VILLAGE OF MCFARLAND *NOTICE OF PUBLIC MEETING*

PLAN COMMISSION

Monday, August 16, 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/82750818235

Or by Telephone: +1 (312) 626-6799
Webinar ID: 827 5081 8235

1. CALL TO ORDER

2. PUBLIC APPEARANCES.

3. APPROVAL OF MINUTES.
   a. Review and possible approval of the July 19, 2021 Plan Commission draft minutes.

4. PUBLIC HEARING
   a. Public hearing regarding Ordinance No. 2021-08, An Ordinance Rezoning 5411 Bashford Street, McFarland, WI from Central Commercial (C-C) to Planned Development Infill – General & Detailed Plan Approved. Rezoning requested by 5411 Bashford LLC, Dan and Meg Chin.

5. BUSINESS.
   a. Presentation and discussion by Steve Steinhoff, Capital Area Regional Planning Commission, on the Regional Development Framework and Bill Schaefer, Greater Madison Metropolitan Planning Organization, on the Regional Transportation Plan 2050 Update.

   b. Discussion regarding a conceptual site plan for a potential residential condominium subdivision, submitted by Urso Bros. LLC for 3408 & 3418 Elvehjem Road, and Lot 3 of CSM 15493, McFarland, WI.

6. STAFF REPORTS
   a. Property Maintenance Report

   b. Director's Report

7. SCHEDULE NEXT MEETING DATE.

a. Wednesday, September 1, 2021 at 6:00 P.M.

b. Monday, September 20, 2021 at 7:00 P.M.

8. ADJOURNMENT.

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

Working Draft - Minutes
Plan Commission
Meeting
July 19, 2021

Members Present: Scott Peters, Eric Green, Carolyn Clow, Chris St. Clair, Tammy Olson. Peter Bloechl-Anderson joining at 7:15 p.m.

Members Absent:

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

1. CALL TO ORDER

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

2. PUBLIC APPEARANCES.
   Carol Austin 4618 Siggelkow Road – Unit #2, spoke against the proposal for 4902 and 4908 Terminal Drive.

3. APPROVAL OF MINUTES.

   a. Review and possible approval of the June 21, 2021 Plan Commission minutes.

      Clow moved to approve the June 21, 2021 Plan Commission minutes. Green seconded the motion. Motion carried 5-0.

4. BUSINESS.

   a. Discussion and possible action 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.

      Clow summarized this is action based on an item discussed at the June 21, 2021 Plan Commission meeting.

      Clow moved to approve 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. Peters seconded the motion. Motion carried 5-0.

b. 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.

Bremer summarized a public hearing was held on this item at the May 20, 2021 Plan Commission meeting, it was then postponed from the June 21,2021 meeting to allow the applicant the opportunity to revise some of the responses to the standard for conditional use questions. The revised responses are in packets.

Aaron Welsh – Project Manager with Alliant Energy reviewed their adjusted responses current to section B to cover the substantially impaired. Welsh reviewed the definition of substantially impaired, with their initial application they took it to mean "unfit" or "unusable", they have since adjusted to meet the actual definition. They are asking for about 400 sq. ft of a 7.3-acre site on which to place the regulator station, which is less than 1% of the site. Welsh indicated there is possibly 1 home within the 350' radius for their proposed site, their current site has 11 homes within the radius. They have come up with a new landscaping plan, which will be deer tolerant, along with trying to blend into the visual area of the conversancy area. Per McFarland's guidelines, utility stations are allowed in a conservancy. They are also looking at a site in the Town of Dunn or a site near the dog park. They could move it potentially a little more to the north, this location was selected when working with the Public Works and Parks Directors due to the prairie restoration which will be taking place and potential burning in that area further north.

Bremer reviewed page 47 of the packet, the meaning of substantial impairment, it means substantially impaired or diminished, not that there is not any impairment or any diminishment. Per Bremer's report in packets, he did not feel this proposal would significantly impair the site, due to the updated landscaping and that it is further from any homes than the current site, taking into consideration the current station is below ground and the proposed is above. Commissioners discussed the proposal as presented.

Clow moved to approve a Conditional Use Permit (CUP), as submitted including revised landscaping plan 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 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.

St. Clair seconded the motion. Motion carried 6-0.

c. 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.

Clow moved to approve 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 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.

Motion seconded by Green. Motion carried 6-0.

d. Discussion and possible recommendation to the Village Board 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.

Bremer summarized there was a public hearing at the June 21, 2021 Plan Commission meeting. The packet includes the public comments prior to that meeting. This proposal is for Phase IV, a 27-unit garden style apartment building.

Chief Dennis, McFarland Fire and Rescue spoke in response to concerns over the tank farms. Dennis indicated the tank farms have been in existence for many years.

He indicated they have upgraded their safety procedures and now have a floating roof, along with diking around them. These sites are reviewed by the State on an annual basis along with working with the fire department on practice runs on the site. Dennis indicated while the proposal is not for a HUD project he used their guidelines in reviewing the application. Included with his letter in packets is an illustration showing acceptable distances. The Fire Department is governed by code, and he looks at things as such. Dennis reviewed his letter and findings as provided in packets. There was nothing he found which would indicate this project could not move forward.

Bremer reviewed the updated landscaping plan as submitted, including the area shared with the Park View Apartments. Bremer advised previously they recommended the installation of plantings along the parking stalls to aid in blocking headlights to neighboring properties, smaller shrubs to stay the standard size of an autos headlights, understanding they would have to be removed if Phase V went forward. Quam has additional statements in the packet addressing the concerns of the neighbor. Quam advised he is comfortable working with staff on the landscaping to add what is requested for the project. Quam reviewed his responses as included in packets in response to the letter submitted by Carol Austin.

Clow asked Bremer to address the issues in the letter-dated July 19, 2021 received today from Austin questioning why the Village is acting as a bank for this project. Bremer indicated the Village is not acting as a bank, they are part of the financial stacking for the project; TIF funds are available to provide incentives for development upon request. Most of the funding on this project is private lending, and personal equity. TIF requests are referred to and reviewed by the CDA, who then provides a recommendation to the Village Board. The CDA recommended at their July meeting a lower incentive of $176,500. plus the land for the project. That recommendation would go to the Village Board upon a recommendation from the Plan Commission regarding the rezone. Bremer reviewed the questions covering green space, fees in lieu, area parks, and emergency vehicle access.

Clow moved to recommend approval of 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 conditioned upon:

1. Approval of a Real Estate Acquisition and Development Agreement by the Village Board.
2. Addressing those conditions of approval provided in the May 5, 2021 McFarland Fire & Rescue Department staff memo.
3. Addressing those conditions of approval provided in the June 11, 2021 Village Engineer staff memo.

4. Revising the Landscape Plan to include installation of (4) additional Norway Spruce (or similar evergreen species) along the southern lot line and installation of (15) Arborvitae (or similar evergreen species) along the northern lot line between the 16 off-street parking spaces and the adjacent property line. Said installations in addition to those on the revised Landscaping Plan dated July 8, 2021.
5. Revising the proposed Lighting Plan to remove the proposed ground mounted building accent light on the south facing building wall.
6. Submittal of specifications for the proposed light fixtures and a photometric plan for the property to the Community Development Director for staff review and acceptance.
7. Applicant to submit revised site plans addressing the conditions of approval to the Community Development Director for staff review and acceptance prior to issuance of a building permit.

Peters seconded the motion.

St. Clair feels this is a lot which was zoned to be commercial, and the Village is in need of commercial uses, he feels the Village is struggling to find commercial uses and does not feel this fits with the Comprehensive Plan or the TID 3 plan. Commissioners discussed the plans for commercial in the area. Clow inquired of Quam if he had plans for commercial in Phase V. Quam responded he has two sites at his other Terminal Drive Humble Oaks site, which are planned for commercial due to a better commercial location, view for the tenants, and better parking. He has been marketing them for two years has not had any interest. He was thinking of having a community room aspect to Phase V, if required he would look at adding commercial to Phase V. St. Clair indicated Quam's response makes sense, however he feels the Village should look at the Comprehensive Plan rather than taking items on a case-by-case basis. Bloechl-Anderson concurred with St. Clair.

Clow called for the vote – Clow, Peters, and Green voted in favor, St. Clair, Bloechl- Anderson and Olson vote against. Motion failed on a 3-3 vote.

e. Discussion and possible action 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.

Clow asked Bremer to speak on this item based on the prior action. Bremer advised the CSM is based on the approval of Ordinance 2021-07. CSM's are reviewed and approved the Planning Commission and not the Village Board. This can be approved based on the approval of the Village Board of Ordinance 2021-07. Clow advised Quam the Village Board can still approve the Ordinance, without a

recommendation by the Plan Commission, This item can be approved conditional upon the Village Board approving the Ordinance. Bremer reviewed the staff conditions of approval for this item as included in packets with Commissioners.

St. Clair moved to approve 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 conditioned upon:

1. Approval by the Village Board of the rezoning application from Waubesa Village LLC for Outlot 20 of Assessor's Plat No. 4 - Town of Blooming Grove and Lot 1 of CSM 7449, Ordinance 2021-07.
2. Approval by the Village Board of a Real Estate Acquisition and Development Agreement for the proposed development.
3. Revising the CSM to include a 42-foot right-of-way from the center line of Terminal Drive across the entire frontage of the proposed CSM.

Clow seconded the motion.

Commissioners discussed the reasoning of taking up this motion, based on if the Village Board approves Ordinance 2021-07, even though the Plan Commission did not pass it. Bremer indicated there are two options, they can vote on the motion this evening and accept the staff recommendations, which recognize the CSM cannot be recorded unless the Village Board approves a Developers Agreement and the rezoning ordinance, or you could postpone action until the Village Board takes action on the rezone. The conditions are likely to be the same.
St. Clair moved to amend the motion to read "to postpone action until the August 16, 2021 Plan Commission meeting". Bloechl-Anderson seconded the motion. Clow called for the vote to amend the motion. Motion to amend carried 6-0.
Clow called for a vote on the motion to postpone action until the August 16, 2021 Plan Commission meeting. Motion carried 6-0.

f. Discussion regarding potential use and revitalization of 5979 Siggelkow Road, former Waubesa School, pre-application meeting requested by property owner Urso Bros LLC.

Bremer summarized, on January 19, 2021 Kevin Urso was before the Plan Commission for a pre-application for 5979 Siggelkow Road. The current tenant has relocated and Urso is interested in moving their offices into the building. There were some issues needing to be completed before they could move forward. Bremer reviewed the items needed to move this project forward, as indicated in his staff review with Commissioners, along with reviewing the Comprehensive Plan, and rezoning options. St. Clair would like to see if there is a way to handle the zoning without having to amend the Comprehensive Plan. Bremer indicated this is just a

minor amendment, and it is not uncommon for communities to do this, the plan itself is updated every ten years. Bremer reviewed the process and how properties/sites are effected with the process. Bremer indicated Urso has been in contact with the Historical Society, there are changes made on the inside of the building which he is looking to change, to bring it back to its more original structure.

Urso advised there is a small addition on the rear of the structure, which they may look into renting out in the future for a small low traffic business. The former tenant had approximately 30 people on site; it will only be their business. They are looking to keep the parking in its current location, and look to keep the outside structure the same, while removing some of the partitions which were put in previously. They are also cleaning up the dead or non-maintained trees on site. Commissioners discussed some of the historical aspects of the site. Bremer clarified the Landmarks Commission will review any exterior changes or additions to the site; they would issue a Certificate of Appropriateness. The Historical Society is used as a resource as needed but does not approve any permits. Urso indicated the proposed accessory building will be used for storage of trailers when they are not at job sites.

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

Clow indicated they introduced this idea last month, Commissioners were to review and decide what they did or did not like so he could provide a document for RFP for the Village.

Bremer reviewed the map and growth of the East Side Plan, which was adopted in 2008. It substantially remains undeveloped; there have been some additional annexations in the past years. Bremer also reviewed the map of annexations as included in packets. Bremer inquired what are some aspects of the East Side Plan that Commissioner's feel they would like to keep or strengthen and those you feel are relevant and would like to see revised or removed. They are not here to make decisions, tonight is for discussion only, the process will take six to twelve months once a consultant is selected. The feedback is to build an RFP for their recommendation to the Village Board.

Clow asked for thoughts on the East Side Plan from Commissioners. Commissioners discussed their ideas including more intentional planning for affordable housing, building in more green space, or parks, additional sports and recreational areas, infrastructure, public transportation to Madison. Other areas were reconsidering locations and the amount of office and light industrial, non-residential use, commercial and industrial uses. Bremer indicated there would be some updates to the Comprehensive Plan as part of the planning process, he also feels per staff prospective they would like to see more sustainability, along with a new look at low density residential along with policies for addressing requests for

private well and septic. Bremer reviewed the staff viewpoint on the plan with Commissioners; staff would like to see a mix of housing, different levels of affordability, continuation of bike trails. Bremer indicated the Village has always desired an interchange off the interstate; however, they have not been able to get support from the DOT due to their guidelines along with the required studies of environmental and other studies that can be costly. Bremer indicated they will have to determine if they want an additional monthly meeting as part of putting this plan together instead of adding this onto the regularly scheduled monthly meeting, be prepared for additional meeting requests into 2021-2022.

7. STAFF REPORTS

a. Property maintenance report – no comments

b. Director's report – no comments

8. SCHEDULE NEXT MEETING DATE

a. Discussion of Hybrid Meetings 2.0.
Andrew Day with the Communication and Technology Department reviewed with Commissioners the new process for meetings. Starting Monday August 2, 2021 Village meetings will transition to a new format as unanimously passed by the Village Board on June 14, 2021. The Village is encouraging Committee and Board members to begin to attend meetings in person. The meetings will consist of the majority attending in person, with the remote option available for attendance also. Masks are still required to be worn in common areas of the building, regardless of vaccination status.

There is a crucial step in setting up future meetings, staff needs to know in advance, how many people will be attending in person so the proper set up and spacing can be arranged. All meetings at this time will be held in the Community Room. There will be online forms sent out to all committee and Board members, the Monday prior to their scheduled meeting. The form will take less than a minute to complete and you will have five days to fill it out, you will need to indicate whether you plan to attend in person, remotely, or are not able to attend that upcoming meeting. The window to complete your form closes at noon the Friday prior to the week of your upcoming meeting. The agendas and packets are then released that afternoon. This is part of the transition to meetings being held 100% in person. Clow polled Commissioners as to their thoughts for attendance the August 16, 2021 meeting.

b. August 16, 2021 at 7:00 p.m.

9. ADJOURNMENT.

Clow moved to adjourn, Peters seconded the motion. Motion carried, meeting adjourned at 9:19 p.m.

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Monday, August 16, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Public hearing regarding Ordinance No. 2021-08, An Ordinance Rezoning 5411 Bashford Street, McFarland, WI from Central Commercial (C-C) to Planned Development Infill – General & Detailed Plan Approved. Rezoning requested by 5411 Bashford LLC, Dan and Meg Chin.**

PREVIOUS ACTION:

November 4, 2020, 5411 Bashford LLC (Dan Chin Homes) pre-application meeting with the Community Development Authority.
November 16, 2020, 5411 Bashford LLC pre-application meeting with the Plan Commission.
March 3rd, 2021, Community Development Authority recommendation of a Tax Increment Finance Development Incentives Application for 5411 Bashford LLC.
March 15th, 2021, Plan Commission approval of a Conditional Use Permit and Site/Design Review Permit for 5411 Bashford LLC.
March 22nd, 2021, Village Board approval of a Tax Increment Finance Development Incentives Application for 5411 Bashford LLC.
April 12th, 2021, Village Board introduction of Resolution 2021-10: Resolution to Discontinue Portion of Johnson Street ROW.
May 3rd, 2021, McFarland School Board approval of Dedication of Right-of-Way at 6009 Johnson Street.
May 17th, 2021, Plan Commission unanimous recommendation to the Village Board to approve Resolution 2021-10.
May 24th, 2021, Village Board public hearing on Resolution 2021-10: Resolution to Discontinue a portion of Johnson Street.
May 24th, 2021, Village Board approval of Resolution 2021-15: Resolution Accepting Dedication of Right-Of-Way of Johnson Street from McFarland School District.
June 2nd, 2021, CDA meeting to recommend Resolution 2021-14: Resolution Authorizing the Village President and Clerk to Execute a Real Estate Acquisition and Development Agreement with 5411 Bashford Street. Recommendation tabled pending resubmittal of project as a PUD.

ISSUE SUMMARY:

Summary of Development Proposal

Dan & Meg Chin (5411 Bashford LLC, Dan Chin Homes), previously submitted a Tax Increment Financing (TIF) Development Incentives Application, Conditional Use Permit, and Site Design Review Permit regarding their desire to acquire 5411 Bashford Street from the Village and construct a new mixed-use building. The property is zoned C-C Central

Commercial, with multi-family development allowed with a conditional use up to 15 DU/AC. The Conditional Use Permit and Site Design Review Permit were conditionally approved by the Plan Commission at its March 15, 2021 meeting. At the time, the project consisted of a ground floor commercial unit (2,060 SF) to be occupied by Dan Chin Homes Realty, a second smaller ground floor commercial unit (563 SF) available for lease (tenant TBD), three two-bedroom apartments on the second floor, and 11 off-street parking spaces. Prior to executing the Real Estate Acquisition and Development Agreement with the Village, the Chins were advised by the WI Department of Safety and Professional Services that their development project would require the installation of an elevator to meet ADA requirements for the upper story residential units. The inclusion of an elevator would result in additional project costs while also reducing the size of the ground floor commercial unit and one of the upper story residential units; thereby both increasing the cost of the project and reducing projected lease revenues. As an alternative to meeting the state elevator requirement, the Chin's are requesting to modify the smaller ground floor commercial unit into a one-bedroom residential apartment. However, this modification would increase the site density from 13.62 DU/AC to 18.15 DU/AC, exceeding the allowances under a conditional use permit in the C-C District. Therefore, the Chin's are requesting rezoning the property to the Planned Development Infill District and approval of an associated General & Detailed Implementation Plan. There are no prescribed density requirements under the PD-I District. Per Sec. 62-66(a), "the PD-I District is referred to as an "infill" zoning regulation because it is intended to be used in situations where new development or redevelopment is proposed within an already developed area or neighborhood. Mixed use may be allowed to the extent that no land use conflicts will result." Aside from the addition of an outdoor patio for the ground floor residential unit and relocation of some exterior and interior doors serving this unit, the site plan and architectural design remain largely unchanged from the previous approved plans.

The packet includes a copy of the Chin's Letter of Intent, Plan Commission Application, Site Design Plan Checklist, responses to the PD-I General & Detailed Standards and Criteria, and their associated site and building design plans. The project as proposed needs several plan and permit approvals including:

- Rezoning the property from C-C Central Commercial to PD-I General & Detailed Implementation Plan Approved.
- TIF Application/Real Estate Acquisition & Development Agreement. Requests for TIF assistance require the review and approval of a TIF Development Incentives Application by the CDA and Village Board and an associated Real Estate Acquisition and Development Agreement. The CDA and Village Board have previously approved a TIF Incentives Application consisting of donation of the property valued at $60,000 plus a tax increment loan at occupancy of $172,000, for a total TIF incentive of $232,000. Approval of the TIF Development Incentives Application was conditioned on approval of a Real Estate Acquisition and Development Agreement by the Village Board. The CDA is scheduled to review and provide a recommendation to the Village Board on the Development Agreement at their September 1 meeting.
- Dedication of Right-of-Way adjacent to 6009 Johnson Street. This requires a dedication

deed approved by the McFarland School Board. This approval has been completed and accepted by the Village Board.

- Vacation and Dediation of the Right-of-Way adjacent to 5411 Bashford Street. This requires completion of several steps including recording a Lis Pendens (completed), public hearing (completed) and resolution approved by the Village Board. Action on these items will be considered by the Village Board at the same meeting where action on Ordinance No. 2021-08 is taken.

