

Monday, April 18, 2022

7:00 PM

McFarland Municipal Center  
Community Room

## AGENDA

You are invited to this meeting through a Zoom webinar. The public is strongly encouraged to watch and participate in these meetings remotely through either the webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/83729163092>

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

Webinar ID: 837 2916 3092

Press \*9 to raise/lower hand. Press \*6 to mute/unmute.

1. CALL TO ORDER, ROLL CALL.

2. PUBLIC APPEARANCES.

- a. This is an opportunity for members of the public to address the Plan Commission. Please remember this is a virtual meeting conducted through the Zoom online meeting platform. Zoom meeting attendees wishing to address the board may do so using the Question and Answer feature within the Zoom online meeting platform. You may state your name, address, and provide your comments to the board for their consideration. Members of the public who are present in person and wish to address the board should fill out a public comment form and turn into the meeting chairperson. Members of the public may speak during public appearances or during their selected agenda item as they designate on the public comment form. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to [cassandra.suettinger@mcfarland.wi.us](mailto:cassandra.suettinger@mcfarland.wi.us) to be included as part of the meeting.

3. APPROVAL OF MINUTES.

- a. Review and possible approval of the March 21, 2022 Plan Commission minutes

4. PUBLIC HEARING.

- a. Public Hearing on a request by Waubesa Shores Condos, DBA Beach House Properties, LLC for approval of Amendment No. 2 to Declarations of Condominium for Waubesa Shores Condominiums relating to changes to electrical room, storage room locations, and parking spaces for the development located at 5600 - 5604 Lake Edge Road, McFarland, WI. The property is zoned Planned-Development Infill Detailed Plan Approved.
- b. Public Hearing on Ordinance 2022-05: An Ordinance Adopting an Amendment to the Village of McFarland Comprehensive Plan for 5979 Siggelkow Road, McFarland, WI. Requested by Urso Bros, LLC to amend the Future Land Use designation from Institutional and Governmental to Mixed Use/Flex Commercial.
- c. Public Hearing on Ordinance No. 2022-08, an Ordinance Rezoning 5979 Siggelkow Road, McFarland, WI from A-1 Exclusive Agriculture to PD-I Planned Development Infill, General and Detailed Plan Approved. Rezoning requested by Urso Brothers, LLC.

- d. Public Hearing on a Certified Survey Map (CSM) requested by Urso Brothers, LLC for the purpose of dedicating approximately 15,089 sq. ft. for roadway purposes at 5979 Siggelkow Road, McFarland, WI.
  - e. Public Hearing on a request by A & J Vans Inc., DBA A & J Mobility regarding Ordinance No. 2022-07, An Ordinance Rezoning Lands in the Village of McFarland at 4603 Triangle Street, McFarland, WI from C-P Commercial Park to C-H Highway Commercial.
  - f. Public hearing on a Conditional Use Permit (CUP) requested by A & J Mobility for a mobility auto retail sales and service business, at 4603 Triangle Street, McFarland, WI.
5. BUSINESS.
- a. Discussion and possible action on a site design review permit submitted by Spartan Bowl, for an approximately 3,000 square foot seasonal outdoor consumption and sport activity area at 4711 Farwell Street, McFarland, WI
  - b. Discussion and possible action on a site design review permit submitted by Rub a Dub Dub to expand the off-street parking lot. Property located at 5315 Paulson Road, McFarland, WI.
  - c. Discussion regarding East Side Neighborhood Plan update
6. STAFF REPORTS.
- a. Property Maintenance Report
  - b. Directors Report
7. SCHEDULE NEXT MEETING DATE.
- a. Tuesday May 17, 2022 at 7:00PM
8. ADJOURNMENT.

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

**Plan Commission**  
**Working draft - Minutes**  
**March 21, 2022**

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

**Members Absent:** Tammy Olson

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

1. CALL TO ORDER

St. Clair, acting chair, 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 February 21, 2022 Plan Commission meeting minutes.

St. Clair moved to approve the February 21, 2022 Plan Commission minutes.  
Clow seconded the motion. Motion carried 6-0.

4. BUSINESS

- a. Discussion and possible action on a Conditional Use Permit (CUP) requested by Underdog Pet Rescue of Wisconsin, Lauren Brinkman, Executive Director for a pet rescue office and veterinary clinic including dog boarding, daycare and training services at 4800 Ivywood Trail, McFarland, WI. Property zoned C-H Highway Commercial.

Kong Thao, Planning and Zoning Assistant gave a summary of the request as included in packets. Bremer reviewed how the Village noise ordinance is handled in reference to concerns brought up at the prior public hearing. Thao discussed the four recommended conditions of approval for the proposal:

- 1. No outdoor kenneling of animals is permitted.
- 2. No animals may be kept outdoors without direct staff observation.
- 3. Pet training classes shall be limited to indoors or in the fenced in rear yard.
- 4. Applicant to install a minimum six-foot high solid wooden fence in the rear yard, meeting the standards of Chapter 8, Article VII Fences and

Hedges, for commercially zoned properties. Applicant to obtain a building permit from the Village for said fence and install said fence prior to occupancy of the premise.

Karyn Schneider 5508 Cardinal Drive indicated she has a warehouse address of 4804 Ivywood Trail. She uses the property for her business. She was out of town and did not attend the prior public hearing. Schneider spoke in opposition to the proposal.

St. Clair explained the zoning of the property, permitted uses along with uses allowed with a Conditional Use Permit. He summarized the municipal code and the process for which a CUP can be approved or denied through substantial evidence per state law.

Clow requested a review of the applicants answers as provided at the previous meeting. Bremer provided the answers on the screen, along with reviewing what would be allowed under a CUP.

Commissioners discussed the changes in approvals of CUP's, which took place a few years ago, and how they, per state law, require substantial evidence now rather than personal preference to be turned down. Along with discussing the fence being eight foot along the west side rather than six foot.

Clow moved to approve the Conditional Use Permit (CUP) requested by Underdog Pet Rescue of Wisconsin, as submitted with the conditions:

1. No outdoor kenneling of animals is permitted.
2. No animals may be kept outdoors without direct staff observation.
3. Pet training classes shall be limited to indoors or in the fenced in rear yard.
4. Applicant to install a minimum six-foot high solid wooden fence in the rear yard, except for the west lot line where an eight foot high solid wood fence is required meeting the standards of Chapter 8, Article VII Fences and Hedges, for commercially zoned properties. Applicant to obtain a building permit from the Village for said fence and install said fence prior to occupancy of the premise.

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

- b. Discussion and possible action on Ordinance 2022-03: An Ordinance Amending Various Provisions of the McFarland Municipal Code Relating to Powers and Duties of the Landmarks Commission.

Bremer reviewed the ordinance amendment as included in packets indicating a public hearing was held in March with no one wishing to speak at the meeting.



St. Clair moved to recommend approval to the Village Board on action on Ordinance 2022-03: An Ordinance Amending Various Provisions of the McFarland Municipal Code Relating to Powers and Duties of the Landmarks Commission. Seconded by Peters. Motion carried 6-0.

- c. Discussion and possible action on a Site Design Review Permit amendment submitted by Louis Cheramy, Bizy Lou LLC, for the Park Woods Condominium located at 4719-4747 Lorraine Way, McFarland, WI.

Bremer reviewed the history of the project, as included in packets. This was approved by the Planning Commission and Village Board in 2018 originally as rental units and then later converted into owner occupied condominiums. At the original public hearing neighboring residents voiced concerns of people cutting through the properties to get to Brandt Park rather than using the sidewalks. The developer met with neighbors at that time, and updated the proposal to include a fence along the shared lot line which currently does not have a fence. Bremer reviewed the area with current fences along with the proposed fence location with Commissioners.

