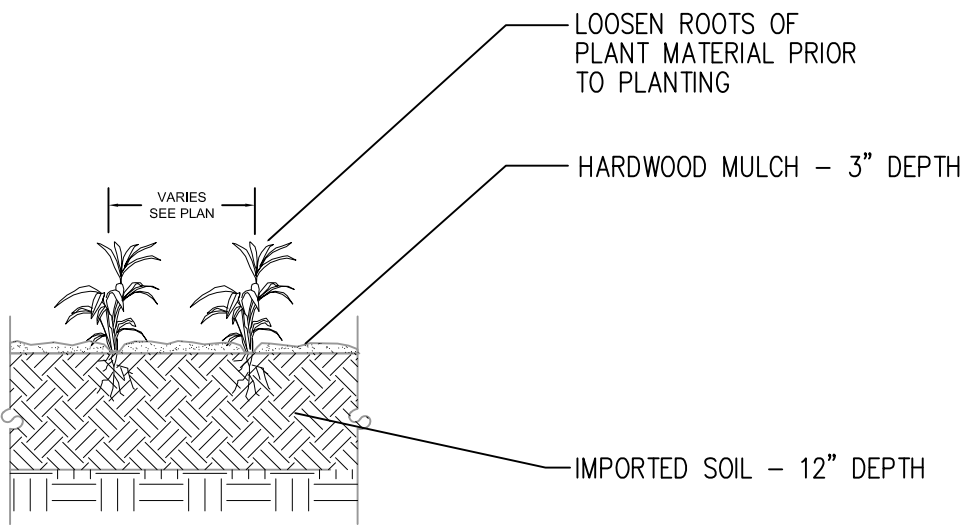
CONTEXT PLAN

GENERAL NOTES

1. LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
4. LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS.
5. LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
6. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO FINAL ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

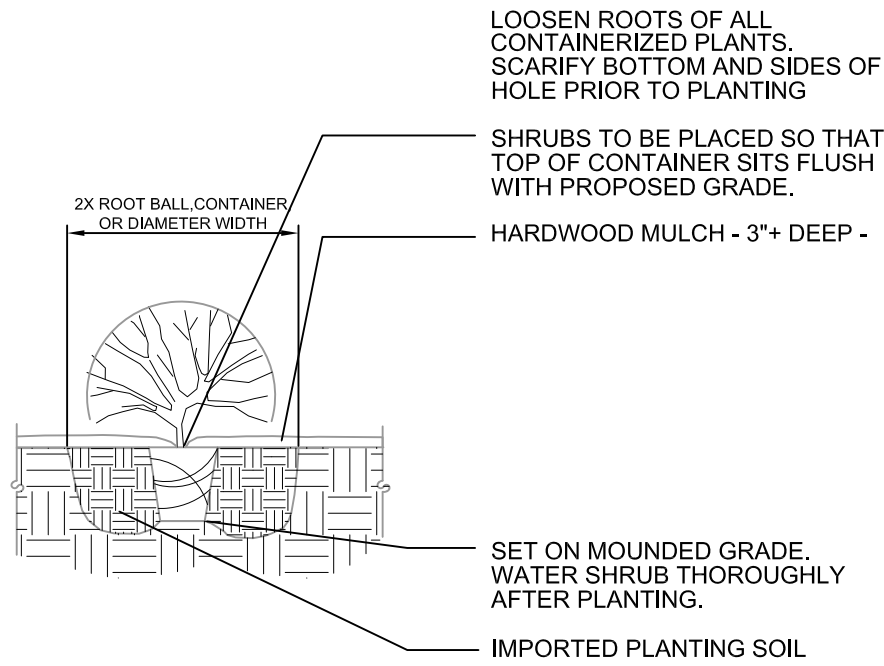
PLANTING NOTES

1. NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
3. PLANT SYMBOLS ON PLAN DRAWING TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.
4. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS GRANTED BY THE LANDSCAPE ARCHITECT TO THE LANDSCAPE CONTRACTOR.
5. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
6. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
7. PLANTING AREA TO RECEIVE 12" IMPORTED TOPSOIL TO BE COVERED WITH WOVEN GEOTEXTILE WEED CONTROL FABRIC AND 3" DEPTH SHREDDED HARDWOOD MULCH.
8. HARDWOOD MULCH TO CONSIST OF RAW WOOD MATERIAL FROM HARDWOOD SPECIES THAT IS THE PRODUCT OF A MECHANICAL CHIPPER, HAMMERMILL, OR TUB GRINDER. MATERIAL TO BE FREE OF MOLD, DIRT, SAWDUST, AND DELETERIOUS MATERIAL. MAXIMUM LENGTH OF INDIVIDUAL PIECES NOT TO EXCEED 12". MAXIMUM WIDTH OF INDIVIDUAL PIECES NOT TO EXCEED 2". MIX SHALL BE DARK BROWN IN COLOR AND CONSIST OF NO MORE THAN 20% BARK OR GREEN-LEAF MATERIAL.
9. WATER ALL PLANT MATERIAL WITHIN 2 HOURS OF PLANTING. APPLY ENOUGH WATER TO THOROUGHLY SATURATE ALL PLANTING SOIL.
10. LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED. CONTRACTOR TO REPLACE ALL DEAD AND/OR DYING PLANT MATERIAL AT THE END OF THE WARRANTY PERIOD AND WATER ADEQUATELY TO ENSURE SURVIVAL.



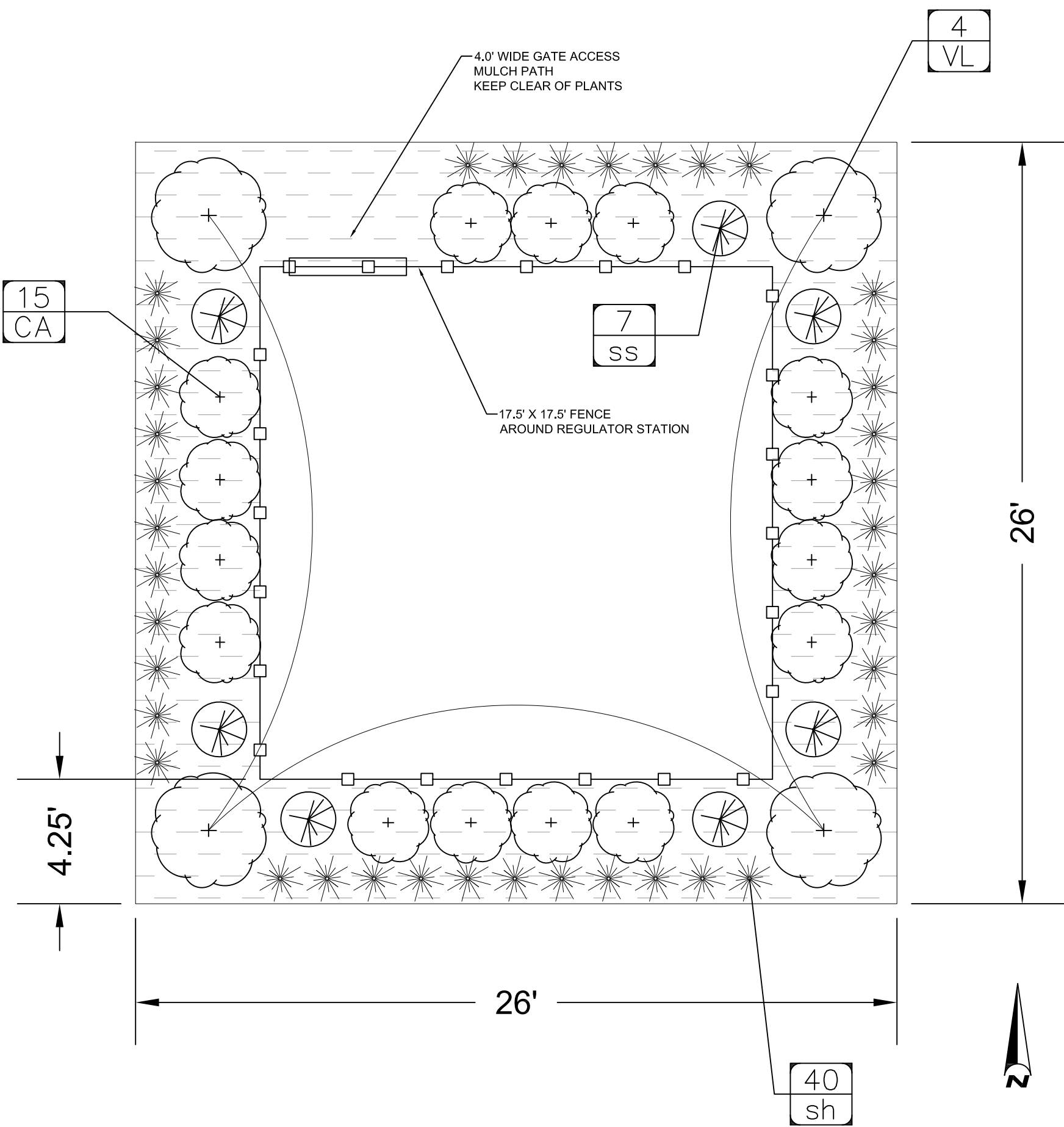
PERENNIAL PLANTING DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE



DETAIL SCREENING PLAN

LEGEND:	
	LITTLE BLUESTEM GRASS
	PRAIRIE DROPSEED GRASS
	DECIDUOUS SHRUB
	HARDWOOD MULCH

Deciduous Shrub Planting Schedule

Symbol	Quantity	Scientific Name	Common Name	Size	Cont.	Type
CA	15	Ceanothus americanus	New Jersey Tea	24" Height	#3 Cont.	4' O.C.
VL	4	Viburnum lentago	High Bush Cranberry	36" Height	#5 Cont.	10' O.C.
19	Deciduous Shrub Total					

Perennial Planting Schedule

Symbol	Quantity	Scientific Name	Common Name	Size	Type	Spacing
ss	7	Schizachyrium scoparium	Little Bluestem	#1	Cont.	24" O.C.
sh	40	sporobolus heterolepis	Prairie Dropseed	#1	Cont.	24" O.C.
47	Perennial Total					

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN.

BRITTA M. HANSEN
DATE: 06/16/2021

LICENSE # 736-14

SUBMISSION DATE:
06/16/2021

DESIGN BY BH
DRAWN BY BH

EOR PROJECT NO.
1530-6008

EOR Emmons & Olivier
Resources, Inc.
119 South Main Street
Cottage Grove, WI
Tele: 608.839.4422
www.eorinc.com



GAS REGULATOR STATION

VILLAGE OF McFARLAND, DANE
COUNTY, WISCONSIN

STATE PROJECT NO.

CITY PROJECT NO.

LANDSCAPE SCREENING PLAN

SHEET 00 OF 00 SHEETS



Alliant Energy
4902 North Biltmore Lane
P.O. Box 77007
Madison, WI 53707-1007

1-800-ALLIANT (800-255-4268)
alliantenergy.com

June 14th, 2021

Andrew Bremer
5915 Milwaukee St
PO Box 110
McFarland, WI 53558

Andrew,

A full environmental review was performed by Alliant Energy's Environmental Group and environmental consultant (EOR – Emmons & Oliver Resources formerly Montgomery Associates: Resource Solutions).

- EOR put an application together and submitted it to Village of McFarland.

Required Permits: Village of McFarland Erosion Control Permit

Permits Evaluated:

Department of Natural Resources (WDNR) General Permit (GP) 3 Wetland Permit – it was determined the project did not trigger coverage under the GP3 (due to less than 400 sq. ft of disturbance in wetland or hydric soils).

National Heritage Inventory (NHI) Threatened and Endangers (T&E) Species – the WDNR NHI confidential database was used to review for the presence of T&E species by a WPL Certified NHI Reviewer.

- Rusty patch bumble bee – not suitable habitat exists on the project area
- Bald eagle's nest – no Incidental Take permit or avoidance measures are needed due to the nest being greater than 660' away from an active nest or constructed outside of nesting season (Jan. 15 – July 31).

Wisconsin Historical Society (WHS) Confidential database of known culturally sensitive archeological sites and historical structures was reviewed by WPL internal certified reviewer and no sites were within the project boundary.

Please let me know if you have any questions.

Best regards,

Aaron Welsh, PE | Mgr Project Manager

ALLIANT ENERGY

4902 North Biltmore Ln | Madison, WI 53718

Office: (608) 458-3085

Cell: (608) 630-0515

alliantenergy.com | aaronwelsh@alliantenergy.com

REUTER, WHITISH & EVANS, S.C.

**ATTORNEYS AT LAW
44 EAST MIFFLIN ST., SUITE 306
MADISON, WISCONSIN 53703**

**ALLEN D. REUTER
BARBARA O. WHITISH (1952-2013)
DANIEL J. EVANS
DAVID D. RELLES
KEVIN F. MILLIKEN (OF COUNSEL)
NOAH B. RELLES**

**TELEPHONE
(608) 250-9053**

**FACSIMILE
(608) 250-9054**

MEMORANDUM

To: Andrew Bremer, Community & Economic Development Director
From: Allen D. Reuter, Village Attorney
Date: June 15, 2021
Re: WP&L Gas Regulator Station Easement

I have reviewed the revised easement provided by Alliant Energy on June 7, 2021 for the proposed Creamery Road gas regulator station. The revised easement incorporates all of the changes I requested on April 2, 2021. There is, however, one typographical error in paragraph 2 that should be corrected. (See attached)

With the minor correction noted, I have no further recommendations for changes to the revised easement.

Document No.

EASEMENT
NATURAL GAS REGULATOR STATION,
INGRESS/EGRESS & UTILITY EASEMENT

The undersigned **Village of McFarland, a Wisconsin municipal corporation, (hereinafter called the "Grantor")**, in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **Wisconsin Power and Light Company, a Wisconsin corporation, (hereinafter called the "Grantee")**, the Grantee's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove the Designated Facilities, as defined below, upon, in, over, through and across lands owned by the Grantor in the **Village of McFarland, County of Dane, State of Wisconsin**, said "Easement Area" to be described as follows:

See Exhibit "A" for the legal description of the Easement Area and Exhibit "B" for the depiction of the Easement Area, attached hereto and made a part hereof.

This easement is subject to the following conditions:

1. **Designated Facilities:** This easement is for a gas regulator station, along with underground natural gas line and related communication line facilities, including but not limited to pipelines with valves, main and service laterals, fences and any other components as Grantee may select for use in transmission and distribution of natural gas products or communication signals (collectively, the "Designated Facilities"). All Designated Facilities other than fencing, security and protective devices and landscaping shall be located underground except those natural gas facilities required by regulation or good engineering practices to be located at or above grade. The Designated Facilities and landscaping shall be installed and maintained in accordance with the site plan approved by the Village of McFarland, and all applicable codes and regulations.
2. **Access:** The Grantee and its agents shall have the right of reasonable ingress and egress to, over and across the lands described as ten (10) foot wide ingress/egress easements in Exhibit A.
3. **Buildings and Structures:** The Grantor agrees within the Easement Area not to construct or place buildings, structures, or other improvements, or place water, sewer or drainage facilities other than within the access easement area described in Exhibit A; without the express written consent of the Grantee.
4. **Landscaping and Vegetation:** No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted. The Grantee has the right to trim or remove such trees, bushes and brush within the Easement Area without replacement or compensation hereinafter. The Grantee may treat the stumps of any trees, bushes or brush to prevent re-growth and apply herbicides in accordance with applicable laws, rules and regulations and manufacturer recommendations, for tree and brush control. Provided, however, that nothing in this paragraph permits Grantee's removal of landscaping plantings required by the applicable site plan approval.
5. **Elevation:** After the installation of the facilities and final grading of the Easement Area, the Grantor agrees not to alter the grade of the existing ground surface by more than six (6) inches or place rocks or boulders more than eight (8) inches in diameter, within the Easement Area, without the express written consent of the Grantee. This paragraph does not apply to the access easement described in Exhibit A provided that reasonable access is maintained.
6. **Restoration and Damages:** The Grantee shall restore, cause to have restored or pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, paths, fields and field tile (other than trees trimmed or cut down and removed as permitted hereunder), caused by the construction, maintenance or removal of said facilities.
7. **Rights not granted to the Grantee:** The Grantee shall not have the right to construct or place buildings or any other facilities other than the above Designated Facilities.
8. **Reservation of use by the Grantor:** The right is hereby expressly reserved to the Grantor, the heirs, successors and assigns, including the general public as permitted by Grantor, of every use and enjoyment of said land within the Easement Area consistent with rights herein granted.
9. **Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.

Record this document with the Register of Deeds

Name and Return Address:

Alliant Energy
Attn: Real Estate Department
4902 North Biltmore Lane
P.O. Box 77007
Madison, WI 53707-1007

Parcel Identification Number(s)

154/0610-023-5350-7

WITNESS the signature(s) of the Grantor this _____ day of _____, 20_____.