Planned Development Infill District Standards & TID #4 Design Guidelines

The proposed development is subject to the general and site design requirements in Sec. 62-66 and Sec. 62-67, as well as the TID #4 Design Guidelines. A review of these requirements is provided in the packet. The following includes additional staff comments where standards and criteria have not been met.

Sec. 62-66(d) & (e):

- Maximum impervious surface ratio of 0.70. This standard has not been met as the proposed development has an impervious surface ratio of 76.7%. However, the Applicant is correct that the prior C-C zoning did not have any maximum impervious surface requirement. In addition, Sec. 62-66(f) allows exceptions to this standard by the Plan Commission subject to approval by the Village Board. The project includes permeable pavement in the parking lot and new storm sewer to serve the development. The Village Engineer has reviewed the Grading and Erosion Control Plan and recommended acceptance.
- Minimum required usable open space per dwelling unit of 100 SF. Each residential unit includes a private deck of approximately 55 square feet. The Applicant has noted the proximity of the parcel to nearby Arnold Larson Park for additional recreational space for tenants. In addition, the property is adjacent to the Lower Yahara River Trail and within 0.1 miles of Discovery Park, the Village Library, and the Municipal Center, all of which provide various indoor and outdoor amenities within a short walking distance to the property. Sec. 62-66(f) allows exceptions to this standard by the Plan Commission subject to approval by the Village Board.

Other Site & Building Design Staff Comments:

- Bulk Requirements. Per Sec. 62-67(a)(2), there are no minimum bulk standard requirements in the PD-District, which is the same as the C-C District. The TID #4 Design Guidelines recommend buildings 0-10 feet from the front lot line, which the proposed design meets. A somewhat deeper setback of 13 feet is proposed near the intersection, but this is viewed as advantageous to maintain sightlines at the intersection.
- Building Design. The proposed building utilizes a stone veneer base that wraps the building, vertical LP siding accented with horizontal LP siding, wood framed canopies, and wood and metal fence for each residential balcony. The building design, color, and roof framing are all compatible with surrounding structures.

- Landscaping. Per Sec. 62-67, there are no minimum landscaping points required in the PUD District, which is the same as the C-C District. The proposed landscaping plan provides for landscaping in an amount that would be close to satisfying the minimum landscaping points if the project were otherwise located in the C-G District. The plan also includes the preservation of existing trees along the rear lot line to aid in screening the parking lot from the adjacent duplex (6004-06 Johnson Street). Additional shrubs or solid fencing around the parking lot could be considered for additional screening purposes. Strategic locations for potential additional shrubs to minimize vehicular headlights on adjacent properties include at the end of the drive aisle and the first three stalls on the rear lot line.
- Trash Enclosures. The rear yard trash enclosure is proposed to be screened.
- Lighting. The building includes goose neck light fixtures compatible with the TID #4 design guidelines. There is one 14.5' light pole proposed for the parking lot, which meets the TID #4 design guidelines for height and fixture orientation.
- Off Street Parking. Per Sec. 62-67(a)(3), there are no prescribed requirements for off-street parking, which is the same as the C-C District. The site design includes 11 off-street parking spaces. If the property were located within a residential district, a minimum of two stalls are required for each one and two-bedroom unit, for 8 total stalls. If the property were located in another commercial district, a minimum of one stall per 300 square feet of floor area would be required, or 7 stalls, or a total of 15 stalls for the entire development. The proposed site plan can accommodate the off-street parking needs of the residential units while providing a surplus of three parking stalls for general purpose use. As a mixed use development, the peak time periods for each use differ providing opportunities for greater shared use of the parking stalls, as supported by the TID #4 Design Guidelines. In addition, the public parking lot across Bashford Street provides additional parking availability for the commercial businesses in the Downtown. Some on-street parking is available along Bashford street and limited to non-school hours (7:30am-4:30pm) on Johnson Street. The travel lane between the row of parking stalls is 20', narrower than the typical 24 feet for two-way 90-degree parking; however, given the size and anticipated parking needs of the site, 20 feet should be acceptable.
- Snowstorage. Snow storage can be provided along the perimeter of the parking lot. During high snow fall events, the Plan Commission previously accepted the use of the northwest parking stall for additional snow storage.
- Signage. The building elevations illustrate a proposed wall sign for the rear entrance facade. This appears to be non-illuminated and should remain as such for compatibility with adjacent uses. A monument sign is being proposed for the front yard (Bashford Street). Details regarding the wall and monument signs to be provided at the time of sign permit submittal. Utilization of the same stone veneer for the building is recommended for the base of the monument sign.
- Right of Way & Utilities. There are several site and building design challenges associated with this project. The proposed building would encroach on the right-of-way (ROW) along Johnson Street. In addition, there is an existing sanitary sewer main within the ROW of Johnson Street, inside of the existing curb that connects to an existing man-hole on Bashford Street. The proposed building would also encroach on the existing sanitary main. To address these site constraints, the applicants desire to have the Village

vacate a portion of the ROW along Johnson Street to the property to enlarge the parcel size. In addition, the applicants propose relocating the existing sanitary sewer main closer to the existing curb along Johnson Street. Based on Dane County online parcel mapping, the existing ROW along Johnson Street was thought to be approximately 100 feet wide at the intersection with Bashford Street, tapering to 51 feet wide at the southeast corner (rear) of the property. However, upon further research, the Dane County online parcel mapping is inaccurate. This portion of the Village was platted in 1951, with Johnson Street having a 50 foot wide ROW. Sometime between 1968 and 1974, the Village paved Johnson Street to its approximate current alignment, angling the road south to better align with Milwaukee Street. When the roadway was realigned, the Village did not adjust the dedicated ROW, possibly because the Village was the owner of the property to the south (Conrad Elvehjem School) at that time. Therefore, the current ROW has remained unchanged from the 1951 plat. In order to vacate a portion of the ROW adjacent to 5411 Bashford Street, a portion of Conrad Elvehjem parcel will need to be dedicated by the McFarland School District in order to maintain a code compliant ROW. Sheet 9 of 14 of the site and building plans illustrates the various ROW dedications and vacations proposed to enable construction of the mixed-use building. The site plan identifies a proposed ROW of at least 60 feet. This conforms to the minimum ROW width of the Village's Subdivision Code for local streets. The dedication of the ROW by the School Board has been approved and accepted by the Village Board.

Other Department Head Comments
The packet includes project review letters from the McFarland Fire & Rescue Department, Police Chief, and the Village Engineer.

Public Comments
No public comments received by the Department prior to the public hearing.

FINANCIAL/BUDGET IMPACT:
The property is in TID #4 and was acquired by the Village in 2017 for the purpose of blight elimination and redevelopment to a higher and better use. The Village previously invested about $60K in the purchase and clean-up of the property, including building demolition and removal of an underground tank in 2018. With removal of the tank, the WDNR has given the property a No Action Required (NAR) determination.

The applicant has estimated a total construction project budget of $2,030,000, up from the previous estimate of $1,503,740 due to increases in construction pricing. The applicant estimates a property assessment value of $1,110,000 upon project completion, effective January 1, 2023. A building of this value would generate an estimated $21,590 in annual tax increment beginning in year 2024, with a total estimated tax increment collection of $237,487 prior to closure of TID #4, assuming no changes in the property valuation or tax rate.

The CDA and Village Board have previously approved a TIF Incentives Application consisting of donation of the property valued at $60,000 plus a tax increment loan at occupancy of

$172,000, for a total TIF incentive of $232,000. Approval of the TIF Development Incentives Application was conditioned on approval of a Real Estate Acquisition and Development Agreement by the Village Board. The CDA is scheduled to review and provide a recommendation to the Village Board on the Development Agreement at their September 1 meeting.

In addition to general building permit fees, the applicant will be required to pay applicable impact fees, including:

- Park Improvement Impact Fee: $3,961.52
- Park Land Impact Fee: $11,021.04
- Library Impact Fee: $1,724.00

VILLAGE PLAN REFERENCE:

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

- Actively promoting infill development and redevelopment where opportunities present themselves, particularly for underutilized properties along Terminal and Triangle Drive, Highway 51, Farwell Street, and the downtown area.
- Preserve and enhance the historic character of the downtown and older Village neighborhoods, while encouraging compatible infill, redevelopment, and rehabilitation of buildings and sites.
- Proactively work to retain and grow existing businesses.
- Guide new Village housing to planned neighborhoods and mixed-use areas with convenient access to commercial and recreational facilities, transportation, schools, shopping, services, and jobs.

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

larger redevelopment site. The Chins also considered the acquisition of 5407 Bashford Street but opted against making an offer after discussions with the owner and revisiting their own desired development plans.

Outdoor Recreation and Open Space Plan

The 2019 Outdoor Recreation and Open Space Plan (OROSP) does not identify any proposed public parks for this property.

ORDINANCE REFERENCE:

Sec. 56-140, Specifications for Preparation, Construction and Dedication of Streets and Roads
Sec. 62-66, PD-I Planned Development Infill District
Sec, 62-67, PD Planned Development District
Sec. 62-311, Site/Design Review
TID #4 Design Guidelines

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for public hearing and discussion only. Contemplated conditions of approval include:

1. Addressing recommended conditions of approval as identified in the McFarland Fire & Rescue Department staff review letter dated 08.02.21.
2. Addressing recommended conditions of approval as identified in the Village Engineer's staff review letter dated 08.09.21.
3. Vacation and dedication of the right-of-way adjacent to 5411 Bashford Street, as contemplated on the Right-Of-Way Adjustment Map, page 8 of 8 of the site plan submittal, to be approved by the Village Board.
4. Approval of a real estate acquisition and development agreement to be approved by the Village Board.

ATTACHMENTS:

1. 2021-08 Rezoning 5411 Bashford Street
2. 5411 Bashford Street_Planned Unit Development_07.06.21
3. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
4. Comp Plan, Figure 4.1(page 35)
5. 5411 Bashford LLC-PUD Standards C&ED Review_08.11.2021
6. 5411 Bashford LLC-TID 4 Design Guideline C&ED Review_08.11.2021
7. 5411 Bashford Street Fire Department Position Statement 08.02.2021
8. 5411 Bashford Street PD Ltr_08.09.2021
9. 5411 Bashford Street VE Ltr_08.09.2021

ORDINANCE 2021-08

AN ORDINANCE TO REZONE LANDS ON BASHFORD AND JOHNSON STREET FROM THE C-C ZONE, CENTRAL COMMERCIAL DISTRICT, TO THE PLANNED DEVELOPMENT INFILL DISTRICT - GENERAL PLAN APPROVED AND DETAILED PLAN APPROVED.

Purpose: To rezone the lands on Bashford and Johnson Street as part of a proposed mixed-use development at 5411 Bashford Street.

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 5411 Bashford Street Mixed Use Redevelopment project, submitted a development plan to the Village on July 6, 2021, a copy of which is attached hereto as Exhibit A, and requested that the General Implementation Plan and the Detailed Implementation Plan be processed and approved as a single stage Planned Development Infill District; and

WHEREAS, the developer has submitted documents fulfilling the requirements for approval of a General and Detailed Implementation Plan for the lands specified below; and

WHEREAS, the Village Board is willing to conditionally approve the General and Detailed Implementation 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-C Zone, Central Commercial District, to Planned Development Infill District – General and Detailed Plan Approved (PDI-GPA and PDI-DPA):

PARCEL A (5411 Bashford Street):

The Southeasterly 60 feet in width of Lots Eight (8) and Nine (9), Block One (1), Johnson's Addition to McFarland, in the Village of McFarland, Dane County, Wisconsin, Except that portion acquired by the Village of McFarland for street right of way as described in the Award of Compensation recorded in Vol. 7889 of Records, Page 25 as Document No. 1925694.

2. 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 zoned to the Planned Development Infill District – General and Detailed Plan Approved (PDI-GPA and PDI-DPA):

PARCEL B (Johnson Street Right-of-Way Vacation adjacent to 5411 Bashford Street):

A part of Johnson Street, Assessor's Plat of the Village of McFarland, recorded in Volume 14 of Plats on Pages 16 through 27 as Document No. 824385 of Dane County Records, being located in the Northeast one-quarter of the Southeast one-quarter of Section 3, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, being more particularly described as follows:

BEGINNING at the most Southerly corner of Lot 8 of Block 1 of Johnson's Addition, recorded in Volume 1 of Plats on Page 50 as Document No. 223113 of Dane County Records, lying on the Northwesterly right-of-way line of said Johnson Street; thence, along said Northwesterly right-of-way line and the Southeasterly line of said Block 1, North 46°51'16" East, 138.03 feet; thence, leaving said Northwesterly right-of-way line and Southeasterly Block line, South 70°07'27" East, 4.31 feet; thence South 43°08'44" East, 9.78 feet to the beginning of a tangent curve, being concave Westerly, having a radius of 15.00 feet and a chord which bears South 08°23'30" West, 23.49 feet; thence Southerly, 26.98 feet along the arc of said curve through a central angle of 103°04'27" to the point of tangency thereof; thence South 59°55'43" West, 124.83 feet to the POINT OF BEGINNING.

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

4. 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 or Parcel B 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 approval of this ordinance, then this ordinance shall become null and void, and the zoning of Parcel A and B shall continue to be the existing C-C zoning.

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

ORDINANCE 2021 –08	
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:	

APPROVED:

_____
Carolyn A. Clow, Village President

ATTEST:

_____
Cassandra Suettinger, Village Clerk-Treasurer

July 7, 2021

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

RE: Plan Commission: Letter of Intent

Dear Commission Members and Planning and Development Staff:

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

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

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

In working through accessibility requirements for the apartment units, the second floor units require elevator access, or an alternate option of having an accessible ground floor unit. Several options were considered including providing this elevator access or reducing apartment units counts, but the added ground level apartment unit became the most viable option for the project. The design team has decided to include the additional ground level unit, to be located in the formerly vacant commercial tenant space. This vacant commercial space was small enough to still allow a majority of the ground floor to remain commercial. Further, this revision allows for minimal changes to the building exterior and site to accommodate the apartment use.

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

Project Data:

Project Name:	Dan Chin Homes- Mixed Use Development
Address:	5411 Bashford Street
Lot size:	0.22 Acres
Proposed Use:	Mixed Use- Commercial Office Space and 1st and 2nd floor apartments
Total Building Area:	3,000 SF per floor
Parking Provided:	10 surface stalls, 1 ADA surface stall
Trash Enclosure:	provided, see Civil Drawings for detail

Zoning District:

The property is currently zoned Central Commercial (C-C), proposing PD-I zoning.
The property is part of the Tax Increment Finance District #4

Project Team:

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

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

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

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

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

Respectfully,

Nick Badura
Sketchworks Architecture, LLC

Village of McFarland
Community & Economic Development Department

Plan Commission Application – 2021

~Application must be completed in full~

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

Parcel No(s). 154/0610-034-0618-1 **Type of Proposal – Please check boxes below that apply**

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

+ = Plus publication and notification charges

A = Plus $50.00 per lot

B = Any preliminary plat which has previously been reviewed/revised within the last 36 months

C = Plus $50.00 for each lot within the final plat

D = Any final plat which has been previously reviewed or/ revised within the last 36 months

E = Plus $40.00 for each unit shown

F = Plus actual legal, engineering and financial consulting costs incurred by the Village

G = Plus $25.00 per lot for two or more lots.

Escrow Deposits (covers costs for outside consultants; e.g., engineers, attorneys, etc.)	
❑ R-E, R-3 & PD (up to 50 acres)	$5,000
❑ R-E, R-3 & PD (greater than 50 acres)	$10,000
❑ Site/Design Review (less than 2,000 sq. ft.)	$1,000
❑ Site/Design Review (2,000 sq. ft. or more)	$2,000
❑ All Plats including condominiums	$5,000

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

The site is located at 5411 Bashford Street. The property is currently C-C Central Commerical zoning, seeking PD-I Planned Development Infill. The development consists of a 2-story mixed use building of approximately 3,000 sf per floor. Dan Chin Homes would occupy the first floor commerical space, with the small remaining floor space built out for an apartment unit. The second floor consists of 3 (two-bedroom) units.

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

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

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

project previously acted upon at March 15, 2021 meeting. First floor Vacant commercial space is not being-built out for apartment use.

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 _____ 6-7-2021

Signature of Applicant/Agent Date

Site and Design Plans

Check List

Date received: _____

Subject property address: 5411 Bashford Street

Landowner's name: Village of McFarland

Landowner's address: _____

Landowner's phone/fax: _____

Landowner's email: _____

Agent's name: Nick Badura- Sketchworks Architecture

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

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

Agent's email: nbadura@sketchworksarch.com

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

G001 B. Name and signature of the designer.

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

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

\- E. Existing zoning C-C Proposed rezoning X yes _____ no

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

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

Civil p.2 H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.

Civil p.2 I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.

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

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

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

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

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

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

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

Civil p.2 Q. In the legend, data for the subject property:

(1) Lot area

(2) Building area

(3) Paved area

(4) Total impervious area

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

(5) Building height

(6) Existing zoning, proposed zoning

(7) Number of parking stalls provided and required.

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

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

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

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

Civil p.2 V. Existing or proposed easements.

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

General Comments: _____

_____

_____

_____

_____

_____

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.

July 7, 2021

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

RE: Plan Commission: PD-I Infill District Standards and Criteria

The following list are descriptions for each item of the Planned Development Infill District standards and criteria:

Sec. 62-66(d)(1-3)

1. Maximum impervious surface ratio:
   - Seven-tenths nonresidential and mixed use.

   76.7% Impervious surface ratio. The existing C-C zoning does not include a maximum impervious ratio, therefore the entire site could be made impervious. We further have added an area of permeable pavement on the site. See Civil Drawings for additional information.

2. Maximum floor area ratio: 0.70

   Floor area ratio- .35

3. Minimum required usable open space per dwelling unit: 100 SF/D

   Deck sizes vary- minimum per unit, 55 SF, Maximum- 155 SF deck space
   And proximity to nearby Arnold Larson Park for additional open space

Sec. 62-66(e)

1. Screening and requirements for buffer yards shall be included as part of plan reviews. Such screening shall shield neighboring properties from any adverse external effects of the proposed developments. Screening and buffer yards shall also be used to shield the proposed development from the negative impacts of adjacent uses, such as streets, industrial uses, etc. Special emphasis shall be placed on screening the intrusion of automobile headlights on neighboring properties from parking areas and driveways.

   Landscaping screening is provided at the southwest property line, utilizing existing trees for adjacent property screening. Refuse area is also screened to limit the visual impact. Mechanical equipment will be screened with landscaping.

2. Pedestrian circulation should be carefully planned so as to prevent pedestrian use of vehicular ways and parking spaces. In all cases, pedestrian access shall be provided to public walkways.

   Parking has been located behind the building, enhancing the relationship of the building to Johnson and Bashford streets. Ingress and egress to the site parking lot are located on Johnson Street, with a relatively small number of parking spaces affecting traffic and overall street traffic flow. Sidewalks that connect building entrance along Bashford street promote pedestrian access to the building, and convenient access for the ground floor and 2nd floor apartments. A 6-foot sidewalk width is maintained when adjacent to curbs, to match existing pedestrian access across the street on Bashford St. Greenspace and sidewalk access around the perimeter of the building is maintained.

3. The usable open space required for residential development projects and mixed use residential projects shall be designed for use of each individual dwelling unit or shall be located and designed to be of utility to every dwelling unit proposed. This required usable open space shall be designed to maximum privacy and usability to the residence.

   Outdoor decks and/or ground level patio spaces are provided for each unit, enhancing outdoor open space and use, along with an at grade patio for the commercial use.

4. Special emphasis shall be placed on trash collection points. Trash containers shall be screened and so designed so as to be conveniently accessible to their users and collectors.

   Refuse will be located to the rear of the site and screened to limit visibility to adjacent properties

5. Within the PD-I District, mixed land uses may be proposed. However, they must be found to be compatible based on the site and building design proposed. Compatibility will also be judged on the basis of how well the proposed project fits within the context of the neighborhood and abutting properties. The basic intent of this Chapter and Village Comprehensive Plan must be adhered to.