The developer, who is also an owner, is now requesting the fence not be installed. The fence was approved as part of a site plan and this is not something staff can make the decision to approve this request. Bremer reviewed current photos of the area which are included in packets along with property lines with Commissioners.

David Franchek – 4739 Lorraine Way, President of the Park Woods Condominium Association spoke on behalf of himself and the association in favor of keeping the fence, which was approved per the original site plan. Franchek raised six questions/comments regarding the application include if the fence is not installed do the condo owners get a refund from the developer, if the fence is not completed is there a penalty, if the request is denied the timeline for completion of the fence, whether the fence is four or six feet tall, request that the condo board be involved in design material of the fence, and whether landscaping was placed by the developer to prevent the fence or to force a zig zag fence.

Chase Horne - 4706 Grandview Court –representing Lou Cheramy as his legal representative. Horne advised when this project was proposed the fence was included due to adjoining property owners who wanted the fence and now do not feel the same way. Horne indicated Cheramy has planted trees in the area and it is not practical to have the fence with the storm water basin. Horne advised Cheramy understands some of the condominium owners would like the fence but feels it is a private issue between the condominium board and Bizy Lou to resolve. Cheramy is requesting the Plan Commission remove the fence requirement.

Commissioners discussed the request and the uniqueness of it. The fence was approved as part of a project proposal; the developer desire to now change part of

the proposal, after approval, and the condominium board who voted unanimously to keep the fence. Along with discussing the need for the developer to work with the association with a proposal that would be acceptable to them before the developer brought this to the Plan Commission. Possible legal issues of overturning something, which was approved as part of an original approved plan. There is currently an approved plan in place, if the developer cannot come to an agreement with the current owners the original plan should stand. Commissioner's discussed the developer's plantings creating an issue with putting the fence in. Commissioners concurred this is a developer and condominium association issue for them to resolve before bringing this back to the Plan Commission.

St. Clair asked for Bremer's opinion. Bremer replied this is a site plan amendment which the Plan Commission has the authority to act on under the Zoning Code. He can ask for the Village Attorneys input on any legal issues for the Village if the Plan Commission approved the request. Per the staff report, Bremer advised approving the request. A fence can be fit in, there are different location possibilities, likely offset from the property line. The possible need for relocation of some of the developers plantings and a gate to access land on the other side for maintenance. Bremer responded to the six points, brought up by Franchek.

Clow moved to postpone action on a Site Design Review Permit amendment submitted by Louis Cheramy, until the April 18, 2022 Plan Commission meeting pending discussion between the developer and the condominium association and an opinion from the Village Attorney regarding the Plan Commissions ability to rule on this item. St. Clair seconded the motion. Motion carried 5-1 with Peters voting nay.

- d. Discussion and possible action on submittal of a memorandum to the Capital Area Regional Planning Commission regarding their draft 2050 Regional Development Framework Plan.

Bremer introduced Steve Steinhoff – Agency Director of CARPC – CARPC is finishing their draft 2050 Regional Development Framework Report and a copy is included in packets, along with being available on the CARPC website. Steinhoff explained the purpose of the Regional Development Report and reviewed the draft report along with discussing any questions or concerns with Commissioners.

Bremer summarized the various concerns he had with the draft report as it relates to the Village as summarized in the memorandum in the packet.

St Clair moved to Motion to approve submittal of a memorandum to the Capital Area Regional Planning Commission regarding their draft 2050 Regional Development Framework report. Green seconded the motion. Motion carried 6-0.

- e. Discussion regarding East Side Neighborhood Plan update.

Bremer indicated this is a monthly meeting update, he summarized the Village Board approved the contract at their February 28, 2022 meeting. Bremer reviewed the general information as included in his staff report. You can sign up on the Village website for email notifications of meetings regarding the plan, and there is an area where people can submit questions or comments. Commissioners are encouraged to sign up for the emails for this project.

## 5. STAFF REPORTS

- a. Property Maintenance Report – Clow asked in regards to an action plan how long does someone have to complete one. Knoll replied it depends on the scope of work needing to be accomplished, and if the person is moving forward to bring their property into compliance. Property owners are given specific dates to meet certain goals.
- b. Director's Report - Bremer reviewed his staff report as provided in packets along with upcoming meeting items.

## 6. SCHEDULE NEXT MEETING DATE.

- a. Monday April 18, 2022 at 7:00 p.m.

## 7. ADJOURNMENT.

Clow motioned to adjourn, Peters seconded the motion. Motion carried 6-0.  
Meeting adjourned at 9:06 p.m.



**VILLAGE OF  
McFarland  
SUMMARY SHEET**

**MEETING DATE:** Monday, April 18, 2022

**SECTION:** Business

**DEPARTMENT:** Community Development

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

**AGENDA ITEM:** Public Hearing on a request by Waubesa Shores Condos, DBA Beach House Properties, LLC for approval of Amendment No. 2 to Declarations of Condominium for Waubesa Shores Condominiums relating to changes to electrical room, storage room locations, and parking spaces for the development located at 5600 - 5604 Lake Edge Road, McFarland, WI. The property is zoned Planned-Development Infill Detailed Plan Approved.

**PREVIOUS ACTION:**

9.11.2017 Village Board approval of the Waubesa Shores Condominium.

7.23.2018 Village Board approval of the First Amendment to the Waubesa Shores Condominium.

**ISSUE SUMMARY:**

**Summary of Request**

The Developer of the Waubesa Shores Condominium, and the associated Home Owners Association, are requesting an amendment to the Declaration of Condominium to reflect that garage parking space #50 was not built due to lack of space and that the electrical room location moved due to the electric provider's suggestion thus adjusting three storage unit locations. In addition, the amendment would change 11 surface parking spaces to be common elements vs. deeded separately to specific condo units. There are no building additions or site improvements proposed in this amendment request.

**Existing Conditions**

Waubesa Shores Condominium is a 29-unit multi-family development that was approved in 2017. The First Amendment to the Declaration was similar in nature to the Second Amendment, including changes in the designation of five utility rooms to trash rooms, three storage units to an electrical room, a mechanical room to three storage units, the addition of two storage units, the addition of one telecommunications room, the addition of one trash room and one janitor room and the revised configuration of commercial unit 113, a revised layout of the pool and the revised location of a walkway.

**Ordinance Review**

Sec. 56-8 of the Subdivision Code provides requirements for the review and approval of condominium developments. Condominiums are reviewed and approved using the same



process as a Preliminary Plat, Plan Commission public hearing, Plan Commission recommendation to the Village Board, Village Board action on the request. There is no final plat that has to be approved. In addition to local approval, the condominium plat is also approved by Dane County.

**Department Head Comments**

No concerns or recommended conditions of approval from the Community & Economic Development Director, Fire Inspector, Village Engineer, Director of Public Works, Police Chief, or Village Attorney regarding this amendment request.

**Public Comments**

The Department did not receive any public comments regarding this request prior to the publication of the meeting packet.

**FINANCIAL/BUDGET IMPACT:**

**VILLAGE PLAN REFERENCE:**

The Future Land Use designation of the property per the 2017 Comprehensive Plan is Mixed Use/Flex Commercial. The existing zoning and use of the property is consistent with this designation.

**ORDINANCE REFERENCE:**

Sec. 56-8 Condominium Developments

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

This agenda item is presented for discussion only. Action on a recommendation to the Village Board regarding the condominium amendment will be scheduled for the Tuesday, May 17, 2022 Plan Commission meeting.