Village of McFarland, a Wisconsin municipal corporation

_____(SEAL)
Signature

_____(SEAL)
Signature

Printed Name and Title

Printed Name and Title

_____(SEAL)
Signature

_____(SEAL)
Signature

Printed Name and Title

Printed Name and Title

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
 } SS
COUNTY OF DANE)

Personally came before me this _____ day of _____, 20_____, the above named _____

_____ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Signature of Notary

Printed Name of Notary

Notary Public, State of Wisconsin

My Commission Expires (is) _____

ACKNOWLEDGEMENT

STATE OF _____)
 } SS
COUNTY OF _____)

Personally came before me this _____ day of _____, 20_____, the above named _____

_____ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Signature of Notary

Printed Name of Notary

Notary Public, State of _____

My Commission Expires (is) _____

This instrument drafted by

Seth J. Raasch

Jordan R. Oosterhouse

Checked by

June 7, 2021

ECRM1333042 Rev 2 05/18

Project Title:	Creamery RD. Reg Station
ERP Activity ID:	4062292
Tract No.:	1 of 1
REROW No.:	

Exhibit A

An easement for a gas regulator station twenty (20) feet in width located within Lot 3, of Grand View Subdivision, recorded on March 20, 1984, in Volume 54 of Plats, on Pages 32 & 33, as Document Number 1824481, in the office of the Register of Deeds for Dane County Wisconsin and more particularly described as follows:

Commencing at the southwest (sw) corner of Section 2, Township 6 North, Range 10 East, Village of McFardland, Dane County, Wisconsin;
thence North 89°29'48" East, 1088.41 feet along the south line of said Section 2;
thence North 44°29'48" East, 50.36 feet to the Point of Beginning of the gas regulator station, lying ten (10) feet on each side of the following described reference line;
thence North 00°30'12" West, 20.00 feet and there terminating.

ALSO,

A ten (10) foot wide ingress/egress easement lying five (5) feet on each side of the following described reference line and more particularly described as follows:

Commencing at the southwest (sw) corner of said Section 2;
thence North 89°29'48" East, 1088.41 feet along the south line of said Section 2;
thence North 44°29'48" East, 50.36 feet to the Point of Beginning of said ingress/egress easement;
thence South 00°30'12" East, 26.10 feet;
thence South 89°53'20" East, 24.50 feet;
thence North 84°32'46" East, 27.86 feet;
thence North 77°28'21" East, 32.97 feet;
thence North 51°16'39" East, 33.35 feet;
thence North 44°20'34" East, 30.74 feet to a point on the southwesterly right-of-way of Creamery Road and there terminating.

ALSO,

A twenty (20) foot wide utility easement, lying ten (10) feet on each side of the following described reference line and more particularly described as follows:

Commencing at the southwest (sw) corner of said Section 2;
thence North 89°29'48" East, 1088.41 feet along the south line of said Section 2;
thence North 44°29'48" East, 50.36 feet;
thence North 00°30'12" West, 10.00 feet to the Point of Beginning of said utility easement;
thence North 48°40'31" East, 116.00 feet, to a point on the southwesterly right-of-way of Creamery Road and there terminating.

AND,

Commencing at the southwest (sw) corner of Section 2;
thence North 89°29'48" East, 1088.41 feet along the south line of said Section 2;
thence North 44°29'48" East, 50.36 feet;
thence North 00°30'12" West, 10.00 feet to the Point of Beginning of said utility easement;
thence South 89°53'07" East, 150.47 feet, to a point on the southwesterly right-of-way of Creamery Road and there terminating.

AND,

Commencing at the southwest (sw) corner of Section 2;
thence North 89°29'48" East, 1088.41 feet along the south line of said Section 2;
thence North 44°29'48" East, 50.36 feet; to the Point of Beginning of said utility easement;

thence South 86°04'18" East, 69.10 feet;
thence North 01°16'20" East, 39.45 feet;
thence South 87°37'32" West, 28.55 feet and there terminating.

Grantor's deed recorded on January 8, 1996, as Document Number 2730179, in the office of the Register of Deeds for Dane County, Wisconsin.

Being located within said Lot 3, in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 2, Town 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin.

LEGEND

- (...) RECORDED AS
- — — — — EASEMENT LIMITS
- - - - - UTILITY EASEMENT CENTERLINE
- - - - - INGRESS / EGRESS EASEMENT CENTERLINE
- — — — — PROPERTY LINE
- FOUND 3/4" REBAR
- FOUND 1" IRON PIPE

COURSE TABLE:

A - B N89°29'48"E 1088.41'

B - C N44°29'48"E 50.36'

REGULATING STATION - (20' x 20')

C - K N00°30'12"W 20.00'

INGRESS / EGRESS EASEMENT - (10' WIDE)

C - D S00°30'12"E 26.10'

D - E S89°53'20"E 24.50'

E - F N84°32'46"E 27.86'

F - G N77°28'21"E 32.97'

G - H N51°16'39"E 33.35'

H - I N44°20'34"E 30.74'

UTILITY EASEMENT - (20' WIDE)

J - L N48°40'31"E 116.00'

J - M S89°53'07"E 150.47'

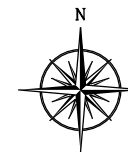
C - N S86°04'18"E 69.10'

N - O N01°16'20"E 39.45'

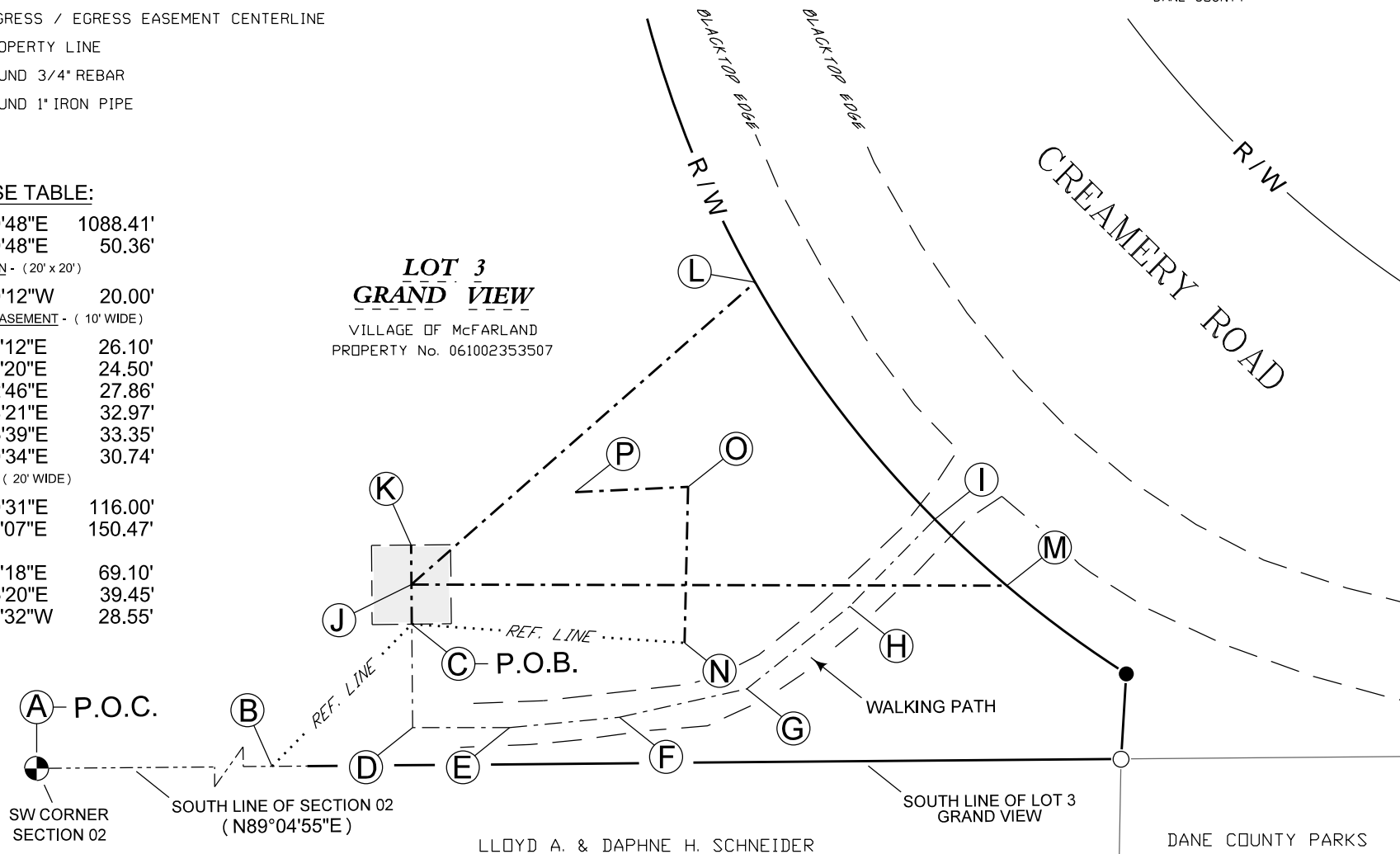
O - P S87°37'32"W 28.55'

EXHIBIT B

BEING LOT 3, GRAND VIEW, RECORDED IN VOLUME 54 OF PLATS,
PAGES 32 AND 33, DOCUMENT NO. 1824481, LOCATED IN THE
SW 1/4 OF THE SW 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 10 EAST,
VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN

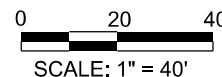


BEARINGS REFERENCED TO
WISCONSIN COUNTY COOR. SYSTEM,
DANE COUNTY



This drawing shall be used solely for easement description
purposes and thus may only be relied upon for such purpose.

If this bar does not measure 1"
then drawing is not to scale.

**WP&L UTILITY EASEMENT MAP**

PROPERTY OWNER / EASEMENT GRANTOR:
VILLAGE OF McFARLAND

Drawn: TJT

Date: 11/11/2020

Scale: 1" = 40'

SHEET 1 OF 1

VILLAGE OF McFarland

Police Department

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

Aaron P. Chapin | Chief of Police

DATE: June 10, 2021

TO: Andrew Bremer – Community and Economic Development Director

FROM: Aaron P. Chapin, Chief of Police

REFERENCE: Recommendation of Approval

I have reviewed the application for a new natural gas regulator station on Creamery Rd and have no concerns with the project as outlined.

Respectfully,



Aaron P. Chapin
Chief of Police

May 5, 2021

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

Subject: Alliant Energy Gas Regulation Station Plan Review

Dear Andrew:

We have received the proposed plans for a new natural gas regulation station site at the bend in the road where Creamery Road becomes Elvehjem Road. The submittal has been reviewed from a public works perspective in conjunction with Jim Hessling, Director of Public Works. We recommend approval with the following conditions:

-A 6-foot high chain link fence with neutral color (green or brown) privacy slats should be added around the building. A gravel pad should be extended several feet beyond the fence to discourage vegetation near the fence.

-An approximately 16-foot area around the fence should be planted as grass. The Village will mow that area once grass is established.

-Lastly, Alliant representatives had previously indicated they would remove the invasive tree/brush growth in approximately the southern 350 feet of the Grandview Conservancy where the station is proposed to be placed (shown on the map below), in order to facilitate easier Village maintenance of that area as a prairie in the future. This should be made a condition of approval.



Regards,

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Brian R. Berquist".

Brian R. Berquist, P.E.
President

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

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

BRB:sai

J:\JOB#S\McFarland\MC-00-00\Correspondence\2021\Gas Regulating Station Letter.docx



McFarland Fire & Rescue Department

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

(608) 838-3278 • Fax: (608) 838-3619

Emergency: 911

March 26, 2021

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

RE: Wisconsin Power and Light Natural Gas Regulator Station

Dear Andrew,

I have reviewed the submitted development plans and application by Wisconsin Power and Light for the Natural Gas Regulator Station at Creamery Road becomes Elvehjem Road dated March 15, 2021.

At this time, the proposal does not show any indication there would be any conflicts with the International Fire Code-2015 (IFC), Appendix D. The McFarland Fire & Rescue Department recommend approval of the Alliant Energy Gas Regulation Station at Creamery /road and Elvehjem Road.

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

Sincerely,

A handwritten signature in black ink that reads "Mitchell Sutter".

Mitchell Sutter
Fire Inspector/Public Education Specialist

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

From: [Katharine Pease](#)
To: [Andrew Bremer](#); [Community Development](#)
Cc: [Jim Hessling](#); [Sayer Larson](#)
Subject: Natural Gas regulator station Grand View Conservancy
Date: Wednesday, April 21, 2021 5:54:15 AM

We will not be able to attend the plan commission Zoom meeting in May since we will be out of town in a remote area without internet access.

While we recognize the need to allow utilities to locate structures on both private and public lands, we do have some concerns about this location. It is far too close to the trail. It certainly does not mesh with the ambience of a conservancy area and will be startlingly visible even with screening. It will be an eyesore in what has become a heavily traveled, valued, and lovely natural area. It should be located farther north. The farther north location may be more expensive for Alliant due to having to remove some earth, but is a much more acceptable location visually, and is still a dry area.

There is also a little prairie area which has begun to grow in this spot which will be decimated with the regulator station. Construction may also pose risks to the small burr oak trees in the same area. Moving heavy machinery around these trees and compaction of the soil pose risks.

Regarding screening, arborvitae is a poor choice. Arborvitae = favorite deer food. They will chew it down to nubs. Any screening needs to be non invasive as well as non spreading into the more open areas. Deer resistant would be preferable, otherwise screening is a waste of money. Our parks superintendent, Sayer Larson, can provide names of suitable plant choices.

Thank you for the opportunity to present our concerns.

Kathy and Marko Pease
5705 West Open Meadow
McFarland



Sent from my iPad

From: [Nancy Skeffington](#)
To: [Community Development](#)
Subject: Alliant Energy CUP request
Date: Sunday, May 16, 2021 10:04:30 AM

To the plan commission:

As a nearby resident to this proposed site, I wanted to comment on the location next to the busy hiking/biking path. Frankly, I am shocked and surprised that the village would consider this site to be in any way appropriate. Hundreds of people, including young children, pass within feet of this site every day. To place a natural gas regulator station in a conservancy area, next to a busy community path, seems extremely ill-advised.

In addition to being an eyesore, there are some inherent risks in situating this type of station. In my research, it became apparent that although rare, there have been some dangerous incidents involving fires or explosions when there was a mechanical failure. There have also been reports of toxic gas emissions. In addition, state and federal regulations of these stations are notoriously lax. It is the responsibility of individual communities to assess the risks and decide the best placement of stations that would limit the negative impact on their residents.

In the future, I believe that Dane County has plans to connect this path to a larger Madison to Stoughton trail. This indicates that the number of people impacted by any risk factors would be much greater. If the village seriously considers this proposal from Alliant Energy, it would be necessary to get an independent risk assessment from someone outside of the energy company. I believe that the Dane County Park System should also be contacted as part of the decision making process. This is a serious decision that could have far reaching implications for the future of our community.

I regret that I cannot attend the meeting, but hope that you have a chance to read my comments.

Respectfully yours,

Nancy Skeffington

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Monday, June 21, 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 Wisconsin Power & Light and Alliant Energy for a natural gas regulator station at Grand View Lot 3, parcel 0610-023-5350-7 (approximate northwest corner of Creamery Road and Elvehjem Road), McFarland, WI, property zoned CO Conservancy.

PREVIOUS ACTION:

ISSUE SUMMARY:

Details regarding this agenda item, including Applicant's submittal and associated staff reviews are included in the prior agenda Item 5.a.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to approve the Site Design Review Permit, as submitted including revised landscaping plan, by Wisconsin Power and Light & Alliant Energy for a natural gas regulator station, at Grand View Lot 3, parcel 0610-023-5350-7, with the following conditions:

1. Village Board approval of the associated project easement. Applicant to revise the easement in the Village Attorney's staff letter dated June 15, 2021 to include the area within the revised landscaping plan for review by the Village Attorney prior to consideration of the easement by the Village Board..
2. Applicant to provide site invasive tree/brush removal services as outlined in the Village Engineer's staff review letter dated May 5, 2021. Applicant to contact the Director of Public Works to coordinate removal prior to completion of said services.

ATTACHMENTS:

None

McFarland
SUMMARY SHEET

MEETING DATE: Monday, June 21, 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 from 4313 LLC (CTW Flooring) for a new commercial building on Lot 1 of CSM 12030, 4313 Triangle Street, McFarland, WI, property zoned M-IC Manufactured Intensive Commercial.

PREVIOUS ACTION:

2020, Village acquisition of the property.

March 3, 2021 Pre-application meeting with CDA.

March 15, 2021 Pre-application meeting with Plan Commission.