   Neighboring properties both adjacent and across the street include residential and city center zoning uses. The commercial office use will be the Dan Chin Homes space, one that has been working within a nearby site also zoned C-C for some time.

6. Snow removal areas and procedures must be described in the plans.

   Per previous plan commission meeting discussion, the northwest stall will be used for snow storage as needed.

7. All site lighting shall be controlled so as not to extend a direct light source onto abutting properties. Cutoff type luminaries shall be used and all lighting sheds shall be indicated in the plans.

   Cutoff light fixtures are proposed for the project, along with stepping down lighting intensity at the property line to required levels. See site lighting plan for additional information

8. The physical attributes of the site shall be respected with particular concern for preservation of natural features, tree growth and open space.

   Many of the existing trees will be kept and utilized for the new development

Sec. 62-67(4)a-j

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

   The comprehensive plan- future land use indicates a downtown use in this location, adjacent to single family residential uses. The proposed mixed-use building with commercial office space and residential apartments fits within the intended use and higher density of a downtown use in this location.

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.

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

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.

   Redesign of the site included narrowing the intersection and establishing shorter crosswalks for easier pedestrian accessibility. Bike stalls are located near the entries.

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.

Several existing trees along the southwest property line are protected and will remain, see Civil drawing 1 of 8 for additional information

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 development of this property will create interest and pedestrian traffic to this corner with the commercial use and architectural character which could positively spur development in the surrounding area. The apartments will work well with the adjacent neighborhood of residential properties, and a strong presence on this corner lot. Both the street and the parking sides of the building received similar architectural treatment. This approach enhances all sides of the building, versus just focusing on the front side, where the back side may often have less architectural interest.

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.

   Outdoor decks and/or ground level patio spaces are provided for each unit, enhancing outdoor open space and use, along with an at grade patio for the commercial use.

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.

   The proposed dwelling units will provide fees in-lieu of parking 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 development will not adversely affect public agencies and their 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.

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

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 feels that the development will not adversely affect the economic prosperity of the Village or the values of the 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.

The proposed development is currently scheduled to begin immediately upon Village approval.

Respectfully,

Nick Badura
Sketchworks Architecture, LLC

DAN CHIN HOMES MIXED USE

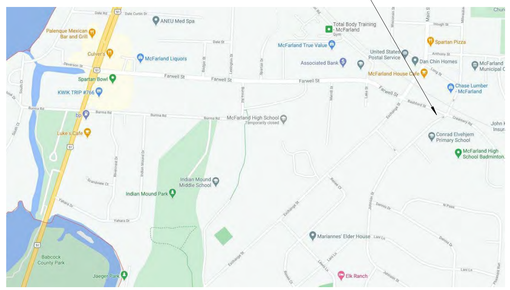
5411 BASHFORD STREET
MCFARLAND, WI

SITE PLAN REVIEW

SHEET INDEX

SHEET NUMBER	SHEET NAME	REVISIONS MARK	REVISIONS DATE
CIVIL			
1	EXISTING SITE AND REMOVALS PLAN		
2	PRELIMINARY SITE PLAN		
3	PRELIMINARY GRADING AND EROSION CONTROL PLAN		
4	PRELIMINARY UTILITY PLAN		
5	PRELIMINARY LANDSCAPE PLAN		
6	LIGHTING PLAN		
7	PUBLIC SANITARY SEWER PLAN AND PROFILE		
8	RIGHT OF WAY ADJUSTMENTS		
ARCHITECTURAL			
A101	BASEMENT LEVEL FLOOR PLAN	CB 01	06/04/2021
A102	FIRST FLOOR PLAN	CB 01	06/04/2021
A103	SECOND FLOOR PLAN		
A201	EXTERIOR ELEVATIONS		
A202	EXTERIOR ELEVATIONS		
PRESENTATION			
A901	RENDERINGS		

PROJECT LOCATION



BUILDING LOCATION

PROJECT CONTACTS:

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

CONTACT:
MEG CHIN
608-620-4177

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

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

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

CONTACT:
RYAN QUAM
608-838-7750

STRUCTURAL ENGINEER:
MP SQUARED
583 D'ONOFRIO DR, SUITE 201
MADISON, WI 53719

CONTACT:
MARK S. LINDLOFF
608-821-4774

Sketchworks architecture llc

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

Project Status

	04/08/2021	FOR CONSTRUCTION

PROJ. #: 20001-01

© SKETCHWORKS ARCHITECTURE 2020

COVER SHEET

G001

C:\Users\nbadura\Documents\21900\4_Dan Chin Homes_Mixed Use_nbadura2kMSP.rvt
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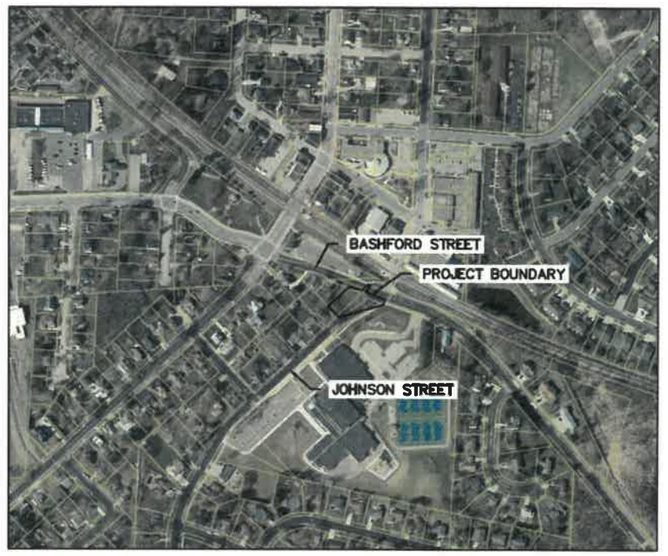
5411 BASHFORD STREET
MIXED USE REDEVELOPMENT

VILLAGE OF MCFARLAND
DANE COUNTY, WISCONSIN

INDEX

PAGE	STATIONS	DESCRIPTION
0		COVER PAGE
1		EXISTING SITE AND REMOVALS PLAN
2		SITE PLAN
3		GRADING AND EROSION CONTROL PLAN
4		UTILITY PLAN
5		LANDSCAPE PLAN
6		LIGHTING PLAN
7	0+00 – 3+77	SANITARY LINE – PLAN AND PROFILE
8		RIGHT-OF-WAY ADJUSTMENT MAP



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WISCONSIN
RYAN D. QUAM
E-33715
MADISON, WI
PROFESSIONAL ENGINEER

June 8, 2021

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0 10 20

BASHFORD STREET

JOHNSON STREET

5407 BASHFORD STREET

EX. GRAVEL DRIVEWAY

EX. MAIL BOX (TYP)

EX. STREET LIGHT

EX. TRAFFIC SIGN

REMOVE & REPLACE 30" CURB & GUTTER

SAWCUT

10" WATER MAIN

8" SANITARY SEWER

EX. SIDEWALK

EX. HYDRANT

EX. GUY WIRE (TYP)

EX. UTILITY POLE (TYP)

REMOVE & REPLACE EXISTING STOP BAR w/ EPOXY PAINT

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

EX. STOP SIGN (TO BE RELOCATED)

PROPERTY LINE (VERIFIED)

PROPERTY LINE

N69°35'24"W - 67.01'

EX. 18" TREE (TO BE REMOVED)

N46°51'16"E - 113.09'

N46°51'16"E - 143.03'

USLE SLOPE LINE #1

EX. OVERHEAD ELECTRIC (TO BE REMOVED)

EX. 4" TREE (TO BE REMOVED)

EX. 8" TREE OFF PROPERTY

EX. 8" TREE (TO BE PROTECTED)

EX. 4" TREE (TO BE REMOVED)

EX. 4" TREE (TO BE REMOVED)

EX. GARAGE

S43°31'39"E - 90.00'

EX. 8" TREE (TO BE PROTECTED)

EX. 12" TREE (TO BE PROTECTED)

EX. 4" TREE (TO BE REMOVED)

EX. 4" TREE (TO BE REMOVED)

PROPERTY LINE (VERIFIED)

EX. COMM. PEDESTAL (TYP)

EX. PARKING SIGN

EX. DRIVEWAY ENTRANCE

EX. TRAFFIC SIGN (TO BE RELOCATED)

8" SANITARY SEWER (TO BE ABANDONED)

EX. TELEPHONE (TO BE RELOCATED)

EX. GAS (TO BE RELOCATED)

EX. WATER VALVE (TYP.)

EX. INLET
TC=874.36

EX. INLET
TC=874.47
IE TO BE VERIFIED

REMOVE EXISTING CASTING AND REPLACE WITH NEENAH R-3067-C w/ TYPE L LID

REMOVE & REPLACE EXISTING STOP BAR w/ EPOXY PAINT

REMOVE & REPLACE 30" CURB & GUTTER

EX. ROAD SIGN (TO BE RELOCATED)

24" STORM SEWER

EX. WATER VALVE (TYP)

8" WATER MAIN

6" WATER MAIN

EX. TRAFFIC/ PARKING SIGN

EX. PARKING SIGN

EX. DECIDUOUS TREE (TYP)

874 873 872 875 876 877 878

NOTES:

DATE OF TOPOGRAPHIC SURVEY: DECEMBER 21, 2020

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

5411 BASHFORD STREET

EXISTING SITE AND REMOVALS PLAN

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

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BASHFORD STREET

EX. SIDEWALK

53.4'

EX. GRAVEL DRIVEWAY

REMOVE & REPLACE 30" CURB & GUTTER

SAWCUT

EX. TRAFFIC SIGN (TO BE RELOCATED)

EX. MAIL BOX (TYP)

EX. STREET LIGHT TRAFFIC SIGN

OhEl

PROPOSED HANDICAP RAMP

EX. GUY WIRE (TYP)

EX. UTILITY POLE (TYP)

REMOVE & REPLACE EXISTING STOP BAR w/ EPOXY PAINT

5407 BASHFORD STREET

MONUMENT SIGN

PROPERTY LINE (VERIFIED)

6.2'

2.6'

6' CONCRETE SIDEWALK

2.9'

5' CONC. SIDEWALK

RISERS (2)

6.1'

5' CONCRETE SIDEWALK

PROPOSED HANDICAP RAMP

4' CONCRETE SIDEWALK

18" CURB

2.0'

19.0'

PUBLIC UTILITY EASEMENT

13.1'

7.3'

CONCRETE PATIO

PROPOSED PROPERTY LINE

5.1'

20.0'

9.0' (TYP.)

KNOX BOX

8.0'

8.0'

9.0' (TYP.)

PERMEABLE PAVEMENT

4' CONCRETE SIDEWALK

PROPOSED PROPERTY LINE

5' CONCRETE SIDEWALK

4.5'

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

19.0'

9.0' (TYP.)

PARKING LOT

5.0'

3.0'

REMOVE & REPLACE EXISTING STOP BAR w/ EPOXY PAINT

REMOVE & REPLACE 30" CURB & GUTTER

(2) BIKE STALLS (2'x6')

CONCRETE SIDEWALK

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

5.4'

EX. GARAGE

R2.0'

5' CONCRETE SIDEWALK

4.5'

JOHNSON STREET

EX. TRAFFIC/ PARKING SIGN

R4.0'

PROPERTY LINE (VERIFIED)

EX. COMM PEDESTAL (TYP)

REMOVE & REPLACE 30" CURB & GUTTER

60.0'

CONCRETE APRON

EX. PARKING SIGN

EX. SIDEWALK

EX. DRIVEWAY ENTRANCE

50.0'

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

EX. DECIDUOUS TREE (TYP)

SITE INFORMATION

LOT AREA: 9,598 SQ FT
BUILDING AREA: 3,316 SQ FT
PAVED AREA: 4,047 SQ FT
TOTAL IMPERVIOUS AREA: 7,363 SQ FT
BUILDING HEIGHT: 24' SEE ELEVATION DRAWINGS
EXISTING ZONING: C-C
PROPOSED ZONING: PUD
MIN. # OF PARKING SPACES: 15
2 SPACES PER 2-BEDROOM APT: 6
1 SPACE/300 SQ.FT GROSS FLOOR AREA: 9
PROVIDED # OF PARKING SPACES: 11

5411 BASHFORD STREET

SITE PLAN

PAGE: 2 OF 8
DATED: JUNE 8, 2021

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BASHFORD STREET

EX. SIDEWALK

EX. GRAVEL DRIVEWAY

EX. MAIL BOX (TYP)

EX. STREET LIGHT/ TRAFFIC SIGN

PROPERTY LINE (VERIFIED)

5407 BASHFORD STREET

PROPOSED HANDICAP RAMP

EX. GUY WIRE (TYP)

EX. HYDRANT

EX. UTILITY POLE (TYP)

OhEl

EX=874.28

EX=874.48

LIMITS OF DISTURBANCE (16,500 SQFT)

EX=874.64

EX=874.84

EX=874.98

SILT FENCE/SOCK (SEE DETAIL)

USLE SLOPE LINE #2

INLET #2

TW=876.15
EP=875.75

CONCRETE SIDEWALK

RISERS(2)
TOP=876.05
BOTTOM=875.05

PROPOSED BUILDING
FF EL=876.35

CONCRETE PATIO

EX. INLET
TC=874.36

EX. INLET
TC=874.47

18" CURB & GUTTER

6" PERFORATED PVC UNDERDRAIN

PROPOSED PARKING LOT

PERMEABLE PAVEMENT (1.1% SLOPE 30 FT)

PROPOSED PROPERTY LINE

EX=875.19

SILT FENCE/SOCK (SEE DETAIL)

12" RCP STORM SEWER

EX=875.50

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

STM MH #1

EX=875.93

EX. GARAGE

EX. COMM PEDESTAL (TYP)

PROPERTY LINE (VERIFIED)

EX. DRIVEWAY ENTRANCE

EX=876.25

STONE CONSTRUCTION ENTRANCE (SEE DETAIL)

JOHNSON STREET

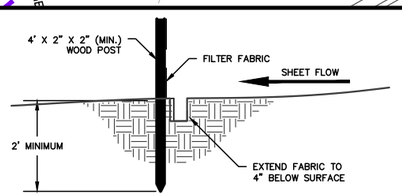
EX=876.45

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

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

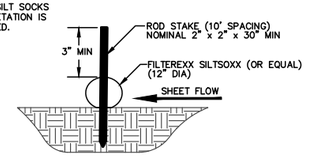
TDD(FOR THE HEARING IMPAIRED)(800)542-2289

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

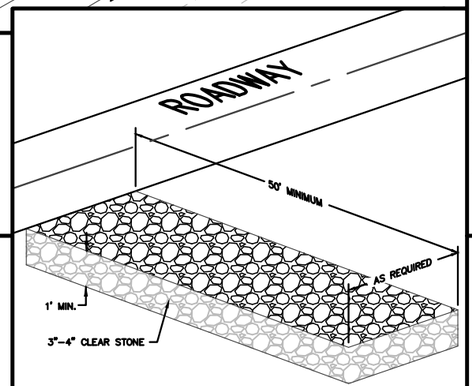


SILT FENCE CONSTRUCTION (SHEET FLOW)

MAINTAIN SILT SOCKS UNTIL VEGETATION IS ESTABLISHED.



SILT SOCK DETAIL



STONE CONSTRUCTION ENTRANCE

EROSION NOTES:

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

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

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

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

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

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

TIME SCHEDULE:

AUGUST 1 – AUGUST 15, 2021	INSTALL INITIAL EROSION CONTROL DEVICE AND ROUGH GRADE SITE.
AUGUST 15, 2021 – MAY 15, 2022	CONSTRUCT BUILDING, PARKING LOT, SIDEWALK, AND CURB.
MAY 15–JUNE 1, 2022	COMPLETE FINAL LANDSCAPING, AND RESTORE ALL PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

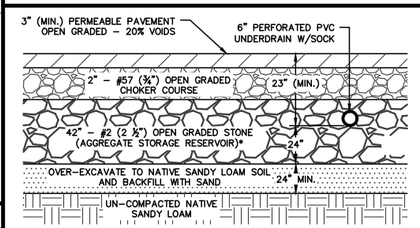
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. ALL PERVOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE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

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

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

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

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



AGGREGATE STORAGE RESERVOIR NOTES:

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

PERMEABLE PAVEMENT DETAIL

5411 BASHFORD STREET

GRADING AND EROSION CONTROL PLAN

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

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UTILITY NOTES:

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

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

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

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

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

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

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

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

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

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

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

WATER SERVICE SHALL BE DUCTILE IRON UNLESS INDICATED OTHERWISE.

BASHFORD STREET

EX. SIDEWALK

EX. 8" SANITARY SEWER

EX. 10" WATER

PROPOSED 6"x10" TAPPING VALVE

SAWCUT

EX. MAIL BOX (TYP)

EX. STREET LIGHT

EX. GRAVEL DRIVEWAY

5407 BASHFORD STREET

PROPERTY LINE (VERIFIED)

CONCRETE SIDEWALK

PROPOSED 41'–6" WATER SERVICE (PLUMBER TO VERIFY SIZE)

67'–6" PVC SANITARY LATERAL @ 1.00% MIN (PLUMBER TO VERIFY SIZE)

INLET #2 (2'X3' CONC.) W/ NEENAH CASTING R–3067 TC=875.95 IE=873.80 AREA: 0.138 AC DRAINAGE: 0 GPM

18" CURB & GUTTER

64'–6" PVC PERFORATED UNDERDRAIN @ 0.0% W/ SOCK

PERMEABLE PAVEMENT

PUBLIC UTILITY EASEMENT

175'– 8" EX. SANITARY SEWER (TO BE REMOVED)

PROPOSED RELOCATED GAS LINE

PROPOSED RELOCATED TELEPHONE LINE

PROPERTY LINE (APPROXIMATE– TO BE VERIFIED)

KNOX BOX

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

EX. GARAGE

STORM MH #1 (3' DIA CONC.) W/ NEENAH CASTING R–1550 RIM=876.45 NW IE=873.80 NE IE=872.30 AREA: 0.138 AC DRAINAGE: 58 GPM

PRO SAN MH #2 RIM=875.85 SW IE=863.95 NE IE=863.85

123'–8" PVC SANITARY SEWER (PUBLIC)

140'–12" RCP STORM SEWER @ 0.6%; DRAINAGE: 58 GPM, CAPACITY: 1,240 GPM

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

EX. HYDRANT

EX. GUY WIRE (TYP)

EX. UTILITY POLE (TYP)

EX. 6" WATER

EX. WATER VALVE (TYP)

EX. INLET TC=874.36

REMOVE & REPLACE 30" CURB & GUTTER

EX. INLET TC=874.47 EX N IE =(TO BE VERIFIED) PRO S IE=871.45 (CORE & POUR CONCRETE SEAL)

PROPERTY LINE (VERIFIED)

EX. COMM PEDESTAL (TYP)

EX. DRIVEWAY ENTRANCE

JOHNSON STREET

60.0'

EX. 6" WATER

PRO SAN MH #1 RIM=876.90 SW IE=866.15 NE IE=866.05

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

EX. DECIDUOUS TREE (TYP)

