

PLAN COMMISSION

**Wednesday, September 1,
2021**

6:00 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/84473173693>

Or by Telephone: +1 (312) 626-6799
Webinar ID: 844 7317 3693

1. CALL TO ORDER, ROLL CALL.
2. PUBLIC APPEARANCES.
3. APPROVAL OF MINUTES.
 - a. Review and possible approval of the August 16, 2021 Plan Commission meeting minutes.
4. BUSINESS.
 - a. Discussion and possible action to make a recommendation to the Village Board 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.
 - b. Discussion and possible action to make a recommendation to the Village Board regarding Resolution 2021-12: A Resolution to Dedicate Right-of-Way for Highway Purposes Abutting Lots 8 and 9, Block 1, Johnson's Addition to Village of McFarland.
 - c. Discussion and possible action to make a recommendation to the Village Board regarding Resolution 2021-16: A Resolution Approving A Declaration of Easements On Property Located At 5411 Bashford Street.
5. SCHEDULE NEXT MEETING DATE.
 - a. Monday October 18, 2021 at 7:00 PM
6. ADJOURNMENT.

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

**Working Draft - Minutes
Plan Commission
Meeting
August 16, 2021**

Members Present: Scott Peters, Eric Green, Carolyn Clow, Chris St. Clair, Chris Reynolds

Members Absent: Tammy Olson, Peter Bloechl-Anderson

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

1. CALL TO ORDER

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

2. PUBLIC APPEARANCES.

None

3. APPROVAL OF MINUTES.

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

Clow moved to approve the July 19 2021 Plan Commission minutes. St. Clair seconded the motion. Motion carried 4-0-1 with Reynolds abstaining

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.

Clow opened the public hearing at 7:04 p.m.

Clow explained the new practice of holding the public hearing, and then voting on that item at the next meeting. They will be holding a special hearing on Wednesday September 1, 2021 at which they will vote on this project.

Bremer summarized this project was previously approved as a Conditional Use Permit on March 15, 2021 as a two story mixed use building with two ground floor commercial units, and three second story two bedroom apartments. The project has been progressing through its other approvals as needed. While working on plans for state approval the applicants learned, they would need an elevator for the apartments. The applicants reviewed their options and have decided to convert the smaller commercial ground floor unit into a one-bedroom ADA complaint rental unit. This exceeds the density maximum for a CUP in the Central Commercial District. Bremer explained the density requirements and the alternative would be to

seek rezoning to Planned Unit Development, as there is not density maximum, but many similar characteristics to the CC zoning. The PUD zoning allows the standards to be set through the planning process.

Bremer reviewed the plans, and the minor changes, the majority of the proposal has remained the same from the March 15, 2021 approval, along with reviewing his review and report as included in packets. The Chin's indicated they had nothing to add to the proposal.

With no one from the public desiring to address the Plan Commission, Clow closed the public hearing at 7:13 p.m.

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.

Clow indicated there are Village Board members present at this time, there is no action going to be taken tonight, this is only so Village Board members can hear the presentation with the Plan Commission members. They will be allowed to ask questions once the presentation is completed.

Steve Steinhoff from CARPC provided a presentation on the Regional Development Framework (RDF). The RDF is a regional advisory land use plan that includes six strategies: Focus Growth in Centers & Corridors, Prioritize Growth in Already Development Areas, Plan Areas for Business Growth, Plan Traditional Neighborhoods, Protection of Important Natural Resources, and Preservation of Farming Areas. Bill Schaefer from the MPO provided a presentation on the Regional Transportation Plan 2050 Update, which is currently under development. The RTP sets the framework for the future of transportation investments in the Madison region. Schaefer indicated he would be happy to provide another presentation to the Plan Commission later in the MPO's planning process once more data and preliminary recommendations become available.

Steinhoff and Schaefer took questions from Commissioners and Village Board members.

- 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.

Bremer provided background of the site. It was annexed in the fall of 2019 and temporarily zoned A-1 Agricultural Transition district. Urso also purchased some property across AB, which is identified as Lot 3 of CSM 15493, there is information

in packets on this, and this site is included in the concept. Urso appeared approximately one year ago for a pre-application, at that time was considering potentially 32 duplexes, 64 total units. Bremer reviewed the feedback from that meeting with Commissioners. Tonight is a pre-application meeting, there are items listed in the staff report, which Commissioners can comment on and provide initial feedback. Steve Peck of Epcon Communities introduced his company, they have been in business since 1986 and only build in the 55+ empty nest market. They spend all their research and development creating home plans for this buyer. They are in approximately 22 states having built over 30,000 homes in over 400 communities. Kevin Urso of Urso Bros., LLC indicated they are currently finishing the Park View Estates, and working on the former schoolhouse on the corner of Siggelkow and Holscher Road. Urso reviewed the timeframe on the properties being discussed tonight. They originally were looking at all duplexes, and have spent the last year researching in many communities what the market is looking for, this is how he came across Epcon, in the Appleton area. Urso indicated he has done more research on both the housing market and on Epcon. Peck summarized the aspect of their communities, which about 40% are the lock and leave aspect, where residents winter in a warmer climate. Peck reviewed as submitted the Elvehjem Acres preliminary design, upscale single story living with no steps, the wetland and amenities to the site. Their average buyer is about 66 years old; there is walkability in the community and little impact on the school systems. Buyers normally are looking to have a smaller home than they currently are in, or, a home where they have less maintenance, thus opening up the market for buyers of their current homes. Peck reviewed floor plans, exteriors, layout designs, and site plan for the community with a proposed clubhouse, pool and pickle ball court along with the undisturbed wetlands. The density is overall 2.2 dwelling units per acre. Maintenance will be handled by a Homeowners Association through monthly dues.

Commissioners discussed the proposal, including the price point, which would run upper \$300,000 to lower \$400,000 for the detached; the multi-family would run a little less. There are three models that would fit on any footprint, each home would have amenities and upgrades the buyers could select which causes a variance in price. In the proposal, they are showing all ranch style, even the multi-family, as buyers want to get away from homes with stairs in that age bracket, and they want to be able to safely age at home. A townhome style would have a smaller footprint, but would have multi-level and stairs; they would be narrow and taller. The smallest model is 1550 sq.ft. with options to go up to 3000 sq. ft. All are two bedroom two bath homes, with the options of a third bedroom and bath on an upper level, which raises the elevation, and design of the home. They would be 55+ but not age restricted, it is legal issue for how the condominium association documents are drawn up, making them much more restrictive. Peck stated there are instances where they will age restrict, it has never really been an issue for them and their buyers due to how the community lives. Basketball courts, trampolines etc. are not allowed, and due to the layouts, there is not room for equipment such as that. The

yards are kept small so the HOA is responsible for maintaining them. It has a lot to do with who would feel comfortable living in them.

Bremer asked them to speak about other developments, and how much of the other developments end up with the larger units, is it mainly based on buyer choice. Peck advised the reason they show the largest unit on every site is due to engineering practice, when working with the buyer they want to have the flexibility to be able to sell any of the models on any lot. The medium range homes are sold about 50% of the time, the largest is about 30% and the smallest about 20% of the time. St. Clair would like to see something more like the Veridian Rosewood Fields upcoming development with larger and smaller lots, some homes that have rear alleys and smaller streets, more diversified. He does like the plan, and the idea of bringing more senior type living to the area. Bremer showed the Rosewood Fields subdivision plat to Commissioners, showing alley loaded home sites and some duplexes. Bremer pointed out with Rosewood Fields, the choice was built-in. Bremer inquired, in prior developments do they have a set ratio of sizes they would like to sell for example 10 – 20% of the smaller model. Peck indicated they try to let the market decide what is built, with the proposed duplexes; they are already in that range. He can get market data showing the number of which models have been sold this year, they generally like to let the buyer dictate what houses go in a development.

Bremer reviewed the parks, and recreational paths, which will be going into the area with Commissioners per information provided in packets. He also reviewed the wetlands as indicated in the proposal submittal.

7. STAFF REPORTS

- a. Property maintenance report – no comments
- b. Director's report – Bremer reviewed his report as provided in packets

8. SCHEDULE NEXT MEETING DATE

- a. September 1, 2021 at 6:00 p.m.

9. ADJOURNMENT.

Clow moved to adjourn, Reynolds seconded the motion. Motion carried, meeting adjourned at 9:08 p.m.

McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, September 1, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action to make a recommendation to the Village Board 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 postponed pending resubmittal of project as a PUD.

August 16, 2021, Plan Commission Public Hearing on Ordinance 2021-08.

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:

- Ordinance 2021-08. Rezoning the property from C-C Central Commercial to PD-I General & Detailed Implementation Plan Approved.
- Resolution 2021-10. Vacation of Right-of-Way adjacent to 5411 Bashford Street (Johnson frontage). This requires completion of several steps including recording a Lis Pendens (completed), Plan Commission Recommendation (completed May 17, 2021), public hearing (completed 05-24-21) and resolution approved by the Village Board.
- Resolution 2021-12. Dedication of Right-of-Way adjacent to 5411 Bashford Street (Bashford frontage).
- Resolution 2021-14. 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.

- Resolution 2021-15. 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 (May 24, 2021).
- Resolution 2021-16. Easement for site utilities along Johnson Street.

Action by the Village Board on the above Ordinance and Resolutions (except 2021-15 which has already been approved) is anticipated to occur at the Board's September 13, 2021 meeting.