June 2, 2021 CDA recommendation on TIF Development Incentives Application

ISSUE SUMMARY:

Summary of Request

Joe Burkeland Jr., owner of CTW Abbey Carpet & Floor (4920 Triangle Street), is seeking to acquire 4313 Triangle Street from the Village in order to build a 27,150 SF warehouse with office and rental space 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 proposed use is for building materials (fully enclosed), wholesale trade, warehousing, and office uses within a 27,150 square foot building. 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 building includes the addition of roof top solar panels. The packet includes a copy of the Applicant's letter of interest and site and building design plans.

Existing Property Conditions

The property is 1.58 acres in size and zoned M-IC, Manufacturing-Intensive Commercial. The property includes an existing 9,600 SF metal office and warehouse building that was constructed sometime in the early 1970s and add on to in the 1980s, and a gravel parking lot. The existing building would be razed as part of the development project. There was a former underground unleaded gasoline storage tank in the southwest corner of the property that was removed in 1995.

This area of the property has residual soil and groundwater contamination. 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, which has previously been provided to the Applicant's design team. 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 given its proposed location.



Use and Site Design Review Requirements

- **Use Requirements.** 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 (none are being requested).
- **Bulk Requirements.** The proposed site plan meets the bulk requirements for the M-IC District in Sec. 62-72.
- **Site & Building Design.** The proposed development is subject to the site design requirements in Sec. 62-310 and the Meinders/Triangle Subdistrict Design Guidelines from the Terminal and Triangle District Plan. A staff review of these site and building design requirements and guidelines are included in the packet. The following items have been called out for consideration:
 - **Refuse Screening.** The Landscaping Plan includes seven arborvitae for screening purposes. Appendix B, Section 9d requires screening consisting of a solid fence constructed of masonry, plastic composite, or commercial-grade wood fencing materials and shall be a minimum of six feet and a maximum of 8 feet tall. Refuse receptacles shall be enclosed on the fourth side with a gate.
 - **Bicycle Parking.** The Meinders/Triangle Subdistrict Design Guidelines ask whether the project provides bicycle parking. The proposed development does not. There is no minimum required number of bicycle parking stalls within the Zoning Code. Given proposed use this may not be a necessary feature as employees choosing to bike to work could bring their bicycle inside.

Other Village Staff Comments

Review letters from the Village Engineer, Fire Inspector, Director of Public Works, and Police Chief are included in the packet.

Public Comments

The Department did not receive any public comments to forward to the Plan Commission prior to the publication of the meeting packet.

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. The Applicant is seeking Tax Increment Financing Development Incentives from TID #3. The Applicant met with the Village's Community Development Authority on June 2nd to review the TIF request. The Village acquired the property in 2020 at a purchase price of \$475,000. The Village acquired the property for the purposes of blight removal and to encourage redevelopment of the property. The purchase was paid for through existing TID #3 fund revenues. The original request by the Applicant was to provide \$400,000 to the TID for acquisition of the property and to then receive \$450,000 in a Tax Increment Loan at Occupancy from the TID upon completion of the building, for a total net incentive of \$50,000. Given the TID's prior acquisition costs for the property of \$475,000, the net investment by the TID for redevelopment of the property is \$525,000. The Applicant's estimated land acquisition and construction costs are \$3,050,000, and the Applicant proposes an Assessment Guarantee of \$2,350,000 upon project completion. This would provide an estimated \$36,518 in additional annual tax increment to TID #3 upon build-out and an estimated \$171,165 in total tax increment prior to



closure of the TID. At the C&ED Director's request, the Applicant has obtained a quote to add roof top solar to enhance the project to make the building more sustainable. The Applicant obtained a cost estimate from SunPeak to install roof top solar panels that would provide on average of 80% of the electric energy consumption of the building. The cost of the system is \$106,300, with a net cost after tax credits and rebates of \$72,300. This additional cost is in addition to the estimated construction costs of \$3,050,000. The Applicant requested the CDA and Village Board to consider additional funding to offset a portion of the net cost of the solar installation. At the June 2nd CDA meeting, the CDA provided a recommendation to the Village Board to provide an incentive consisting of sale of the property for \$1 and an additional Tax Incremental Loan at Occupancy of \$25,000 for the addition of the solar panels, for a total incentive of \$500,000. More details regarding the TIF request can be viewed in the June 2nd CDA packet available under the Agendas, Minutes & Packet portion of the Village website. The CDA's recommendation is scheduled for review by the Village Board at their July 12 meeting.

VILLAGE PLAN REFERENCE:

4313 Triangle Street is located within the following adopted Village plans available for review on the Community & Economic Development website:

- 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:



Motion to approve the Site Design Review Permit as submitted from 4313 LLC (CTW Flooring) for a new commercial building on Lot 1 of CSM 12030, 4313 Triangle Street, McFarland, WI, with the following conditions:

1. Applicant to provide screening of the refuse receptacles per Section 9.(d) of Appendix B - Village of McFarland Landscaping Standards. Applicant to provide revised final landscaping plan for staff review and acceptance prior to obtaining a building permit.
2. Addressing those conditions of approval identified in the Fire & Rescue Department review letter dated June 16, 2021.

ATTACHMENTS:

1. 4313 Triangle Street_CTW_Site Design Application_04.06.2021
2. Appendix B Site and Building Design Standards for Meinders-Triangle Subdistrict_CTW_06.17.21
3. Sec. 62-310 Site Design Review_CTW_06.17.21
4. Village Engineer Ltr-4313 Triangle-06.11.21
5. Police Department Ltr-4313 Triangle St-06.15.21
6. Fire & Rescue Ltr-4313 Triangle Street-06.16.21
7. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
8. Figure 4.1(page 36)
9. Map_2_-_Planned_Land_Use_TTD Plan



April 6, 2021

Village of McFarland

Attn: Andrew Bremer
5915 Milwaukee Street
McFarland, WI 53558-0110

Re: 4313 Triangle Street –Plan Commission Application

Dear Mr. Andrew Bremer,

Attached are the following:

- 1) Completed Plan Commission Application (3 copies)
- 2) Letter of Intent (3 copies)
- 3) Site and Design Plans Check List (3 copies)
- 4) Site Plan Set (11"x17" - 3 copies)
- 5) Renderings (11"x17" – 3 copies)
- 6) Elevations (11"x17" – 3 copies)

Please note that the TIF Application has already been submitted and the Application Fees and Erosion Control and Stormwater Management Report will be provided in separate submittals.

If everything is satisfactory, please add this Plan Commission Application request to the next available Village meeting(s). Please let me know if you have any questions or comments,

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan D. Quam".

Ryan D. Quam, P.E.

Cc: Joe Burkeland Jr via joeb@ctwflooring.com
Andrew Bremer via andrew.bremer@mcfarland.wi.us
Mark McCaulley via markmac@bachmannconstruction.net
Austen Conrad via AConrad@strang-inc.com

FN: BC-32-20



April 6, 2021

Village of McFarland

Department of Planning
5915 Milwaukee Street
McFarland, WI 53558

Re: Plan Commission: Letter of Intent

Dear Commission Members and Planning and Development Staff:

Quam Engineering, LLC is submitting this letter of intent and application for the 4313 Triangle Street redevelopment. The intent of the project is to provide a 27,150 square foot warehouse with office and rental space.

The site has been designed to position the building near Triangle street with parking provided in the front and along the sides of the buildings, with a loading dock in the northwest corner of the building. The site development includes the removal of the existing structure, gravel parking area, fencing, and monitoring wells.

The proposed building design fits within the TID #3 Guidelines. The building will include glass façade with canopy over entrances.

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

Project Data:

Project Name:	4313 Triangle Street redevelopment
Address:	4313 Triangle Street, McFarland WI 53558
Lot Size:	1.59 Acres
Proposed Use:	Warehouse with office and rental space
Total Building Area:	27,150 SF
Parking Provided:	39 surface stalls, 1 ADA Surface stall
Trash Enclosure:	provided, see Civil Drawings for Detail

Zoning District:

The property is currently zoned M-IC Manufacture-Intensive
The property is part of the Tax Increment Finance District #3

Project Team:

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

Building Owner:

Name: 4313, LLC
Address: 4920 Triangle Street, McFarland, WI 53558
Contact: Joe Burkeland
Phone number: (608)222-5071

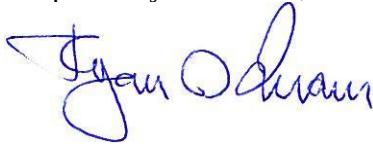
Architect:

Strang, Inc.
811 East Washington Avenue, Suite 200
Madison, WI 53703
Contact: Austen Conrad
608-276-9200

Survey, Civil Engineer:

Quam Engineering, LLC
4604 Siggelkow Road, Suite A
McFarland, WI 53558
Contact: Ryan Quam
608-838-7750

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ryan Quam", with a stylized flourish at the end.

Ryan Quam, P.E.
Managing Member

FN: BC-32-20

**Village of McFarland
Community & Economic Development Department**

Plan Commission Application – 2021

~Application must be completed in full~

Applicant - Owner	4313, LLC	Applicant's Agent	Quam Engineering, LLC
		Name	Ryan Quam
Address	4920 Triangle Street McFarland, WI 53558	Address	4604 Siggelkow Road, Suite A McFarland, WI 53558
Email	joe@ctwflooring.com	Email	rquam@quamengineering.com
Phone #	608-575-9822	Phone #	(608)838-7750
Fax #		Fax #	

Parcel No(s). 154/0710-273-9941-1

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 4313 Triangle Street. It is described as lot 1 of CSM 12030 and zoned "G2 - Commercial". The application request is for a new commercial building and associated driveways and parking.

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

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

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Village of McFarland Plan Commission 2021 Schedule

Site and Design Plans

Check List

Date received: _____

Subject property address: 4313 Triangle Street

Landowner's name: Village of McFarland

Landowner's address: Buyer: 4313, LLC
4920 Triangle Street
McFarland, WI 53558

Landowner's phone/fax: Buyer: (608)222-5071

Landowner's email: Buyer: joeb@ctwfflooring.com

Agent's name:	<u>Ryan Quam - Waubesa Village</u>
Agent's address:	_____ _____
Agent's phone/fax:	<u>608-838-7750</u>
Agent's email:	<u>rquam@quamengineering.com</u>

- All A. Title Block that indicates name and address of the current property owner.
- Cover B. Name and signature of the designer.
- 4/5/21 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 G2 Proposed rezoning yes X no
- C1 & C2 F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- C2 G. All required building setback lines.
- C2 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.
- C2 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.
- C1 & C2 J. Existing and proposed site and building signage.
- Elevations K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.
- N/A L. The location of all outdoor storage areas; including proposed screening materials and colors._
- C3 M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.
- C3 N. The location and type of any permanently protected green space areas.
- N/A O. The location and elevation of any wetlands or floodplains.

- C3 P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.
- C2 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.
- C5 R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.
- C4 S. Hydrant locations and Fire Department Connection.
- C6 T. Lighting Plans including photometrics and description of fixture types, heights and orientation.
- C4 U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.
- N/A V. Existing or proposed easements.
- see below W. A legal description of the subject property.

General Comments: CSM 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.

CERTIFIED SURVEY MAP No. 12030

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 07 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.



REVISED: 10-16-06 *FL*



SCALE : ONE INCH = ONE HUNDRED FEET

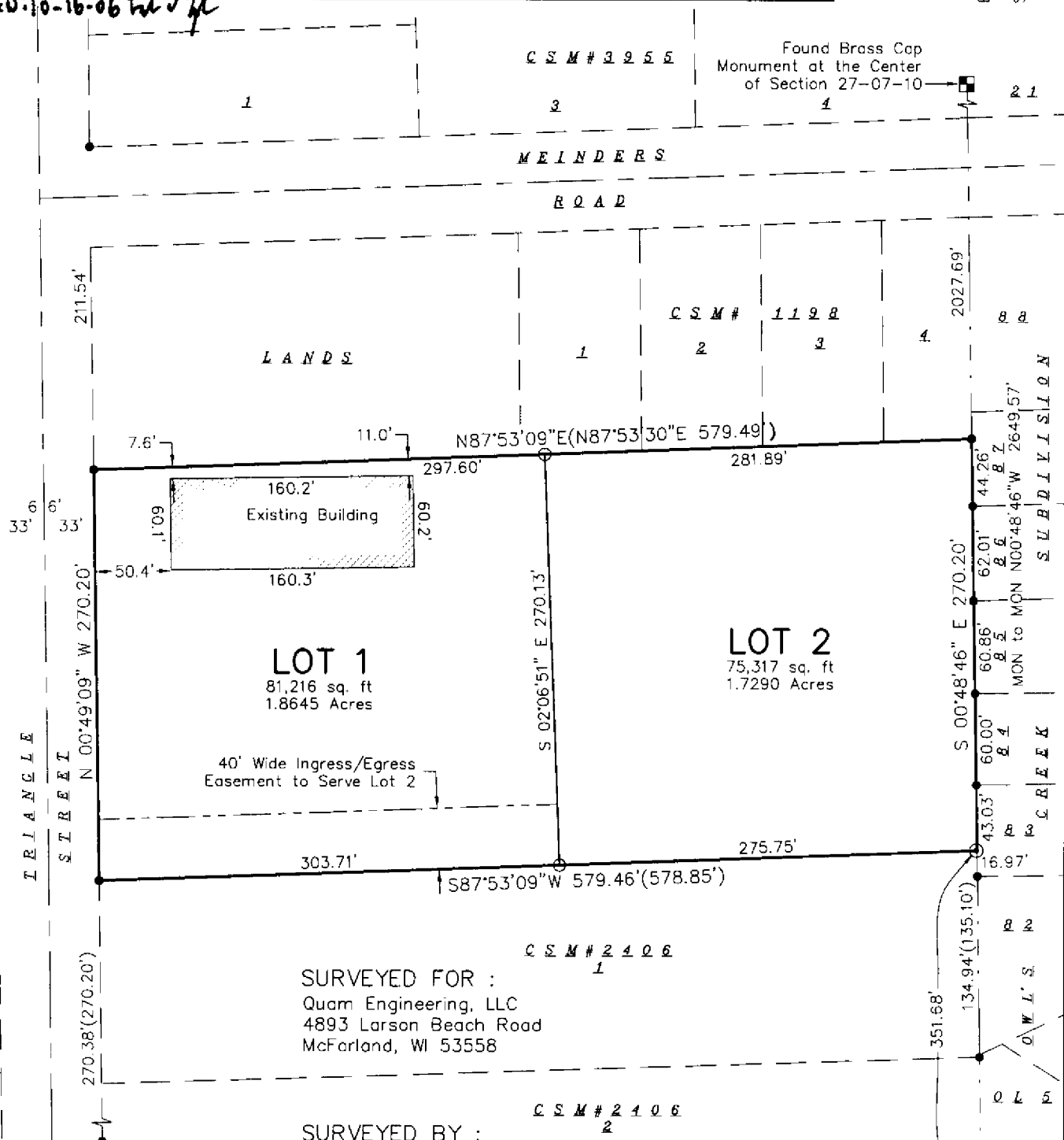
001833

LEGEND

- ⊙ 1-1/2" OUTSIDE DIAMETER IRON PIPE FOUND
- 3/4" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE
NEAREST HUNDRETH OF A FOOT

ASSUMED NORTH
BEARINGS ARE BASED UPON THE EAST
LINE OF THE SOUTHWEST QUARTER OF
SECTION 27-07-10 ASSUMED TO BEAR
N 00°48'46" W



SURVEYED FOR :
Quam Engineering, LLC
4893 Larson Beach Road
McFarland, WI 53558

SURVEYED BY :

Burse
surveying & engineering LLC

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: burse@chorus.net
www.bursesurveyengr.com

Found Brass Cap
Monument at the South
Quarter corner of Section
27-07-10

MAP NO. 12030

DOCUMENT NO. 4264874

VOLUME 74 PAGE 98

Date: October 16, 2006

Plot View: Sht1

PROJECTS\BSE988\CSBSE988.DWG

SHEET 1 OF 3



Stock No. 26273

001834

CERTIFIED SURVEY MAP No. 12030

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 07 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Registered Land Surveyor No. 2658, hereby certify that I have surveyed, divided, and mapped part of the Southeast Quarter of the Southwest Quarter of Section 27, Township 07 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, more fully described as follows: Commencing at the South Quarter corner of said Section 27; thence North 00 degrees 48 minutes 46 seconds West along the east line of the Southwest Quarter of said Section 27, 351.68 feet to the point of beginning; thence South 87 degrees 53 minutes 09 seconds West, 579.46 feet to a point on the east right-of-way line of Triangle Street; thence North 00 degrees 49 minutes 09 seconds West along said east right-of-way line, 270.20 feet; thence North 87 degrees 53 minutes 09 seconds East, 579.49 feet to the aforementioned east line of the Southwest Quarter of Section 27; thence South 00 degrees 48 minutes 46 seconds East, 270.20 feet to the point of beginning. This description contains 156,533 square feet or 3.5935 acres, under the direction of Brian M. and Jackie L. Murphy, owners of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the Village of McFarland in surveying, dividing, and mapping the same.