134' TO HYDRANT

N

0 10 20

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

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

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

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

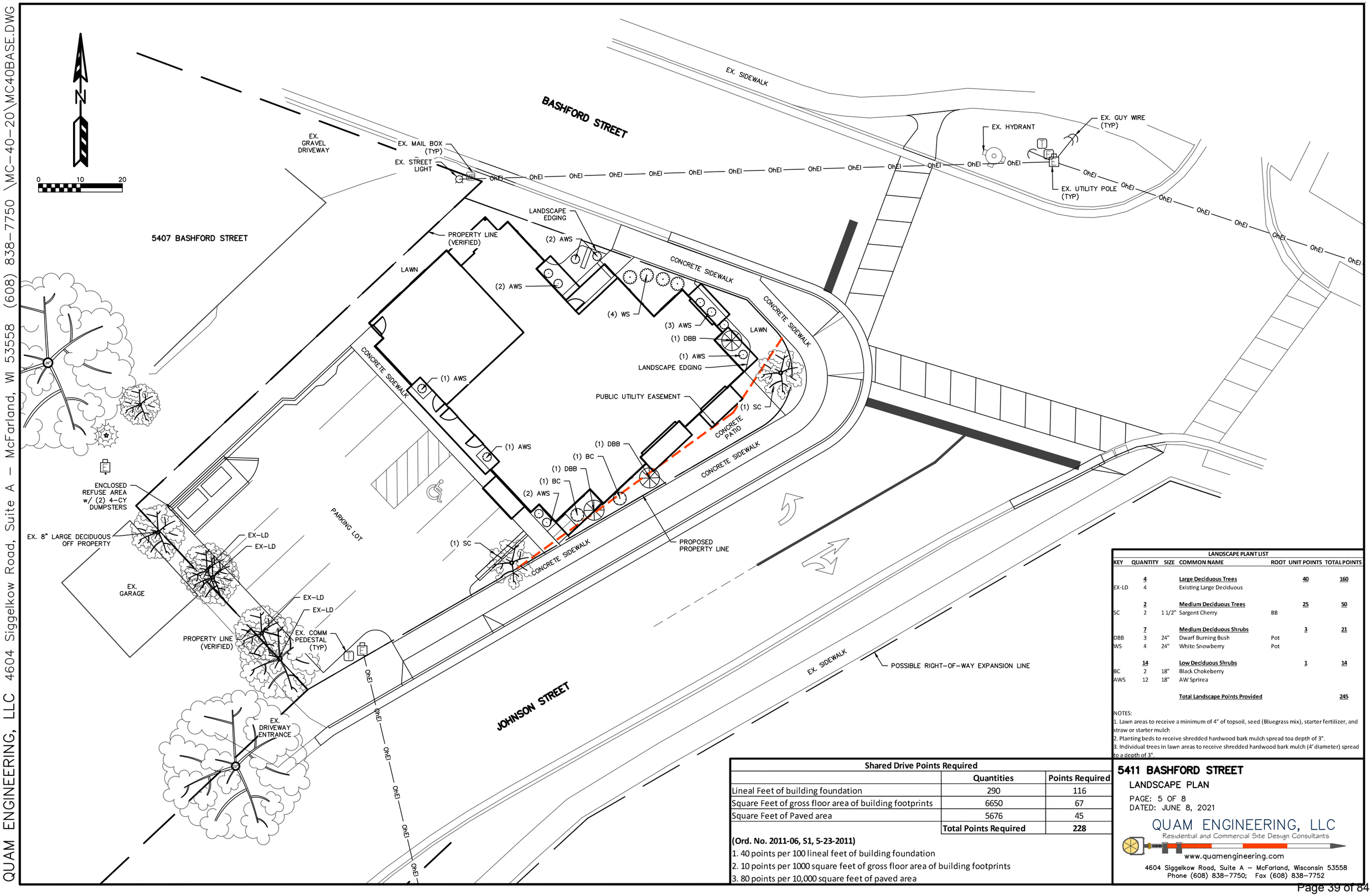
5411 BASHFORD STREET

UTILITY PLAN

PAGE: 4 OF 8 (EXHIBIT #4)

DATED: JUNE 8, 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



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

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

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

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

5411 BASHFORD STREET

LANDSCAPE PLAN

PAGE: 5 OF 8
DATED: JUNE 8, 2021

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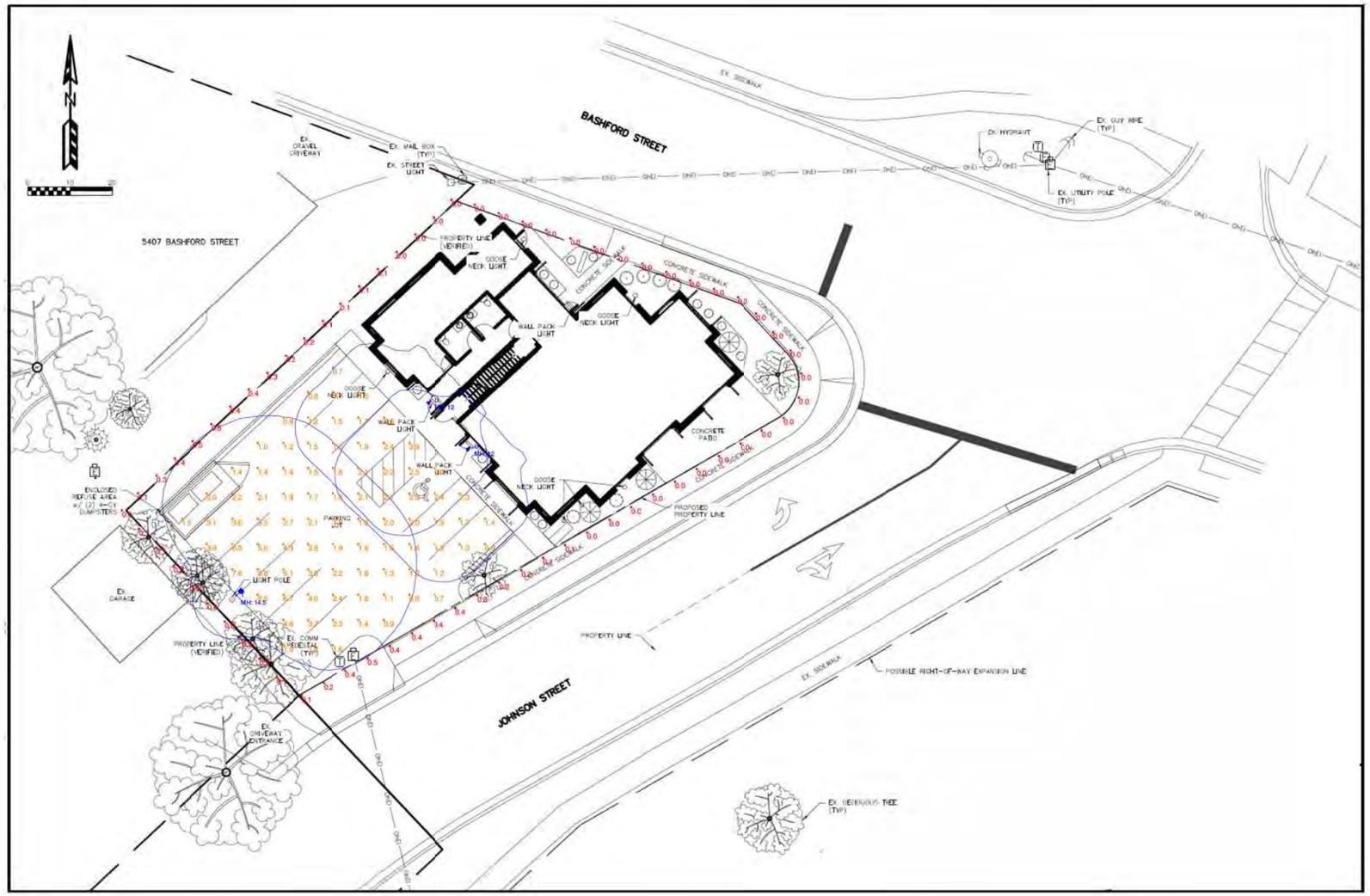

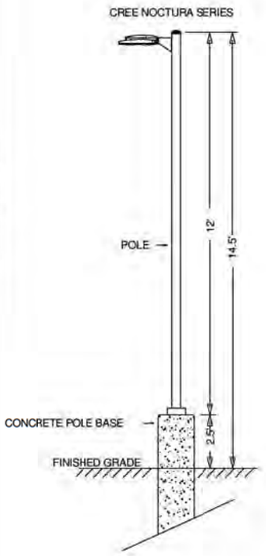

FIXTURE MOUNTING HEIGHT SHOWN ON PLAN AS "MH" IN FEET ABOVE FINISHED GRADE

Luminaire Schedule						
Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens
	1	T	0.890	NTA-A-NM-T4-11L-40K-UL-BZ + NTA-BLSF-11L	75	7186
	2	U	0.890	XSPW-B-WM-4ME-2L-40K-UL-BZ	19	2490

POLE (1) 12' X 4" SQUARE STEEL POLE

MAINTAINED FOOTCANDLES SHOWN AT GRADE

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Fc	2.36	8.8	0.7	3.37	12.57
Property Line	Fc	0.16	0.8	0.0	N.A.	N.A.

ERi ENGINEERED REPRESENTATION INC.
www.engineeredrepinc.com
262.542.6285 Wauwatosa
920.751.3922 Neenah
apps@eriwi.com

Date:3/12/2021 | Scale: 1"=20' | 0 10 20 | Layout By: Andy

Project: 5411 BASHFROD STREET - McFARLAND, WI

Filename: 210312QE1AKC.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.

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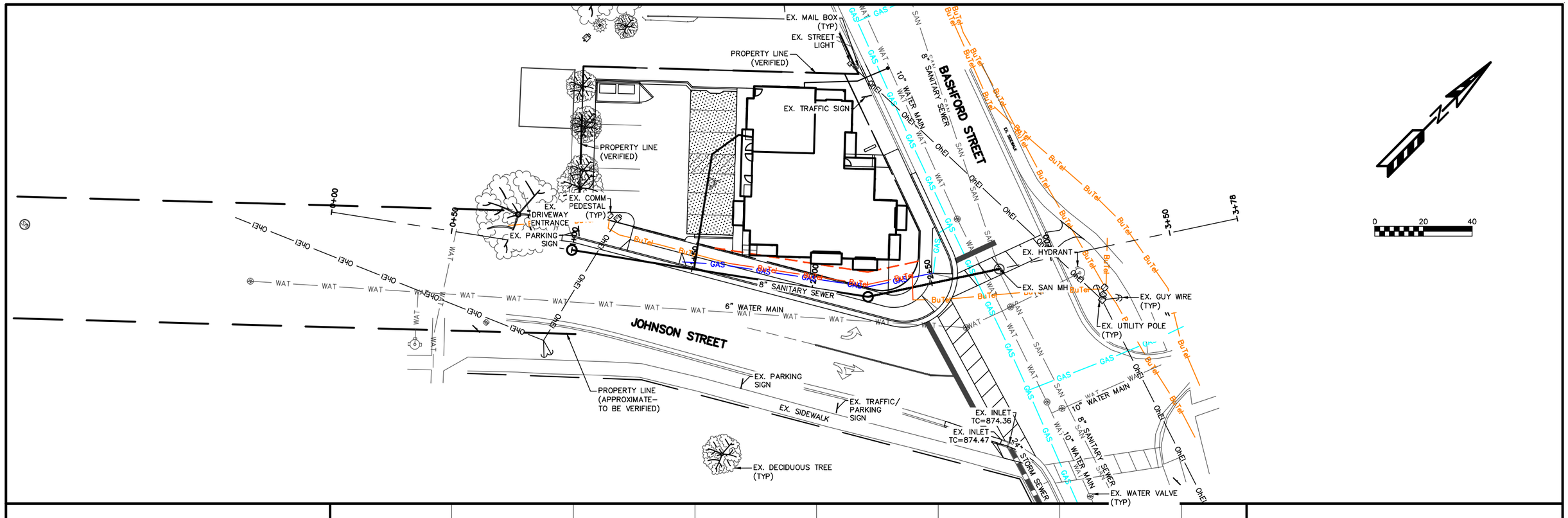

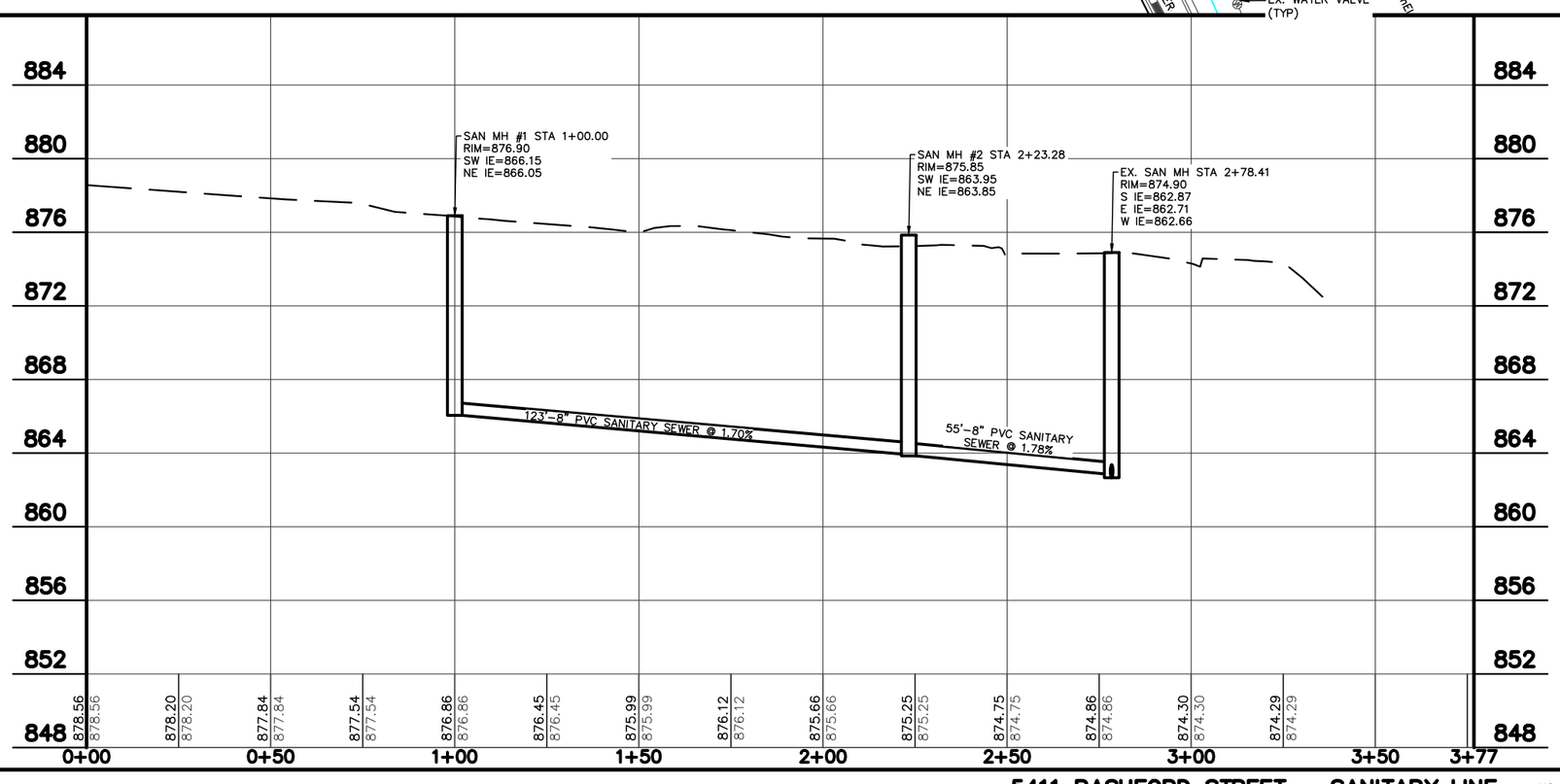

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N

0 10 20

BASHFORD STREET

EX. SIDEWALK

48.5'

EX. GRAVEL DRIVEWAY

EX. MAIL BOX (TYP)

EX. STREET LIGHT/ TRAFFIC SIGN

OhEl

EX. GUY WIRE (TYP)

EX. UTILITY POLE (TYP)

PROPOSED CROSS WALK

POSSIBLE RIGHT-OF-WAY EXPANSION

4.9'

0.9'

6.2'

5407 BASHFORD STREET

PROPERTY LINE (VERIFIED)

EXISTING PROPERTY LINE

6' SIDEWALK

5' SIDEWALK

REQUIRED RIGHT-OF-WAY VACATION

PUBLIC UTILITY EASEMENT

CONCRETE PATIO

18" CURB

5.1'

7.3'

4.5'

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

EX. GARAGE

5.4'

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

EX. TRAFFIC/ PARKING SIGN

EX. COMM PEDESTAL (TYP)

CONCRETE APRON

60.0'

JOHNSON STREET

EX. PARKING SIGN

EX. SIDEWALK

EX. DRIVEWAY ENTRANCE

50.0'

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

EX. DECIDUOUS TREE (TYP)

5411 BASHFORD STREET

RIGHT-OF-WAY ADJUSTMENT MAP

PAGE: 8 OF 8
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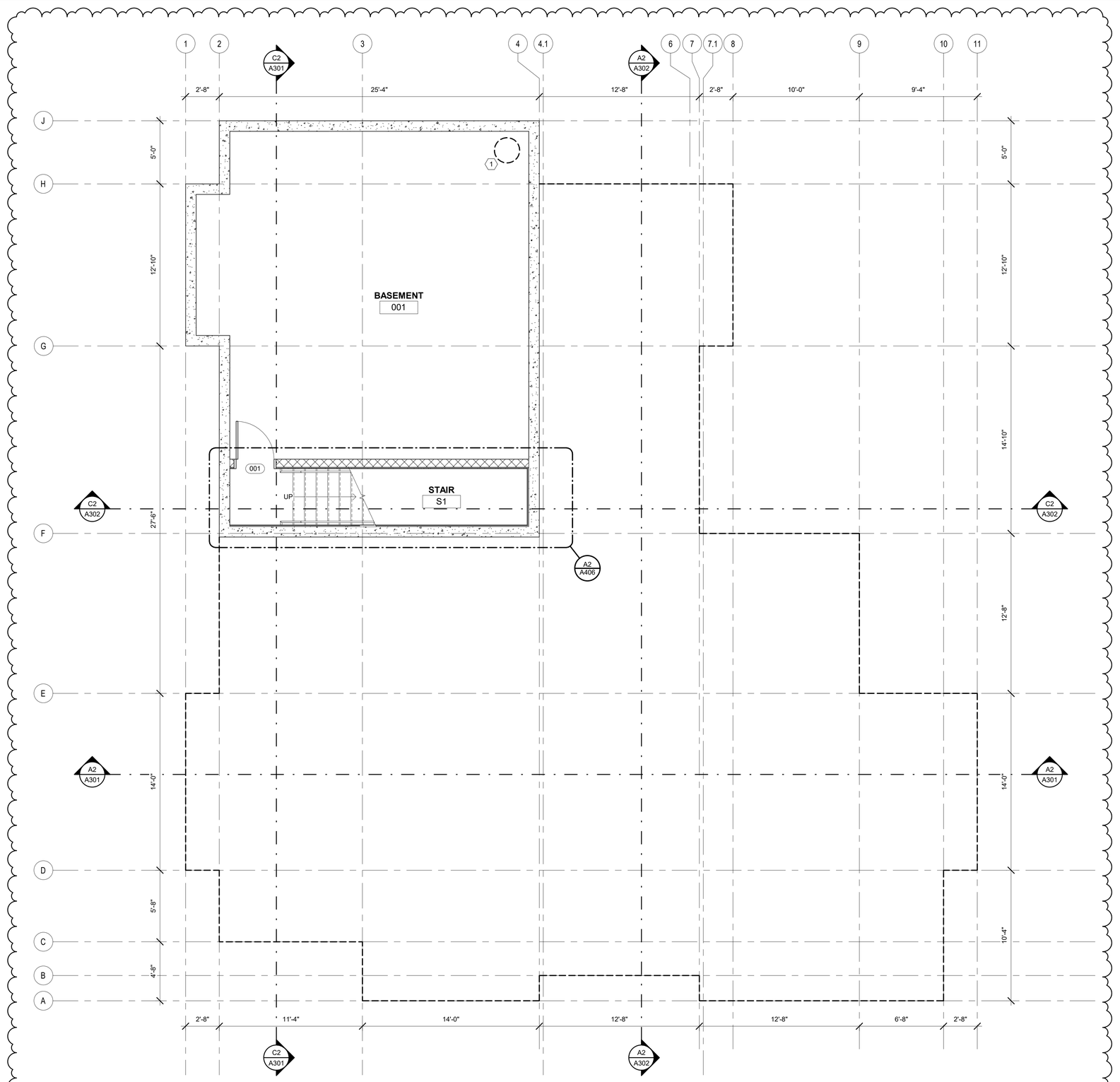

A1 LOWER LEVEL
1/4" = 1'-0"

GENERAL PLAN NOTES:

A. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION IMPROVEMENTS TO BE DESIGN BUILD, UNLESS NOTED OTHERWISE. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.

B. PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS, UNLESS NOTED OTHERWISE.

C. PROVIDE MOISTURE RESISTANT GWB AT ALL PLUMBING WALLS.

D. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A002.

E. PROVIDE 2x BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009

F. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.

G. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.

H. INTERIOR DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS NOTED OTHERWISE.

I. ALL DOORS WITH A CLOSE PROXIMITY OF A PERPENDICULAR WALL SHALL HAVE A TYPICAL DIMENSION OF 6" FROM FACE OF FRAME TO DOOR OPENING UNLESS NOTED OTHERWISE.

J. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

K. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.

L. FIRE EXTINGUISHER CABINETS SHALL BE RATED TO MEET THE ASSOCIATED WALL FIRE RATING.

M. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED. CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND.

N. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNERS REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.

O. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL.

(#) PLAN KEYNOTES:

1 SUMP PUMP- CONNECTED FROM FOUNDATION DRAIN TILE. PLUMBING CONTRACTOR TO PROVIDE FINAL LOCATION

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

PLAN NORTH

FOR CONSTRUCTION

Sketchworks architecture llc

DAN CHIN HOMES MIXED USE

NEW BUILDING
5411 BASHFORD STREET
MCFARLAND, WI

Project Status

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01	06/04/2021	CB 01

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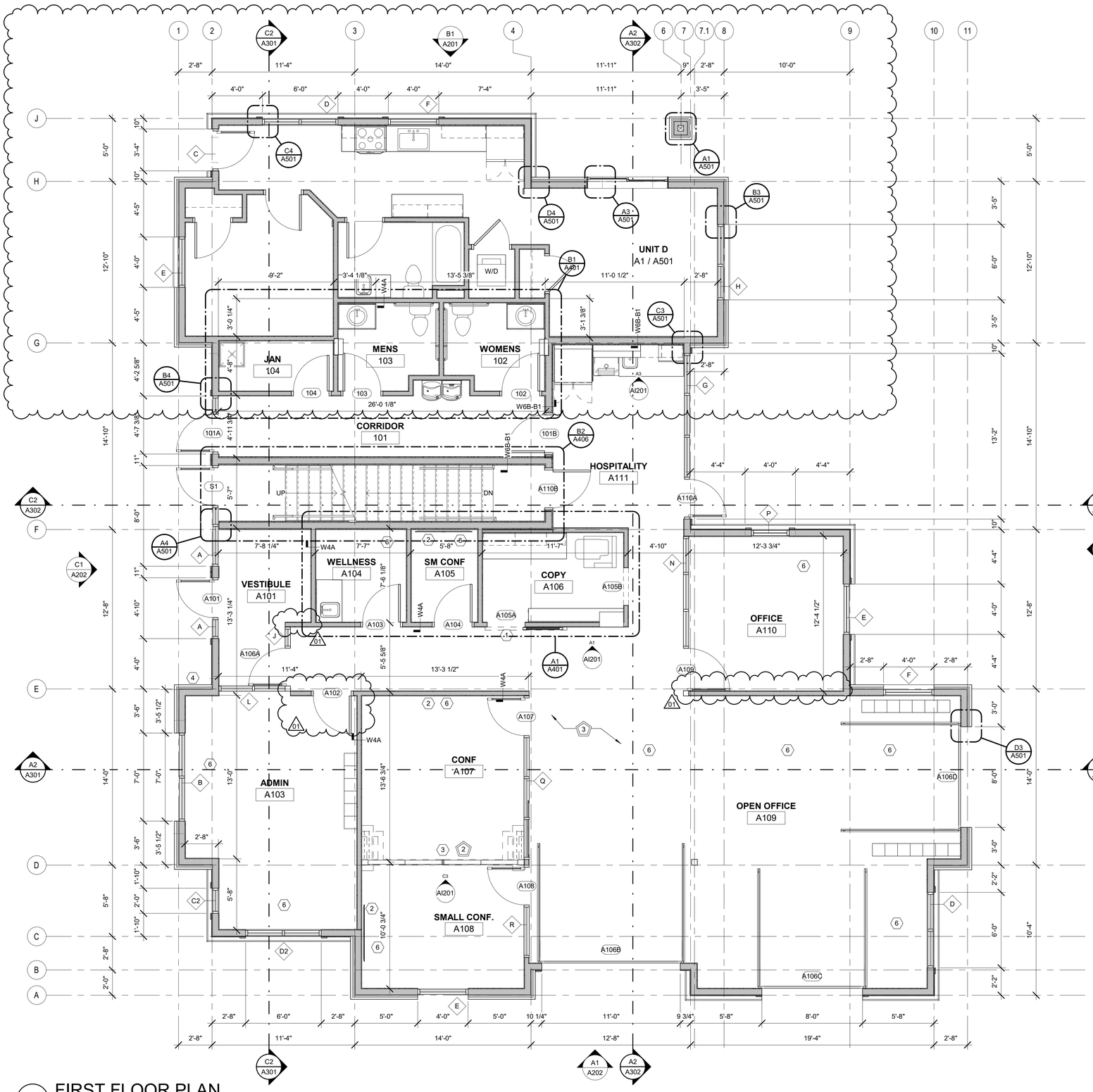
BASEMENT LEVEL FLOOR PLAN

A101



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

GENERAL PLAN NOTES:

A. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION IMPROVEMENTS TO BE DESIGN BUILD, UNLESS NOTED OTHERWISE. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.

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O. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL.

(#) PLAN KEYNOTES:

1 SALVAGED METAL DOOR ON SLIDING INDUSTRIAL "BARN DOOR" HARDWARE; ADJUST HARDWARE TO ALLOW FOR CLEARANCE FROM GWB WALL; PROVIDE FLOOR GLIDE TO PREVENT RUBBING AGAINST BASE TRIM

2 VERIFY MOUNTING HEIGHT, SIZING, ELECTRICAL, AND BLOCKING REQUIREMENTS OF MONITOR WITH OWNER.

3 HUFCOR 600 SERIES OPERABLE PARTITION. 54 STC, 4 PANEL, BI-PARTING. SEE INTERIOR ELEVATION

4 PROVIDE KNOX BOX FOR FIRE DEPARTMENT. GC TO COORDINATE FINAL LOCATION WITH MCFARLAND FD

6 CAT 5 CABLE CONNECTIONS IN DAN CHIN SPACE. COORDINATE DATA LOCATIONS WITH OWNER

(#) ALTERNATE BIDS:

2 IN LIEU OF HUFCOR DOOR AND ASSOCIATED STEEL STRUCTURE (SEE STRUCTURAL PLANS), PROVIDE WALL TYPE W4A

3 IN LIEU OF PRECAST FLOOR SYSTEM FOR 1ST FLOOR, PROVIDE WOOD TRUSS FLOOR SYSTEM WITH GYPCRETE AND LVT FINISH INSTEAD OF POLISHED CONCRETE. MATCH FLOOR SYSTEM FOR SECOND FLOOR. DETAIL D2/A502

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

PLAN NORTH

FOR CONSTRUCTION

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MCFARLAND, WI

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01	06/04/2021	CB 01

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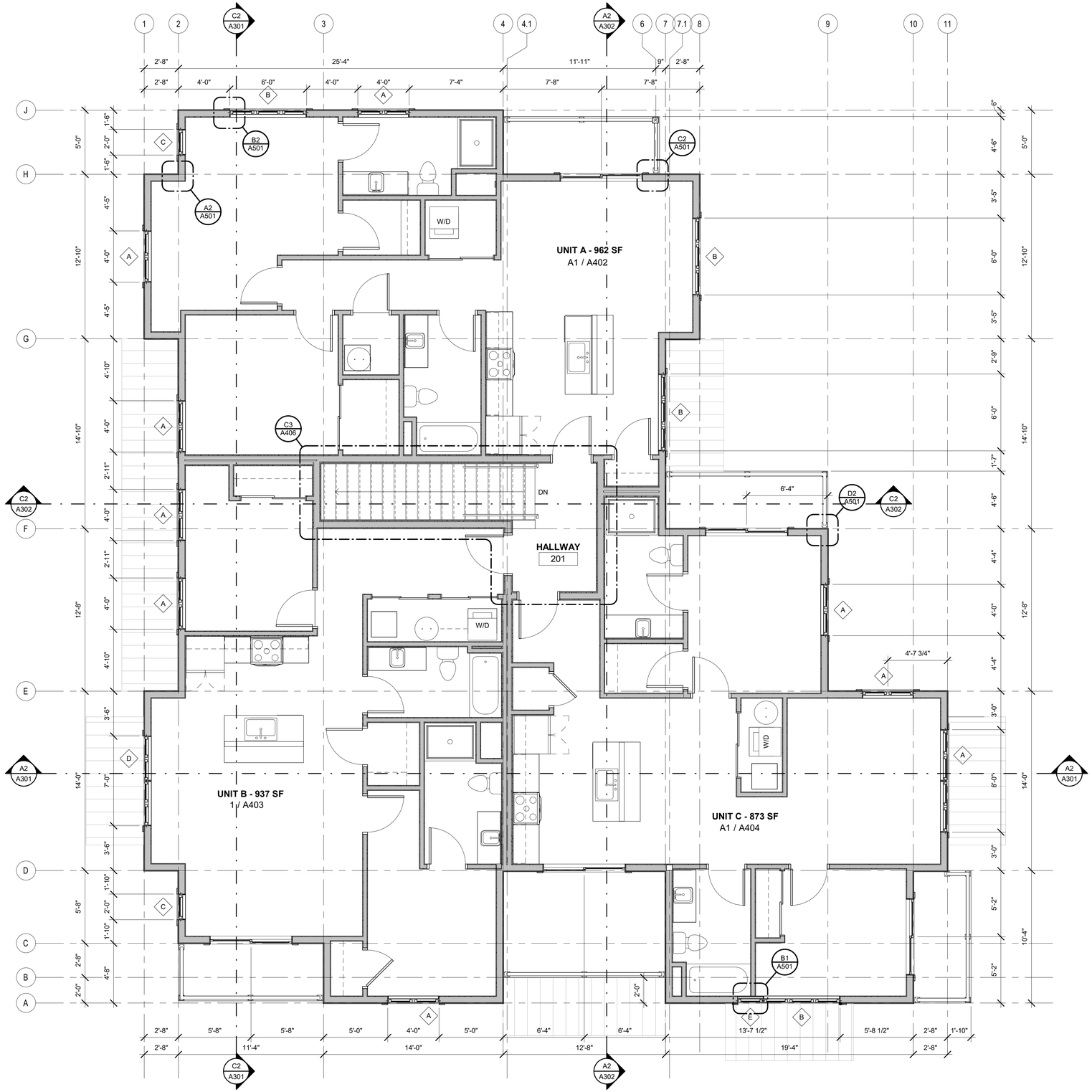
FIRST FLOOR PLAN

A102



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

GENERAL PLAN NOTES:

A. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION IMPROVEMENTS TO BE DESIGN BUILD, UNLESS NOTED OTHERWISE. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.

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

PLAN NORTH

FOR CONSTRUCTION

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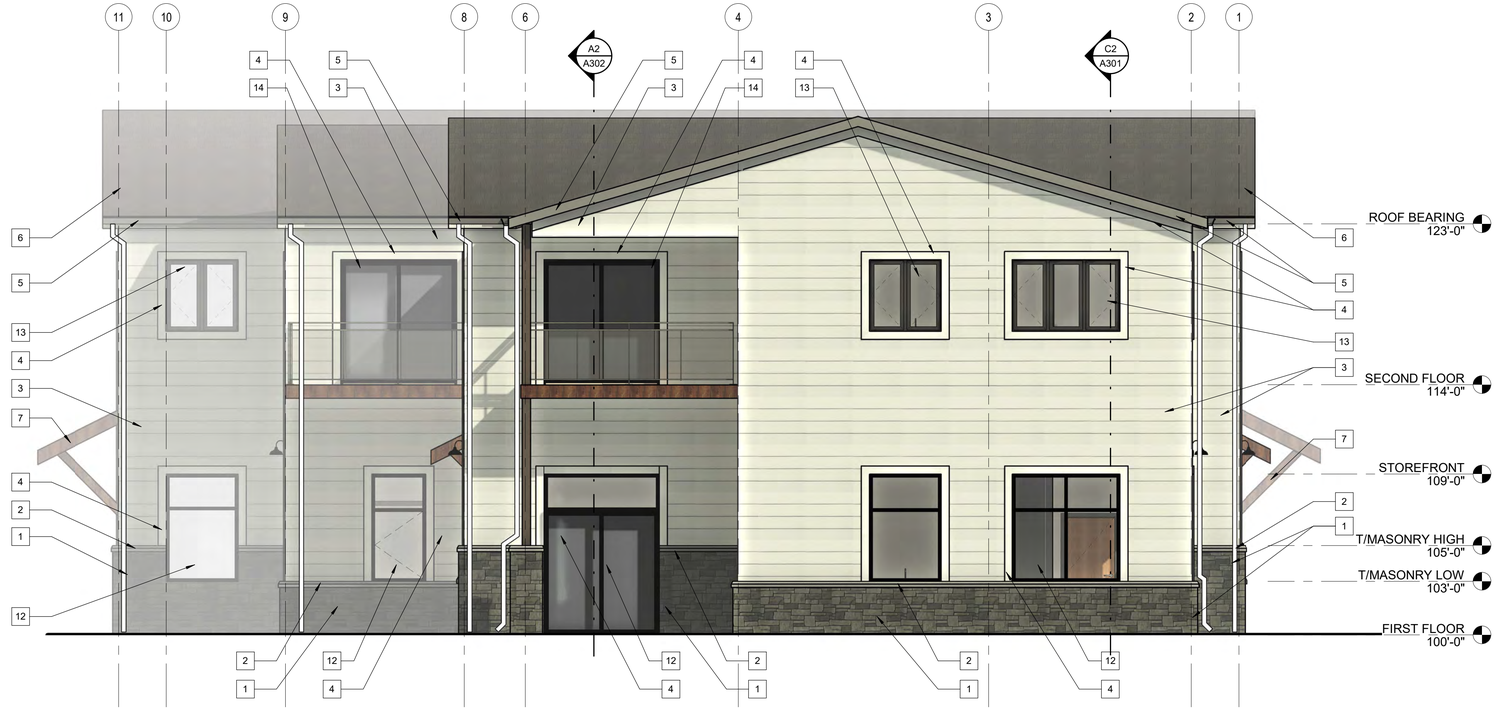
SECOND FLOOR PLAN

A103



B1 NORTH ELEVATION

1/4" = 1'-0"

A1 EAST ELEVATION

1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	COMMENTS
1	THIN STONE VENEER	DUTCH QUALITY STONE	ELKWOOD WEATHER LEDGE	MIX (LT GREY, MED. GREY, BROWN)	-
2	STONE SILL	DUTCH QUALITY STONE	WATERTABLE	GREY	-
3	BOARD AND BATTEN VERTICAL SIDING	LP SMARTSIDE	DIAMOND KOTE FINISH	WHITE	-
4	TRIM BOARD	LP SMARTSIDE	DIAMOND KOTE FINISH	LIGHT GREY	-
5	FASCIA BOARD	LP SMARTSIDE	DIAMOND KOTE FINISH	WHITE	-
6	ROOFING	-	ARCHITECTURAL SHINGLES	GREY	-
7	WOOD FRAMED CANOPY	-	-	STAIN WOOD TO MATCH LP TRIM, CANYON	SEE STRUCTURAL
8	BALCONY TRIM	LP SMARTSIDE	DUO PREMIUM	CANYON	DIAMOND KOTE FINISH
9	METAL RAILING	ULTRALOX	CONTINUOUS,SQUARE PICKET WITH OPEN MID RAIL	BLACK	42" HIGH GUARDRAIL, BASE MOUNT
10	HORIZONTAL SIDING	LP SMARTSIDE	LAP SIDING-DIAMOND KOTE FINISH	GREY	-
11	CANOPY ROOF	-	STANDING SEAM ROOF	CHARCOAL	FINAL SELECTION BY ARCHITECT
12	ALUMINUM STOREFRONT	-	CENTER GLAZED	BLACK	-
13	VINYL WINDOW	ANDERSEN WINDOWS	100 SERIES	BLACK	-
14	VINYL SLIDING PATIO DOOR	ANDERSEN WINDOWS	100 SERIES	BLACK	-
15	ALUMINUM OVERHEAD DOOR	-	-	BLACK	FULL GLASS OVERHEAD DOOR
16	COMPOSITE DECKING	TREX	1" SQUARE EDGE BOARD	SADDLE	
17	SPANDREL GLAZING				SEE DETAIL B1 / A501

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DAN CHIN HOMES MIXED USE

NEW BUILDING

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Project Status

04/08/2021	FOR CONSTRUCTION

PROJ. #: 20001-01

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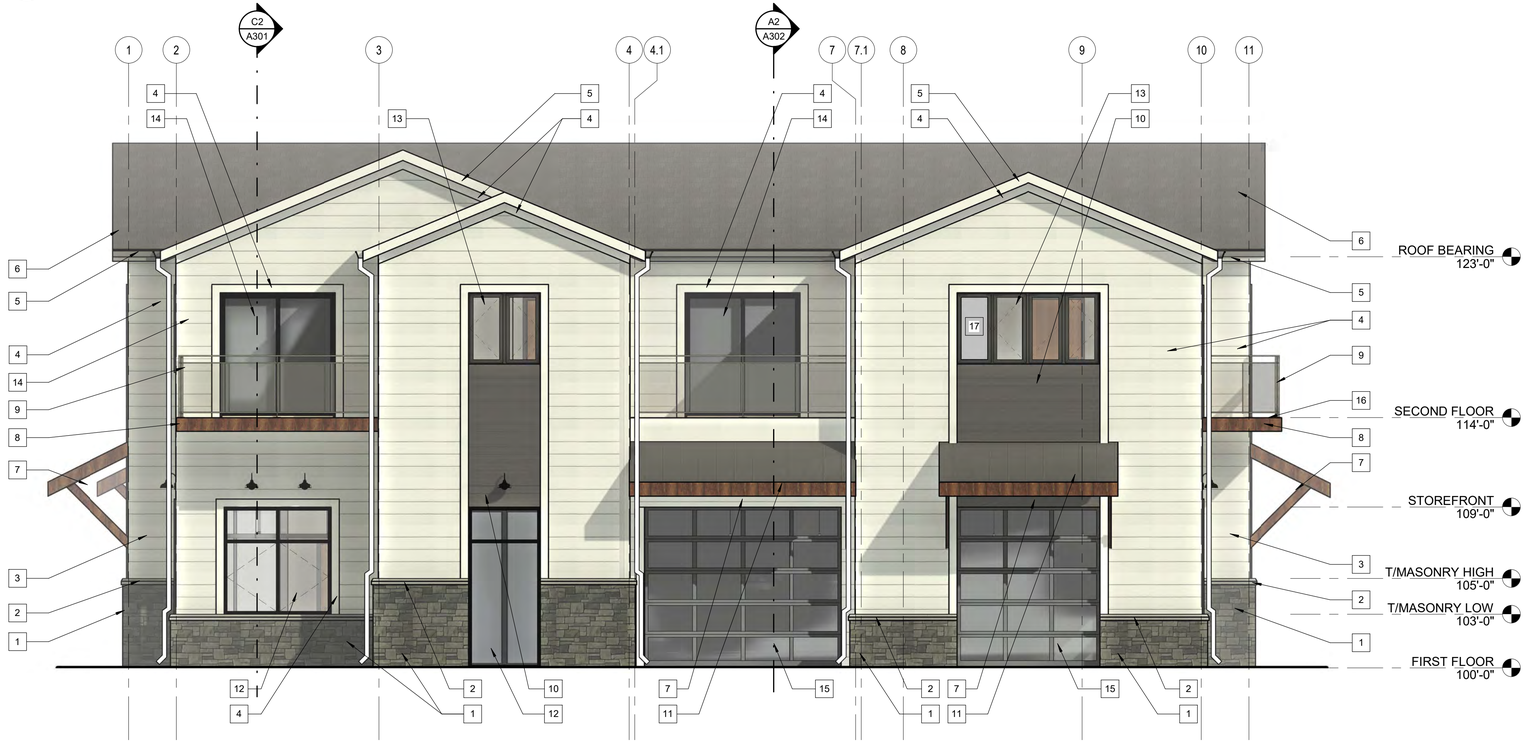
EXTERIOR ELEVATIONS