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 or during 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 at least \$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:

Motion to recommend to the Village Board approval of Ordinance 2021-08 with the following conditions:

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. Approval by the Village Board of Resolution 2021-10, a Resolution Discontinuing a Portion of Johnson Street Abutting Lots 8 & 9, Block 1, Johnson 's Addition to the Village of McFarland as a Public Way.
4. Approval by the Village Board of Resolution 2021-12, a Resolution Dedicating Land Adjacent to 5411 Bashford Street for Public Highway Purposes.
5. Approval by the Village Board of Resolution 2021-14, a Resolution Authorizing a Real Estate Acquisition and Development Agreement with 5411 Bashford LLC.
6. Approval by the Village Board of Resolution 2021-16, a Resolution Approving a Declaration of Easements on Property Located at 5411 Bashford Street.

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 Northwestern right-of-way line of said Johnson Street; thence, along said Northwestern right-of-way line and the Southeasterly line of said Block 1, North 46°51'16" East, 138.03 feet; thence, leaving said Northwestern 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 
Signature of Applicant/Agent

6-7-2021
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 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.

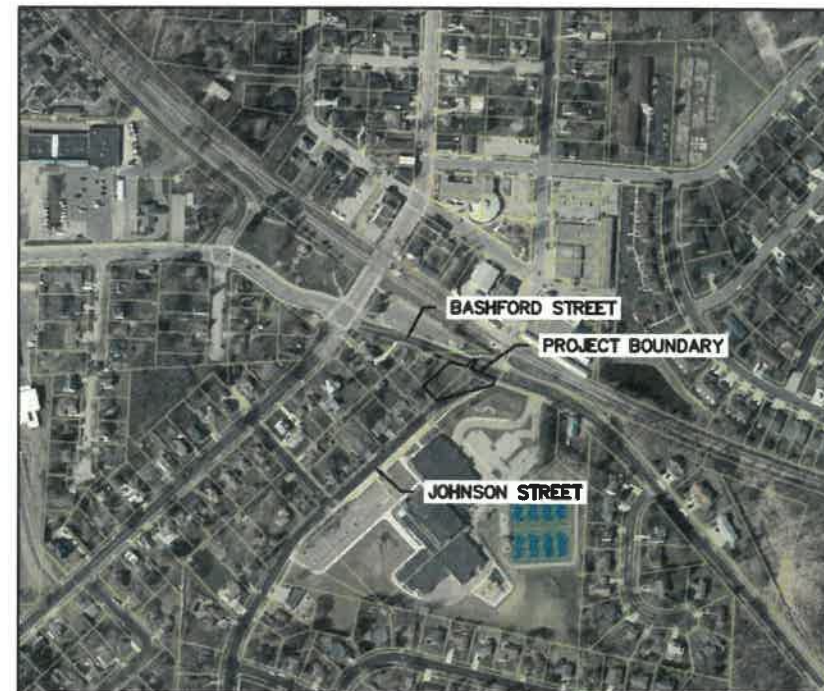
Respectfully,

Nick Badura
Sketchworks Architecture, LLC

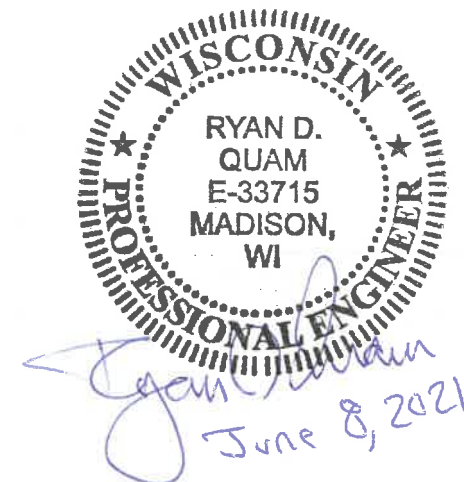
5411 BASHFORD STREET MIXED USE REDEVELOPMENT

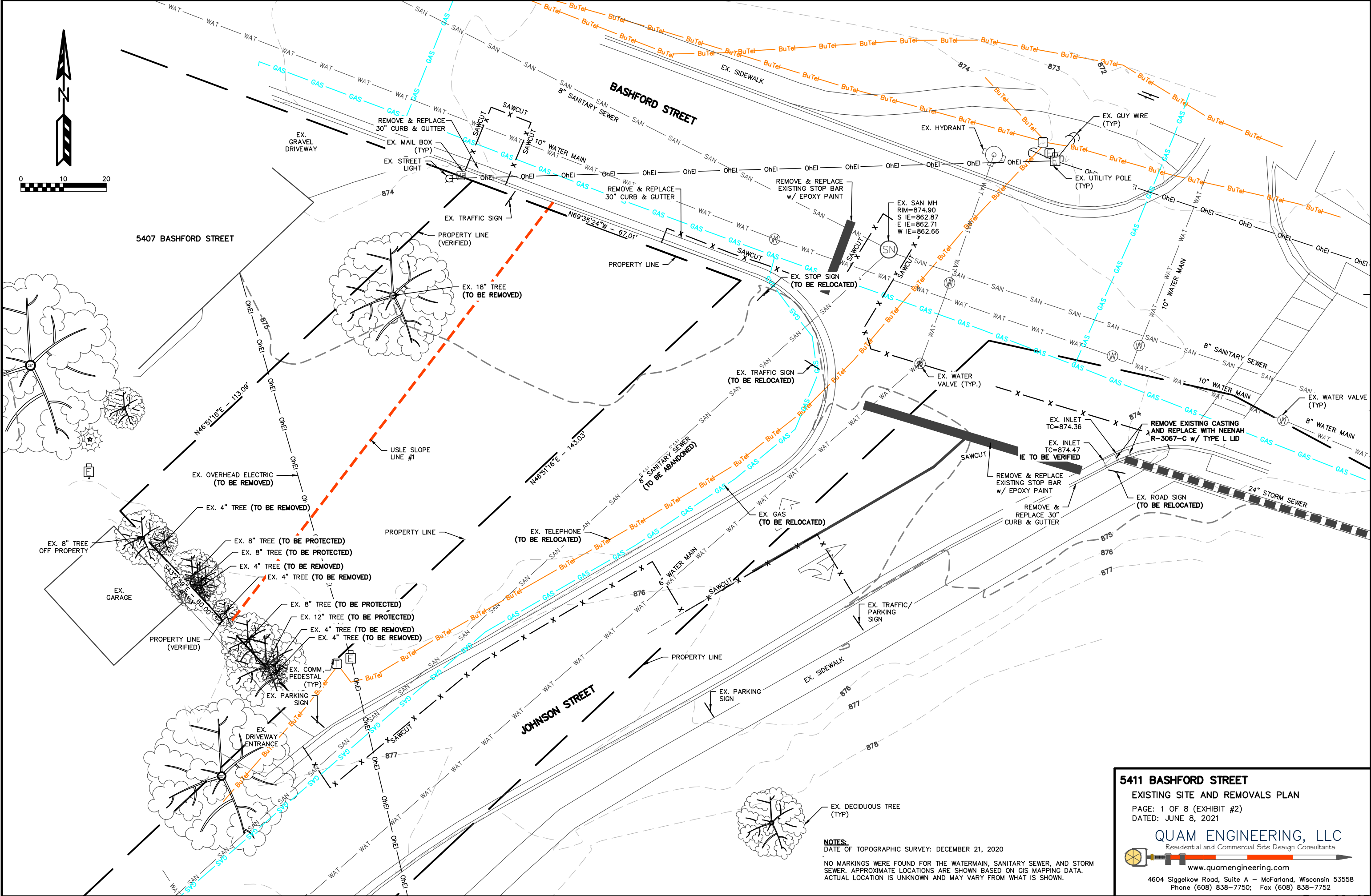
VILLAGE OF MCFARLAND DANE COUNTY, WISCONSIN

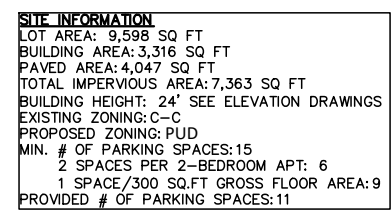
PAGE	STATIONS	INDEX DESCRIPTION
0		COVER PAGE
1		EXISTING SITE AND REMOVALS PLAN
2		SITE PLAN
3		GRADING AND EROSION CONTROL PLAN
4		UTILITY PLAN
5		LANDSCAPE PLAN
6		LIGHTING PLAN
7	0+00 - 3+77	SANITARY LINE - PLAN AND PROFILE
8		RIGHT-OF-WAY ADJUSTMENT MAP