**ATTACHMENTS:**

1. 4.18.22 - Waubesa Shores condo - Amnd no 2
2. Waubesa Shores Condo Plan Amendment\_Plan Commission Application\_03.07.22
3. Waubesa Shores Condo Plan Amendment 2 Plat and Declaration\_03.07.22

Please publish in the  
McFarland Thistle on  
March 31, 2022

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

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Monday April 18, 2022 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Review and possible recommendation to the Village Board on a request by Waubesa Shores Condos, DBA Beach House Properties, LLC for approval of Amendment No. 2 to Declarations of Condominium for Waubesa Shores Condominiums relating to changes to electrical room, storage room locations, and parking spaces for the project located at 5600 - 5604 Lake Edge Road, McFarland, WI. The property is zoned Planned-Development Infill Detailed Plan Approved.

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

**ZOOM INFORMATION**

Due to the COVID-19 Pandemic, the Village recommends all residents to view the meeting that evening live on the Charter cable channel 982; TDS channel 1009 or online at [mcfarlandcablechannel.com](http://mcfarlandcablechannel.com) and those who wish to participate and provide public comment do so via Zoom (the Village's virtual meeting software). You can join the Zoom Webinar by visiting <https://us02web.zoom.us/j/83729163092> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 837 2916 3092

If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to [community.development@mcfarland.wi.us](mailto:community.development@mcfarland.wi.us) or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Thursday prior to the meeting date.



## Plan Commission Application – 2022

**~Application must be completed in full~**

|                   |                                  |                   |                                        |
|-------------------|----------------------------------|-------------------|----------------------------------------|
| Applicant - Owner | DBA: Beach House Properties, LLC | Applicant's Agent | Aaron Ruengpinyophun                   |
|                   |                                  | Name              | Beach House Properties, LLC            |
| Address           |                                  | Address           | 6000 Gisholt Dr #206. Monona, WI 53713 |
| Email             |                                  | Email             | Aaron@corisdevelopment.com             |
| Phone #           |                                  | Phone #           | 773-615-0726                           |
| Fax #             |                                  | Fax #             |                                        |

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

| Requires Public Hearing (Class One)                       | FEES     | Requires Public Hearing (Class Two)              | FEES     | Public Hearing Not required                                 | FEES      |
|-----------------------------------------------------------|----------|--------------------------------------------------|----------|-------------------------------------------------------------|-----------|
| <input type="checkbox"/> Preliminary Plat                 | \$500+AF | <input type="checkbox"/> Conditional Use         | \$425+F  | <input type="checkbox"/> Annexation                         | At cost   |
| <input type="checkbox"/> Preliminary Plat (reapplication) | \$500+BF | <input type="checkbox"/> Rezoning (map)          | \$475+F  | <input type="checkbox"/> Dev. Agreement Including Addendums | \$400 F   |
| <input type="checkbox"/> Certified Survey Map             | \$300+FG | <input type="checkbox"/> Zoning Amendment (text) | \$475 +F | <input type="checkbox"/> Final Plat                         | \$500 +CF |
| <input checked="" type="checkbox"/> Condominium           | \$300+EF | <input type="checkbox"/> USA/MMSD Annexation     | At cost  | <input type="checkbox"/> Final Plat (reapplication)         | \$400 +DF |
| <input type="checkbox"/> Comprehensive Plan Amendment     | \$500+F  |                                                  |          | <input type="checkbox"/> 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)**

Waubesa Shores Condos. 5600-5604 Lake Edge Rd. McFarland, WI 53558. Lot 1, CSM 14604 (See attached for full legal description). Developer and condo HOA are amending the final plat to reflect that parking space #50 was not built due to lack of space and that the electrical room location moved due to the electric provider's suggestion thus adjusting three storage units' locations. Eleven surface parking spaces to be common element VS deeded separately.

**PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE**

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.)

**Submittal Requirements:** One (1) hard copy 8 ½ x 11, except site plan sheets which should be 11 x 17, and one (1) electronic (pdf) copy. A completed in full application can be submitted to the Community Development Department (5915 Milwaukee Street, McFarland, WI 53558, [community.development@mcfarland.wi.us](mailto:community.development@mcfarland.wi.us)), with fees included with submittal **by \*NOON of the deadline day**, according to the schedule below.

## Village of McFarland Plan Commission 2022 Schedule

The Village of McFarland Plan Commission normally conducts meetings on the third Monday of each month, unless otherwise noted below 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; potential agenda item materials are required to be submitted per the schedule listed below.

**\*Submittal Deadline Noon on:**

**For Scheduled 2022 Meeting date of:**

|                        |                                  |
|------------------------|----------------------------------|
| December 7 (2021)----- | Tuesday, January 18              |
| January 11-----        | February 21                      |
| February 8-----        | March 21                         |
| March 8-----           | April 18                         |
| April 5-----           | May 16                           |
| May 10-----            | June 20                          |
| June 7-----            | July 18                          |
| July 5-----            | August 15                        |
| August 9-----          | September 19                     |
| September 6-----       | October 17                       |
| October 11-----        | November 21                      |
| November 8-----        | December 19 (Pending)            |
| December 6-----        | Tuesday, Jan. 17, 2023 (Pending) |

**Note, applications requiring a public hearing will be scheduled for a hearing according to the schedule above, with action considered at the next scheduled Plan Commission meeting following the public hearing. Applicants are encouraged to contact the Community & Economic Development Director for a pre-application meeting to review the project and submittal requirements prior to submitting an official application.**

**Acknowledgements:**

- 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, consultant review costs, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.
- I understand Plan Commission applications requiring a Public Hearing will not be acted on the same night as the Public Hearing.

**X** Katy Sturman  
Signature of Applicant/Agent

03-07-2022  
Date



WAUBESA SHORES CONDOMINIUMS,  
A CONDOMINIUM PLAT, ADDENDUM NO. 2

LOT 1, CERTIFIED SURVEY MAP NUMBER 14604, AS RECORDED IN VOLUME 101 OF  
CERTIFIED SURVEY MAPS, ON PAGES 99-105, AS DOCUMENT NUMBER 5357398,  
DANE COUNTY REGISTRY, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.

ORDINARY HIGH WATER MARK  
(O.H.W.M.) PER WDNR DETERMINATION  
ON 01/18/1979, WDNR DOCUMENT  
3-SD-77-819, ELEV.=845.67 PER  
NGVD 29 DATUM. C.S.M. ELEV.=845.47

LAKE WAUBESA

PUBLIC ACCESS EASEMENT  
PER DOCUMENT NO. 5459014

EDGE OF WATER AS  
LOCATED ON 07/12/2016  
LAKE ELEV.=844.72

L O I 1

C. S. M.

1 4 6 0 4

R=203.00'  
Δ=30°19'54"  
L=107.46'  
LCB=S49°49'17"E  
LC=106.22'  
TAN. BRG.=S64°59'14"E

PERPETUAL STORM WATER  
DRAINAGE EASEMENT FOR THE  
BENEFIT OF THE VILLAGE OF  
MCFARLAND PER DOCUMENT  
NO. 2227287

LAKE EDGE  
ROAD

PARTIAL  
QUILT  
ASSESSOR'S PLAT

BREMER  
ROAD

L O I 2

C. S. M.

4 2 5 1

ADDENDUM NOTE:

Addendum No. 2 reflects the change in the location and configuration of the electrical room and storage unit 432, the configuration of storage unit 433 and the adjacent hallway, the configuration of storage unit 431 and the adjacent hallway, the designation change of parking unit 50 to a common element, and the designation change of parking units 51-60 and 72 to common elements. See changes on sheets 2 and 3.

LEGAL DESCRIPTION:

Lot 1, Certified Survey Map Number 14604, as recorded in Volume 101 of Certified Survey Maps, on Pages 99-105, as Document Number 5357398, Dane County Registry. Located in Government Lot 1, the Fractional NW 1/4 of the NW 1/4 of Section 3, Township 06 North, Range 10 East, Village of McFarland, Dane County, Wisconsin. Containing 78,125 square feet or 1.79 acres more or less to the ordinary high water mark.