Dated this 7th day of AUGUST, 2006.

Signed: Frank J. Lapacek
Frank J. Lapacek, R.L.S. No. 2658

REVISED: 10-16-06 Frank J. Lapacek

REGISTER OF DEEDS CERTIFICATE

Received for recording on this 21st day of December 2006
at 2:28 o'clock P.m. and recorded in Volume 74 of
Certified Survey Maps, on Pages 98-100.

Jane Light by Martha Poterak
Dane County Register of Deeds dept

VILLAGE OF MCFARLAND APPROVAL

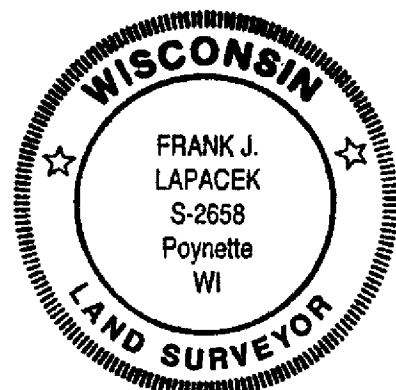
The Village Board of McFarland has approved this Certified
Survey Map on this 18 day of September,
2006.

Art Neal
Village Clerk, Village of McFarland

~~DANE COUNTY ZONING AND LAND REGULATION COMMITTEE~~

~~Approved for recording per Dane County Zoning and Land
Regulation Committee action on the ___ day of ___
200__.~~

Richard D. Pertzborn, Chair Date
Dane County Zoning and Land Regulation Committee



SURVEYED BY :

Burse

surveying & engineering inc

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9266
Fax: 608.250.9266
email: burse@chorus.net
www.bursesurveyengr.com

MAP NO. 12030

DOCUMENT NO. 4264874

VOLUME 74 PAGE 99

Date: October 16, 2006

Plot View: Sht2

PROJECTS\BSE988\CSBSE988.DWG

SHEET 2 OF 3



Stock No. 26273

001835

CERTIFIED SURVEY MAP No. 12030

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 07 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Brian M. and Jackie L. Murphy, as owners, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on sheet 1. We also certify that this Certified Survey Map is required by s.236.34 to be submitted to the following for approval or objection.

Village of McFarland
Dane County Zoning and Land Regulation Committee

WITNESS the hand and seal of said owners, this 20 day of December, 2006.

Signed: Brian M. Murphy
Brian M. Murphy

Jackie L. Murphy
Jackie L. Murphy

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this 20 day of December, 2006, the above named Brian M. and Jackie L. Murphy, to me known to be the people who executed the foregoing instrument and acknowledged the same.

Notary Public: Joan M. Osborn

My commission expires/is permanent: 10/31/10

Joan M. Osborn

CONSENT OF MORTGAGEE

M & I Bank, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the owner's certificate.

IN WITNESS WHEREOF, the said M & I Bank, has caused these presents to be signed by Matthew Simon, its Vice President, at Madison, Wisconsin, this 21 day of December, 2006.

Matthew Simon
Authorized Representative

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this 21 day of December, 2006, MATTHEW SIMON, its VICE PRESIDENT of the above named banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public: Joan M. Osborn

My commission expires/is permanent: 10/31/10

Joan M. Osborn

MAP NO. 12030

DOCUMENT NO. 4264874

VOLUME 74 PAGE# 100

Date: October 16, 2006

Plot View: Sht3

PROJECTS\BSE988\CSBSE988.DWG

SURVEYED BY :

Burse

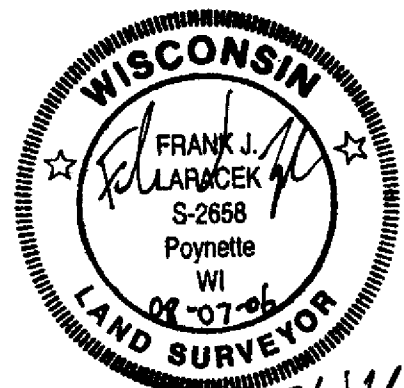
surveying & engineering ^{INC}

1400 E. Washington Ave. Suite 158
Madison, WI 53703 608.250.9263

Fax: 608.250.9266

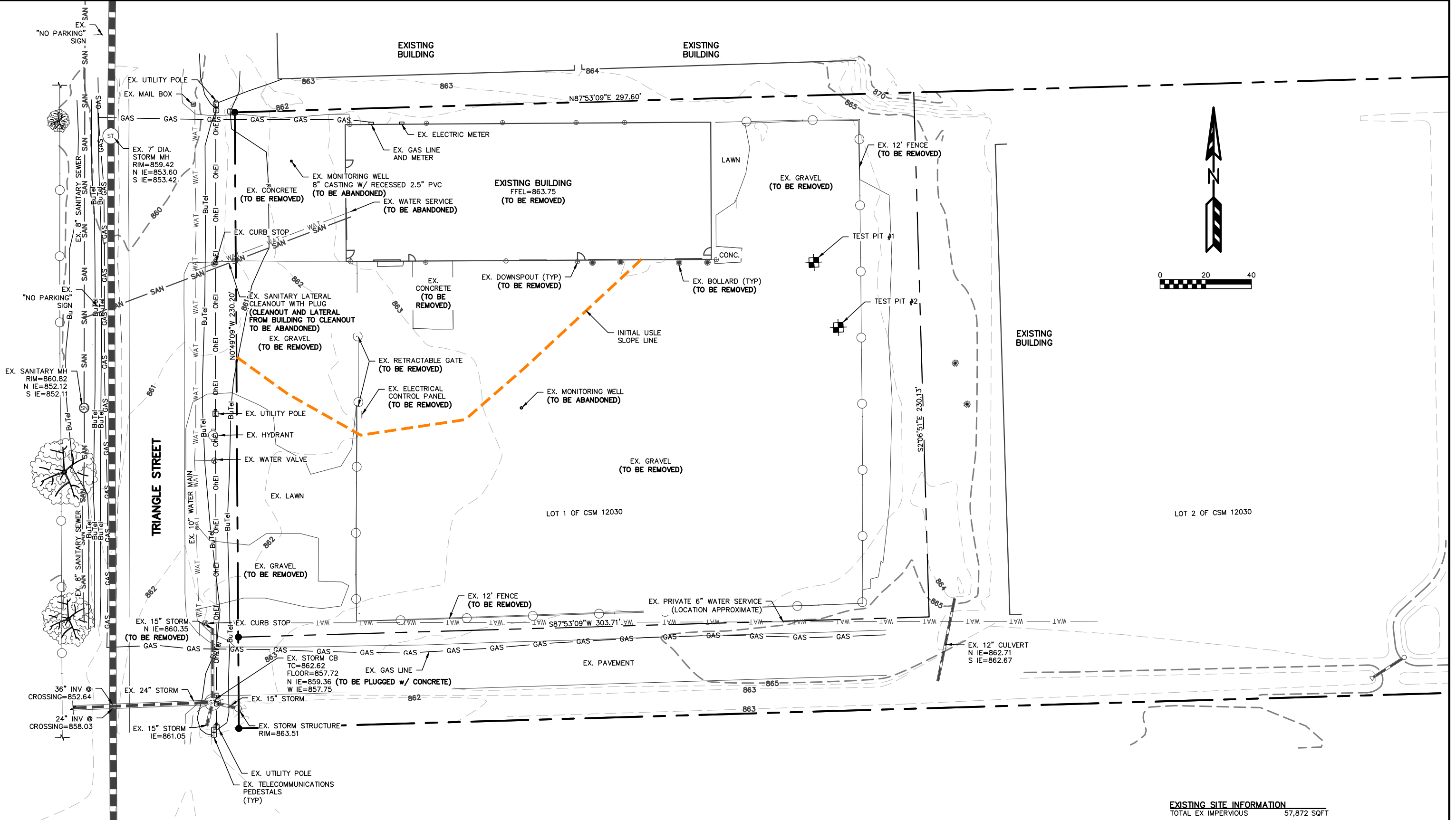
email: burse@chorus.net

www.bursesurveyengr.com



REVISED: 10-16-06 Fel J

SHEET 3 OF 3



EXISTING SITE INFORMATION
TOTAL EX IMPERVIOUS 57,872 SQFT

4313 TRIANGLE STREET - VILLAGE OF MCFARLAND

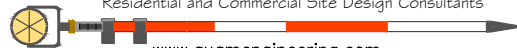
EXISTING SITE AND REMOVALS PLAN

PAGE: C1

DATED: MAY 28, 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

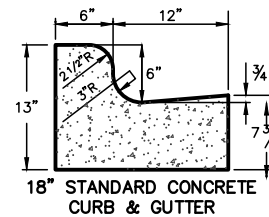
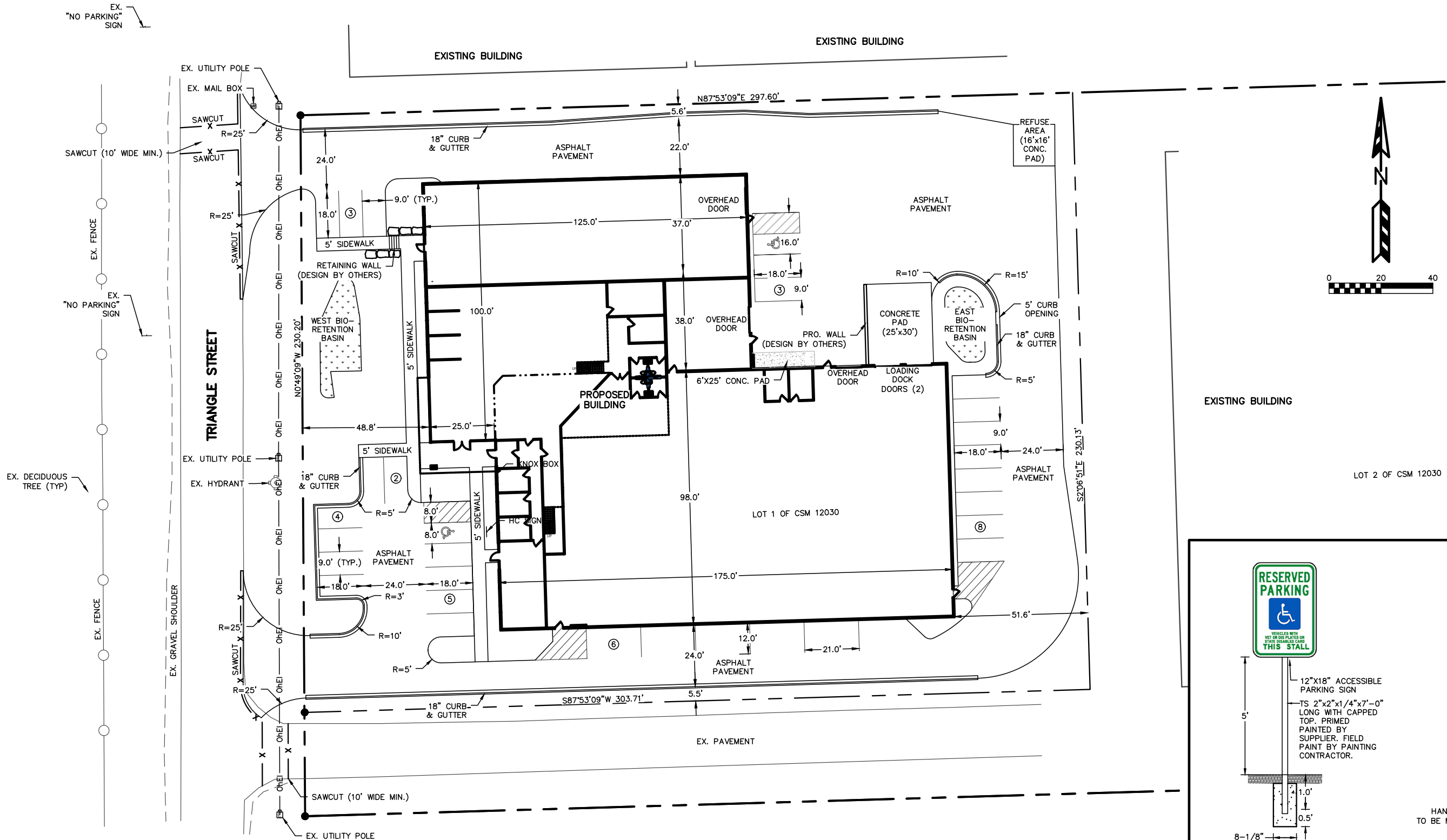
PROPERTY BOUNDARY DISCLAIMER

LOT LINE BEARINGS AND DISTANCES SHOWN ARE BASED ON CSM 12030
DATED AUGUST 5, 2005 ON FILE WITH THE DANE COUNTY SURVEYORS
OFFICE.

PROPERTY BOUNDARY INFORMATION SHOWN DOES NOT REPRESENT A
PROFESSIONAL PROPERTY BOUNDARY SURVEY MEETING CHAPTER A-E 7 OF
WISCONSIN ADMINISTRATIVE CODE.

NO LIABILITY (EITHER EXPRESSED OR IMPLIED) FOR THE ACCURACY OF THE
PROPERTY BOUNDARY DELINEATED HEREIN IS ASSUMED BY QUAM
ENGINEERING, LLC.

EX. DECIDUOUS TREE (TYP)



<u>PROPOSED SITE INFORMATION</u>	
LOT AREA=	69,107 SQFT
TOTAL EX IMPERVIOUS	57,872 SQFT
TOTAL PRO IMPERVIOUS	57,600 SQFT
NET IMPERVIOUS AREA	-272 SQFT
TOTAL PARKING STALLS	31
IMPERVIOUS %	83 %

4313 TRIANGLE STREET – VILLAGE OF MCFARLAND

SITE PLAN

PAGE: C2

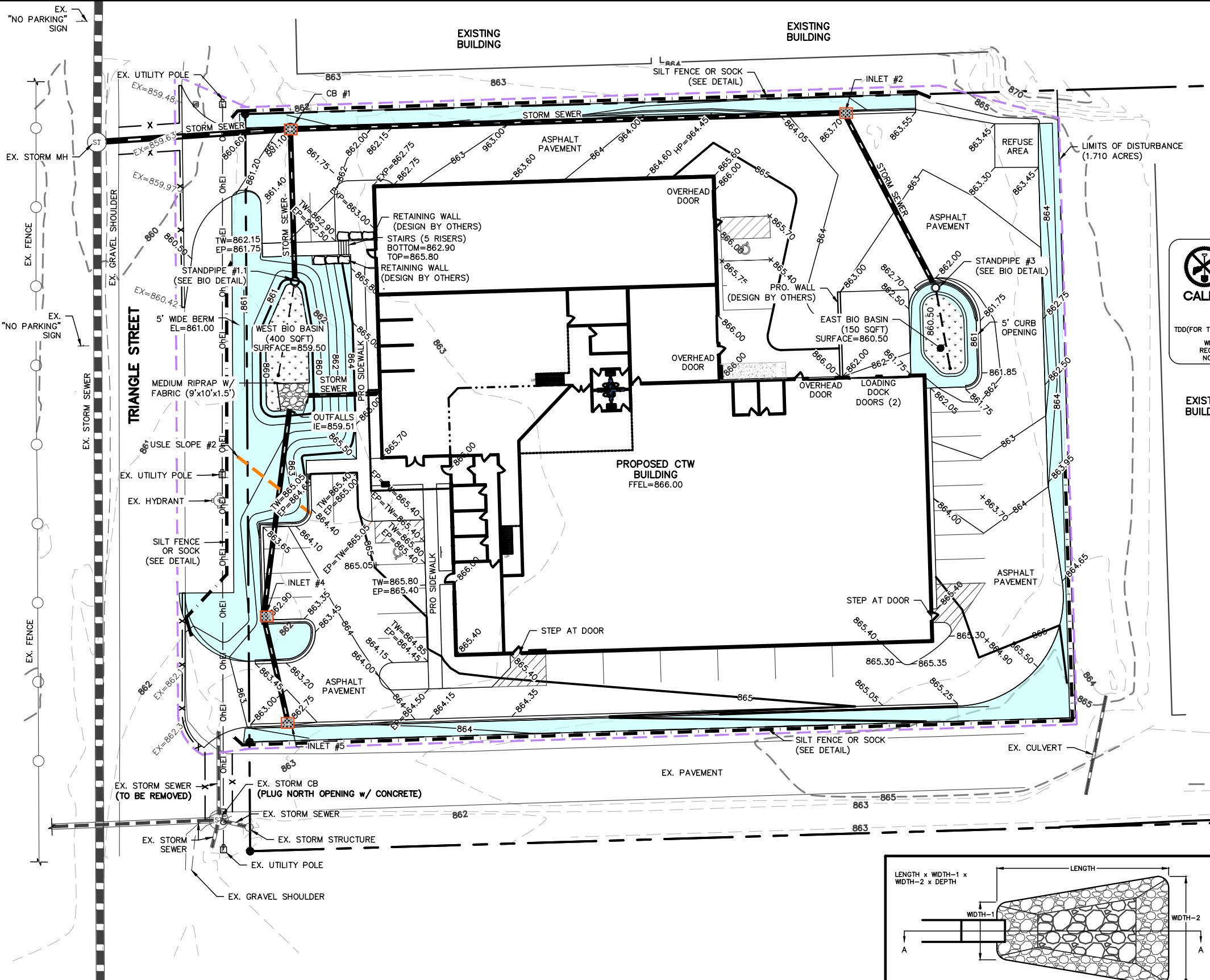
DATED: MAY 28, 2021

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558



EROSION NOTES:
THE EXISTING DRIVEWAYS ARE 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 2:1.