A201

FOR CONSTRUCTION

C1 WEST ELEVATION

1/4" = 1'-0"



A1 SOUTH ELEVATION

1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	COMMENTS
1	THIN STONE VENEER	DUTCH QUALITY STONE	ELKWOOD WEATHER LEDGE	MIX (LT GREY, MED. GREY, BROWN)	-
2	STONE SILL	DUTCH QUALITY STONE	WATERTABLE	GREY	-
3	BOARD AND BATTEN VERTICAL SIDING	LP SMARTSIDE	DIAMOND KOTE FINISH	WHITE	-
4	TRIM BOARD	LP SMARTSIDE	DIAMOND KOTE FINISH	LIGHT GREY	-
5	FASCIA BOARD	LP SMARTSIDE	DIAMOND KOTE FINISH	WHITE	-
6	ROOFING	-	ARCHITECTURAL SHINGLES	GREY	-
7	WOOD FRAMED CANOPY	-	-	STAIN WOOD TO MATCH LP TRIM, CANYON	SEE STRUCTURAL
8	BALCONY TRIM	LP SMARTSIDE	DUO PREMIUM	CANYON	DIAMOND KOTE FINISH
9	METAL RAILING	ULTRALOX	CONTINUOUS,SQUARE PICKET WITH OPEN MID RAIL	BLACK	42" HIGH GUARDRAIL, BASE MOUNT
10	HORIZONTAL SIDING	LP SMARTSIDE	LAP SIDING-DIAMOND KOTE FINISH	GREY	-
11	CANOPY ROOF	-	STANDING SEAM ROOF	CHARCOAL	FINAL SELECTION BY ARCHITECT
12	ALUMINUM STOREFRONT	-	CENTER GLAZED	BLACK	-
13	VINYL WINDOW	ANDERSEN WINDOWS	100 SERIES	BLACK	-
14	VINYL SLIDING PATIO DOOR	ANDERSEN WINDOWS	100 SERIES	BLACK	-
15	ALUMINUM OVERHEAD DOOR	-	-	BLACK	FULL GLASS OVERHEAD DOOR
16	COMPOSITE DECKING	TREX	1" SQUARE EDGE BOARD	SADDLE	
17	SPANDREL GLAZING				SEE DETAIL B1 / A501

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NEW BUILDING

5411 BASHFORD STREET
MCFARLAND, WI

Project Status

04/08/2021	FOR CONSTRUCTION

PROJ. #: 20001-01

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EXTERIOR ELEVATIONS

A202

FOR CONSTRUCTION

DAN CHIN HOMES MIXED USE

RENDERINGS

06/08/2021

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

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MAP 6

FUTURE LAND USE

COMPREHENSIVE PLAN

Legend

Future Land Use

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

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

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

0 500 1,000 2,000
Feet

Date: May 2019

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

N W E S

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

Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Neighborhood	A carefully planned mix of mostly single-family residential development, with well-designed, limited components of two family and townhouse residential, multiple family residential, institutional, and recreational land uses. All served by public sanitary sewer and water systems.	R-1 Residence District R-2 Single- and Two-Family Residence R-3 General Residence R-E Elderly Residence PD, PD-I Planned Development (Village may also wish to establish a "neighborhood" zoning district)	1. Unless the developer is following the Village's East Side Neighborhood Growth Area Plan, require preparation of detailed neighborhood plans in advance of development applications in planned Neighborhood areas. Neighborhood development plans specify the arrangement of different land uses, environmentally sensitive areas, roadways, parks and trails, and other major infrastructure investments. 2. Accommodate a mixture of housing types, costs, and densities, while maintaining the predominance of single-family housing in the community. The Village policy is that at least 65% of new housing units in the planned Neighborhood area as a whole should be single family residences. 3. Promote neighborhoods that instill a sense of community with their design – including gathering places, parks, open spaces, pedestrian and bicycle access, schools, and churches. 4. Refer also to policies applicable to Single Family Residential, Two Family and Townhouse Residential, Multiple Family Residential, and other future land use categories that comprise each Neighborhood area.
Downtown	Mapped within the historic Downtown area of the Village, generally aligning with the Village's TID #4 boundary. Land uses and activities here are designed to create vibrant places and community gathering spots. Desirable land uses include commercial services, retail, restaurants, lodging, office, multiple family residential (mainly in upper stories), and institutional, including on sites and/or buildings that mix uses.	C-C Central Commercial PD-I Planned Development-Infill R-3 General Residence (limited use)	1. Follow the recommendations of more detailed plans for the Downtown area, such as the TID #4 Project Plan, the Downtown Strategic Market Analysis and Opportunities Assessment, the Downtown Plan (1999), and the Village Center Master Plan. Per the recommendations of the Economic Development chapter, the Village may update and possibly consolidate such plans. 2. Preserve the architectural and historic character of the Downtown with the application of such detailed plans, design standards there and in the zoning ordinance, and incentives where practical. 3. Arrange uses in a bike and pedestrian oriented environment with off- and on-street parking; minimal building setbacks; and building materials, designs, placement, and scale that are compatible with existing development form. 4. Retain and expand governmental facilities in the Downtown area to reinforce public commitment and enhance activity, perhaps including a new family-oriented recreational facility and/or municipal campus expansion.
Highway and General Commercial	A range of retail, commercial service, office, restaurant, lodging, health care, outdoor sales, and institutional uses, with limited outdoor display and storage. Mapped mainly along Highway 51. All uses served by public sanitary sewer and water services.	C-H Highway Commercial C-G General Commercial PD, PD-I Planned Development	1. Rezone sites designated for Highway and General Commercial use on Map 6 only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered. 2. Require larger-scale commercial developments to address traffic, environmental, and neighborhood impacts, including neighborhood-sensitive recommendations in areas adjacent to existing single family uses using the standards in Figure 4-2 and the zoning code.

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

(a) *Intent.* The PD-I District is referred to as an "infill" zoning regulation because it is intended to be used in situations where new development or redevelopment is proposed within an already developed area or neighborhood. Mixed use may be allowed to the extent that no land use conflicts will result. It is a basic public expectation that landowners requesting the use of the PD-I District will develop design, building architecture, landscape design and construction materials. The extent of variation or exception that will be recommended by the Village Plan Commission with final approval by the Village Board in accordance with the standards specified in Subsection (d)(1) of this Section will be dependent on how well the above stated expectations are expressed in the proposed development plan.

(b) *Application procedures.* The procedures and requirements for applying for a PD-I zoning change are the same as those for the basic PD rezoning request. The procedures call for a two-step submittal with approval of a General Implementation Plan (GIP) and the subsequent submittal of a Detailed Implementation Plan (DIP). The application procedure is stated in Section 62-67.

(c) *PD-I zoning lot.* The minimum zoning lot, for purpose of a PD-I submittal, shall include all abutting or adjacent parcels owned or otherwise controlled by the applicant for the PD-I zoning. The zoning lot may include more than one parcel and more than one owner. For purposes of applying the criteria and standards for PD-I zoning, the total area of the zoning lot shall be considered as one parcel regardless of the number of parcel Subdivisions that may exist.

(d) *Standards and criteria for approval of a PD-I.* In addition to the general requirements for approval listed in Section 62-67, the following standards and criteria shall be used by the Village Plan Commission and Village Board when acting on a rezoning application in PD-I:

(1) Maximum impervious surface ratio:

a. Five-tenths residential.

✗ b. Seven-tenths nonresidential and mixed use.

✓ (2) Maximum floor area ratio: 0.70.

✗ (3) Minimum required usable open space per dwelling unit: 100 SF/DU.

(e) *Additional standards.*

✓ (1) Screening and requirements for buffer yards shall be included as part of plan reviews. Such screening shall shield neighboring properties from any adverse external effects of the proposed developments. Screening and buffer yards shall also be used to shield the proposed development from the negative impacts of adjacent uses, such as streets, industrial uses, etc. Special emphasis shall be placed on screening the intrusion of automobile headlights on neighboring properties from parking areas and driveways.

✓ (2) Pedestrian circulation should be carefully planned so as to prevent pedestrian use of vehicular ways and parking spaces. In all cases, pedestrian access shall be provided to public walkways.

✓ (3) The usable open space required for residential development projects and mixed use residential projects shall be designed for use of each individual dwelling unit or shall be located and designed to be of utility to every dwelling unit proposed. This required usable open space shall be designed to maximum privacy and usability to the residence.

✓ (4) Special emphasis shall be placed on trash collection points. Trash containers shall be screened and so designed so as to be conveniently accessible to their users and collectors. Confirm materials of Trash Enclosure

✓ (5) Within the PD-I District, mixed land uses may be proposed. However, they must be found to be compatible

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

(6) Snow removal areas and procedures must be described in the plans.

(7) All site lighting shall be controlled so as not to extend a direct light source onto abutting properties. Cutoff type luminaries shall be used and all lighting sheds shall be indicated in the plans.

(8) The physical attributes of the site shall be respected with particular concern for preservation of natural features, tree growth and open space.

(f) *Exceptions to standards.* Exceptions to these standards may be recommended by the Village Plan Commission, subject to final approval given by the Village Board.

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

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

(a) *General requirements.*

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

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

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

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

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

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

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

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

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

f. The following provisions shall apply:

1. In a planned development for residential use, adequate open space and recreational areas shall be prov appropriate locations, and all public and common open spaces shall be designed and located to provide 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 de

1. The location and size of the site including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets, including all public utilities and public easements.
2. The use and approximate location and bulk of buildings and structures, including number of stories and dimensions of buildings.
3. The approximate location of vehicular and pedestrian facilities, such as streets, sidewalks and off-street parking areas, including approximate number of parking spaces.
4. The approximate location of areas for public or common open spaces and for other public or semipublic uses.
5. A tabulation of land areas for the different types of uses in relation to the total area.
6. A tabulation of the gross floor areas of buildings by types of uses.
7. A tabulation of the number of types of dwelling units.

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

(3) *Approval of general plan.*

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

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

(1) *Submittal of plan.* Within one year after the recording of the general plan and the copy of the related zoning ordinance amendment, a detailed plan for at least one stage of the general plan shall be filed with the Village Clerk-Treasurer, unless an extension is granted by such Village Board. The detailed plan shall contain any information and representation deemed necessary by the Plan Commission and shall consist of a statement entitled, "Planned Development District—Detailed Plan, Statement of Owner's Intent and Description of Development," which shall include without limitations, the following:

a. A legal description describing all of the tract of land included in the proposed development, referenced to a locational map indicating the relationship of the tract to the total general plan.
b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
c. A statement describing the proposed development, including the character, method and operation of the development, and a development schedule or timetable for construction. Where the formation of organizations such as a homeowners' association is proposed, such statement shall include any agreements, bylaws or covenants which govern the organizational structure, use, maintenance and protection of the development and any of its common services, common open spaces or other common facilities.

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

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

(2) *Review of the detailed plan.*

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

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

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

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

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

Village Staff review of 5411 Bashford LLC site design submittal, August 16, 2021 Plan Commission meeting

TID #4 – DESIGN GUIDELINES

APPROVED BY RESOLUTION 06-2008
September 22, 2008

SITE DESIGN

✓ ➢ Connect building entries to sidewalks and crosswalks.

✓ ➢ Provide bicycling parking.

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

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

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

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

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

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

BUILDING DESIGN

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

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

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

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

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

✓ ➢ Provide overhangs for pedestrian shelter.

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

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

LIGHTING

✓ ➢ Locate pedestrian scale lighting in front of buildings, not to exceed 12 feet in height and parking lot lighting to not exceed 25 feet in height (including concrete base). Lights shall not point or glare into 2nd story of residential units.

✓ ➢ Utilize light fixtures with 90º downcast cutoff fixtures (without drop lenses) to minimize lighting impacts on nearby residential properties.

✓ ➢ Average illumination levels in parking lots should not exceed 5 foot candles, and at the property lines shall not exceed .5 foot candles.

✓ ➢ Light fixtures shall have a complementary architectural style replicating the traditional architectural style of the area.

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

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

PARKING

✓ ➢ Allow on-street parking for commercial businesses.

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

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

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

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

NA ➢ Encourage pedestrian walkways through parking lots to buildings.

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

SIGNAGE

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

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

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

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

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

August 2, 2021

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

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

Dear Andrew,

I have reviewed the July 27, 2021 submitted development plans by Dan Chin Homes at 5411 Bashford Street in the Village of McFarland.

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

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

The following will also be required for conditional approval:

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

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

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

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

Sincerely,

Mitchell Sutter
Fire Inspector/Public Education Specialist

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

VILLAGE OF McFarland Police Department

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

Aaron P. Chapin | Chief of Police

DATE: August 9, 2021

TO: Andrew Bremer – Community and Economic Development Director

FROM: Aaron P. Chapin, Chief of Police

REFERENCE: Recommendation of Approval

I have reviewed the updated application materials for development at 5411 Bashford St and have no concerns with the project as outlined.

Respectfully,

Aaron P. Chapin
Chief of Police

TOWN & COUNTRY
ENGINEERING, INC.

August 9, 2021

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

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

Dear Andrew:

We have received the proposed plans included in the July 6, 2021 Revised Plan Submittal for proposed mixed use development at the west corner of Basford Street and Johnson Street. The submittal had been revised to incorporate a 1st floor apartment. It has been reviewed from a public works perspective.

Our only comment is that the cross walk on Johnson Street does not match up with the curb ramp/curb cuts at the south east quadrant. This can easily be adjusted in the field, and would not require a plan change.

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

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.

Brian R. Berquist, P.E.
President

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

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

BRB:sai
J:\JOB#S\McFarland\MC-184-M6 5411 Bashford St-Dan Chin Homes Office Review\Admin\Review Letter-2.docx

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Monday, August 16, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Presentation and discussion by Steve Steinhoff, Capital Area Regional Planning Commission, on the Regional Development Framework and Bill Schaefer, Greater Madison Metropolitan Planning Organization, on the Regional Transportation Plan 2050 Update.**

PREVIOUS ACTION:

ISSUE SUMMARY:
Steve Steinhoff from the Capital Area Regional Planning Commission (CARPC), and Bill Schaefer from the Greater Madison Metropolitan Planning Organization (MPO), will be attending the August 16th Plan Commission meeting. CARPC will be providing an overview of their Regional Development Framework and the MPO on their Connect Greater Madison Regional Transportation Plan 2050. Over the course of the next year, the Plan Commission will be working on an update to the Village's East Side Neighborhood Plan. As a lead up to our planning process, CARPC and the MPO will provide an update on their regional land use and transportation planning projects.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
This agenda item is presented for discussion only.

ATTACHMENTS:
None

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Monday, August 16, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Discussion regarding a conceptual site plan for a potential residential condominium subdivision, submitted by Urso Bros. LLC for 3408 & 3418 Elvehjem Road, and Lot 3 of CSM 15493, McFarland, WI.**

PREVIOUS ACTION:

October 28, 2019, approval of Ordinance 2019-20 annexing property (Elvehjem Acres) and temporarily zoning the lands A1 Agriculture Transition.
May 26, 2020, approval of Ordinance 2020-15 annexing property (Lot 3, CSM 15493) and temporarily zoning the lands A1 Agriculture Transition.
June 15, 2020, pre-application meeting regarding a conceptual site design plan for 32 residential duplexes (64 total units). Some initial comments from the Plan Commission included: incorporating a greater mix of housing styles and price points, addressing the jog at the Elvehjem Road/CTH AB intersection, incorporation of pedestrian walkways, revisiting stormwater management locations.

ISSUE SUMMARY:

Kevin Urso (Urso Bros. LLC) and Steve Peck (Epcon Communities) are appearing before the Plan Commission to discuss a preliminary concept for 58 residential condominium units (12 duplex units and 46 detached single family units) on land located at 3408 & 3418 Elvehjem Road (Elvehjem Acres LLC). Urso also owns a parcel of land on the west side of CTH AB (Lot 3 of CSM 15493, HWY AB LLC), which the concept also shows for 6 additional residential units (3 duplexes). Refer to the concept plan in the packet. While shown together on one concept plan, the developer may develop each parcel separately. This agenda item is for discussion only. No permit approvals are being requested at this time. Items to consider as part of the discussion include providing feedback on unit mix/styles; density; roadways, sidewalks and trail design; parkland dedication; wetland setbacks and green space buffers; utilities; stormwater management; and proposed zoning and setbacks.

Existing Site Conditions

The proposed Elvehjem Acres development lies on a 22.3 acre parcel (061001391611) adjacent to another 5 acre parcel (061001397011) owned by the Applicant, not shown on the concept plan. The 22.3 acre property includes two existing single family homes, agricultural lands, open space and wetlands. The 5-acre property consists of wetlands. The two properties are currently zoned A1 Agriculture Transition. The west side parcel (Lot 3 of CSM 15493, HWY AB LLC, 061002495301) is 15.7 acres in size and consists of open space and wetlands and is also zoned A1 Agriculture Transition.

Proposed Development

Unit Mix/Styles:
The development consists of 58 residential condominium units (12 duplex units and 46 detached units), including a common area clubhouse, pool, and pickleball court for condominium owners. The parcel of land on the west side of CTH AB (HWY AB LLC) includes 6 additional residential units (3 duplexes). The development would be similar in nature to the Prairie Stone Condominiums at the southwest corner of Holscher Road and Broadhead Street. The units are not anticipated to be age restricted (i.e. 55+); however, they would be built with aging in place practices in mind (e.g. no basements, single story buildings, wider doors, hallways, stairs, etc.). Buyers would have the option of choosing among several different home layouts from Epcon which will be reviewed at the Plan Commission meeting. The East Side Neighborhood Plan (page 41) recommends providing a variety of home styles in every proposed development so that no one style makes up more than 35 percent of the units in the development. Garages should be setback from the primary facade.

Density:
Proposed project densities:

- Elvehjem Acres Gross Density = ~2.60 DU/AC
- Elvehjem Acres Net Density (Excluding Environmental Corridors) = ~3.89 DU/AC
- HWY AB LLC Gross Density = ~0.76 DU/AC
- HWY AB LLC Net Density (Excluding Environmental Corridors) = ~4.62 DU/AC

Roadways, Sidewalks and Trails:
As a condominium development, the proposed roadways would be private drives. The proposed width of these roadways is not shown on the concept plan. The East Side Neighborhood Plan recommends a curb to curb width of 26 feet for local low traffic public residential streets. A similar width could be utilized for the private roadways, which is similar to the width in the Prairie Stone Condominiums. The concept includes aligning a proposed access drive to both development sites along CTH AB. Per Sec. 56-139(v)(2) this driveway should be located a minimum distance of 250 feet from the railroad right-of-way; the proposed distance is not shown but appears to be close to this distance. An additional access point would be provided to Elvejhem Road, which is desirable in case access to and from the CTH AB private road is blocked. The concept illustrates adjusting the right-of-way at the intersection of Elvejhem Road and CTH AB to allow for reallignment of the road to remove the jog in alignment between the west and east sides of the intersection, which is recommended by Village staff. Before that gets too formalized, a better concept of that eventual full intersection should be prepared. The driveways onto CTH AB and the intersection reallignment will also need to involve review and approval from the Dane County Highway Department.