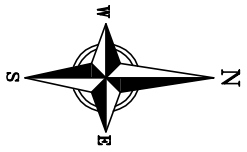
SURVEYOR'S CERTIFICATE:

I, Paul R. Knudson, Professional Land Surveyor No. 1556, hereby certify that in full compliance with the provisions of Section 703 of the Wisconsin Statutes, Dane County's Subdivision Regulations and the Village of McFarland's ordinance requirements regarding condominium plat review, I have surveyed and mapped the above described lands in accordance with the information furnished; I further certify that this condominium plat addendum correctly represents the condominium described and to be constructed; The identification and location of the units, the common elements and limited common elements can be determined from the condominium plat addendum.

Vierbicher Associates Inc.  
By: Paul R. Knudson

Dated this 30th day of September, 2021

Signed: Paul R. Knudson, P.L.S. No. 1556



BEARINGS ARE REFERENCED  
TO CERTIFIED SURVEY MAP  
NUMBER 14604

0 40 80  
SCALE: ONE INCH = FORTY FEET

LEGEND

- FOUND 3/4" Ø IRON ROD
- ⊗ FOUND 1-1/2" Ø IRON PIPE (I.P.)  
(UNLESS NOTED OTHERWISE)

PREPARED FOR:

Beach House Properties, LLC  
6000 Gisholt Dr., Suite 206  
Monona, WI 53713

PREPARED BY:

Vierbicher Associates, Inc.  
By: Paul R. Knudson  
999 Fourier Drive,  
Suite 201  
Madison, WI 53717  
(608) 826-0532  
pknu@vierbicher.com

Drafted by: MZIE, PKNU  
Checked by: PKNU  
Date: 9/30/2021  
FN: 210266  
Sheet 1 of 11

DANE COUNTY APPROVAL CERTIFICATE

There are no objections to this condominium or condominium addendum with respect to Section 703 Wisconsin Statutes and it is hereby approved for recording.

Date: \_\_\_\_\_, 20\_\_\_\_

Dane County Planning & Development

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_M. and recorded in  
Volume \_\_\_\_\_ of Condominium  
Plats on Pages \_\_\_\_\_, as  
Document Number \_\_\_\_\_

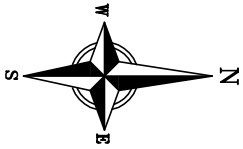
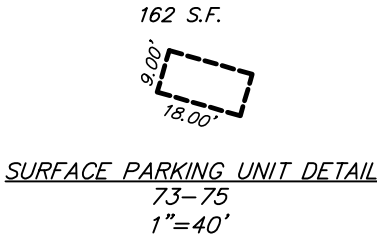
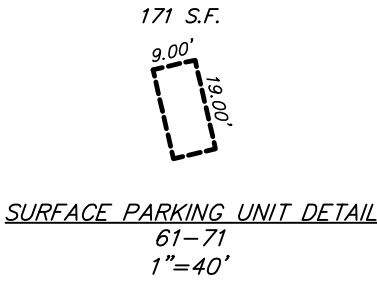
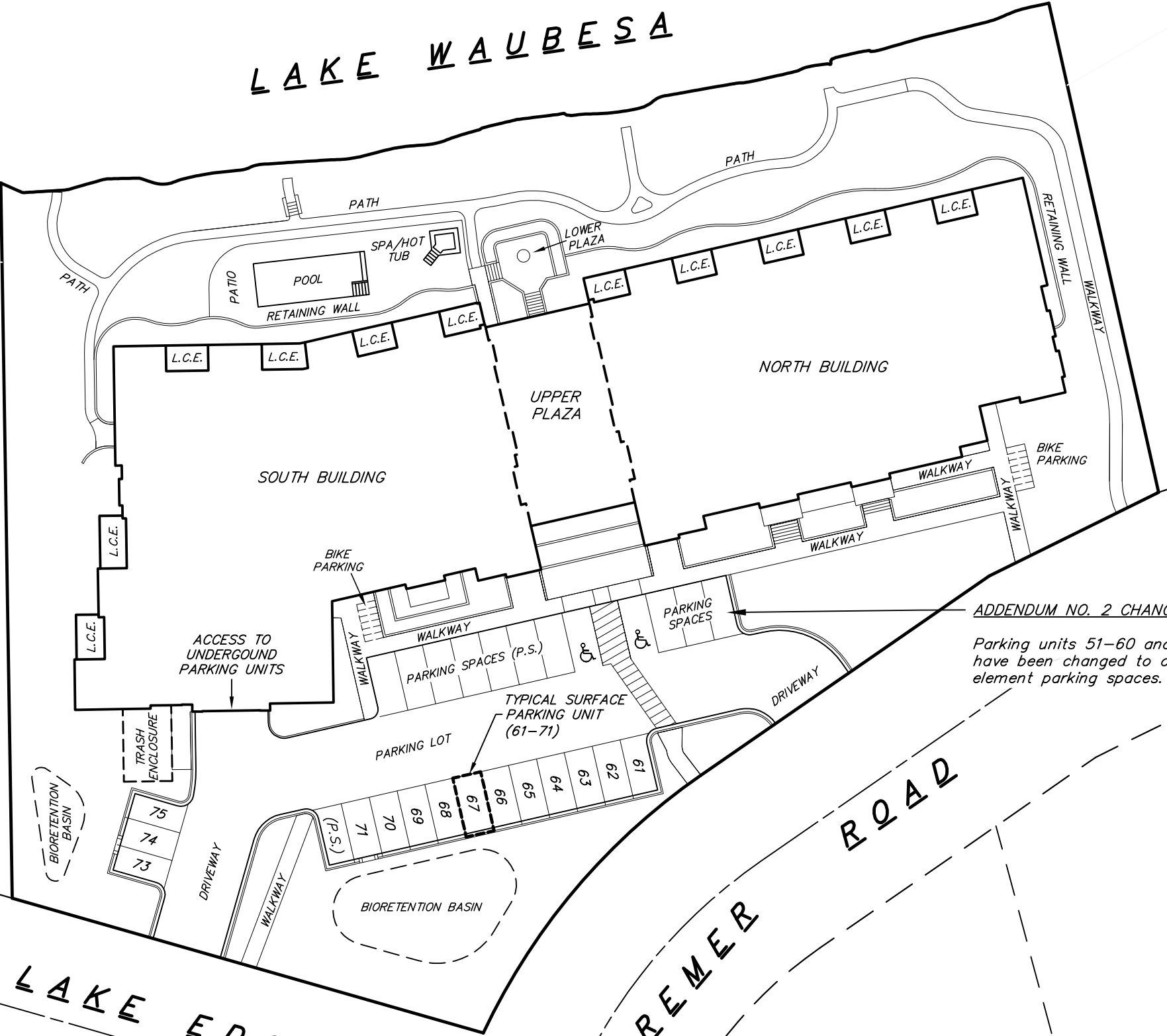
Kristi Chlebowski,  
Dane County Register of Deeds

vierbicher  
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 826-0532 Fax: (608) 826-0530

WAUBESA SHORES CONDOMINIUMS,  
A CONDOMINIUM PLAT, ADDENDUM NO. 2

LOT 1, CERTIFIED SURVEY MAP NUMBER 14604, AS RECORDED IN VOLUME 101 OF  
CERTIFIED SURVEY MAPS, ON PAGES 99-105, AS DOCUMENT NUMBER 5357398,  
DANE COUNTY REGISTRY, VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED  
TO CERTIFIED SURVEY MAP  
NUMBER 14604

0 40 80

SCALE: ONE INCH = FORTY FEET

**LEGEND**

LIMITED COMMON ELEMENT (L.C.E.)