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.

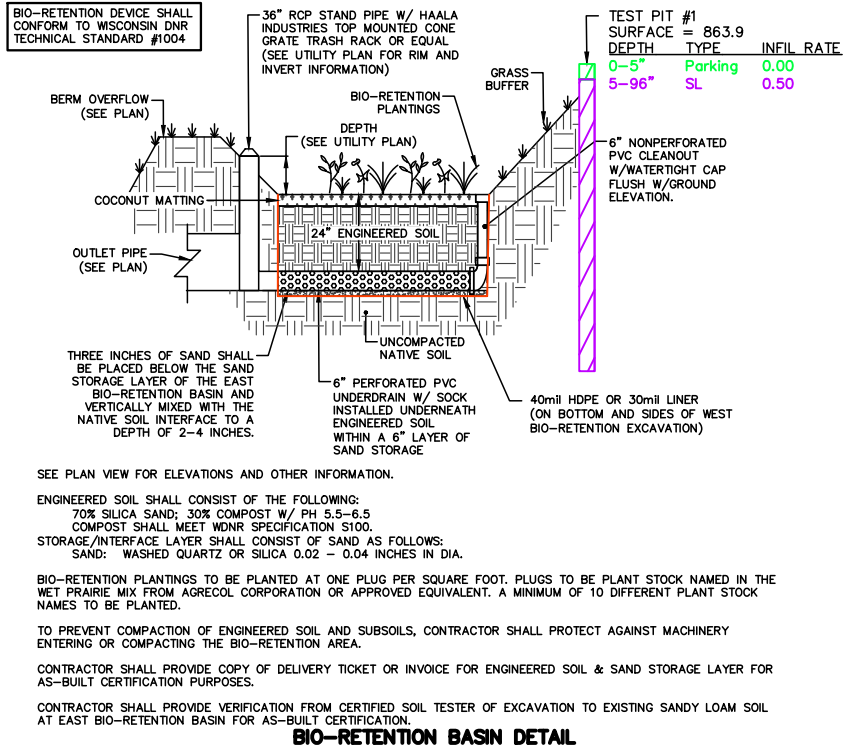
TIME SCHEDULE:
SEPTEMBER 1 - SEPTEMBER 15, 2021 INSTALL INITIAL EROSION CONTROL DEVICE AND ROUGH GRADE SITE.
SEPTEMBER 15, 2021 - JUNE 1, 2022 CONSTRUCT PAVING LOT AND BUILDING.
APRIL 1, 2022 APPLY MULCH OR EROSION MAT TO PEROUS, DISTURBED AREAS OUTSIDE OF THE BUILDING OR PARKING AREA THAT HAVE NOT BEEN RESTORED. (PER DNR TECH STANDARD 1058).
JUNE 1 - 30, 2022 COMPLETE FINAL LANDSCAPING, RESTORE ALL PEROUS DISTURBED AREAS, REMOVE ACCUMULATED SEDIMENT FROM BIO-BASINS, AND CONSTRUCT BIO-BASINS PER DETAILS.

RESTORATION NOTES:
RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SLOPES GREATER THAN 20% SHALL BE RESTORED WITHIN 30 DAYS.

ALL PEROUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. ALL PEROUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. BIO-RETENTION BASINS SHALL BE RESTORED PER BIO-RETENTION BASIN DETAIL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

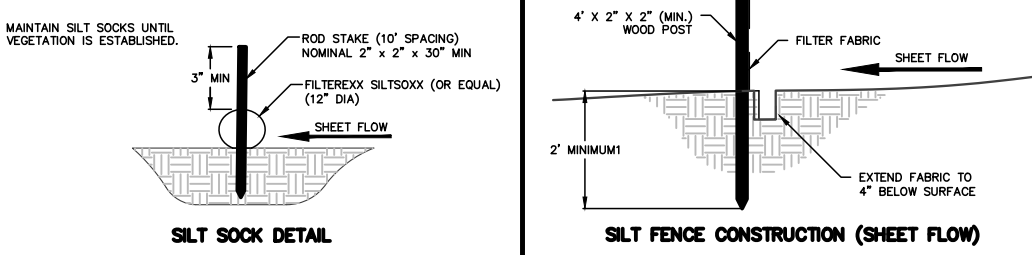
FERTILIZER SHALL ME THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE 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.



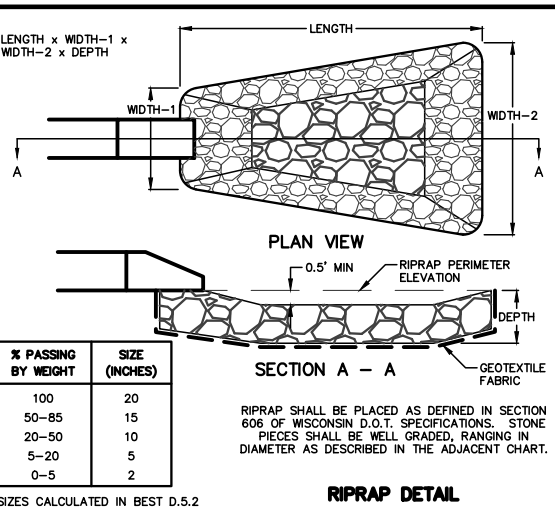
4313 TRIANGLE STREET - VILLAGE OF MCFARLAND
GRADING AND EROSION CONTROL PLAN
PAGE: C3
DATED: MAY 28, 2021

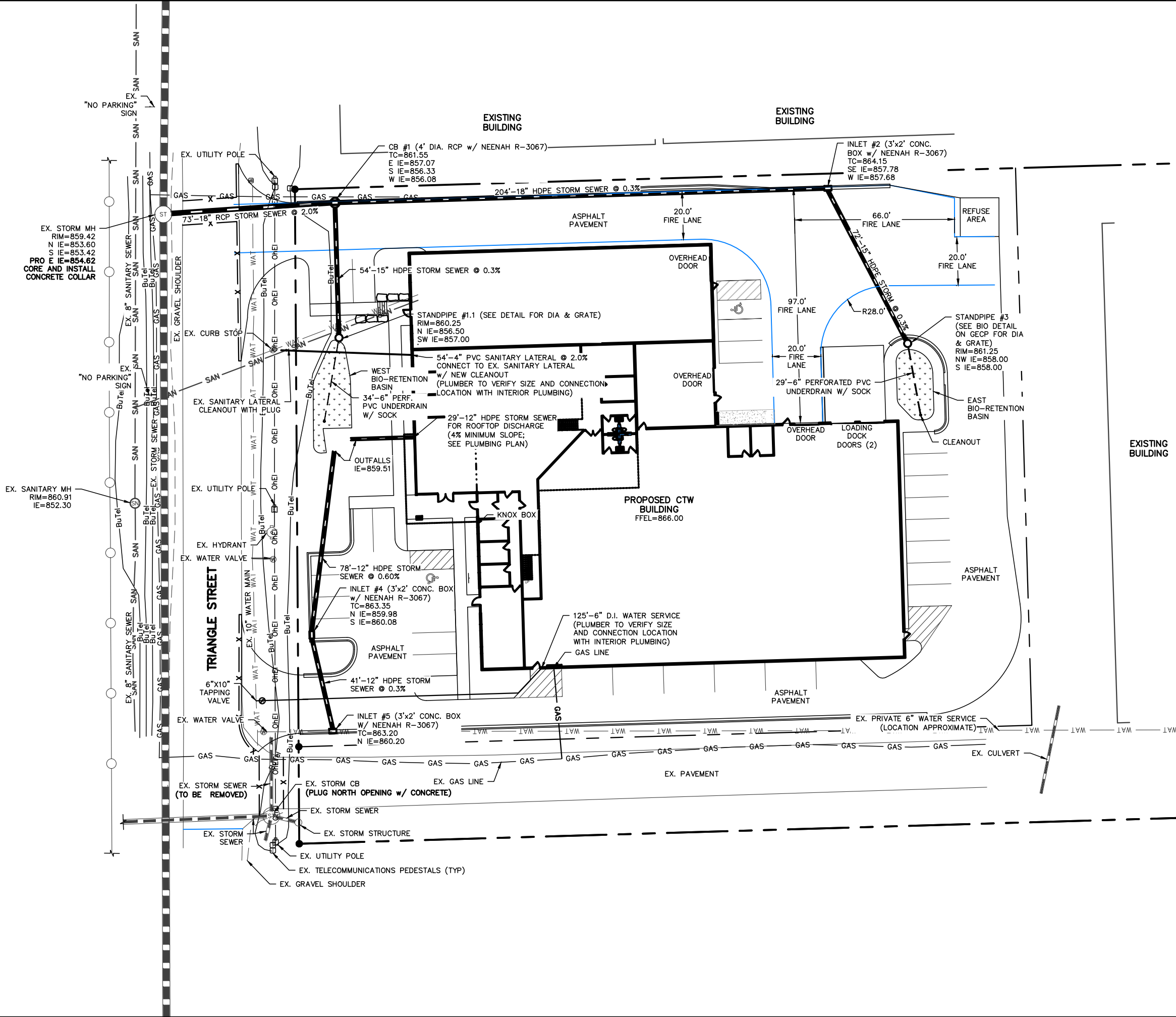
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EROSION CONTROL LEGEND

- INSTALL WISDOT CLASS I TYPE B EROSION MAT
- INSTALL FLEXSTORM CATCH-IT INLET PROTECTION
- LIMITS OF DISTURBANCE
- SILT FENCE OR SOCK





UTILITY NOTES:

CONTACT VILLAGE PRIOR TO CONNECTING PROPOSED UTILITIES INTO EXISTING UTILITIES. ALL CONNECTIONS SHALL BE PHOTOGRAPHED 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.

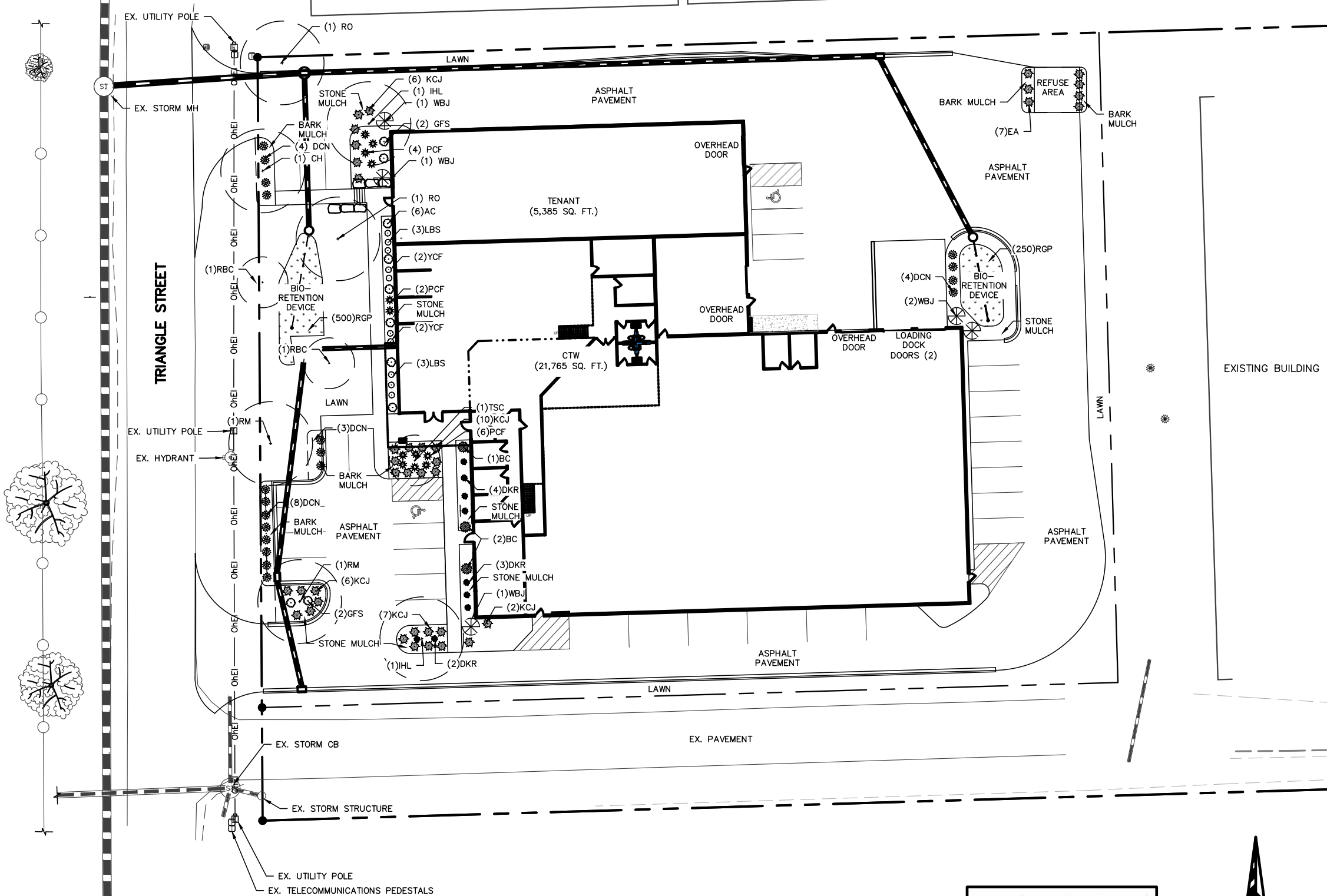
BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS 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 SERVICES AND SANITARY LATERALS AND UNNECESSARY WYES TO THE SITE ARE TO BE ABANDONED WITH CAPS AT THE MAIN.



PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT	Mature SIZE
	(7)		<u>Canopy Trees</u> (40 points each)			
CH	1	2"	Hackberry	Celtis Occidentalis	BB	40'
IHL	2	2"	Imperial Honey Locust	Gleditsia 1 "Imperial"	BB	40'
RM	2	2"	Red Maple	Acer Rubrum	BB	40'
RO	2	2"	Red Oak	Quercus Rubrum	BB	40'
	(2)		<u>Medium Deciduous Trees</u> (25 points each)			
RBC	2	8'	River Birch Clump	Betula Nigra	BB	30'
	(1)		<u>Low Ornamental Trees</u> (15 points each)			
TSC	1	1 1/2'	Tina Sargent Crab	Malus 'Sargent Tina'	BB	15'
	(12)		<u>Low Evergreen Trees</u> (12 points each)			
EA	7	4'	Emerald Arborvitae	Thuja Occidentalis	BB	10'
WBJ	5	4'	Wichita Blue Juniper	Juniperus scopulorum	BB	15'
	(22)		<u>Medium Deciduous Shrubs</u> (3 points each)			
BC	3	24"	Black Chokeberry	Aronia Melnocarpa	Pot	6'
DCN	19	24"	Dwarf Cranberrybush	Viburnum Viburnum T Compactus	Pot	6'
	(17)		<u>Low Deciduous Shrubs</u> (1 point each)			
AC	6	18"	Alpine Currant	Ribes Alpinum	Pot	2'
DKR	7	18"	Double Knockout Rose	Rosa 'Radtke'	Con	2'
GFS	4	18"	Gold Flame Spirea	Spirea Japonica	Pot	2'
	(31)		<u>Low Evergreen Shrubs</u> (3 points each)			
KCJ	31	2 G	Kallay's Compact Juniper	Juniperus 'Kallay' Compact'	Con	2'
	(22)		<u>Perennials (non-contributing)</u>			
LBS	6	1 G	Little Bluestem	Schizachyrium S	Con	6'
PCF	12	1 G	Purple Coneflower	Echinacea P	Con	3'
YCF	4	1 G	Yellow Cone Flower	Echinacea	Con	3'

Bio-retention Plantings (non-contributing)

RGP	750	2 1/2"	(Planted 12" on center)	plug
			Common Blue Star	
			Bottle Gentian	
			Obedient Plant	
			Columbine	
			Switchgrass	
			Black Eyed Susan	
			Wild Iris	
			Swamp Milkweed	
			White Turtlehead	
			Cardinal Flower	
			Turk's Cap Lily	
			Little Bluestem	
			Canada Wild Rye	
			Nodding Onion	

NOTES:

- 1) Designated lawn areas to receive a minimum of 4" of topsoil, seed (Madison Parks mix), starter fertilizer, and mulch (straw or straw mat). Prairie turf to be installed per manufacturers specifications.
- 2) Lawn areas in drainage swales and slopes greater than 3:1 shall be mulched with erosion control fabric (installed per manufacturer's specifications).
- 3) Foundation planting beds to be mulched with 2" - 2 1/2" washed stone mulch spread to a depth of 3" over weed barrier fabric.
- 4) Planting beds labeled as "bark mulch" to be mulched with shredded hardwood bark mulch spread to a depth of 3".
- 5) Individual trees to be installed in groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3"
- 6) Designated planting beds to be separated from lawn areas with 5" black vinyl edging.
- 7) Bioretention basin to receive coconut mat mulch.
- 8) Bioretention basin plants (RGP) to be installed 12" on center.
- 9) Bioretention basin to be constructed per WDNRR specifications.