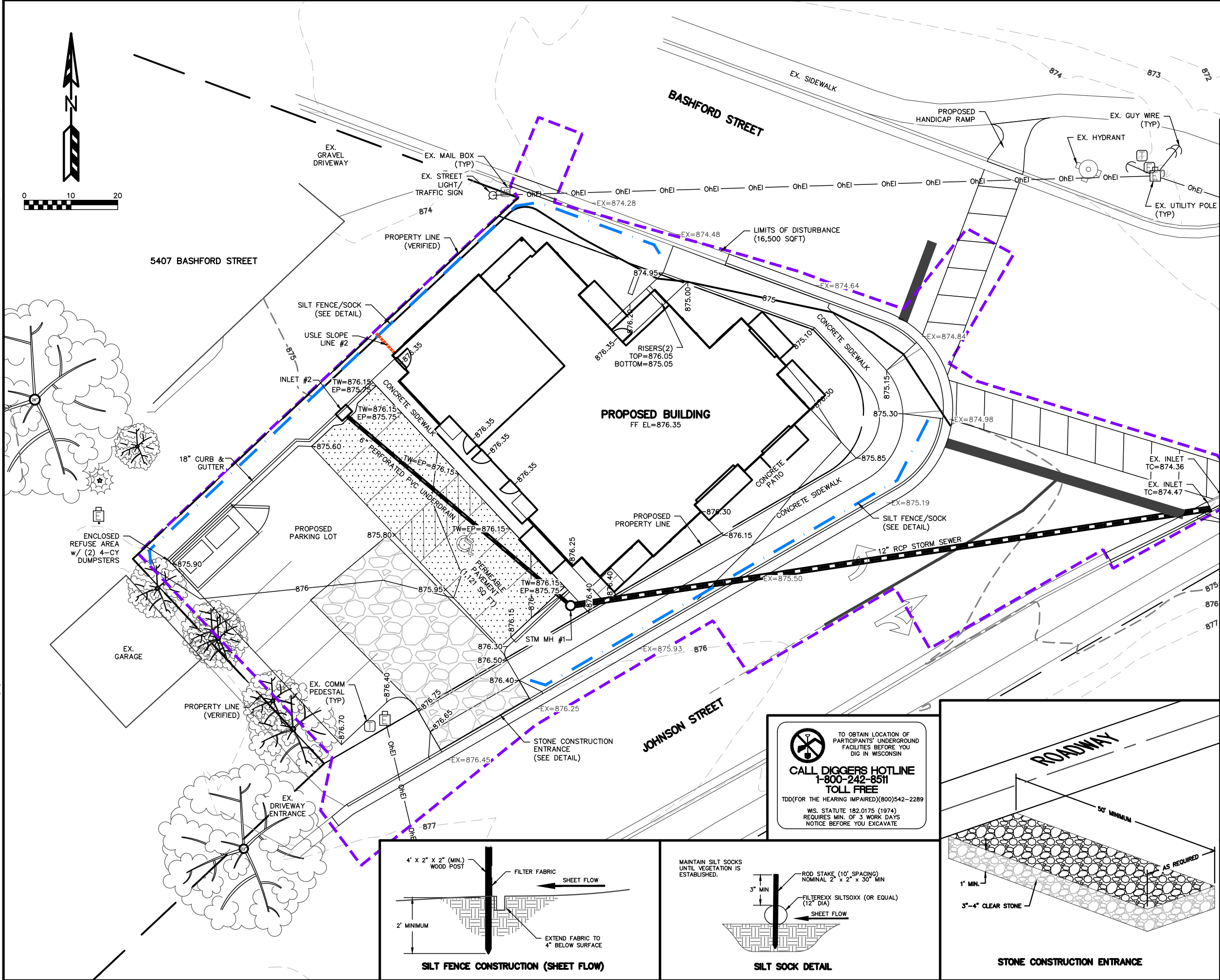


QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752







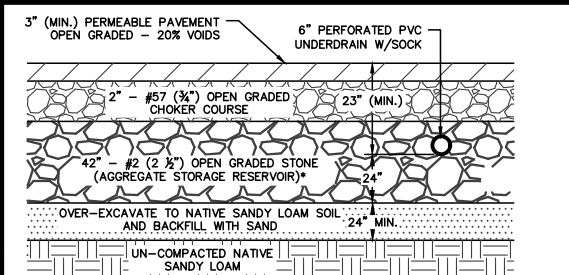


EROSION NOTES:
THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING PUBLIC STREETS SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
PERIMETER CONTROL SHOULD BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHOULD BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:
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 PVIOUSLY DISTURBED AREAS.

RESTORATION NOTES:
ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
FERTILIZER SHALL ME THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8% FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.
SEEDING FROM OCTOBER 1 THROUGH NOVEMBER 15 SHOULD BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. ADD WINTER WHEAT SEED AT ONE POUND PER 1,000 SQUARE FEET FOR SEEDING AFTER NOVEMBER 15.

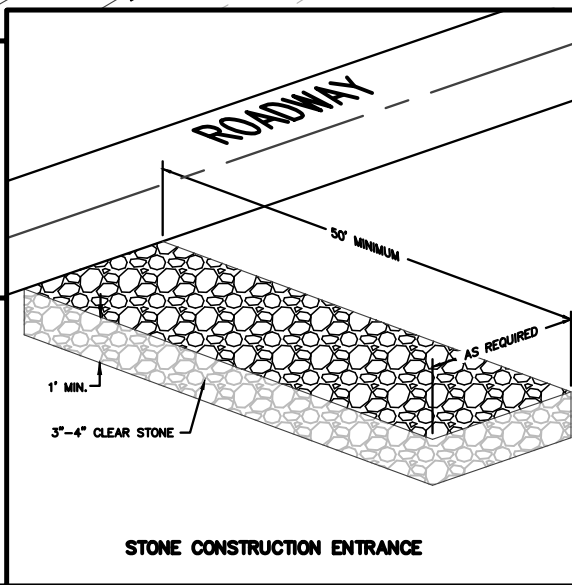
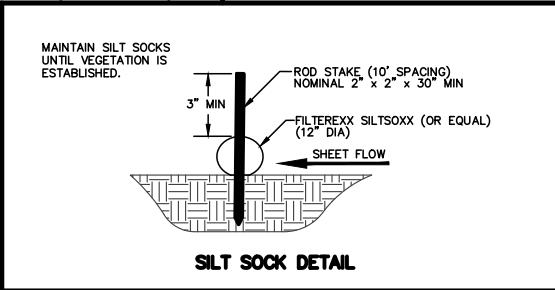
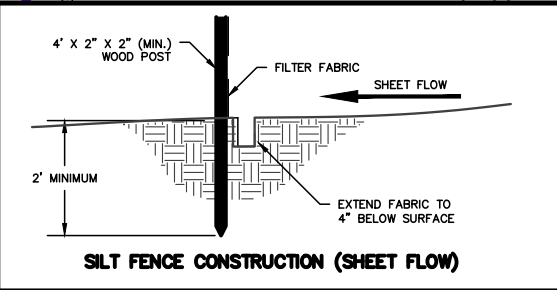
OWNER:
5411 BASHFORD LLC
ATTN: DAN AND MEG CHIN
PO BOX 110
MCFARLAND WI, 53558
ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



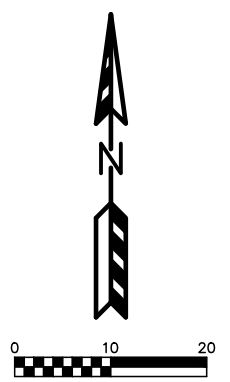
AGGREGATE STORAGE RESERVOIR NOTES:
1. SHALL CONSIST OF OPEN GRADED BASE CONSISTING OF CRUSHED STONE OR CRUSHED GRAVEL WITH NO GREATER THAN 5% PASSING THE NO. 200 SIEVE.
2. PROVIDE A MINIMUM POROSITY OF 30% PER ASTM C29 STANDARD TEST METHOD FOR BULK DENSITY ("UNIT WEIGHT") AND VOIDS IN AGGREGATE.
3. COMPLY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

PERMEABLE PAVEMENT DETAIL

5411 BASHFORD STREET
GRADING AND EROSION CONTROL PLAN
PAGE: 3 OF 8 (EXHIBIT #3)
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



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

[illegible]

5411 BASHFORD STREET

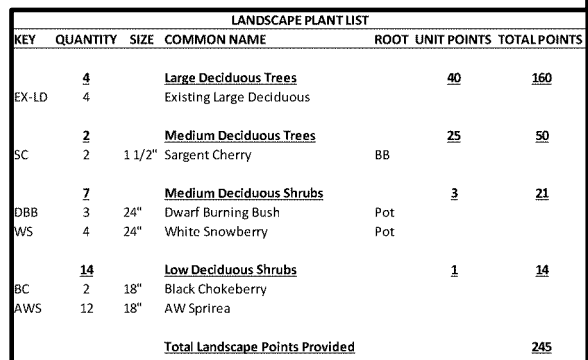
UTILITY PLAN

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



NOTES:

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

5411 BASHFORD STREET

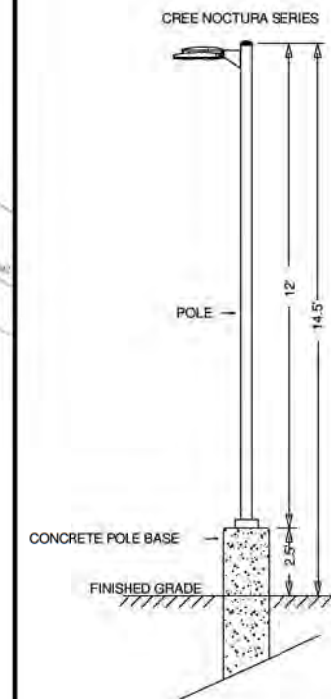
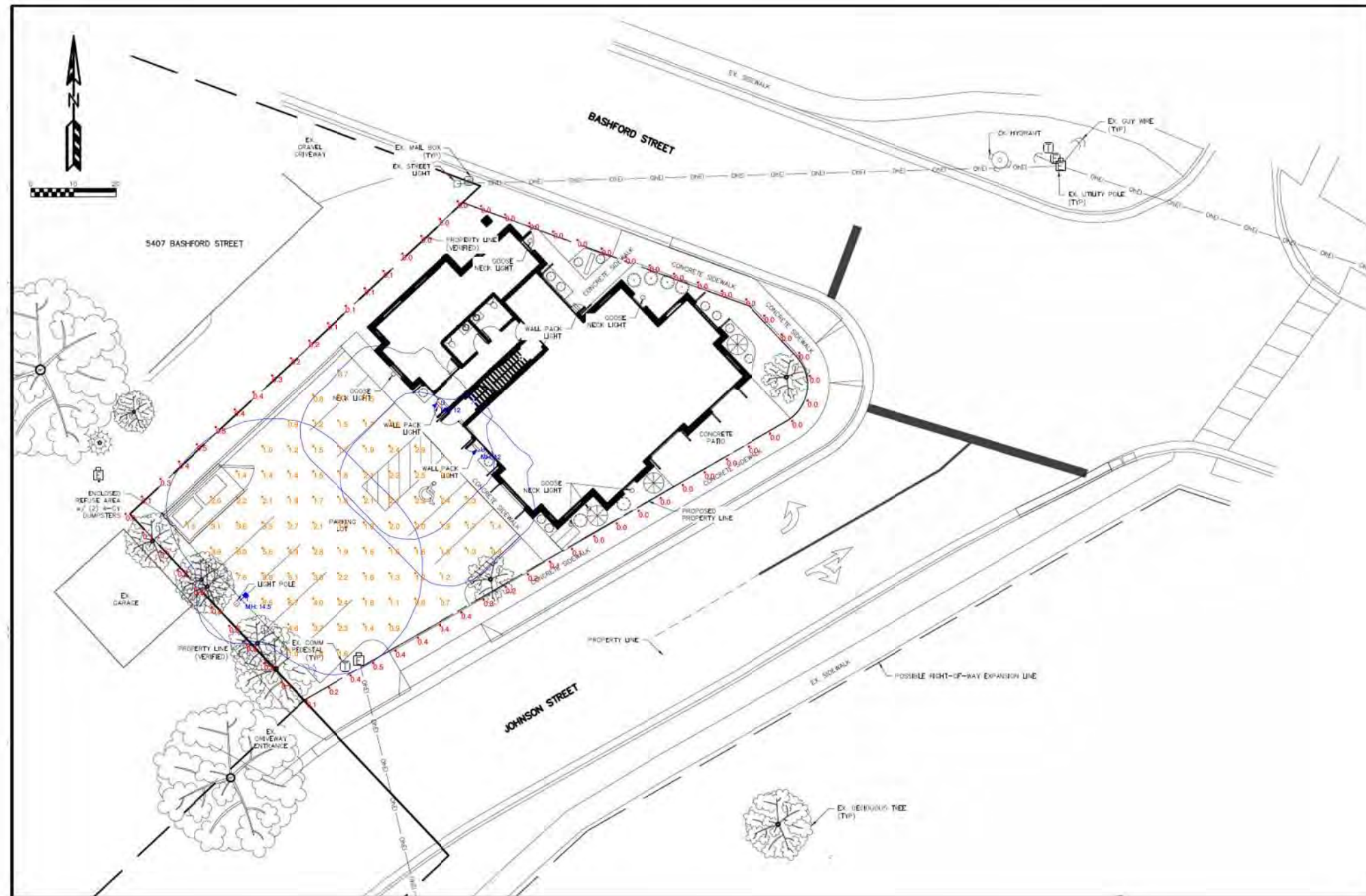
LANDSCAPE PLAN

PAGE: 5 OF 8
DATED: JUNE 8, 2021

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Residential and Commercial Site Design Consultants

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



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

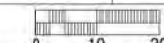
Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Fc	2.36	8.8	0.7	3.37	12.57
Property Line	Fc	0.16	0.8	0.0	N.A.	N.A.

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'

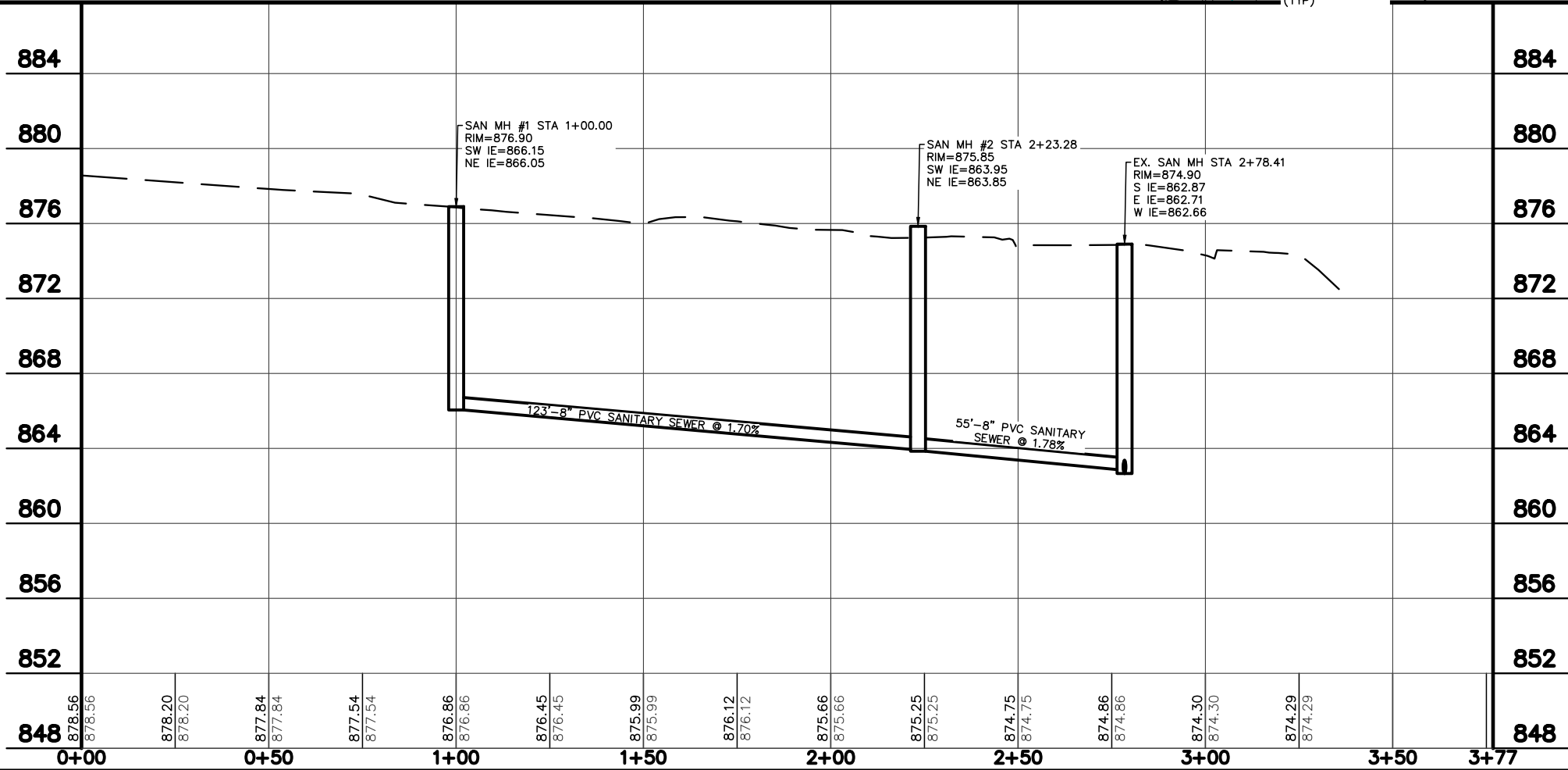
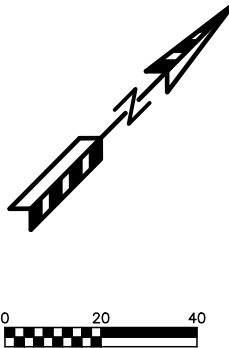
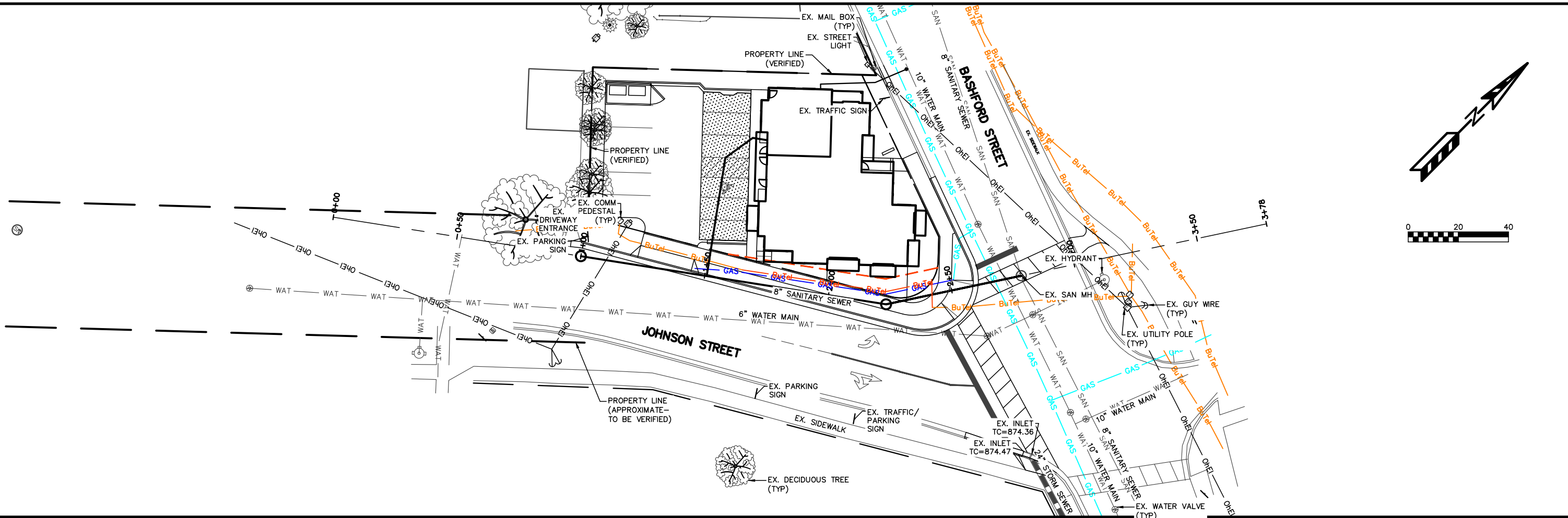