**NOTES:**

EVERYTHING OUTSIDE OF THE  
UNITS, PARKING UNITS AND  
STORAGE UNITS WHICH ARE NOT  
DESIGNATED AS LIMITED COMMON  
ELEMENTS (L.C.E.) CONSTITUTE  
COMMON ELEMENTS (C.E.).

SURFACE PARKING UNITS ARE  
DESIGNATED AS 61-71 AND  
73-75.

**ADDENDUM NOTE:**

Addendum No. 2 reflects the  
designation change of parking units  
51-60 and 72 to common elements.

**ADDENDUM NO. 2 CHANGES:**

Parking units 51-60 and 72  
have been changed to common  
element parking spaces.

**PREPARED FOR:**  
Beach House Properties, LLC  
6000 Gisholt Dr., Suite 206  
Monona, WI 53713

**PREPARED BY:**  
Vierbicher Associates, Inc.  
By: Paul R. Knudson  
999 Fourier Drive,  
Suite 201  
Madison, WI 53717  
(608) 826-0532  
pknu@vierbicher.com

Drafted by: MZIE, PKNU  
Checked by: PKNU  
Date: 9/30/2021  
FN: 210266  
Sheet 2 of 11

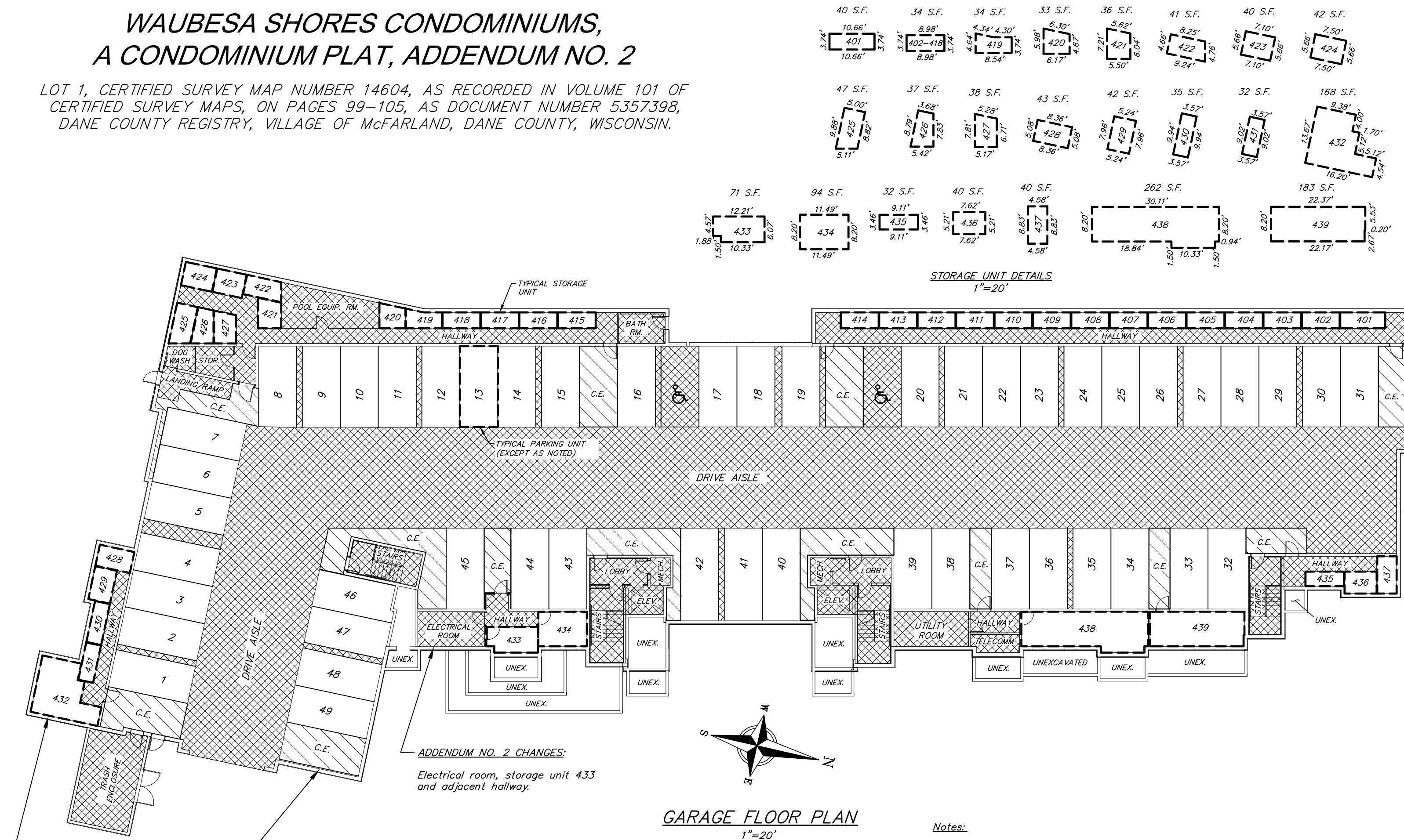
**vierbicher**  
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 826-0532 Fax: (608) 826-0530



# WAUBESA SHORES CONDOMINIUMS, A CONDOMINIUM PLAT, ADDENDUM NO. 2

LOT 1, CERTIFIED SURVEY MAP NUMBER 14604, AS RECORDED IN VOLUME 101 OF  
CERTIFIED SURVEY MAPS, ON PAGES 99-105, AS DOCUMENT NUMBER 5357398,  
DANE COUNTY REGISTRY, VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN.

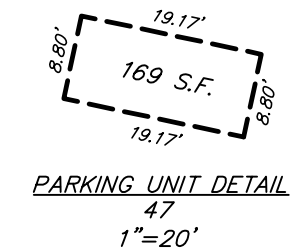
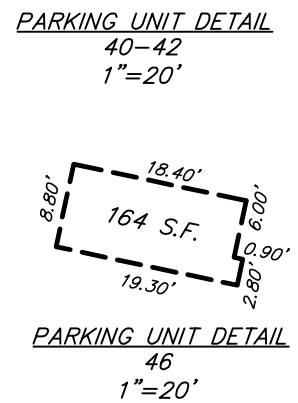
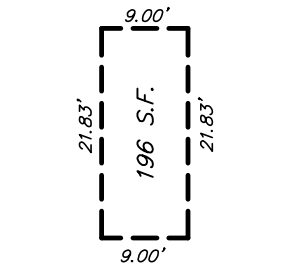
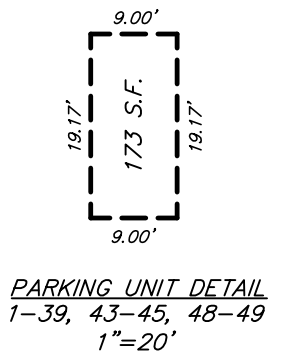


**GARAGE FLOOR PLAN**  
1"=20'

- LEGEND**
- COMMON ELEMENT (C.E.)
  - NO PARKING

**Notes:**

- The parking unit and storage unit dimensions and areas shown on this condominium plat addendum are approximate and do not supersede the parking unit and storage unit boundaries as set forth in the condominium declaration amendment.
- The floor plans shown hereon are approximate and are based on drawings provided by the Architect.
- Underground parking units are designated as 1-49. Storage units are designated as 401-439.