Village of McFarland

Landscape Point Calculations
Minimum Points Required for **M-1C** Zoning District

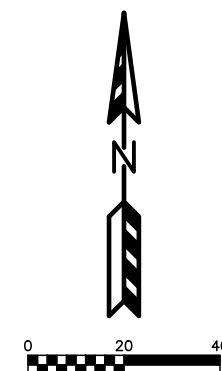
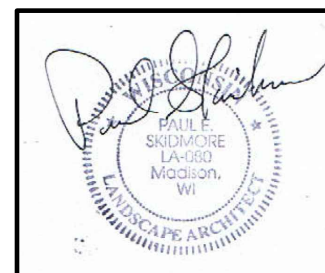
	<u>Site Measurement</u>	<u>Point Calculation</u>	<u>Points Required</u>	<u>Points supplied</u>
Building Foundation	746 LF	20 Per 100 lin. ft.	149	151
Gross Floor Area	27,150 SF	5 Per 1,000 sq. ft.	136	158
Street Frontage	230 LF	20 Per 100 lin. ft.	46	185
Paved Area	29,331 SF	40 Per 10,000 sq. ft.	<u>117</u>	171
Total Points:			448	665

Landscape Points Supplied

Proposed canopy trees - 7 @ 40 =	280 points
Proposed medium trees - 2 @ 25 =	50 points
Proposed low ornamental trees - 1 @ 15 =	15 points
Proposed low evergreen trees - 12 @ 12 =	144 points
Proposed medium deciduous shrubs - 22 @ 3 =	66 points
Proposed low deciduous shrubs - 17 @ 1 =	17 points
Proposed low evergreen shrubs - 31 @ 3 =	93 points

Total landscape points supplied =

665 points



4313 TRIANGLE STREET – VILLAGE OF MCFARLAND

LANDSCAPE PLAN

PAGE: C5

DATED: MAY 28, 2021

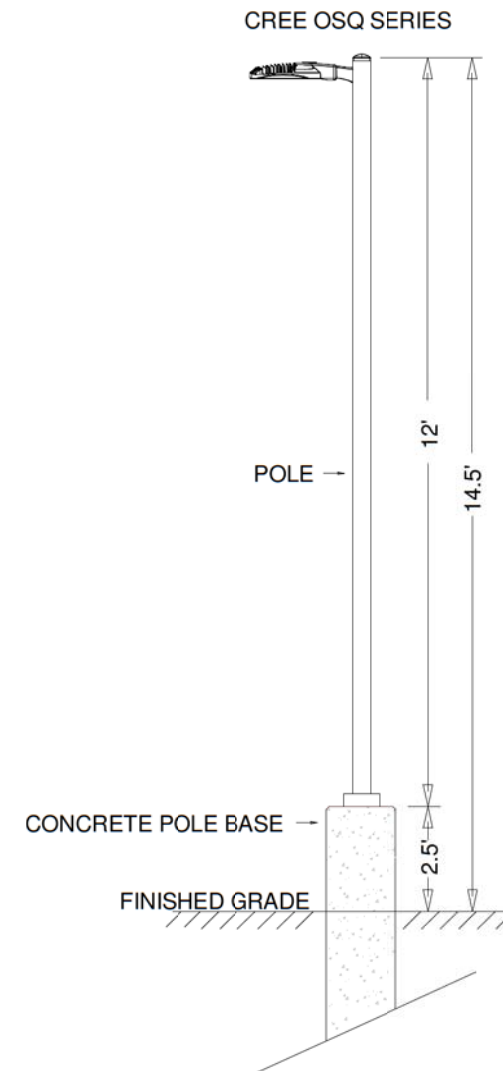
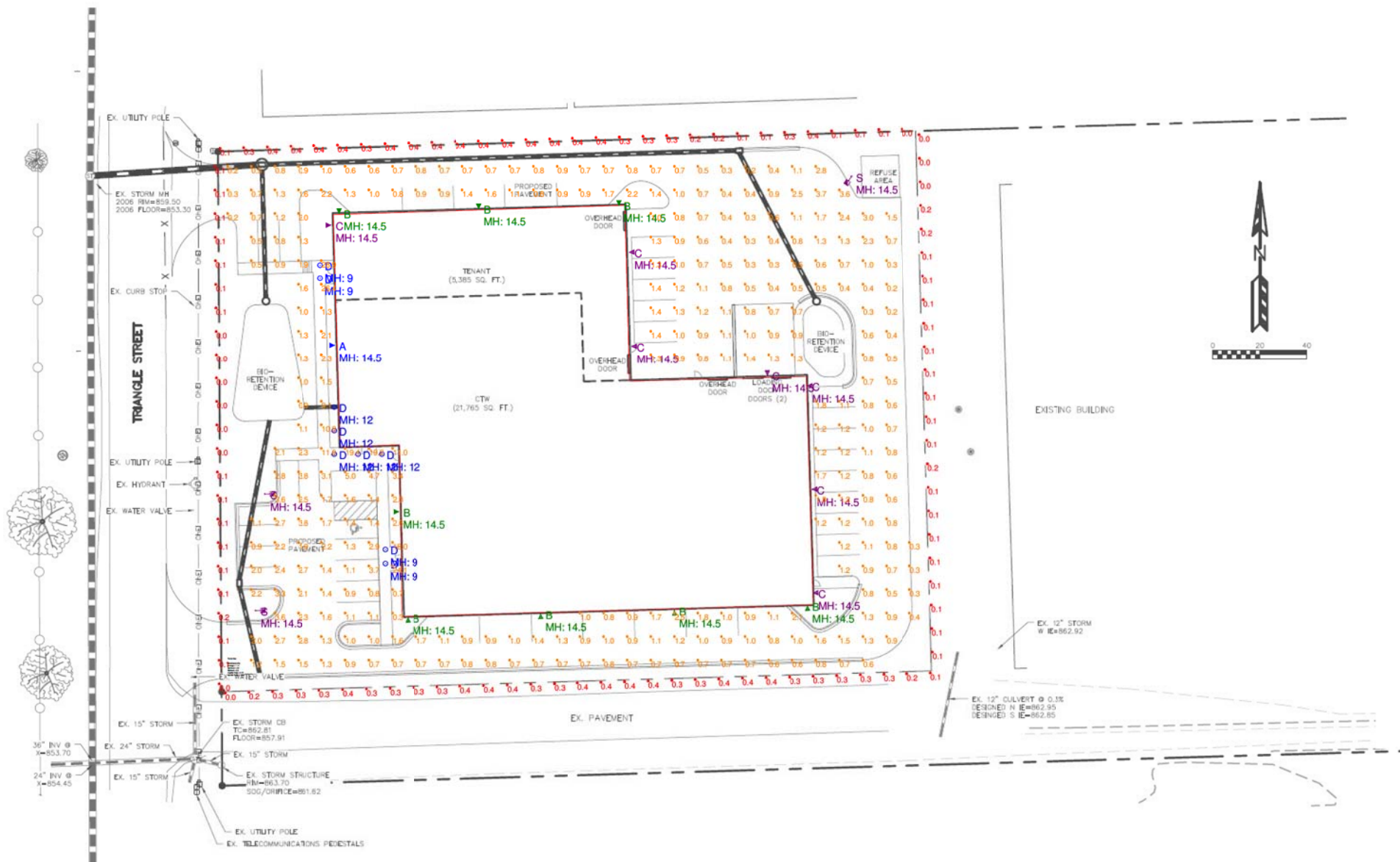
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FIXTURE MOUNTING HEIGHT SHOWN ON PLAN AS "MH" IN FEET ABOVE GRADE

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	
	1	A	SINGLE	0.960	XSPW-B-WM-2ME-2L-40K-UL-SV	Lum. Watts Lum. Lumens
	8	B	SINGLE	0.960	XSPW-B-WM-3ME-2L-40K-UL-SV	19 2490
	7	C	SINGLE	0.960	XSPW-B-WM-4ME-2L-40K-UL-BSV	19 2483
	9	D	SINGLE	0.890	SS4021-25-40-80-RD-2	19 2490
	3	S	SINGLE	0.970	OSQM-B-6L-40K7-4M-UL-NM-SV + OSQ-ML-B-DA-SV + OSQ-BLSMF	25.21 2607
						48 5300

POLE (4) SSS-4-11-12-CW-BS-1D-C-SV + SSS-4-AB-3/4-18

MAINTAINED FOOTCANDLES SHOWN AT GRADE

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Grade	Illuminance	Fc	1.74	28.9	0.2	8.70	144.50
Property Lines	Illuminance	Fc	0.21	0.4	0.0	N.A.	N.A.
Paved Area	Illuminance	Fc	1.14	3.8	0.2	5.70	19.00

ERI

ENGINEERED
REPRESENTATION
INC.

www.engineeredrepinc.com
262.542.6285 Wauwatosa
920.751.3922 Neenah
apps@eriwi.com

Date:4/1/2021

Scale: 1"=30'

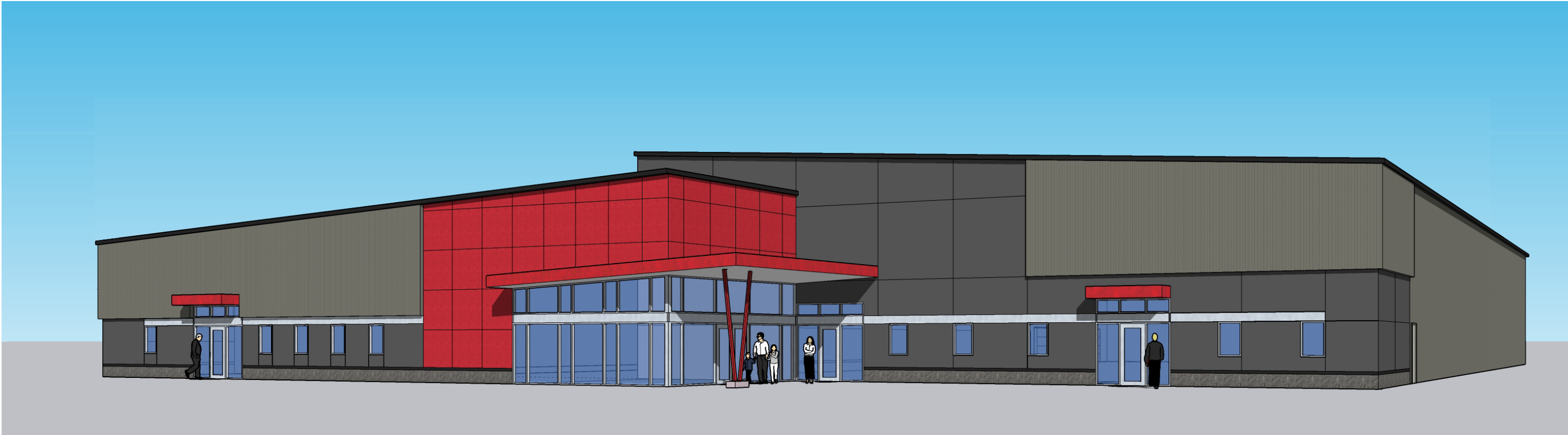


Layout By: Andy

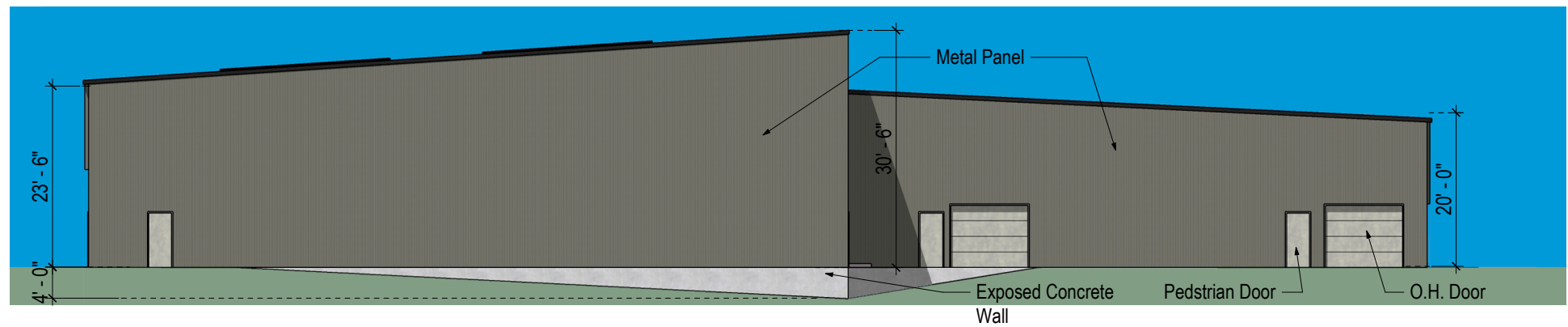
Project: 4313 TRIANGLE STREET - McFARLAND, WI

Filename: 210331QQ1AKC.AGI

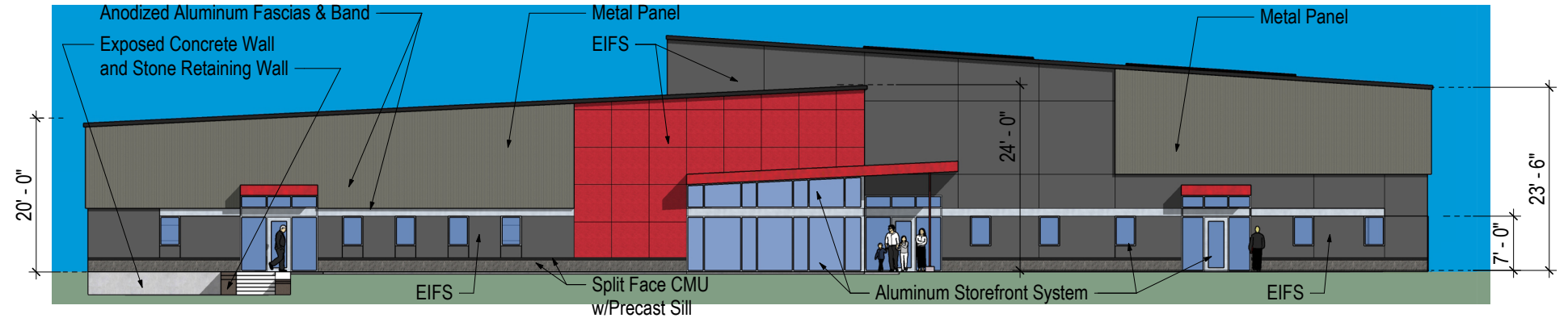
LIGHT LEVELS SHOWN ARE STRICTLY FOR PURPOSES OF ESTIMATING BILL OF MATERIALS AND THE RESULTS ARE BASED ON PROJECT DETAILS GIVEN TO ENGINEERED REPRESENTATION INC. / WALLOCK DAVIES & COMPANY LLC. BEFORE OCCUPANCY OF SPACE. ALL PROJECT DETAILS AND LIGHT LEVELS SHOULD BE VERIFIED TO COMPLY WITH SAFETY AND MUNICIPAL CODES.