The concept includes sidewalks on one side of each of the proposed private drives. Sec. 56-108 of the Subdivision Code does not require sidewalks on both sides of public roads, except for rights-of-way of major and collector streets, or where deemed necessary by the Village Board

for safe and adequate pedestrian circulation. The East Side Neighborhood Plan encourages sidewalks on both sides of the street. The desire and necessity for sidewalks on both sides of the private roads should be discussed. In addition, given Sec. 56-108 requires sidewalks for the rights-of-way of major and collector streets, either a sidewalk or asphalt trail (preferred) should be provided along the east side of the CTH AB right-of-way for the Elvejhem Acres property. The CTH AB LLC property already includes a recreational trail that was constructed by the Village earlier this year. A wider pedestrian path is shown on the north side of Elvejhem Road to connect the entrance to the condominiums to CTH AB. This path would eventually connect to the existing Lower Yahara Trail to the west where it currently terminates north of the dog park. Some non-paved recreational trails around the "wetland island", connecting to the Commons Clubhouse, could be added to the development to provide an additional recreational amenity for the condominium owners.

Parkland Dedication:

The 2019 Outdoor Recreation and Open Space Plan (OROSP) does not identify any proposed public parks for the Elvehjem Acres property; however, it does envision an off-street bike and pedestrian path along the north side of Elvehjem Road. The developer's concept plan includes an off-street path in this location that could eventually connect to the existing Lower Yahara River Trail near Perrot Place. The OROSP does identify Lot 3 of CSM 15493 (HWY AB LLC) for future parks and open space, likely a reflection of the designation in the ESNGAP which proceeded it. Under Sec. 56-173 of the Village's Subdivision Code, the developer would be required to provide the following parkland dedication, or provide a fee in lieu of parkland dedication:

1. Elvehjem Acres = 114,432 square feet, or 2.63 acres
2. Lot 3 CSM 15493 = 8,778 square feet, or 0.20 acres

Future consideration of the desirability/necessity of a public park on Lot 3, or Elvehjem Acres, should be discussed. There is a new neighborhood park that will be developed on the north side of the railroad as part of the first phase of the Rosewood Fields subdivision that could serve this area. This active-use park will be 3.2 acres and will be connected to Lot 3 via the new off-street recreation trail that was constructed by the Village this year. The new neigborhood park is approximately 0.3-miles from the proposed deveopment. In addition, the Village's dog park (Urso Park) is within 0.5 miles of both properties, and the adjacent Orchard Park is within 1-mile. Future consideration of the desirability/necessity of a public park on Lot 3, or Elvehjem Acres, should be discussed, particularly given the development intends to provide private recreational amenities and the proximity of the parcels to existing and planned public parks.

Wetland Setbacks & Green Space Buffers:

Urso previously completed a wetland delineation of the properties, which is shown in the concept plan. These areas were designated as Environmental Corridors when the properties were added to the Village's Urban Service Area boundary in 2020. The conceptual development plan provides the required 75' wetland setback. Exceeding county and state minimum requirements for protection of green spaces that play a key role in water infiltration was identified as a proposed action in the Village's Sustainability Plan. Deepening the wetland buffers in excess of the minimum 75-foot requirement should be considered as part of further revisions to the

development plans, while balancing the need for appropriate setbacks to other site features. The concept plan also provides a 50-foot setback to the right-of-way along CTH AB. The concept plan also provides a minimum 50-foot buffer to the Wisconsin & Southern Railroad right-of-way. Sec. 56-139 of the Subdivision Code, requires a minimum planting strip of 30 feet in depth adjacent to highway and railroad right-of-way; however, this strip is to be in addition to the normal depth of lot (i.e. rear setback). The proposed concept accounts for the 30-foot planting strip with an additional 20 feet of rear yard.

Utilities:
The recently completed east side sanitary sewer interceptor and associated recreational trail lies along the southern and eastern boundaries of the HWY AB LLC parcel. The proposed developments would utilize the new sewer utility, but would need to extend water service, likely from the north Rosewood Fields development, south to serve both developments. Existing easements are in place to allow construction of the water main utility. Staff recommends consideration of incorporating roof top solar into the proposed Community Commons building, and including as part of the marketing materials for potential buyers, the option of including roof top solar on each home. Providing resource materials (vendors, cost estimates, cost savings) to perspective buyers on the front end likely would result in a higher percentage of the units adding this sustainable feature to their homes. The Village could also consider providing an incentive to install roof top solar through waiving, or partial waiver, of certain building permit or impact fees.

Stormwater Management:
The concept includes two stormwater management areas, one to serve each development. Staff recommends consideration of designing these ponds to address the impact of a 150-year storm event, in excess of the Village's/County's current minimum requirement for a 100-year storm event. Exceeding county and state minimum requirements for protection of green spaces that play a key role in water infiltration was identified as a proposed action in the Village's Sustainability Plan.

Proposed Zoning and Setbacks:
The applicant has indicated the intent to apply for a rezone to the Planned Development District for the Elvejhem Acres property. The R-3 General Residence District may be sufficient to accomplish the proposed development on the CTH AB LLC property. A more detailed concept plan, preliminary plat, or General Implementation Plan should be developed as a next phase to identify proposed building setbacks, bulk requirements, and other proposed zoning restrictions as part of the proposed PUD. Based on the recommendations of the East Side Neighborhood Plan for the Traditional Residential and Large Lot Residential areas, the front setbacks should range between 20-25' to allow for parking of four off-street parking stalls (two garage + two driveway), side setbacks should be 6-10', and rear setbacks should be 20-30'. While the setbacks between each structure are not shown in the concept, it appears that they may be tighter than these ranges.

Public Comments
The Department has received a number of letters in support of the proposed development which are included in the packet.

VILLAGE OF
McFarland

FINANCIAL/BUDGET IMPACT:

The cost of constructing the proposed developments would be the responsibility of the developer. Assuming an average value of $350,000 per DU, the development project would have an estimated value of $24.5M, generating roughly $500K per year in total property tax payments upon build-out. In addition to general building permit fees, the developer would be responsible for impact fees including:

1. Park Improvement Impact Fee = ~ $86,004
2. Fees in Lieu of Parkland Dedication = ~$232,047
3. Library Impact Fee = ~$40,418

Impact fees are subject to change based on the then current rate established by the Village Board at the time of approval of a development agreement or building permit.

VILLAGE PLAN REFERENCE:

Comprehensive Plan

The Village's Comprehensive Plan identifies the proposed development properties for future "Neighborhood" uses. Figure 4.1 of the plan (page 35) provides a general description of land uses allowed, typical implementing zoning districts, and related development policies. The Neighborhood category is described as a carefully planned mix of mostly single-family residential development, with well-designed, limited components of two family, townhouse, multiple family and recreational land uses served by public sewer and water. The plan further directs review of Two Family and Townhouse Residential land use policies and the following the East Side Neighborhood Growth Area Plan.

East Side Neighborhood Growth Area Plan (Elvehjem Acres)

The East Side Neighborhood Growth Area Plan (ESNGAP) identifies the building envelope for predominantly Large Lot Residential with some Traditional Residential development near the intersection of CTH AB and Elvehjem Road, with a green space buffer to CTH AB. The Large Lot Residential category is intended for single family homes at a minimum density of 1.5 DU/AC to serve as a transition between higher density development in the Village and adjacent farmland, open spaces, and environmental corridors. It also recognizes the potential difficulty in developing some parts of the neighborhood, where soil conditions, a high water table, or the desire to protect natural features such as woodlands may pose difficulties for development at a higher density. The Traditional Residential category is intended to contain a combination of single-family, two family, and 3-4 unit structures at a minimum density of four units per acre. The plan recommends about 70% of mapped TR areas contain single family homes with the remainder having attached units.

The roadway configurations of the ESNGAP are conceptual in nature and strict adherence is not required. The general principal of providing connectivity to both CTH AB and Elvehjem Road is proposed as part of the developer's concept. Similar, the configuration of the Traditional Residential and Large Lot Residential areas on the ESNGAP are conceptual in nature and strict adherence is not required. The general intent, was to provide some higher density development

(i.e. two family, townhouse, 3-4 unit structures) along CTH AB; thus providing a mix of housing units on the property and a buffer to the Large Lot Residential areas. The developer's concept is consistent with this general principle. The proposed gross density of the site (2.6 DU/AC) meets the minimum requirements of the Large Lot Residential classification (1.5 DU/AC), while not exceeding the minimum requirements of 4 DU/AC if the entire property were classified in the Traditional Residential classification. Therefore, the project density appears to be consistent with the general intent of the ESNGAP for these properties. Further consideration regarding the inclusion of townhouses or 3-4 unit structures could be considered along CTH AB to provide greater housing mix and potential price points within the development.

East Side Neighborhood Growth Area Plan (HWY AB LLC, Lot 3 CSM 15493)
The ESNGAP identifies the building envelope for Parks and Open Space (parks, natural areas, corridors and stormwater management). This designation likely reflects the potential consideration of a regional stormwater management facility on the property to serve multiple properties in the neighborhood or a neighborhood park, possibly serving proposed Traditional Residential development on the adjacent property to the south. The plan notes that regional stormwater areas should be treated as conceptual, but that the on-site stormwater management may represent a more sustainable method of managing stormwater than can be achieved through regional detention. Page 8 of the Plan, recommends an approach to stormwater management that will include both regional and on-site stormwater management practices as may be appropriate given site conditions, development timing, Village resources, and cooperation among adjoining property owners. Given the current designation of the property for Parks and Open Space, a Comprehensive Plan amendment to the ESNGAP is recommended prior to considering a rezoning or development application. Conceivable, this would include revising the ESNGAP to show those portions of the property outside of the Environmental Corridor for future Traditional Residential development to facilitate the developer's concept plan.

ORDINANCE REFERENCE:
Chapter 56 Subdivisions

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
This agenda item is for discussion only. No permit approvals are being requested at this time. The applicant would like to obtain feedback from the Plan Commission regarding proposed unit mix/styles; density; roadways, sidewalks and trail design; parkland dedication; wetland setbacks and green space buffers; utilities; stormwater management; and proposed zoning and setbacks .

ATTACHMENTS:
1. Elvehjem Acres Concept_07.28.2021
2. McFarland_ESNGAP_Concept Development Map
3. ESNGA, Pages 51-54
4. Proposed Parks & Open Space_Outdoor Recreation and Open Space Plan 2019-2023
5. Letter to Village - Evans 072021
6. Letter to Village - Haried 080521
7. Letter to Village - Masbruch 072021
8. Letter to Village - Thomas 080521

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EXISTING WETLAND (DELINEATED 2020) (TYP.)

TOWER POLE (TYP.)

WISCONSIN & SOUTHERN RAILROAD

STORMWATER POND

COMMONS

POOL

POOL SHED

CLUSTER MAILBOXES

COUNTY TRUNK HIGHWAY AB

ADDITIONAL R/W DEDICATION

PEDESTRIAN PATH

ELVEHJEM ROAD

ELVEHJEM ROAD

DUPLEX 61x87

PROMENADE III 42x78

N

W E

S

0 60 120

SCALE: ONE INCH = SIXTY FEET

TOTAL UNITS: 58
TOTAL AREA: 22.27 AC
TOTAL AREA (EXCLUDING ENV. CORR.): 14.90 AC

DENSITY:

TOTAL AREA: 2.60 D.U./AC
TOTAL AREA (EXCLUDING ENV. CORR.): 3.89 D.U./AC

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

URSO - ELVEHJEM ACRES CONCEPT LAYOUT

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE
1"=60' (22x34)

DATE
07/28/2021

DRAFTER
MZIE/AKAN

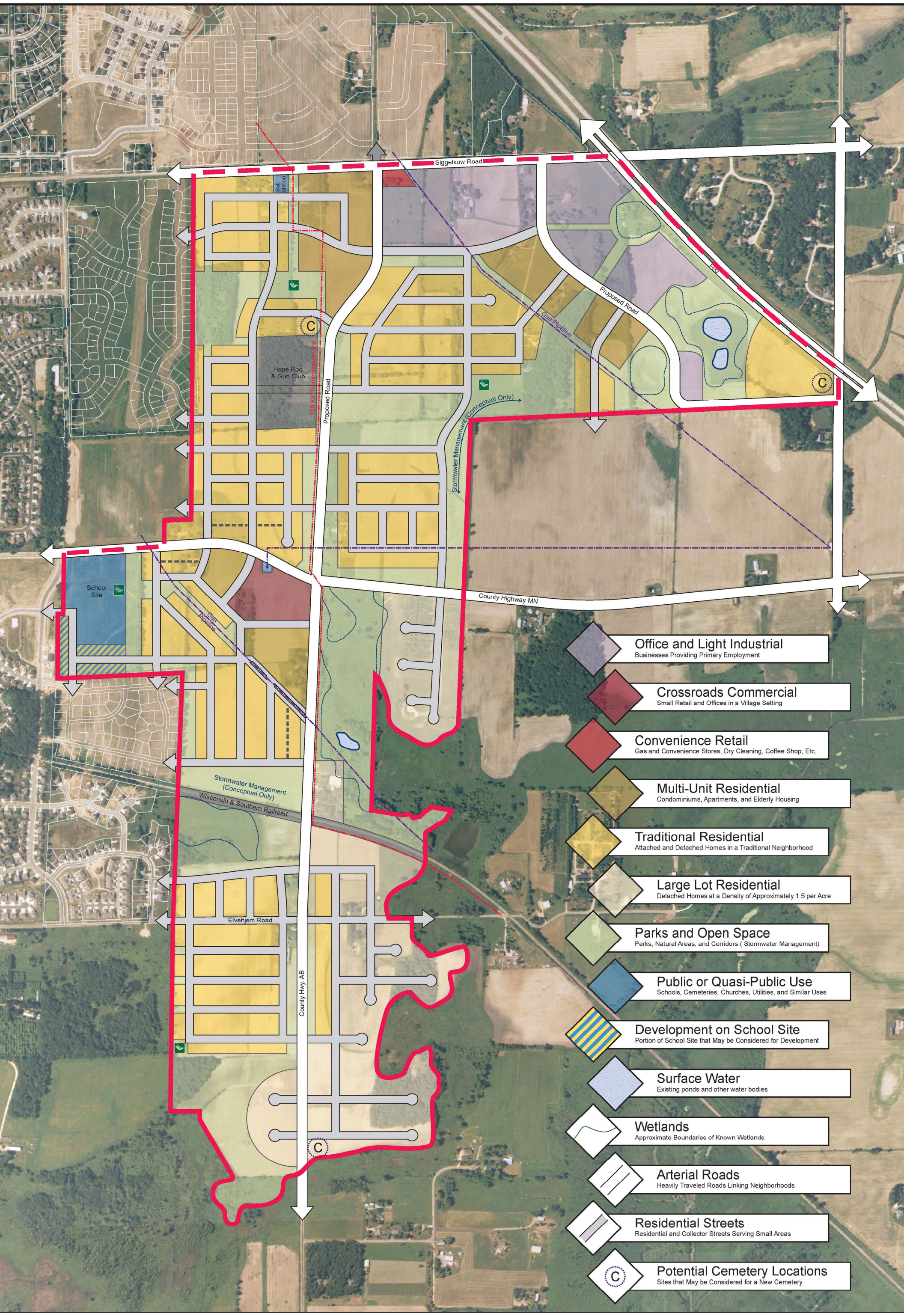
CHECKED
GBLA

PROJECT NO.
180167

SHEET
1 OF 1

DWG. NO.

28 Jul 2021 - 9:55a M:\Urso\180167_Helmke Property\CADD\180167_Epcon Layout6.dwg by: akan



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

Development Site Inventory

As of October, 2007, there were 282 single family lots available for development within the Village of McFarland. This number anticipates planned lots in proposed subdivisions east of Holscher Road.

A total of 16.74 acres of land was zoned for multi-family development. As the Village's zoning ordinance requires 5,445 square feet of land per multi-family dwelling unit, or 2,904 square feet by conditional use, the available multi-family properties may yield 134 to 251 new units.

Combined, the platted single- and multi-family lots available for development would be sufficient to add between 416 and 533 new residential units. If past rates of growth were to continue, this existing inventory would meet most of the demand for lots that might be expected over the next decade.

Community Objectives

Residential development will comprise about 55 percent of the East Side Neighborhood Growth Area

Nearly all of the land available for development within the Village of McFarland's extra-territorial planning area is located in the East Side Neighborhood Growth Area, which is defined by Siggelkow Road on the north, the existing Village boundary on the west, and a combination of environmental corridors, farmland, and Interstate Highway 90 on the south and east. This Residential Growth Phasing Plan addresses development of those lands.

The ***East Side Neighborhood Growth Area Plan*** lays out a concept for the area to be built out as a conservation development. About one-third of the area is intended to be set aside as an integrated open space network consisting of parks, open space corridors, stormwater management facilities, and natural areas. Ten percent of the area has been set aside for commercial, office, and light industrial uses. About 55 percent of the land area, or 440 acres, is intended for residential development in one of three development patterns:

- Multi-Unit Residential. This is the highest-density development in the neighborhood, and is comprised of buildings generally having more than five units each.
    - Minimum density – 8 units per acre
    - Approximate area – 41 acres
    - Minimum housing units - 328
- Traditional Residential. These are mid-density neighborhoods made up of one- to four-unit structures. Approximately 70 percent of the structures should be detached single family homes, with the attached units integrated into the neighborhood rather than segregated into separate areas.
    - Minimum density – 4 units per acre
    - Approximate area – 287 acres
    - Minimum housing units – 1,148
- Large Lot or Cluster Residential. This classification is intended to provide a transition to farmland or environmental corridors, and meet a desire for housing diversity. It includes single family homes in either conventional subdivision or cluster development patterns.
    - Minimum density – 1½ units per acre
    - Approximate area – 112 acres
    - Minimum housing units – 168

Altogether, these residential neighborhoods are anticipated to yield a minimum of 1,644 new housing units. Some of these areas can be expected to be devel-

oped at a higher density. A 25 percent increase over the minimum would result in a total of 2,055 new housing units provided in the East Side Neighborhood Growth Area. This would result in an average of 4.67 housing units per acre. This land area would be sufficient to meet development needs for another three decades (though 2035).

This Residential Growth Phasing Plan is intended to meet the following community objectives:

The Village's target growth rate is 80 units per year, and while up to 120 units may be constructed in any single year, no more than 400 units may be added in any five-year period

INTENT: Continue to accommodate residential growth at a similar rate to that experienced during the past three decades.

STANDARD: Sufficient land area is made available to sustain residential growth at an average annual increase of approximately 80 new housing units.

A majority of the East Side Neighborhood Growth Area is well beyond the service area of municipal sanitary sewer service. Significant improvements to other utilities, or to roads, may be necessary to open up parts of the area to development. While many of these improvements can be expected to be made incrementally as development occurs, it may be necessary for the Village to proactively develop its infrastructure through its Capital Improvements Program, in order to assure that an adequate supply of land is available for development.

STANDARD: Residential growth is maintained at a rate that does not exceed 120 new housing units in a single year, or 400 units in any five-year period.

This standard is intended to provide some flexibility to accommodate more rapid growth than the targeted rate. Some years' tally can be expected to exceed the 80-unit target, while others will fall below it. The upper limit of 120 units is based on the Village's expectation that a higher number cannot be processed without the addition of new Village staff. These limits apply Village-wide, and not only within the East Side Neighborhood Growth Area.

INTENT: Residential development within the Village of McFarland is consistent with the land use patterns identified in the East Side Neighborhood Growth Area Plan.