**PREPARED FOR:**  
Beach House Properties, LLC  
6000 Gisholt Dr., Suite 206  
Monona, WI 53713

**PREPARED BY:**  
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By: Paul R. Knudson  
999 Fourier Drive,  
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Madison, WI 53717  
(608) 826-0532  
pknu@vierbicher.com

Drafted by: MZIE, PKNU  
Checked by: PKNU  
Date: 9/30/2021  
FN: 210266  
Sheet 3 of 11

**vierbicher**  
planners | engineers | advisors  
REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 826-0532 Fax: (608) 826-0530

Document Number

AMENDMENT NO. 2 TO DECLARATION OF  
CONDOMINIUM FOR WAUBESA SHORES  
CONDOMINIUMS

Re: Lot 1, Certified Survey Map No. 14604, recorded in Volume 101 of Certified Survey Maps of Dane County, on pages 99-105, as Document No. 5357398, Dane County Registry, Village of McFarland, Dane County, Wisconsin.

Recording Area

Name and Return Address

Attorney John Starkweather  
Boardman Clark LLP  
1 S. Pinckney Street, Suite 410  
Madison, WI 53703

Parcel Identification Number (PIN)

154/0610-032-2080-1

DANE COUNTY APPROVAL CERTIFICATE

There are no objections to this Amendment with respect to Chapter 703 Wis. Stats. and it is hereby approved for recording.

\_\_\_\_\_  
Dane County Planning & Development

Print: \_\_\_\_\_

\_\_\_\_\_  
Date



**AMENDMENT NO. 2 TO DECLARATION OF CONDOMINIUM  
FOR WAUBESA SHORES CONDOMINIUMS**

THIS AMENDMENT NO. 2 TO DECLARATION OF CONDOMINIUM FOR WAUBESA SHORES CONDOMINIUMS (this "Amendment") was adopted by a meeting of the membership of the Waubesa Shores Condominium Association, Inc., pursuant to the Condominium Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (the "Act"), and the Declaration of Condominium of Waubesa Shores Condominiums on December 1, 2017, recorded December 7, 2017 as Document No. 5376832 in the office of the Dane County Register of Deeds as amended by Amendment No. 1 to Declaration of Condominium on August 30, 2018, recorded September 7, 2018, as Document No. 5439494 in the office of the Dane County Register of Deeds (collectively the "Declaration"). The condominium is known as Waubesa Shores Condominiums (the "Condominium").

Pursuant to the provisions of Section 14.11 of the Declaration, and the provisions of the Act, the owners of at least seventy-five percent (75%) of the Residential Units and Commercial Units have consented to and approved this Amendment, with the consent of the mortgagee of such Units, and hereby amend the Declaration to conform with changes made to the Unit boundaries during the design and/or construction of the Units in the following respects:

1. Definitions. In Section 1.2 to the Declaration, the definition for "*Parking Unit*" or "*Parking Units*" shall be superseded and replaced by the following:

"*Parking Unit* or '*Parking Units*' means the parking units identified on the Plat as 1 thru 49 and 61 thru 71."

2. Description of Building and Units. Section 2.1 of the Declaration shall be deleted in its entirety and replaced with the following:

"Section 2.1 Description of Building and Units. The Declarant intends that the Condominium shall be an owner occupied community. The Condominium shall consist of two (2) buildings, which shall contain three (3) above grade floors, together with: (i) underground parking consisting of forty-nine (49) Parking Units and two (2) handicap accessible stalls; (ii) above ground parking consisting of fourteen (14) Parking Units and two (2) handicap accessible stalls; and (iii) thirty-nine (39) Storage Units located on the ground floor".

3. Condominium Plat. Exhibit B to the Declaration, the Condominium Plat, is superseded and replaced in its entirety by Exhibit B attached hereto.

4. Parking Assessment Percentage. The Parking Assessment Percentage set forth in Exhibit C to the Declaration, is superseded and replaced in its entirety by the Parking Assessment Percentage set forth in Exhibit C attached hereto.

5. Ratification. Except as amended herein, all terms and conditions of the Declaration continue to be in full force and effect and are hereby ratified and confirmed.

### CERTIFICATION

I, James W. Opoien, being the President of the Waubesa Shores Condominium Association, Inc., do hereby certify on behalf of the board of directors that:

1. At least seventy-five percent (75%) of the Units Owners have consented to and approved this Amendment.
2. The vote was taken by written ballot.
3. The written ballots and consent of mortgagees (or deemed consents under Wis. Stat. Sec. 703.09(2m)), to the extent necessary, as required, are on file with the Waubesa Shores Condominium Association, Inc.

Executed this 2nd day of February, 2022.

Waubesa Shores Condominium Association, Inc.

By: [Signature]  
James W. Opoien, President

### ACKNOWLEDGEMENT

STATE OF WISCONSIN     )  
                                          ) ss.  
COUNTY OF DANE         )

On this 2nd day of February, 2022, before me personally appeared James W. Opoien, as President of Waubesa Shores Condominium Association, Inc., to me known to be the person who executed the foregoing instrument in such capacity.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal.

[Signature]  
Print Name: Susan Kelley  
Notary Public, State of Wisconsin  
My commission expires: is permanent

This instrument is drafted by:  
Attorney John Starkweather

EXHIBIT B

Condominium Plat

[See Attached.]

NOTE: Please be advised that the Waubesa Shores Condominium Association, Inc., hereby directs viewers to ignore the printed text material on the maps and floor plans attached to this Exhibit B. Only the spatial relationships of the illustrations on the maps and floor plans are being presented for your information.

WAUBESA SHORES CONDOMINIUM ASSOCIATION,  
INC., a Wisconsin non-stock corporation

Date: February 2, 2022

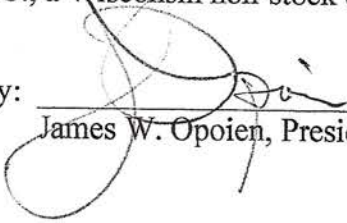
By:   
James W. Opoien, President

EXHIBIT C

Parking Assessment Percentage

| <u>Unit</u> | <u>Parking Assessment Percentage</u> |
|-------------|--------------------------------------|
| 1           | 1.59%                                |
| 2           | 1.59%                                |
| 3           | 1.59%                                |
| 4           | 1.59%                                |
| 5           | 1.59%                                |
| 6           | 1.59%                                |
| 7           | 1.59%                                |
| 8           | 1.59%                                |
| 9           | 1.59%                                |
| 10          | 1.59%                                |
| 11          | 1.59%                                |
| 12          | 1.59%                                |
| 13          | 1.59%                                |
| 14          | 1.59%                                |
| 15          | 1.59%                                |
| 16          | 1.59%                                |
| 17          | 1.59%                                |
| 18          | 1.59%                                |
| 19          | 1.59%                                |
| 20          | 1.59%                                |
| 21          | 1.59%                                |
| 22          | 1.59%                                |
| 23          | 1.59%                                |
| 24          | 1.59%                                |
| 25          | 1.59%                                |
| 26          | 1.59%                                |
| 27          | 1.59%                                |
| 28          | 1.59%                                |
| 29          | 1.59%                                |
| 30          | 1.59%                                |
| 31          | 1.59%                                |
| 32          | 1.59%                                |
| 33          | 1.59%                                |
| 34          | 1.59%                                |
| 35          | 1.59%                                |
| 36          | 1.59%                                |
| 37          | 1.59%                                |
| 38          | 1.59%                                |
| 39          | 1.59%                                |
| 40          | 1.80%                                |
| 41          | 1.80%                                |
| 42          | 1.80%                                |



|    |       |
|----|-------|
| 43 | 1.59% |
| 44 | 1.59% |
| 45 | 1.59% |
| 46 | 1.50% |
| 47 | 1.55% |
| 48 | 1.59% |
| 49 | 1.59% |
| 61 | 1.57% |
| 62 | 1.57% |
| 63 | 1.57% |
| 64 | 1.57% |
| 65 | 1.57% |
| 66 | 1.57% |
| 67 | 1.57% |
| 68 | 1.57% |
| 69 | 1.57% |
| 70 | 1.57% |
| 71 | 1.57% |
| 73 | 1.49% |
| 74 | 1.49% |
| 75 | 1.49% |

36839474\_1

  
**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Monday, April 18, 2022

**SECTION:** Business

**DEPARTMENT:** Community Development

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

**AGENDA ITEM:** Public Hearing on Ordinance 2022-05: An Ordinance Adopting an Amendment to the Village of McFarland Comprehensive Plan for 5979 Siggelkow Road, McFarland, WI. Requested by Urso Bros, LLC to amend the Future Land Use designation from Institutional and Governmental to Mixed Use/Flex Commercial.