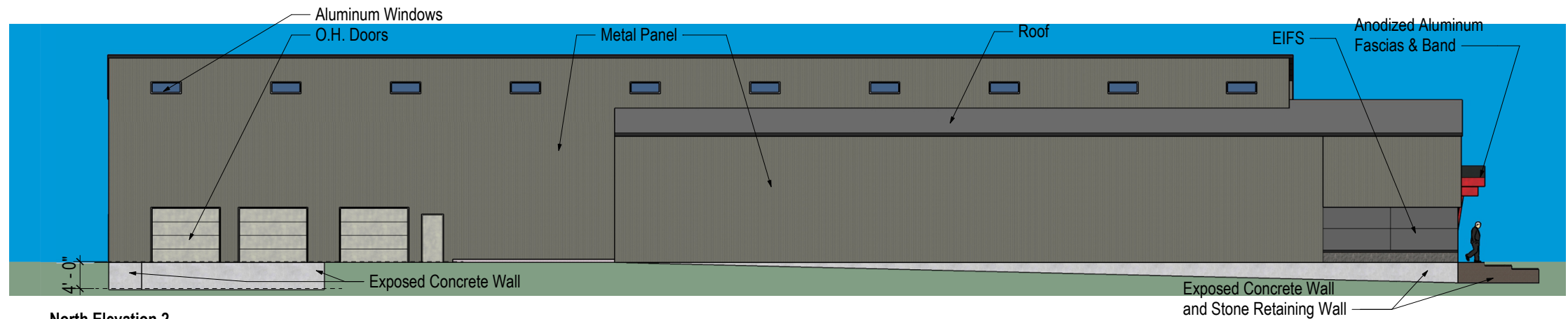
.3D View to NE 2



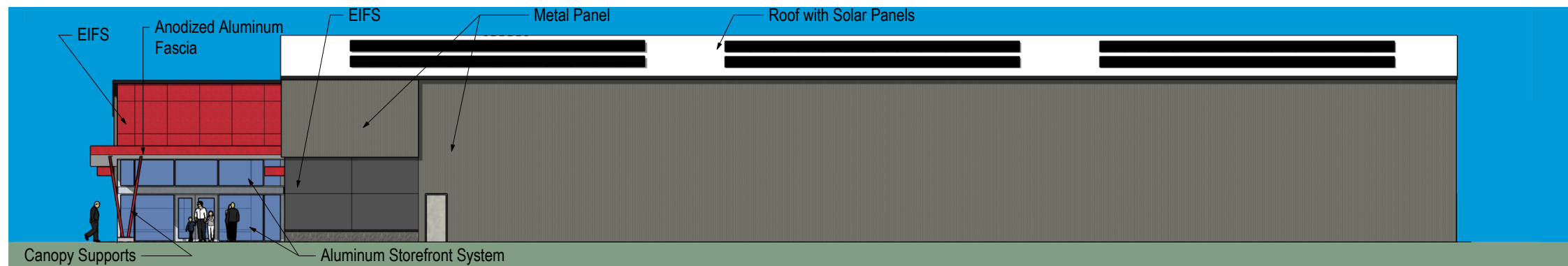
.East Elevation 2



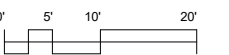
.West Elevation 2



.North Elevation 2



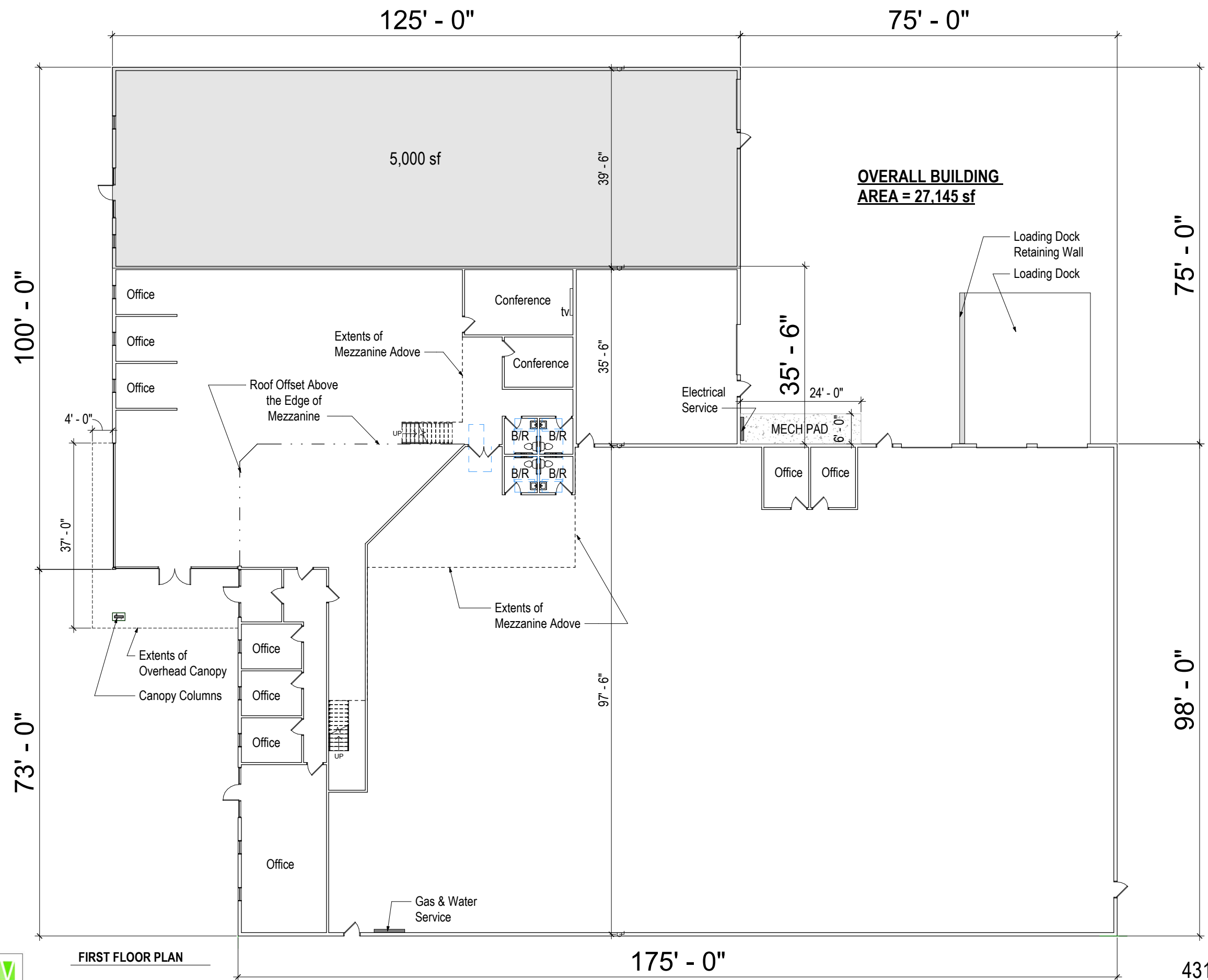
.South Elevation 2



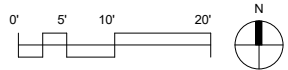
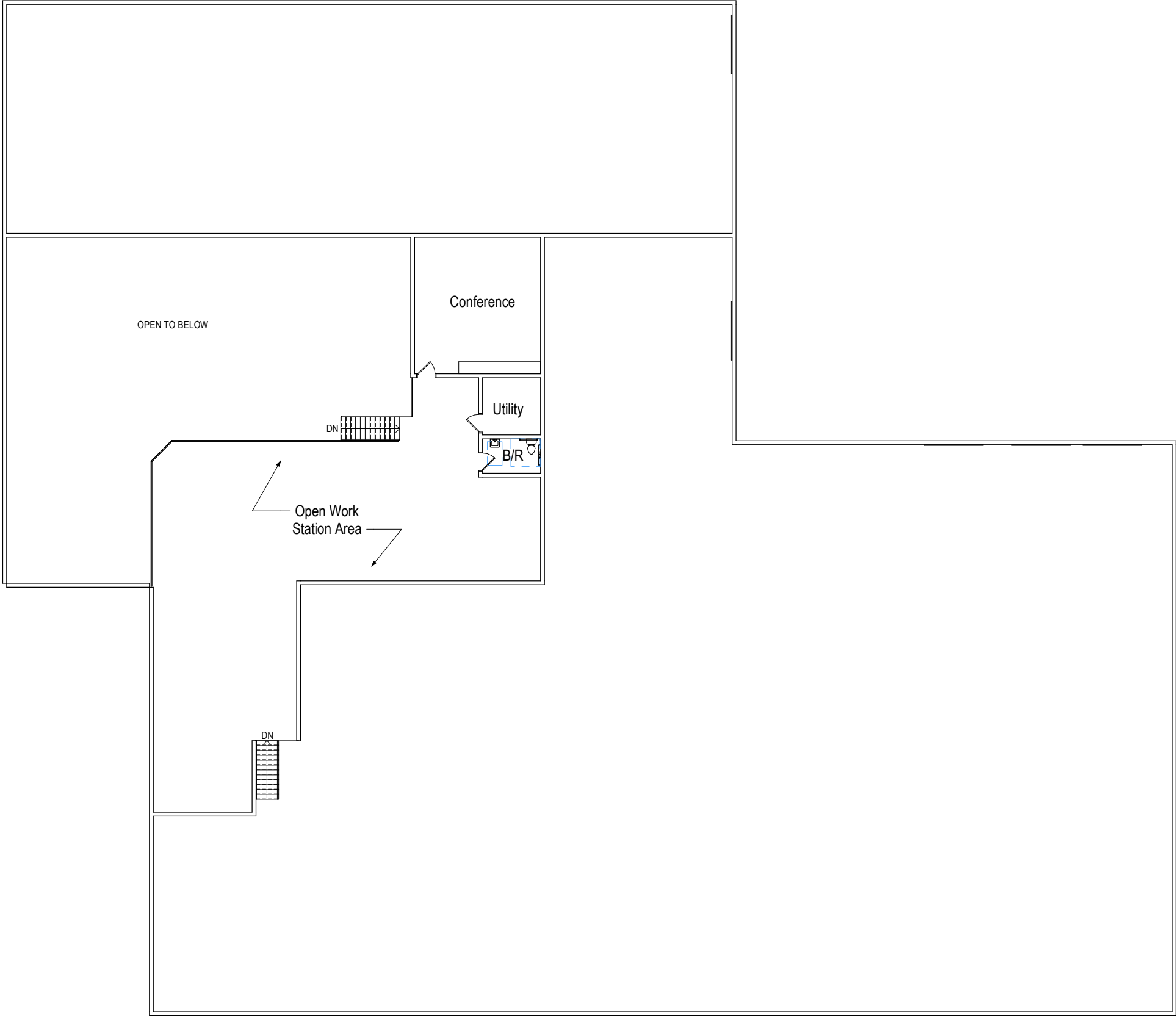
4313 Triangle St. Redevelopment

4313 Triangle St., McFarland, WI

EXTERIOR ELEVATIONS
05/27/2021
21049



FIRST FLOOR PLAN



1 MEZZANINE FLOOR PLAN
1" = 10'-0"

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?	✓	
5. Does the project include landscaped front yards, parking areas, and foundations?	✓	
6. Does the project convey stormwater to on-site or in-district infiltration areas?	✓	
7. Does the project provide bicycle parking?		✗
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?	NA	
9. Does the project permanently define and screen all outdoor storage areas with dense landscaping, opaque walls and/or opaque fences?	NA	
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?	✓	
15. Does the project screen rooftop mechanicals and utilities? <i>Excepting roof-top solar panels</i>	✓	
16. Are mechanicals and utilities shown on the project's site plan?	✓	
17. Does the project use wall-mounted signs? <i>Separate Sign Permit will be required for signage</i>	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? <i>Front facade elements wrap corners</i>	✓	
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? <i>proposed FAR = 0.39</i>	✓	
25. Is a minimum of 50% of the front building wall 20' to 35' from Terminal Drive or McFarland Street right-of-way?	NA	
Building Design & Materials		
1. Does the project use building materials with lasting architectural character (strength, durability and quality)?	✓	
2. Does the project encourage use of the following exterior wall materials: brick, decorative masonry block, architectural grade metal panels, cedar siding, stone,	✓	

Appendix B, Section 9.d requires solid fence screening for dumpsters, site plan only shows landscaping.

There is no required minimum number. PC can determine need as part of review.

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?		✓	
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? Project proposes a brighter red EIFS and aluminum fascias & band as accents only		✓	
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?		✓	
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?			✓
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			
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? Uses LED			✓
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?		✓	
2. Does the project limit front yard parking to visitor spaces?		✓	
3. Does the project provide landscaped islands, each a minimum of 200 square feet, and at a minimum rate of one island for every 12 parking spaces?		NA	
Signage Separate Sign Permit will be required for 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	

Front facade elements wrap corners

No, however minimum setback requirement is 35' and areas of residual soil contamination may exist in this area - SW corner of lot.
Development does propose vertical and horizontal articulation to break up the building massing which is part of the intent of this guideline

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:

Review by
Village
Engineer

- ✓ (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.

Landscaping
plan meets
minimum points;
however refuse
receptacles
need a solid
fence per
Appendix B

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

(3) *Building relationships.*

- ✓ a. The structures shall be related to the site to enhance or maintain current contours. New development shall consider activities on adjacent properties with relation to access from abutting streets, parking areas, service areas, building setbacks, height of structures, and color and materials of adjacent or nearby buildings.
- ✓ b. In the development of the site, the existing quality vegetation should ordinarily be maintained in accordance with Section 59-29.

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

- ✓ a. To illuminate building facades, especially those bearing business identification signs. Architectural lighting should be free from glare and of a type to complement the existing development in the district.
- ✓ b. To illuminate pedestrian walks and spaces. Security lighting should provide necessary levels of illumination to insure safety of the property and its residents, while not reflecting direct rays of light into adjacent property.
- ✓ c. To illuminate parking and service areas. Off-street parking area lighting should be so arranged as to conform with applicable provisions of Section 62-172. (The choice of equipment, design, quantity, and placement of on-site lighting shall relate to these functions. Lighting shall be adequate but not excessive. The height and number of lighting standards shall be appropriate to the building and its function and to the neighborhood.)

Review by
Village
Engineer

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

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

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

- ✓ a. Materials shall be of a durable, low-maintenance type. The colors shall be harmonious with other buildings in the neighborhood.
- ✓ b. Mechanical elements on the roof or ground shall be screened from the view of adjacent properties and roadways. Excepting desired solar roof top panels
- ✓ 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.

Portions of the front facade metal panels extend below 15 feet and in other locations the nonmetallic materials extend from grade to roof peak. In Director's opinion the overall intent of this design guideline is met or exceeded with the proposed design.

Front facade elements wrap corners to break up the side elevations that exceed 70 feet. Additional detailing could be considered on side elevations but are less visible from street view and proposed side elevations are compatible with other similar buildings in vicinity.

- (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.

June 11, 2021

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

Subject: 4313 Triangle Street Revised Plan Submittal Review

Dear Andrew:

We have received the revised plans dated May 28, 2021 for a proposed redevelopment at the subject address to incorporate a new warehouse/retail space building. The submittal has been revised to satisfactorily address our previous comments.

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-185 4313 Triangle Street Review\Admin\Review Letter 2.docx

VILLAGE OF McFarland

Police Department

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

Aaron P. Chapin | Chief of Police

DATE: June 15, 2021

TO: Andrew Bremer – Community and Economic Development Director

FROM: Aaron P. Chapin, Chief of Police

REFERENCE: Recommendation of Approval

I have reviewed the plans for 4313 Triangle St and do not have any issues with the plan as presented.

Respectfully,



Aaron P. Chapin
Chief of Police



McFarland Fire & Rescue Department

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

(608) 838-3278 • Fax: (608) 838-3619

Emergency: 911

June 16, 2021

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

RE: 4313 Triangle Street - Staff Review

Dear Andrew,

I have reviewed the revised proposed site development on the property at 4313 Triangle Street in the Village of McFarland.

The revised proposal dated May 28, 2021, meets the International Fire Code (IFC)- 2015 Edition-Appendix D requirements for fire department access to all sides of the building.

Also, this review is based on compliance with the International Building Code (IBC)- 2015 Edition, the building within will be required having fire sprinkler and fire alarm protection. Final approval of the Fire Department Connect placement will take place during sprinkler plan review.

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.