Layout By: Andy

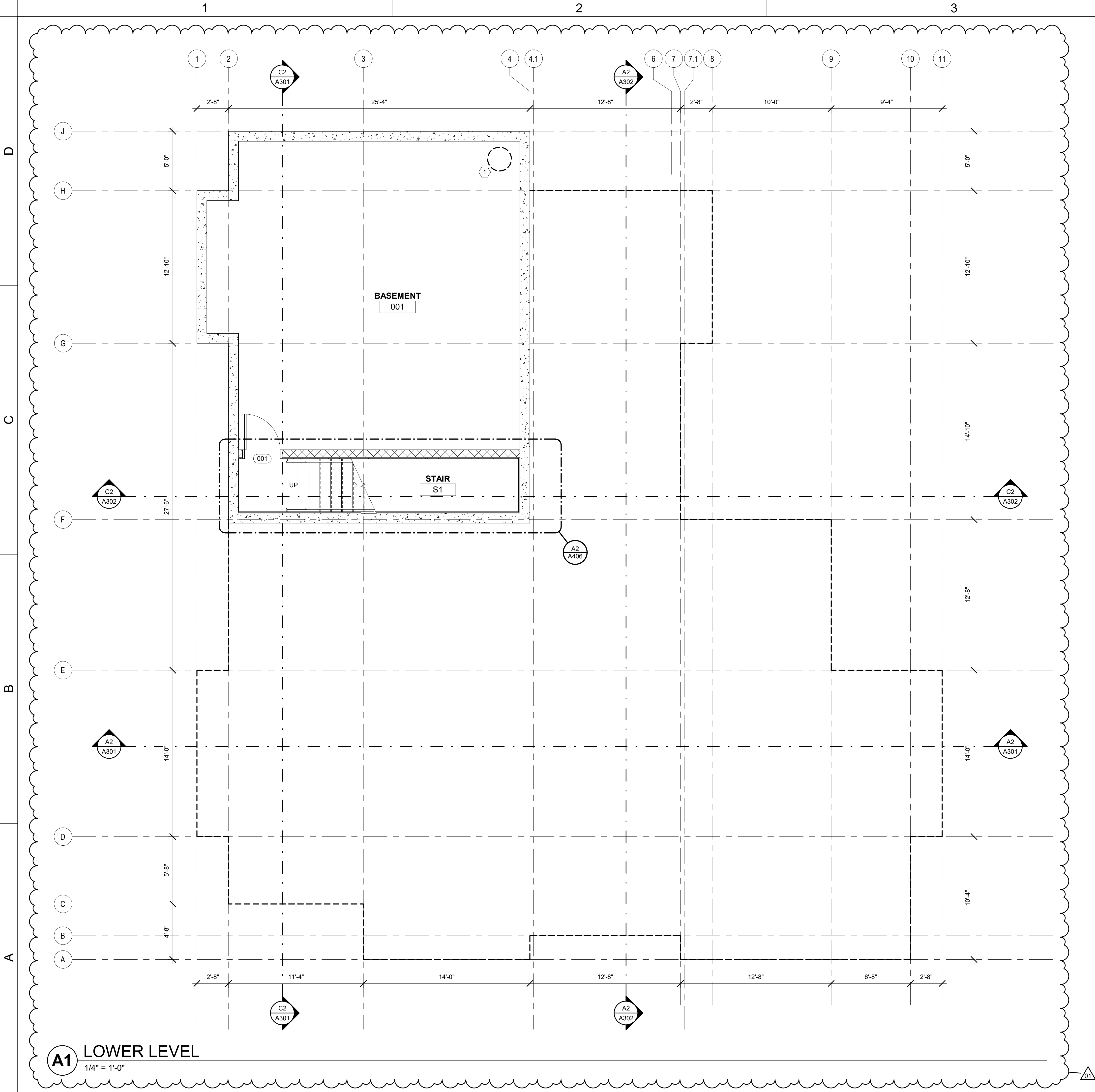
Project: 5411 BASHFROD STREET - McFARLAND, WI

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.







- 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.

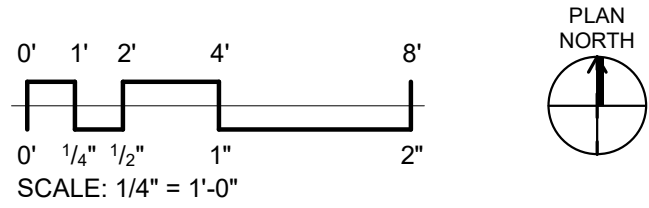
- # PLAN KEYNOTES:**
- 1 SUMP PUMP- CONNECTED FROM FOUNDATION DRAIN TILE. PLUMBING CONTRACTOR TO PROVIDE FINAL LOCATION

Project Status	
04/08/2021	FOR CONSTRUCTION
01 06/04/2021	CB 01

PROJ. #:	20001-01
© SKETCHWORKS ARCHITECTURE 2020	

BASEMENT
LEVEL FLOOR
PLAN

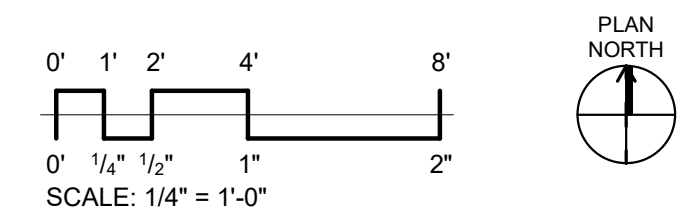
A101



FOR CONSTRUCTION



A102



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.
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- 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.
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- K. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
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- O. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL.

DAN CHIN HOMES MIXED USE

NEW BUILDING

5411 BASHFORD STREET
MCFARLAND, WI

Project Status

04/08/2021 FOR
CONSTRUCTION

PROJ. #: 20001-01

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ARCHITECTURE 2020SECOND
FLOOR PLAN

A103

A1 SECOND FLOOR PLAN

1/4" = 1'-0"

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

FOR CONSTRUCTION



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



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



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

DAN CHIN HOMES MIXED USE

NEW BUILDING
5411 BASHFORD STREET
MCFARLAND, WI

Project Status

4/08/2021	FOR CONSTRUCTION
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PROJ. #:	20001-01
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ARCHITECTURE 2020

EXTERIOR ELEVATIONS

A201

FOR CONSTRUCTION



C1 WEST 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



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

DAN CHIN HOMES MIXED USE

NEW BUILDING
5411 BASHFORD STREET
MCFARLAND, WI

Project Status

[illegible]

PROJ. #:	20001-01
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ARCHITECTURE 2020