STANDARD: Development within the East Side Neighborhood Growth Area is consistent with the spatial pattern of land uses contained within the plan.

The future land uses mapped in the East Side Neighborhood Growth Area Plan are not meant to be interpreted as strict boundaries. Natural features, development constraints, property ownership, and other considerations will dictate the final boundaries of each of the various uses. Still, future development should be held to the general patterns and locations indicated in the concept development plan.

STANDARD: Development within the East Side Neighborhood Growth Area approximates the land use percentages identified within the plan.

The East Side Neighborhood Growth Area Plan established a targeted mix of land uses within the planning area as follows:

- Residential (55%) – comprised of multi-unit residential (10%), traditional neighborhoods (33%), and large lot or cluster residential (16%).

- Parks and Open Space (31%) – including parks, natural areas, corridors, storm water management, and similar uses.
- Office and Light Industrial (10%)
- Public Facilities, Utilities, and Quasi-Public Uses (3%)
- Commercial (1%) – including convenience retail and a small neighbor-hood commercial area.

As development occurs and is consistent with the mapped land use patterns, the percentage of area dedicated to each land use should be monitored. This does not mean that every individual development plan must meet these percentage distributions. The goal should be an approximation of the planned land use distribution at the time when the neighborhood is completely developed.

STANDARD: The recommendations contained in the East Side Neighborhood Growth Area Plan will be reviewed on a five-year basis.

Review of the plan will provide an opportunity to evaluate its continued relevance and to assess current market conditions that may warrant changes to the plan.

INTENT: New residential development provides a diversity of housing types and is affordable to a broad spectrum of the community.

The mix of multi-unit, traditional neighborhood, and large lot residential areas is meant to foster a diversity of housing types including affordable units

STANDARD: New residential development is consistent with the mix of uses and densities identified in the East Side Neighborhood Growth Area Plan.

Residential development is intended to achieve the minimum densities identified for each of the neighborhood areas (eight units per acre for multi-unit residential, four units per acre for traditional neighborhoods, and one-and-a-half units per acre for large lot or cluster development). Higher densities may be encouraged. These densities should include residential lots, rights-of-way, and utilities, but not dedicated parks and open space (including stormwater management facilities).

STANDARD: Traditional neighborhood areas contain a desirable mix of housing units in approximately 70 percent single-family, 15 percent two-family, and 15 percent three- to four-unit structures in an integrated pattern.

Traditional neighborhoods are envisioned as mixed-density areas, made up of a majority of detached single-family homes with two-, three-, and four-unit structures integrated into the neighborhood. These larger buildings should not be concentrated into a single part of the development.

INTENT: Residential development is phased to occur with Village services and utilities including roads, water supply, sanitary sewers, and stormwater utility improvements.

STANDARD: Village decisions related to development will prioritize the availability of sanitary sewers, ability to manage stormwater in accordance with Village policies, and adequate road connections.

The Village has determined that sewers, stormwater, and roads are the most important services for new development, and will weight these resources accordingly when considering proposals for new development. Additional factors to be considered include water service, natural gas and electric services, market demand, and economic development opportunities.

STANDARD: All future development within the East Side Neighborhood Growth Area is served by municipal water supply and sanitary sewers.

Development within the East Side Growth Area should not be allowed to occur without connection to municipal utilities. This will require annexation to the Village of McFarland. The Village may consider capital improvement planning to extend utility services to areas where it would like to see development take place.

STANDARD: Stormwater management plans for individual development proposals are consistent with neighboring properties and Village plans.

The Village has an interest in managing stormwater run-off and water quality throughout the neighborhood. Stormwater management may occur through a combination of on-site and regional facilities. Development should be consistent with existing and proposed stormwater management facilities on adjacent properties, and with Village plans for the immediate vicinity.

STANDARD: Major collector streets are constructed or upgraded in a manner consistent with the road patterns identified in the ***East Side Neighborhood Growth Area Plan***.

The road patterns indicated in the Concept Development Plan are intended to illustrate a desired pattern of interconnected arterial, collector, and residential streets. New development should provide these connections and hierarchy of streets. Development may follow the construction or upgrading of arterial streets identified in the plan.

INTENT: New residential development minimizes any potential financial burden for existing community residents.

STANDARD: Fiscal impacts of new residential development projects are identified and the cost of any necessary improvements is primarily carried by that development.

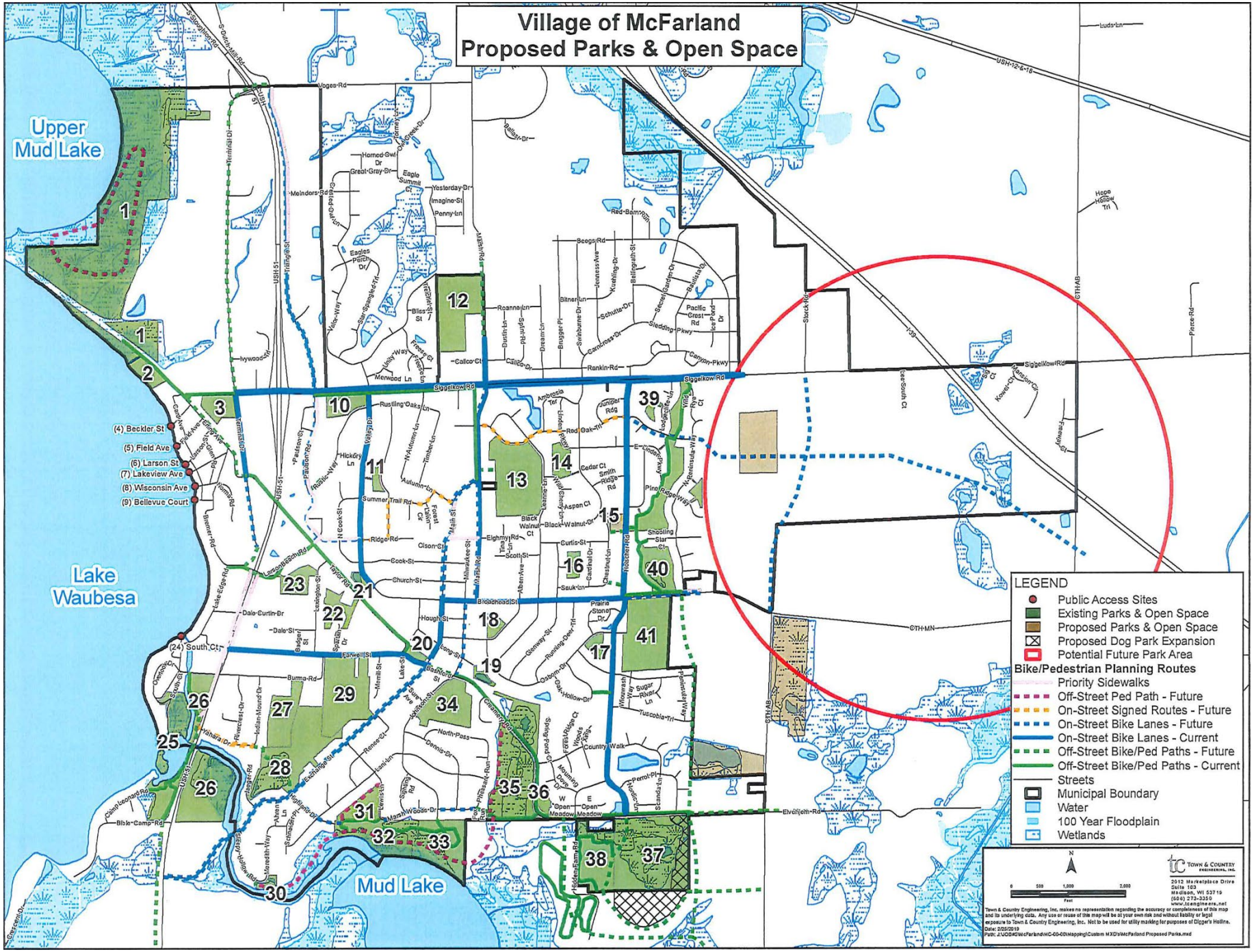
New development should not strain existing community facilities, and new development should contribute the proportionate share of improvement costs necessary to serve that development. This does not preclude the use of municipal financing mechanisms for strategic infrastructure investment.

The Residential Growth Management Plan may result in a maximum of 4,961 housing units in the Village by the year 2030

Growth Projections

These growth projections offer an overview of potential population growth and change in the Village of McFarland. It is important to note that these projections represent the maximum rates of growth resulting under the housing unit limitations recommended in this strategy. Growth control measures curtail growth exceeding the limits imposed here. The actual rate of growth may be slower.

The first chart and table project the maximum number of housing units that may be constructed if the desired growth caps (a target of 80 units per year with a maximum of 400 units in any five-year period) are enacted.


Village of McFarland
Proposed Parks & Open Space
Upper Mud Lake
Lake Waubesa
Mud Lake
LEGEND
Public Access Sites
Existing Parks & Open Space
Proposed Parks & Open Space
Proposed Dog Park Expansion
Potential Future Park Area
Bike/Pedestrian Planning Routes
Priority Sidewalks
Off-Street Ped Path - Future
On-Street Signed Routes - Future
On-Street Bike Lanes - Future
On-Street Bike Lanes - Current
Off-Street Bike/Ped Paths - Future
Off-Street Bike/Ped Paths - Current
Streets
Municipal Boundary
Water
100 Year Floodplain
Wetlands
Town & Country Engineering, Inc.
2012 Marketplace Drive
Suite 103
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
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Date: 2/25/2019
Path: J:\JOB\MC\McFarland\MC-00-00\Mapping\Custom MXD's\McFarland Proposed Parks.mxd

7-21-21

To Whom it May Concern:

We are writing this in regards to a SST development in McFarland on AB. We feel there is very much a need for these as they are very hard to find and McFarland is a perfect location.

Please consider approving this project.

Thank You!
Rick & Connie Evans

To: Urso Bros.

Date: August 5, 2021

Subject: 55+ Community

We are writing to express our interest in your concept for Elvehjem Acres 55+ Community. We are intrigued by your proposed Epcon Community with luxury ranch homes that have a private courtyard. We are looking for a 55+ community that gives us ownership in the house and lot, but will have low maintenance lawn care and snow removal. The Epcon Community offers many features that we have been looking for in our next home.

We lived in McFarland for over 30 years, then moved up to Lake Wisconsin after retirement. We now plan to move back to McFarland as our kids and grandkids are there.

Please keep us updated as you work your way through the permitting process.

Sincerely,

Steve and Kelly Haried

Cc: Andrew Bremer, Village of McFarland

To Whom It May Concern:

We have lived in McFarland since 1972. Raised 2 kids here and have wanted to stay due to good schools and great community.

We are now at the age we would like to go into a 55 plus condo development. Such as the Urso's are offering. This development would enable us to continue going south for a few months in Winter.

Most important we could stay in McFarland!! We feel the village is in need of additional 55 plus condo homes

Fred & Jackie Mosbruch
5714 Black Walnut Dr.

Andrew Bremer

From: John Thomas <pjaytee@gmail.com>
Sent: Thursday, August 5, 2021 10:11 AM
To: ava@ursobros.com; Andrew Bremer
Subject: Epcon Development Project

Ava and Mr. Bremer,
Thank you Urso for keeping us informed regarding the status of your Epcon Community Project. We believe this new community will be a plus for the Village as well as we Seniors who see a need for this type of living arrangement, no mowing, no snow removal, and not a step to climb.
My parents retired in Florida many years ago in a 55 & Over community. They enjoyed their living style immensely, no yard work and a lot time for recreation. We have a home in Florida as well as in the Village. The community is not just for seniors, but there are restrictions that have to be followed by all. We like the idea of having common sense rules that you must abide by. The important point is potential buyers need to know the rules and agree to follow them plus there are HOA monthly or quarterly fees to be paid by each home to pay for the services and amenities.
Yes, there are many Seniors living in Florida, but there are Seniors living in this area who would enjoy a well kept, quiet community that also offers recreation venues.
We totally back this Development. We have looked at the floor plans online and the open concept they offer is the type of home we are looking for. Please keep us informed as this project progresses.

John & Judy Thomas
Linden Parkway

Sent from my iPad

Memorandum

To: McFarland Plan Commission
From: Karen Knoll, Property Maintenance Officer
Date: August 11, 2021

Re: July Property Maintenance Report

Date	Address	Owner	Complaint Type	Complaint Comments	Status
7.7.21	6102/04 Rivercrest	Frydenlund	Other Property Maintenance	debris, non running auto, excessive vehicles	Monitoring
7.9.21	6208 Indian Mound Road	Westerhof Trust	Other Property Maintenance	debris, shed no pmt. in rear yard	Letter Sent
7.9.21	4716 Farwell Street	Kathleen Fassbinder LLC	Lawn/Weeds	landscaping full of tall weed	Resolved
7.9.21	5411-13 N. Cook Street	Westerhof Trust	Lawn/Weeds	weeds in vision triangle	Resolved
7.9.21	4516 Lakeview Avenue	Konkol & Atkinson	Vehicle Improperly Parked	non licensed camper	Resolved
7.12.21	5423 Dennis Drive	Swoboda	Vehicle Improperly Parked	two large trailers on lawn for year	Letter Sent
7.12.21	6303 Exchange Street	Kane	Other Property Maintenance	sidewalk encroachment	Resolved
7.12.21	6327 Exchange Street	Dartsch	Vehicle Improperly Parked	suv & trailer on lawn	Letter Sent
7.14.21	5705 Leanne Lane	Mita	Lawn/Weeds	lawn over 8" in height	Ticket Issued/Mowed by Public Works
7.15.21	6224 Exchange Street	Schraml	Vehicle Improperly Parked	trailer on lawn	Letter Sent
7.15.21	5220 Erling Avenue	Moore	Excessive Vehicles	auto & trailers on lawn	Monitoring
7.15.21	6109 South Court	Hess	Vehicle Improperly Parked	boat & trailer on lawn	Letter Sent
7.19.21	5705 Black Walnut Drive	White	Lawn/Weeds	weeds & grass over 8"	Letter Sent
7.20.21	5029 Black Walnut	Kosmo	Other Property Maintenance	Trees over sidewalk	Monitoring
7.21.21	5105 Black Walnut Drive	Dostalek	Work w/o Permit	new driveway no permit	Resolved
7.22.21	5602 Red Oak	Duda	Vehicle Improperly Parked	trailer on lawn	Letter Sent
7.23.21	5115 Paulson Road	Mayr	Vehicle Improperly Parked	RV on lawn	Ticket Issued
7.23.21	6212 Rivercrest	Cook	Vehicle Improperly Parked	excessive vehicles/boats	Monitoring
7.23.21	5805 Leanne Lane	Luhrs	Work w/o Permit	new driveway no permit	Resolved
7.26.21	Marsh and Wellington Circle	Riddle/Reeder	Other	fence installed w/no permit	Resolved
7.27.21	5706 Wisconsin	Frisch	Lawn/Weeds	weeds & grass over 8"	Phoned
7.28.21	6004 Johnson Street	Johnsonbashford LLC	Other Property Maintenance	debris,weeds, dead trees	Monitoring
7.29.21	6011 Tuscobia Trail	Wesisensel	Work w/o Permit	siding w/out permit	Letter Sent
7.30.21	5106 Black Walnut	Hammerling	Other Property Maintenance	junk, dead tree, debris	Letter Sent

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

Memorandum

To: McFarland Plan Commission

From: Andrew Bremer, AICP
Community & Economic Development Director

Date: August 12, 2021

Re: July 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	12
Duplex (Total Units)	2	10	14	8	0
MF (Total Units)	100	34	42	64	55
Total Res. Units	**152**	**96**	**117**	**130**	**67**
Commercial	2	3	3	2	0

50 total building permits issued in the month; no new construction permits. The year started with 17 vacant SF lots in the active east-side subdivisions (excluding Rosewood Fields), there are 7 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	$ 45,454	45%
44300-102	HVAC Permit	$ 35,771	$ 31,876	$ 39,038	$ 33,402	$ 42,500	$ 12,375	29%
44300-103	Plumbing Permit	$ 34,745	$ 33,641	$ 40,767	$ 36,058	$ 42,500	$ 14,562	34%
44300-104	Electrical Permit	$ 50,335	$ 42,755	$ 52,062	$ 48,718	$ 48,000	$ 19,078	40%
44300-105	Sprinkler Fee	$ 6,210	$ 3,197	$ 4,776	$ 4,466	$ 7,750	$ 6,675	86%
44300-106	Fire Alarm Inspection Fee	$ 2,465	$ 2,485	$ 3,728	$ 3,490	$ 5,000	$ 1,875	38%
44300-108	CD Occupancy Inspection Fee	$ 9,535	$ 8,148	$ 9,496	$ 8,993	$ 9,000	$ 3,770	42%
44900-000	Misc. CD Permit Fees	$ 136,217	$ 125,238	$ 156,972	$ 120,464	$ 75,000	$ 25,584	34%
46800-000	Community Development Fees	$ 22,556	$ 11,887	$ 12,530	$ 16,166	$ 12,500	$ 7,077	57%
47210-000	City - Building Inspection	$ -	$ 18,696	$ 10,159	$ -	$ -	$ -	0%
	Total Revenue	**$ 405,713**	**$ 364,834**	**$ 437,798**	**$ 379,353**	**$ 342,250**	**$ 136,450**	**39.9%**
* As of 7/31, 58% through calendar year								

Total C&ED deposits for the month were $64,338.34, the majority consisting of the Rosewood Fields Park Impact Fees for Phase 1, $51,015.78.

Summary of Department Activities:

- Updates to the 2021-2022 McFarland Strategic Implementation Plan.
- Completion of the McFarland Sustainability Plan.
- Continued work on McFarland Park and Community Park Master Plans.
- Preliminary planning for TID #3 public works (road & utility) projects for 2022.
- Economic development planning for various properties in TID #3.
- Village Board action on prior month C&ED related applications/projects:
    - Approval of a Tax Increment Financing Development Incentives Application for CTW Flooring for 4313 Triangle Street.
    - Approval of Ordinance 2021-07, Waubesa Village Phase 4. While the rezone was approved by the Village Board, the associated Tax Increment Financing Development Incentives Application was not approved.
    - Acceptance of the McFarland Sustainability Plan.
- Status update of larger development projects previously approved:
    - 4608 Siggelkow Road (Waubesa Village Phase 3). Building completed, temporary occupancy permit approved.
    - Condos at Prairie Place Condominium (CF Investments). Construction completed, working on final landscaping.
    - 4900 Larson Beach Road (Taylor Pointe Apt). Exterior framing/roofing completed, working on interior roughing in interior utilities and finishes.
    - Northpointe Development (Holscher & Brodhead). Received WHEDA project funding, anticipated to start construction in October.
    - Rosewood Fields (Veridian). Final plat approved for signature and recording, Phase 1 Engineering Plans approved, Development Agreement recorded. Construction has begun on the extension of the sanitary sewer main and plat grading.
- Public Meetings, Webinars & Conferences attended by Department Director:
    - July 7th, CDA meeting
    - July 8th, Sustainability Committee meeting
    - July 12th, Village Board meeting
    - July 13th, Webinar: Smart Growth at 25, Session 1
    - July 19th, Plan Commission meeting
    - July 20th, Chamber Board meeting
    - July 22nd, Webinar: Smart Growth at 25, Session 2
    - July 26th, Village Board meeting
    - July 27th, Webinar: Smart Growth at 25, Session 3

Look ahead to potential September 1st CDA Items:

- 5411 Bashford Street, Development Agreement (Dan Chin Homes)
- 4313 Triangle Street, Development Agreement (CTW Flooring)
- Continued discussion on TID #3 Project Plan Review & 2022 Public Improvement Projects for Terminal Drive and Triangle Street.

Look ahead to potential September 1st, PC Agenda Items:

- 5411 Bashford Street, recommendation on Ordinance 2021-08

Look ahead to potential September 20th, PC Agenda Items:

- Recommendation on RFP for East Side Neighborhood Plan Update