**PREVIOUS ACTION:**

January 19, 2021, preapplication meeting with the Plan Commission

July 19, 2021, preapplication meeting with the Plan Commission

**ISSUE SUMMARY:**

**Summary of Request**

Urso Bros LLC (Applicant) purchased the former Waubesa School, 5979 Siggelkow Road, in November of 2020 from the former owner Common Threads, which operated a private school on the site. Urso Bros LLC desires to move their offices from 4720 Farwell Street to this property and renovate the building and site for commercial use. The property is a locally designated Historic Property as well as being placed on the National Register of Historic Properties. This project requires several planning and zoning permit approvals including:

1. An amendment to the Village's Comprehensive Plan, Future Land Use Map from Institutional and Governmental to Mixed-Use/Flex Commercial (Ordinance 2022-05).
2. Rezoning the property from A-1 Exclusive Agriculture to Planned Development Infill, General and Detailed Implementation Plan Approval (Ordinance 2022-08).
3. Dedication of public right-of-way via a Certified Survey Map.
4. Approval of a Certificate of Appropriateness.

Requests 1-3 require a public hearing to be held by the Plan Commission on April 18, 2022.

The Plan Commission is scheduled to make a recommendation to the Village Board on the Comprehensive Plan Amendment and Rezone at its May 17, 2022 meeting, along with taking action on the CSM request. The Village Board is anticipated to take action on the Comprehensive Plan Amendment and Rezone at its May 24, 2022 meeting. The Landmarks Commission is also scheduled to meet on May 4, 2022 to consider action on a separate Certificate of Appropriateness regarding the proposed improvements to the property and exterior of the building. The packet includes the Applicant's application and associated documents.



### Existing Conditions

There are a number of unique aspects to this property that necessitate the various permit approvals requested.

- **Site Size and Zoning.** The property is 1.3 acres in size and is currently zoned A-1 Exclusive Agricultural (Dane County Zoning), which was the zoning designation of the property when it was annexed to the Village in 2008. The current A-1 zoning classification provides for very limited opportunities for non-agricultural uses. The Plan Commission has previously discussed rezoning the property in 2008 and 2013. In 2008, Common Threads was seeking to rezone the property Commercial General C-G as part of a proposed expansion of the building and parking lot. This application was ultimately withdrawn due to the recession causing Common Threads to reconsider their building expansion project. At the time, there was concern about other potential commercial uses allowed in the C-G District that could occupy the property in the future should Common Threads vacate the premises and their associated impact on the surrounding properties. In 2013, zoning of the property was again discussed at a pre-application meeting with the Plan Commission as Common Threads was considering a parking lot addition off Holscher Road, but that project also never materialized. One consideration was to rezone the property to the Commercial-Limited (C-L) District. The purpose of the C-L District is "to accommodate business and neighborhood consumer needs for services and storage space located in proximity to residential areas without creating a nuisance to the neighborhood." The proposed use falls within "Architectural Engineering and Related Services," which is a permitted use in the C-L District. This is defined by the 2007 US Census North American Industrial Classification System (NAICS) as "This industry comprises establishments primarily engaged in planning and designing residential, institutional, leisure, commercial, and industrial buildings and structures by applying knowledge of design, construction procedures, zoning regulations, building codes, and building materials." Real estate offices, photo studios, accounting and tax preparation, insurance businesses are also permitted uses in the C-L District. However, there are several drawbacks to rezoning the property to the C-L District. Sec. 62-71 of the Zoning Code provides a list of permitted and conditional uses in the C-L District, which includes some uses which may not be as appropriate given the unique and historic characteristics of the site, including such uses as mini-warehouses or vehicle repair body shops. In addition, the proposed CSM included in the packet would place the front entry of the building within 20.8 feet of the proposed right-of-way line. The minimum front setback distance for the C-L District is 25 feet, thus the structure would be non-conforming to this requirement if the property was rezoned to the C-L District. An alternative to the C-L District is to rezone to the Planned Development Infill District (PD-I) to tailor use and setback regulations more specifically to the property.
- **Comprehensive Plan Designation.** Any consideration to rezone the property will need to be consistent with the Village's Comprehensive Plan at the time of the rezone approval. The property is identified as Institutional and Governmental on the Future



Land Use Map of the Village's Comprehensive Plan. This designation is a reflection of the type of property owner/use at the time the plan was adopted in 2017. The packet includes a copy of the Future Land Use Map and Figure 4.1 which further describes the general description of land uses allowed and typical implementing zoning districts. The latter describes "different residence or commercial districts" as typical implementing zoning districts, due to the fact that institutional and government uses are contained within the Village's residential and commercial zoning districts, as opposed to a standalone institutional zoning district. Therefore, as part of the application to rezone the property, Urso Bros are requesting a Comprehensive Plan Amendment to change the future land use designation of the property to Mixed-Use/Flex Commercial. Figure 4.1 describes the General Description of Land Uses Allowed as "a carefully designed blend or option of commercial services, retail, office, business park, multiple family residential, and/or institutional land uses, including mixed use sites and/or buildings....all uses served by public sewer and water systems." Figure 4.1 also lists the PD-I District as a Typical Implementing Zoning District under the Mixed-Use/Flex Commercial land use designation. In Staff's opinion, the Mixed-Use/Flex Commercial future land use classification is appropriate for the property and preferred over other alternatives such as Highway and General Commercial or Commercial Park as these future land use classifications include the potential for a broader range of C-G Commercial General, C-H Commercial Highway, and C-P Commercial Park permitted and conditional uses that may not be as compatible with site.

- **Right of Way Dedication via Certified Survey Map.** The packet includes a Certified Survey Map (CSM) of the property. The legal description for the property illustrates how the property line along Siggeklow Road extends beyond the sidewalk into the road (the former centerline of Siggeklow Road before it was reconstructed). It is generally understood that 33 feet of right-of-way was created by Town Order (date unknown) for right-of-way along Siggeklow Road and Holscher Road when these roads were originally constructed. The 33 feet along Siggeklow Road still extends beyond the sidewalk and into portions of the reconstructed Siggeklow Road. As part of consideration of a rezoning application to the PD-I District, Village Staff recommend the property owner dedicate additional ROW along Siggeklow Road to the Village. The CSM within the packet would place the front property line inside the existing sidewalk and adjacent retaining wall for a total dedication of 15,089 square feet.
- **Site Utilities.** The property is currently on a private well and septic system. Development Policy #3 of the Mixed Use/Flex Commercial future land use classification (Figure 4.1) states "rezone sites designated for Mixed Use/Flex use only after public sanitary sewer and water service is available, the land is within Village limits and a development proposal is offered." As part of consideration of a rezoning application to the PD-I District, Village Staff recommend the property owner abandon these existing private utility systems and connect the building to public sanitary and



water services for consistency with Development Policy #3 and for the long-term benefit of the property. The packet includes a map of Village sewer and water mains in the vicinity of the property. Note, there are no Village mains along Siggelkow Road or Holscher Road adjacent to the property. The most efficient and economical connection is to extend a private sewer and water lateral along the shared lot line between 5908 and 5910 Juniper Ridge to connect to the existing mains in the ROW of Juniper Ridge. This is the shortest distance for a connection to Village utilities and would provide connection to the rear of the building. The connection would be completed via directional boring to minimize at grade disturbance. Urso has reached a preliminary agreement with the two Juniper Ridge property owners, including drafting an easement for signature and recording as included in the packet.