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

Sincerely,

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

Mitchell Sutter

Fire Inspector/Public Education Specialist

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



MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

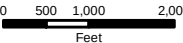
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor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

--- Village of McFarland Extraterritorial Jurisdiction Boundary

⬢ Village of McFarland Limits (8/18)

⬢ Other Municipal Limits (2018)

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



Date: May 2019

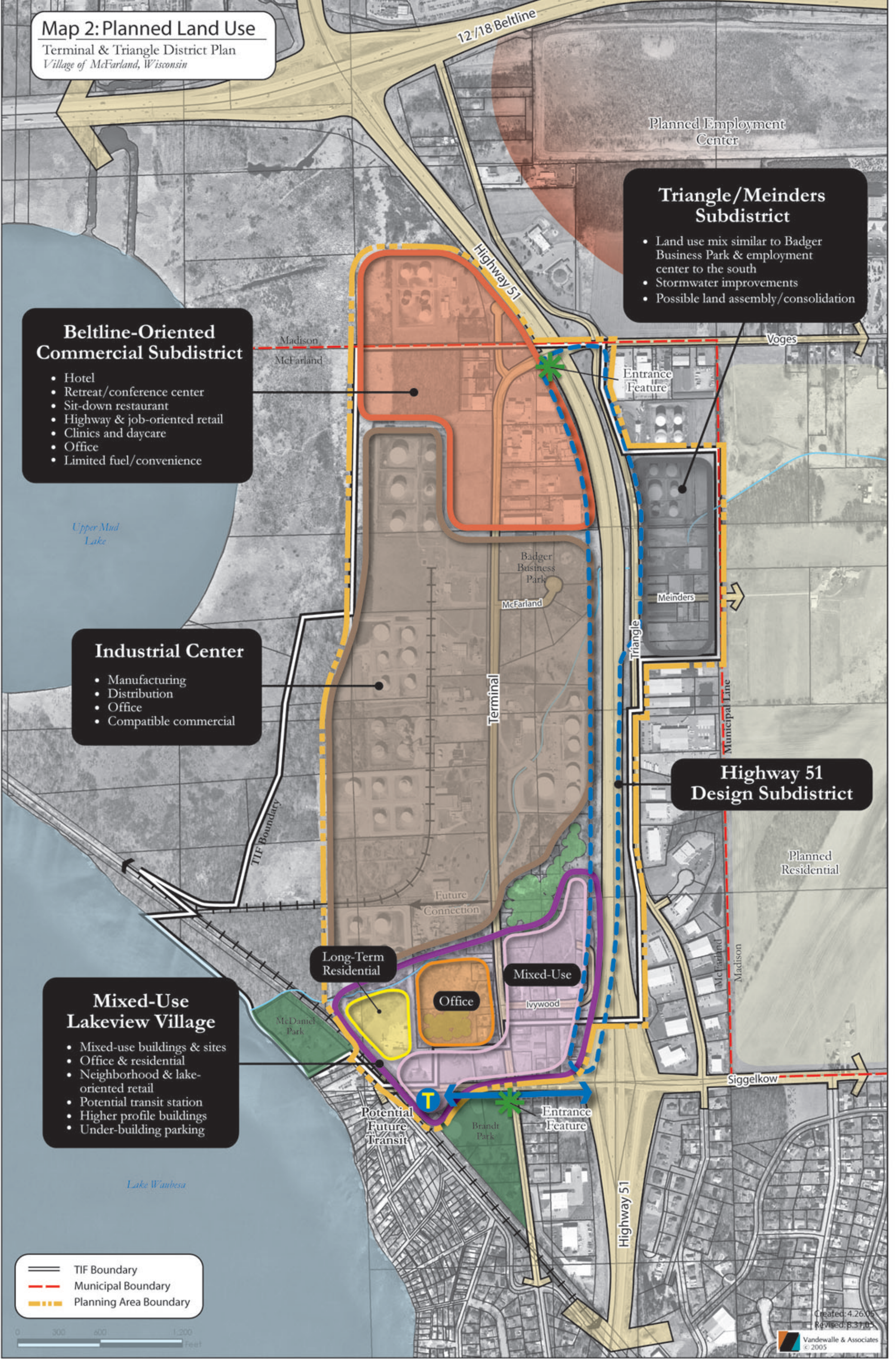
Data Sources: Village of McFarland, Dane County LIO, WDNR, and CARPC



Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Commercial Park	Light industrial, office, research, testing, health care, and other compatible and support uses (e.g., day care, health club, bank). Arranged in a controlled commercial, business, or office park setting, where allowable uses and activities include those associated with low levels of environmental impact, noise, odor, vibrations, and particulate emissions. Served by public sewer and water.	C-P Commercial Park PD Planned Development C-H Highway Commercial (limited use) C-G General Commercial (limited use)	1. Design Commercial Park areas to result in higher-end business campus settings, with high quality building, site, landscape, lighting, signage, and other aspects of project design. 2. Direct heavy industry, truck terminals, large warehouses, and other higher-impact uses to planned Industrial areas instead. 3. Restrict outdoor storage and activities, except where essential to the business operation and fully screened from nearby uses and streets. Fully screen loading and other less attractive areas from off-site views. 4. Rezone sites designated for Commercial Park use only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered. 5. Promote lot sizes and site design that enables future on-site expansion.
Industrial	Manufacturing, warehousing, distribution, office, storage, utility, and other compatible businesses and support uses (e.g., day care, health club, bank). May include screened outdoor storage, and more intensive uses than in other future land use categories. All uses served by public sewer and water systems.	M-IC Manufacturing-Intensive Commercial C-H Highway Commercial (limited use) C-G General Commercial (limited use) Some lands may also be mapped within the "Terminal and Triangle Design Overlay District"	1. Rezone sites designated for Industrial use only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered. 2. Require performance standards as necessary to avoid placing excessive demand on municipal utilities and roads, or creating environmental hazards or unwanted neighborhood impacts. 3. Encourage the redevelopment or intensification of older industrial, storage, and contractor uses and buildings in the Terminal and Triangle District area. Refer to more detailed plans such as the TID #3 Project Plan and Terminal and Triangle District Plan for more detailed policies and recommendations for planned Industrial areas. 4. Encourage the redevelopment of older fuel storage or blending facilities and sites. See the Economic Development chapter for the Village's updated policy related to new or expanded fuel storage and blending operations.
Mixed Use/Flex Commercial	A carefully designed blend or option of commercial services, retail, office, business park, multiple family residential, and/or institutional land uses, including mixed use sites and/or buildings. Compared to the Neighborhood future land use category, Mixed Use/Flex Commercial areas typically are denser, include some non-residential component, and do not typically include single family housing. All uses served by public sewer and water systems.	Appropriate traditional zoning districts (e.g., C-H, C-P, R-3) or PD or PD-I Planned Development zoning	1. Design "Mixed Use/Flex" areas to skillfully mix different uses on the same area, site, and/or building, and/or to serve as transitions between broader areas of different land uses. This future land use category is NOT intended to enable an unplanned or haphazard mix of different uses on any site or in any area. 2. Preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, screening, signs, and limited traffic and loading, and access from the adjacent collector or arterial street. Utilize the approach and standards in Figure 4-2 in such settings. 3. Rezone sites designated for Mixed Use/Flex use only after public sanitary sewer and water service is available, the land is within Village limits, and a development proposal is offered. 4. Refer also to policies applicable to Two and Multiple Family Residential, Highway and General Commercial, Commercial Park, and other more specific future land use categories that logically guide the development of each planned Mixed Use/Flex area given the range of proposed uses there.

Map 2: Planned Land Use

Terminal & Triangle District Plan
Village of McFarland, Wisconsin



**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Monday, June 21, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding future updates to the Village East Side Neighborhood Growth Area Plan and Comprehensive Plan.

PREVIOUS ACTION:

ISSUE SUMMARY:

The Village adopted the East Side Neighborhood Growth Area Plan (East Side Plan) in 2008.

The East Side Plan was incorporated within the Village's last Comprehensive Plan update in 2017, as a sub-area plan. The East Side Plan is one of several more detailed neighborhood, downtown, and corridor plans the Village has developed to provide a higher degree of land use planning than typically included, or required, in a Comprehensive Plan. Since the Comprehensive Plan was adopted in 2017, the Village has approved requests for annexation for additional properties on the east side, including areas north of Siggelkow Road and east of the Interstate that were not included in the East Side Plan in 2008. In addition, land ownership changes, changes in market conditions, impacts from climate change, etc. since 2008 also suggest a need to revisit land use policies for the land areas already included in the East Side Plan. As part of the 2021 budget, the Village Board has authorized funding for an update to the East Side Plan. While this project is anticipated to primarily focus on the East Side, as a sub-area plan of the Comprehensive Plan, the Director anticipates the need to make some amendments to the Comprehensive Plan to reflect the outcomes of the planning process.

However, the intent is not to make wholesale changes to other areas of Comprehensive Plan.

The intent of the June 21 Plan Commission meeting is to simply introduce this topic. Between the June and July meeting, the Director requests that Plan Commission members review the East Side Plan in greater detail and to begin to think about those aspects of the plan that you feel remain relevant and those you feel do not. The July meeting will provide an opportunity to discuss your initial perspectives which will help to inform and guide staff's preparation of a request for proposal (RFP), or request for qualification (RFQ), for later consideration by the Plan Commission and Village Board to select a consultant to assist the Village with this project.

The East Side Plan can be found on the Community & Economic Development, [Community Development Plans website](#).

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:



ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for discussion only.

ATTACHMENTS:

None

Memorandum

To: McFarland Plan Commission

From: Karen Knoll, Property Maintenance Officer

Date: June 14, 2021

Re: May Property Maintenance Report

Date	Address	Owner	Complaint Type	Complaint Comments	Status
5.4.21	5705 Black Walnut Drive	White	Junk/Debris	Junk/debris/dog waste	Letter Sent
5.5.21	6305 Lani Lane	Dybus	Lawn/Weeds	weeds & lawn not mowed	Resolved
5.5.21	6000 Copper Falls Court	Zuleger	Other	erosion control breach	Resolved
5.6.21	5822 Lake Edge Road	LaPlant	Work w/o Permit	Deck, garage finish no permit	Resolved
5.7.21	5410 Dennis Drive	Taylor	Lawn/Weeds	debris, weeds, burning, animals	Resolved
5.7.21	5114 Farwell Street	Village of McFarland	Lawn/Weeds	weeds & lawn not mowed	Phoned
5.7.21	Siggelkow Park	Village of McFarland	Lawn/Weeds	noxious weeds/garlic mustard	Phoned
5.10.21	5106 Black Walnut	Hammerling	Lawn/Weeds	weeds & lawn not mowed	Resolved
5.10.21	5408 Siggelkow Road	Paul Davis Restorations	Work w/o Permit	Work with no permit	Resolved
5.10.21	5111 Linden Parkway	Perry	Lawn/Weeds	weeds & lawn not mowed	Monitoring
5.10.21	5801 Red Oak Trail	Goers/ Viney	Lawn/Weeds	weeds & lawn not mowed	Monitoring
5.10.21	Siggelkow Park	Village of McFarland	Other	tree fort	Resolved
5.10.21	5303 Black Walnut Drive	Marty	Lawn/Weeds	weeds & lawn not mowed	Resolved
5.11.21	5119 Terminal Drive	Naturescape	Other	Sign on Village property	Resolved
5.13.21	5806 Linden Parkway	De Young/Speck	Lawn/Weeds	weeds & lawn not mowed	Resolved
5.13.21	5117 Linden Parkway	Maly	Lawn/Weeds	weeds & lawn not mowed	Monitoring
5.14.21	5410 Dennis Drive	Taylor	Junk/Debris	debris, junk, old pool, etc.	Letter Sent
5.17.21	5305 Rustling Oaks Drive	Wood	Lawn/Weeds	weeds & lawn not mowed	Resolved
5.17.21	5604 Wimbledon Court	O'Kroley	Lawn/Weeds	weeds & lawn not mowed	Resolved
5.17.21	Villages at Cedar Glade	Midland Builders	Lawn/Weeds	weeds & lawn not mowed	Resolved
5.17.21	5308 Sure Avenue	Easland	Work w/o Permit	water heater install no permit	Resolved
5.18.21	5705 Leanne Lane	Mita	Lawn/Weeds	weeds & lawn not mowed	Ticket Issued
5.18.21	Veridian/Gannon retention ponds	Veridian Homes/Gannon	Lawn/Weeds	limited mowing around retention ponds	Monitoring
5.20.21	5706 Wisconsin	Frisch	Lawn/Weeds	weeds & lawn not mowed	Monitoring

5.20.21	5806 Juniper Ridge	Foss	Lawn/Weeds	weeds & lawn not mowed	Monitoring
5.20.21	5306 N. Autumn Lane	Pedersen	Lawn/Weeds	lawn, weeds, old boat	Monitoring
5.24.21	5705 Leanne Lane	Mita	Other	Dead tree	Monitoring
5.24.21	5705 Leanne Lane	Mita	Other Property Maintenance	Rotting deck falling off house	Inspection Pending
5.25.21	5900 US Hwy. 51	FH McFarland - Locke	Other Property Maintenance	Dumpster issues	Inspection Pending
5.26.21	6109 S. Court	Hess	Inoperable Vehicle	Boat storage, lawn & weeds	Letter Sent
5.26.21	5906 Main Street	Schneider	Other Property Maintenance	stairs, signage, siding, upkeep	Inspection Pending
5.28.21	5804 Juniper Ridge	Dash	Junk/Debris	furniture at curb	Resolved

Memorandum

To: McFarland Plan Commission

From: Andrew Bremer, AICP
Community & Economic Development Director

Date: June 15, 2021

Re: **May 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	8
Duplex (Total Units)	2	10	14	8	0
MF (Total Units)	100	34	42	64	55
Total Res. Units	152	96	117	130	63
Commercial	2	3	3	2	0

63 total building permits issued in the month, including one new single-family home. The year started with 17 vacant SF lots in the active east-side subdivisions (excluding Rosewood Fields), there are 10 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	\$ 34,643	35%
44300-102	HVAC Permit	\$ 35,771	\$ 31,876	\$ 39,038	\$ 33,402	\$ 42,500	\$ 8,251	19%
44300-103	Plumbing Permit	\$ 34,745	\$ 33,641	\$ 40,767	\$ 36,058	\$ 42,500	\$ 10,955	26%
44300-104	Electrical Permit	\$ 50,335	\$ 42,755	\$ 52,062	\$ 48,718	\$ 48,000	\$ 14,121	29%
44300-105	Sprinkler Fee	\$ 6,210	\$ 3,197	\$ 4,776	\$ 4,466	\$ 7,750	\$ 6,315	81%
44300-106	Fire Alarm Inspection Fee	\$ 2,465	\$ 2,485	\$ 3,728	\$ 3,490	\$ 5,000	\$ 645	13%
44300-108	CD Occupancy Inspection Fee	\$ 9,535	\$ 8,148	\$ 9,496	\$ 8,993	\$ 9,000	\$ 3,345	37%
44900-000	Misc. CD Permit Fees	\$ 136,217	\$ 125,238	\$ 156,972	\$ 120,464	\$ 75,000	\$ 13,081	17%
46800-000	Community Development Fees	\$ 22,556	\$ 11,887	\$ 12,530	\$ 16,166	\$ 12,500	\$ 5,776	46%
47210-000	City - Building Inspection	\$ -	\$ 18,696	\$ 10,159	\$ -	\$ -	\$ -	0%
	Total Revenue	\$ 405,713	\$ 364,834	\$ 437,798	\$ 379,353	\$ 342,250	\$ 97,132	28.4%
* As of 5/31, 42% through calendar year								

Total C&ED deposits for the month were \$14,594.46.

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.
- Preliminary planning for TID #3 public works (road & utility) projects for 2022.
- Village Board action on prior month C&ED related applications/projects:
 - Public Hearing on Resolution 2021-10: Johnson Street ROW Vacation. Adoption pending.
 - Approved Resolution 2021-15, Accepting Johnson Street ROW Dedication from School.
- Status update of larger development projects previously approved:
 - 4608 Siggelkow Road (Waubesa Village Phase 3). Exterior framing completed, on-going interior finishing.
 - Condos at Prairie Place Condominium (CF Investments). Construction completed, working on final landscaping.
 - 4900 Larson Beach Road (Taylor Pointe Apt). Exterior framing/roofing nearing completion.
 - Northpointe Development (Holscher & Brodhead). Received WHEDA project funding, anticipated to start construction later this summer/fall.
 - Rosewood Fields (Veridian). Developer is working on final revisions to the final plat, phase 1 engineering plans, development agreement, and CCR's to meet prior conditions of approval.
- Public Meetings, Webinars & Conferences attended by Department Director:
 - May 3rd, Green Tier meeting
 - May 5th, CDA meeting
 - May 13th, Landmarks Commission meeting
 - May 13th, Sustainability Committee meeting
 - May 17th, Plan Commission meeting
 - May 18th, Chamber Board meeting
 - May 19th, Chamber Tourism Committee meeting
 - May 24th, Village Board meeting

Look ahead to potential July 7th, CDA Items:

- 4902 & 4908 Terminal Drive, TIF Development Incentives Application (Waubesa Village Phase 4)
- Continued discussion on TID #3 Project Plan Review & 2022 Public Improvement Projects for Terminal Drive and Triangle Street.
- Review of 2020 DOR TID Annual Reports (TID #3, #4, #5)

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

- 5411 Bashford Street, revised CUP (Dan Chin Homes – Public Hearing Only)
- 4910 Triangle Street, Conditional Use Permit (Left Bank Wines – Public Hearing Only)
- 4902 & 4908 Terminal Drive, PUD General & Detailed Plan & CSM (Waubesa Village Phase 4)
- Discussion of future updates to East Side Neighborhood Plan