EXTERIOR ELEVATIONS

A202

FOR CONSTRUCTION

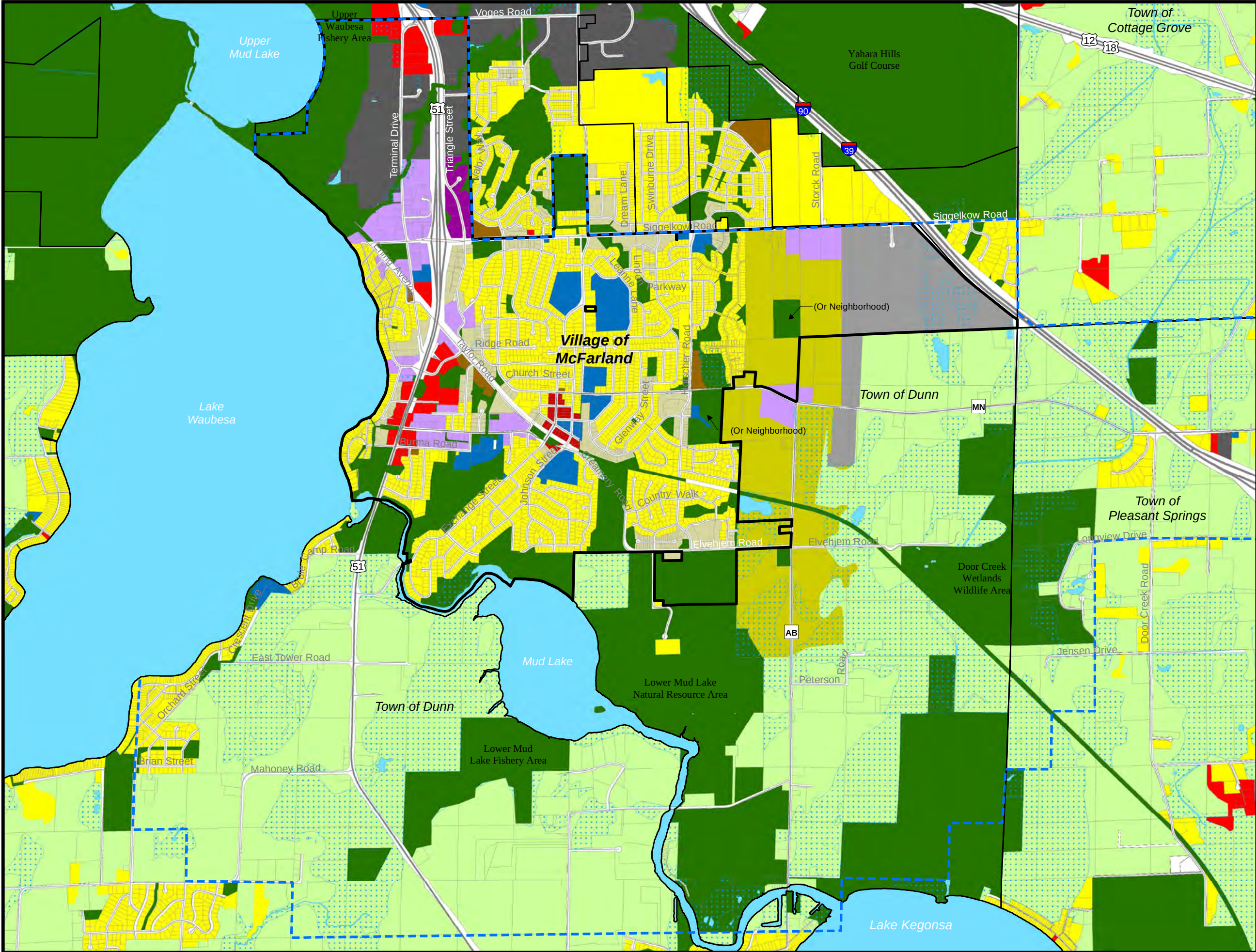


06/08/2021

DAN CHIN HOMES MIXED USE RENDERINGS



7780 Elmwood Ave., Suite 208 • Middleton, WI 53562 • 608.836.7570



MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

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

--- Village of McFarland Extraterritorial Jurisdiction Boundary

▣ Village of McFarland Limits (8/18)

▣ Other Municipal Limits (2018)

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



Date: May 2019

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



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 provided at 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 development:
 1. The location and size of the site including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets, including all public utilities and public easements.
 2. The use and approximate location and bulk of buildings and structures, including number of stories and dimensions of buildings.
 3. The approximate location of vehicular and pedestrian facilities, such as streets, sidewalks and off-street parking areas, including approximate number of parking spaces.
 4. The approximate location of areas for public or common open spaces and for other public or semipublic uses.
 5. A tabulation of land areas for the different types of uses in relation to the total area.
 6. A tabulation of the gross floor areas of buildings by types of uses.
 7. A tabulation of the number of types of dwelling units.
- (2) *Review of general plan.* The Plan Commission shall review the general plan and determine whether it complies with the standards set forth in Subsection (h)(1) of this Section. Following the review of the general plan, the Plan Commission shall forward the petition to the Village Board, together with a recommendation that the general plan be either approved as submitted, or approved with modifications or disapproved.
- (3) *Approval of general plan.*
 - a. In the event that the Village Board approves the general plan and adopts the related zoning ordinance amendment, the zoning district maps shall be amended to include all of the lands within the general plan as within the Planned Development District (general plan approved). However, no building construction shall be permitted in any portion of the approved general plan until a detailed plan prepared in accordance with the requirements hereunder has been approved by the Village as provided below.
 - b. In the event the Village Board fails to approve the general plan and ordinance, the Village Board shall communicate its objections back to the Plan Commission for reconsideration and further discussions.
- (i) *Procedure for establishment of the Planned Development District—Detailed plan for staged development.*
 - (1) *Submittal of plan.* Within one year after the recording of the general plan and the copy of the related zoning ordinance amendment, a detailed plan for at least one stage of the general plan shall be filed with the Village Clerk-Treasurer, unless an extension is granted by such Village Board. The detailed plan shall contain any information and representation deemed necessary by the Plan Commission and shall consist of a statement entitled, "Planned Development District—Detailed Plan, Statement of Owner's Intent and Description of Development," which shall include without limitations, the following:
 - a. A legal description describing all of the tract of land included in the proposed development, referenced to a locational map indicating the relationship of the tract to the total general plan.
 - b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
 - c. A statement describing the proposed development, including the character, method and operation of the development, and a development schedule or timetable for construction. Where the formation of organizations such as a homeowners' association is proposed, such statement shall include any agreements, bylaws or covenants which govern the organizational structure, use, maintenance and protection of the development and any of its common services, common open spaces or other common facilities.

- d. A statement as to the following 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)

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 90° 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.

Proudly Serving the Communities of McFarland, Town of Dunn & Town of Pleasant Springs

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

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

Sincerely,

A handwritten signature in black ink that reads "Mitchell Sutter". The script is cursive and fluid, with the first letters of "Mitchell" and "Sutter" being capitalized and prominent.

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

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: Wednesday, September 1, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

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

PREVIOUS ACTION:

ISSUE SUMMARY:

Resolution 2021-12 would dedicate a small portion of 5411 Bashford Street, along Bashford Street, for public highway purposes (i.e., right-of-way), as contemplated in the PUD Rezoning Application associated with the development project under Ordinance 2021-08. The area to be dedicated has been surveyed to bring the proposed right-of-way along Bashford Street to the back (inside) of the proposed sidewalk shown on the site design plan for 5411 Bashford Street.

This is similar to where the property line has been proposed along Johnson Street and traditionally elsewhere within the Village. Refer to the Staff Report for Ordinance 2021-08 for additional background information on the 5411 Bashford LLC development project.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

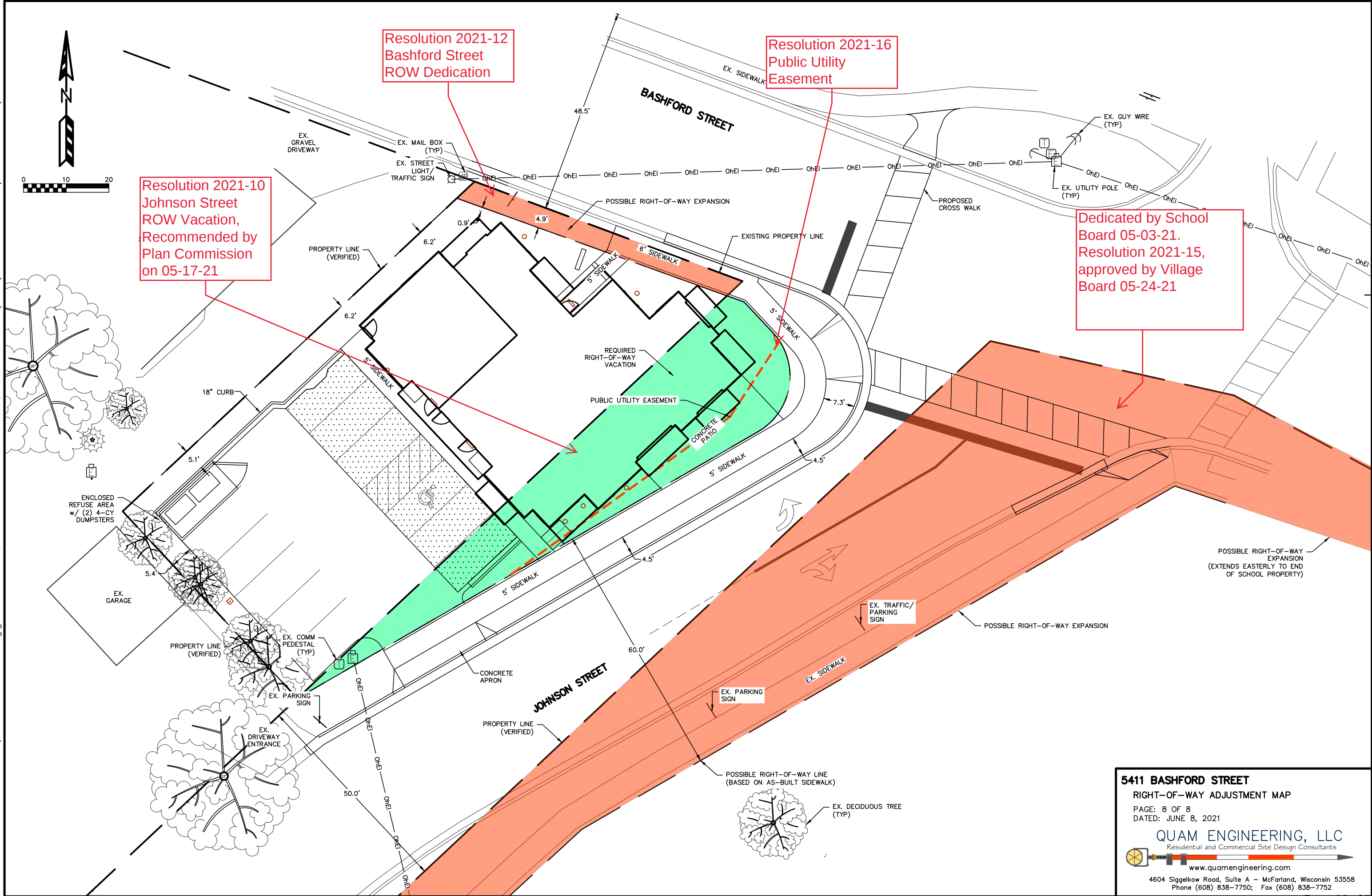
ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to recommend to the Village Board Resolution 2021-12 as presented.

ATTACHMENTS:

1. 5411 Bashford Street_ROW Adjustment Map_06.08.21
2. 2021-12 Resolution Dedicating Portion of Bashford St. ROW



RESOLUTION 2021-12

A RESOLUTION DEDICATING LAND ADJACENT TO 5411 BASHFORD STREET FOR PUBLIC HIGHWAY PURPOSES.

WHEREAS, the Village is the owner in fee simple of lands located at 5411 Bashford Street legally described as the southerly 60 feet of Lots 8 and 9, Block 1, Johnson's Addition to the Village of McFarland; and

WHEREAS, in connection with the sale and proposed private development of the above-described property, the Village desires to expand the width of Bashford Street adjacent thereto by dedicating a portion of said property to the public;

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of McFarland, as owner of the affected property, declares that the lands legally described in Exhibit A are hereby dedicated to the public for highway purposes.

BE IT FURTHER RESOLVED, that the Village Clerk-Treasurer shall cause a copy of this Resolution to be recorded in the office of the Register of Deeds for Dane County.

Adopted at a regular meeting of the Village Board this 13th day of September, 2021.

APPROVED:

Carolyn A. Clow, Village President

ATTEST:

Cassandra Suettinger, Clerk-Treasurer

RESOLUTION # 2021-12	
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:	

Legal Description of Public Dedication

A part of Lot 9 of Block 1 of Johnson's Addition, recorded in Volume 1 of Plats on Page 50 as Document No. 223113 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:

COMMENCING at the most Southerly corner of Lot 8 of said Block 1 of Johnson's Addition, lying on the Northwesternly right-of-way line of Johnson Street;

thence, along said Northwesternly right-of-way line and the Southeasterly line of said Block 1, North 46°51'16" East, 138.03 feet to the POINT OF BEGINNING;

thence, leaving said Northwesternly right-of-way line and Southeasterly Block line, North 70°07'27" West, 67.33 feet to its intersection with a line lying 60.00 feet Northwesternly, as measured at right angles and parallel to, said Southeasterly line of Block 1;

thence, along said parallel line, North 46°51'16" East, 5.70 feet to the Southerly right-of-way line of Bashford Street per Document No. 1925694 of Dane County Records;

thence, along said Southerly right-of-way line, South 69°35'24" East, 67.01 feet to aforesaid Northwesternly right-of-way line of Johnson Street and Southeasterly line of Block 1;

thence, along said Northwesternly right-of-way and Southeasterly Block line, South 46°51'16" West, 5.00 feet to the POINT OF BEGINNING.

The above-described property contains 321 square feet or 0.0074 acres, more or less, and is subject to all easements and agreements, if any, of record.

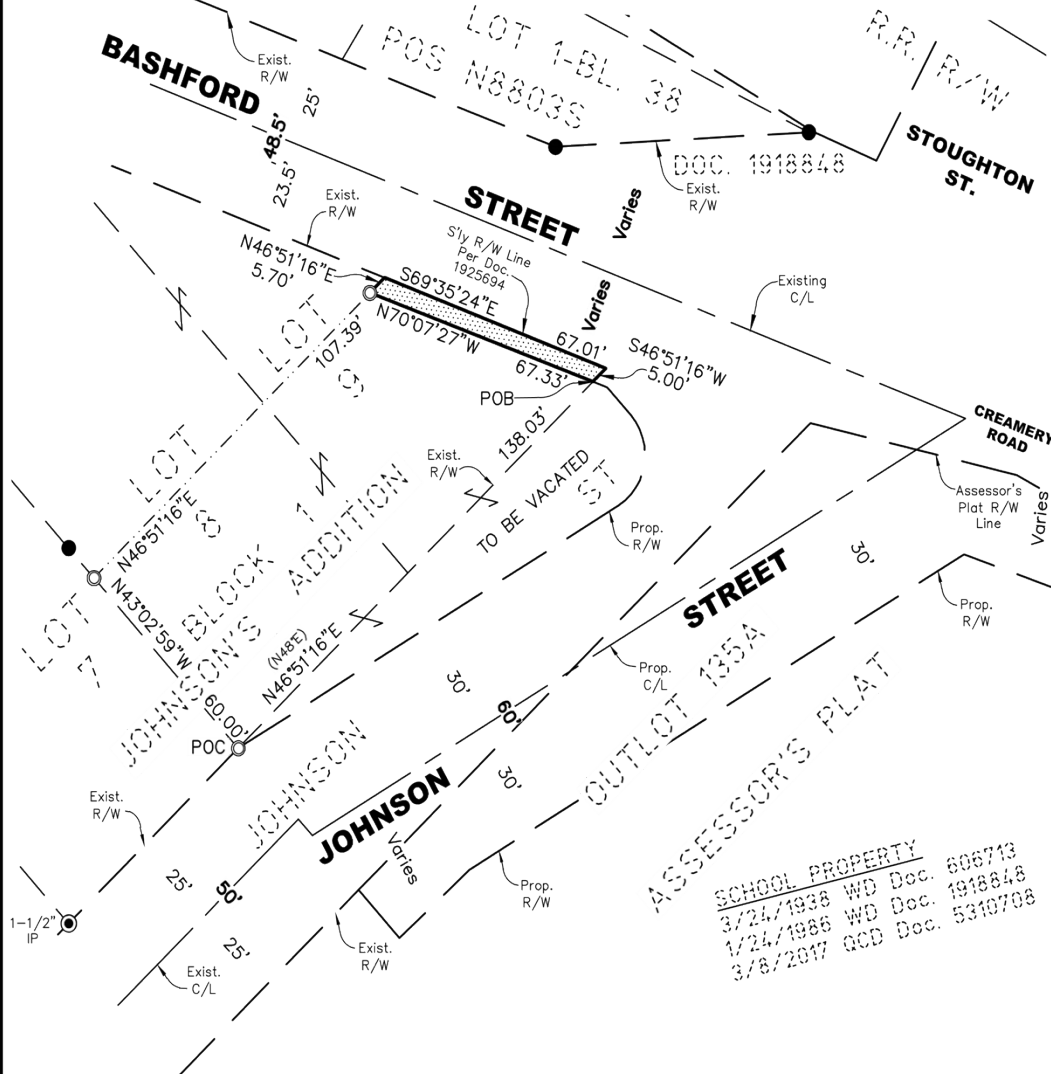
EXHIBIT A

Resolution 2021-12

Exhibit B

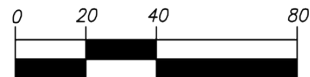
Right-of-Way Dedication

A part of Lot 9, Block 1 of Johnson's Addition being located in the NE 1/4 of the SE 1/4 of Section 3 T6N. R10E. Village of McFarland, Dane County, Wisconsin



Bearings are referenced to the Northwesternly R/W line of Johnson Street, which bears North 46°51'16" East on the Dane County Coordinate System.

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

LEGEND

- Found 1" Iron Pipe (Unless Noted)
- Found 3/4" Iron Rebar
- Set 3/4" by 24" Iron Rebar Weighing 1.5 lbs./ft.
- (303.63') Record Data (if different)
- R/W Line (As Noted)
- Platted Lot Line
- Deed Line
- Centerline
- ▨ Street to be Dedicated

Notes:

1. A legal description has been provided on a separate sheet as Exhibit A.
2. Area of Dedicated R/W:
321 sq. ft.
0.0074 acres ±

RIGHT-OF-WAY DEDICATION

PROJECT NO. MC-40-20 SHEET 1 OF 1
April 16, 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

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, September 1, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

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

PREVIOUS ACTION:

ISSUE SUMMARY:

Resolution 2021-16 would create a public utility easement within a portion of the vacated right-of-way created under Resolution 2021-10 for public utility purposes. Refer to the Staff Report for Ordinance 2021-08 for additional background information on the 5411 Bashford LLC development project.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to recommend to the Village Board Resolution 2021-16 as presented.

ATTACHMENTS:

1. 2021-16 Resolution for Declaration of Utility Easement 5411 Bashford Street

RESOLUTION 2021-16

A RESOLUTION APPROVING A DECLARATION OF EASEMENTS ON PROPERTY LOCATED AT 5411 BASHFORD STREET.

WHEREAS, the Village is the owner in fee simple of lands located at 5411 Bashford Street legally described as the southerly 60 feet of Lots 8 and 9, Block 1, Johnson's Addition to the Village of McFarland; and

WHEREAS, in connection with the sale and proposed private development of the above-described property, the Village is proposing to vacate a portion of Johnson Street adjacent to the property; and

WHEREAS, upon vacation of the public right-of-way as proposed, it will be necessary to install public utility facilities within the area that will become part of the described property; and

WHEREAS, the Village wishes to provide easements for those utility installations as set forth more particularly in Exhibit A attached hereto;

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of McFarland, that the Village Administrator is authorized to execute and cause the recording of a Declaration of Easement in substantially the form attached hereto as Exhibit A.

Adopted at a regular meeting of the Village Board this 13th day of September, 2021.

APPROVED:

Carolyn A. Clow, Village President

ATTEST:

Cassandra Suettinger, Clerk-Treasurer

RESOLUTION # 2021-16	
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:	

DECLARATION OF EASEMENT

The Village of McFarland, a Wisconsin municipal corporation (hereinafter referred to as the "Declarant"), being the owner of the following described real estate (the "Property"), hereby declares and provides that the Property be and hereby is subject to the terms of this Declaration of Easement:

The southerly 60 feet of Lots 8 and 9, Block 1, Johnson's Addition to the Village of McFarland, except lands conveyed to the Village of McFarland for street right-of-way as described in the Award of Compensation recorded in the Office of the Register of Deeds for Dane County in Vol. 7889 of Records as Document No. 1925694 in the Village of McFarland, Dane County, Wisconsin.

Return to:
Mr. Matt Schuenke
Village of McFarland
5915 Milwaukee Street
PO Box 110
McFarland, WI 53558

Parcel Identification No.:
154/0610-034-0618-1

1. Easement Area. The portion of the Property subject to the Easement (the "Easement Area") is legally described in Exhibit A and depicted in Exhibit B.
2. Grantees of Easement Rights. The grantees ("Grantees") of this Easement include Madison Gas & Electric Company, Wisconsin Power and Light Company, the Village of McFarland, and all other public utilities furnishing heat, light, water, power, sanitary sewer service, telecommunications, data transmission, or similar services within the Village of McFarland.
3. Easement Rights. The Grantees shall have the right within the Easement Area to construct, reconstruct, maintain, repair, replace, operate, supplement, and remove water pipes, sanitary sewer pipes, storm sewer pipes, natural gas pipes, electrical cables and conduits, electronic data and voice lines, or other public utility transmission or distribution facilities including, without limitation, all pumps, wires, cables, conduits, mains, laterals, pipes and other related fixtures, equipment and appurtenances (collectively, the "Utilities"). Notwithstanding anything to the contrary herein, Grantees shall have no right hereunder to install, except on a temporary basis (not to exceed 60 consecutive days) pending completion of emergency repairs, any above-ground electrical power lines, towers, pipes or poles, or other above-ground Utilities other than manholes, junction or switching panels or other above-ground components typically associated with underground Utility installations.
4. Compliance with Law. All Utilities shall be constructed and maintained in accordance with all applicable laws, including, without limitation, procuring all licenses, consents, permits, authorizations and other approvals required from any applicable governmental authority.

5. Restoration. Each Grantee agrees to promptly restore the surface of the Easement Area to substantially the condition it existed in prior to that Grantee's disturbance thereof in exercising rights under this Easement.

6. Ownership of Utilities. All Utilities installed by any Grantee within the Easement Area shall remain the property of the party installing such Utilities and may be removed at any time at the option of such party.

IN WITNESS WHEREOF the undersigned, pursuant to the authority granted by the McFarland Village Board has executed this Declaration on the 14th day of June, 2021.

STATE OF WISCONSIN)
) ss.
DANE COUNTY)

Matthew G. Schuenke

Personally came before me this 14th day of June, 2021, the above named Matthew G. Schuenke to me known to be the person who executed the foregoing instrument and acknowledged the same.

*

Notary Public, State of Wisconsin
My Commission (expires) (is) _____

This instrument drafted by:

Allen D. Reuter
Reuter, Whitish & Evans, S.C.
Madison, Wisconsin

Exhibit A

Legal Description

Public Utility Easement Area

A part of Johnson Street (to be vacated), 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 a non-exclusive Public Utility Easement being more particularly described as follows:

COMMENCING 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 Northwestern right-of-way line of said Johnson Street as platted;

thence, leaving said platted Northwestern right-of-way line along the proposed Northwestern right-of-way line of Johnson Street, North 59°55'43" East, 57.70 feet to the POINT OF BEGINNING of the easement herein described;

thence, leaving said proposed Northwestern right-of-way line of Johnson Street, North 54°12'45" East, 63.48 feet;

thence North 33°17'32" East, 21.42 feet to its intersection with said proposed Northwestern right-of-way line of Johnson Street, being the beginning of a non-tangent curve, being concave Westerly, having a radius of 15.00 feet and a chord which bears South 13°21'17" West, 21.79 feet;

thence, along said proposed Northwestern right-of-way line of Johnson Street, Southerly, 24.39 feet along the arc of said curve through a central angle of 93°08'52" to the point of tangency thereof;

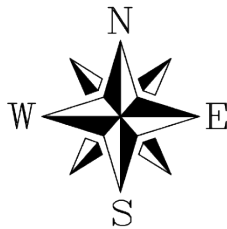
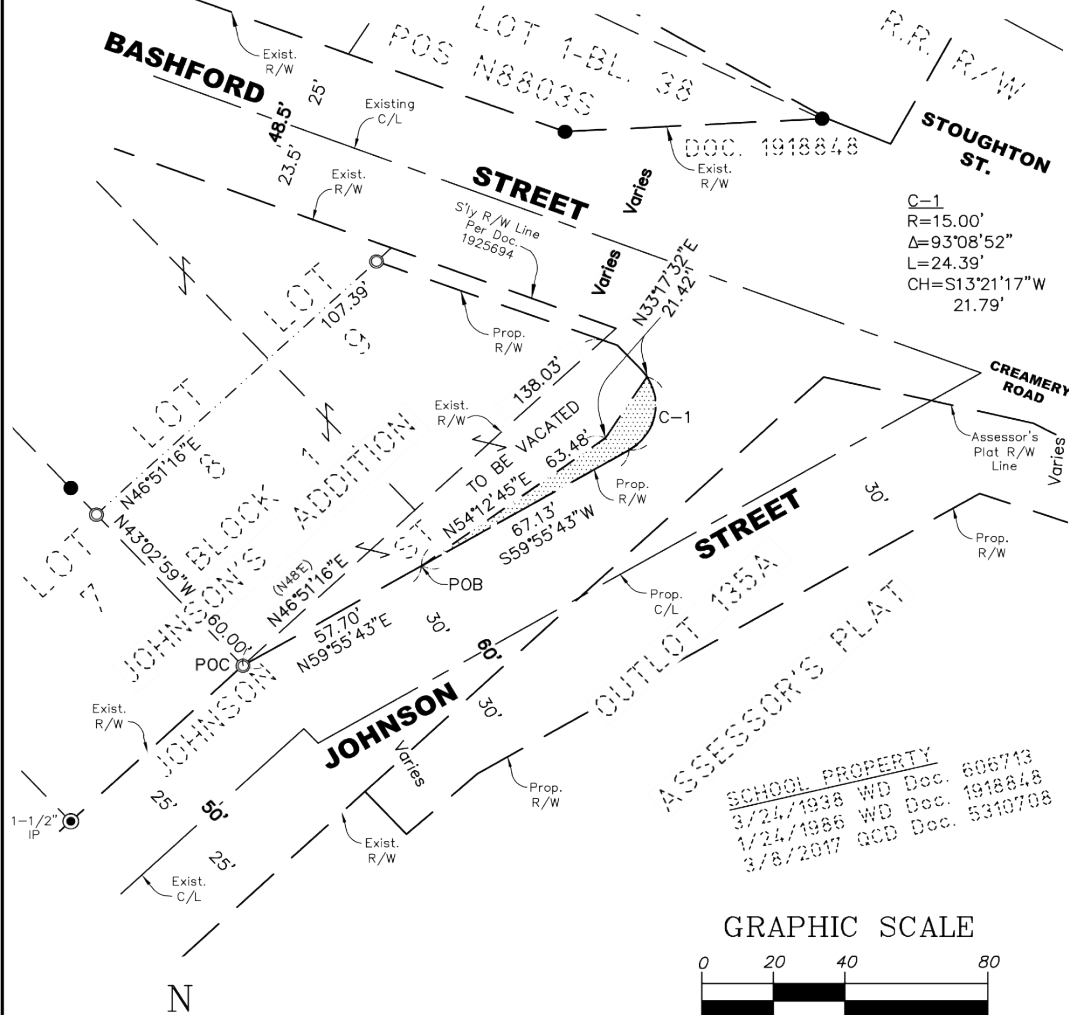
thence, continuing along said proposed Northwestern right-of-way line of Johnson Street, South 59°55'43" West, 67.13 feet to the POINT OF BEGINNING.

The above-described easement contains 361 square feet or 0.0083 acres, more or less, and is subject to all easements and agreements, if any, of record and/or fact and is shown on the map, Exhibit B, by Quam Engineering, LLC for Project No. MC-40-20 dated April 16, 2021, and by this reference made a part hereof.

Exhibit B

Public Utility Easement

A part of Johnson Street Assessor's Plat of the Village of McFarland and being located in the NE 1/4 of the SE 1/4 Section 36N, R10E, Village of McFarland Dane County, Wisconsin

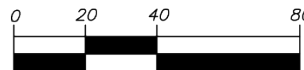


Bearings are referenced to the Northwestern R/W line of Johnson Street, which bears North 46°51'16" East on the Dane County Coordinate System.

LEGEND

- Found 1" Iron Pipe (Unless Noted)
- Found 3/4" Iron Rebar
- Set 3/4" by 24" Iron Rebar Weighing 1.5 lbs./ft.
- (303.63') Record Data (if different)
- R/W Line (As Noted)
- Platted Lot Line
- Deed Line
- Centerline
- Public Utility Easement

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

Notes:

1. A legal description has been provided on a separate sheet as Exhibit A.
2. Area of Public Utility Easement:
361 sq. ft. or 0.0083 acres ±
3. The purpose of this easement is to identify that portion of the the part of Johnson Street being vacated that is subject to a non-exclusive public utility easement.

PUBLIC UTILITY EASEMENT

PROJECT NO. MC-40-20 SHEET 1 OF 1
April 16, 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