- **Historic Designation.** The property was added to the National Register of Historic Places on July 17, 1997 and was designated a local historic structure/site by the Village Board on June 24, 2019. Urso has indicated he has met with Jane Licht from the McFarland Historical Society to review historical photos of the building as part of the planning for future renovations to restore the building to more of its historic design. Under Sec. 62-395(b)(2) of the Village's Zoning Code, the Landmarks Commission reviews and grants Certificates of Appropriateness (COA) for exterior building improvements for historically designated properties. Neither a comprehensive plan amendment, rezoning, or CSM require the review or approval by the Landmarks Commission. These types of applications are reviewed by the Plan Commission and Village Board. However, there is some overlap between the Landmarks Commission's review of a COA and Plan Commission/Village Board site design review within a single-stage PD-I rezoning petition. The approval schedule has been set up to allow the Landmarks Commission to review and act on the COA prior to Plan Commission/Village Board consideration, in order to obtain their input to help inform the Plan Commission's recommendation to the Village Board on this aspect of the project.

#### **Department Head Comments**

No concerns or recommended conditions of approval from the Community & Economic Development Director, Fire Inspector, Village Engineer, Director of Public Works, or Police Chief, regarding Ordinance 2022-05. Recommended conditions of approval regarding the rezoning and CSM petitions are included within the staff reports under those agenda items.

#### **Public Comments**

The Department did not receive any public comments regarding this request prior to the publication of the meeting packet.

#### **FINANCIAL/BUDGET IMPACT:**

Department Staff and the Applicant are currently in discussions about the potential to create a new Rehabilitation and Conservation TIF District for the subject property to enable the creation



of a development agreement to provide some financial assistance to offset a portion of the costs for the site, utility and building renovations using future tax increments collected from the increased property value that will result from completion of renovations to the property. This aspect of the development project will be vetted by Department Staff for consideration to bring forward to the Community Development Authority and Village Board for consideration.

**VILLAGE PLAN REFERENCE:**

The property is identified as Institutional and Governmental on the Future Land Use Map of the Village's Comprehensive Plan. This request is to amend that designation to the Mixed-Use/Flex Commercial designation to facilitate rehabilitation and reuse of the building/property.

**ORDINANCE REFERENCE:**

Ordinance 2022-05 is included within the packet.

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

This agenda item is presented for discussion only. Action on a recommendation to the Village Board regarding Ordinance 2022-05 will be scheduled for the Tuesday, May 17, 2022 Plan Commission meeting.

**ATTACHMENTS:**

1. 4.18.22 - Urso - Ord. 2022-05 comp plan amnd
2. 2022-05 Comp Plan Amendment 5979 Siggelkow Road
3. 5979 Siggelkow Road\_Urso PC Application\_03.07.2022
4. 5979 Siggelkow Road\_Urso SW Report\_03.07.2022
5. McFarland\_Comprehensive\_Plan\_-\_Future\_Land\_Use\_Map
6. McFarland Comp Plan Figure 4.1
7. 5979 Siggelkow Road Utilities\_2021
8. 5979 Siggelkow Road Proposed Utility Easement (A3266828)
9. 5979 Siggelkow Road\_PD Ltr\_03.18.22
10. 5979 Siggelkow Road\_F&RD Ltr\_03.24.22
11. 5979 Siggelkow Road\_VE Ltr\_04.08.22



Please publish in the  
McFarland Thistle on  
March 17, 2022

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

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Monday April 18, 2022 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Ordinance 2022-05: An Ordinance Adopting an Amendment to the Village of McFarland Comprehensive Plan for 5979 Siggelkow Road, McFarland, WI. Requested by Urso Bros, LLC to amend the Future Land Use designation from Institutional and Governmental to Mixed Use/Flex Commercial.

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

**ZOOM INFORMATION**

Due to the COVID-19 Pandemic, the Village recommends all residents to view the meeting that evening live on the Charter cable channel 982; TDS channel 1009 or online at [mcfarlandcablechannel.com](http://mcfarlandcablechannel.com) and those who wish to participate and provide public comment do so via Zoom (the Village's virtual meeting software). You can join the Zoom Webinar by visiting <https://us02web.zoom.us/j/83729163092> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 837 2916 3092

If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to [community.development@mcfarland.wi.us](mailto:community.development@mcfarland.wi.us) or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Thursday prior to the meeting date.

## ORDINANCE 2022-05

### **AN ORDINANCE ADOPTING AN AMENDMENT TO THE VILLAGE OF MCFARLAND COMPREHENSIVE PLAN.**

Purpose: To amend the Village's Comprehensive Plan modifying the Future Land Use Map designation of 5979 Siggelkow Road from Institutional and Governmental to Mixed Use/Flex Commercial.

Sponsor: Community & Economic Development Director Bremer

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 1 Notice

**WHEREAS**, the Village Board adopted the Village of McFarland Comprehensive Plan on August 28, 2017, by Ordinance 2017-19, pursuant to Wis. Stats. 66.1001(4)(c); and

**WHEREAS**, the Comprehensive Plan contains a future land use map designating 5979 Siggelkow Road as Institutional and Governmental; and

**WHEREAS**, the Village has received an application to amend the Comprehensive Plan Future Land Use Map for the following described property from Institutional and Governmental to Mixed Use/Flex Commercial in order facilitate the rehabilitation and reuse of the property:

Part of the Northeast Quarter of the Southwest Quarter of Section 35, Township 07 North, Range 10 East, Village of McFarland, Done County, Wisconsin, more fully described as follows:

Beginning at the northeast corner of the southwest quarter of said Section 35, thence South 01 degree 02 minutes 57 seconds East, along the east line of the southwest quarter of said Section 35, a distance of 179.00 feet; thence South 87 degrees 58 minutes 17 seconds West, 328.50 feet; thence North 01 degree 02 minutes 57 seconds West, 179. 00 feet to the north line of the southwest quarter of said Section 35; thence North 87 degrees 58 minutes 17 seconds East, along said north line, 328.50 feet to the point of beginning. Said description contains 58,793 square feet or 1.3497 acres.

Tax Parcel ID NO: 154/0710-353-8001-1

**WHEREAS**, the Plan Commission held a public hearing on the proposed changes on April 18, 2022, preceded by a Class One Notice; and,

**WHEREAS**, the Village of McFarland Plan Commission reviewed and adopted a resolution approving the proposed changes, and the Plan Commission recommends that the Village Board amend the Comprehensive Plan to change the use of the aforesaid properties to Mixed Use/Flex Commercial; and,

**WHEREAS**, the Village Board accepts the recommendation from the Plan Commission and approves the proposed change in use for the aforesaid properties, and that this change is in the public interest and consistent with the overall goals and objectives set forth in the Comprehensive Plan;

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

1. The Village of McFarland Comprehensive Plan Future Land Use Map is amended to reflect that the aforesaid property is changed from Institutional and Governmental to Mixed-Use/Flex Commercial.
2. The Future Land Use Map for the Comprehensive Plan shall be modified to reflect this amendment.
3. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board.

The foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the 24<sup>th</sup> day of May, 2022.

APPROVED:

\_\_\_\_\_  
Carolyn A. Clow  
Village President

ATTEST:

\_\_\_\_\_  
Cassandra Suettinger  
Village Clerk-Treasurer

| ORDINANCE 2022 –05       |             |
|--------------------------|-------------|
| MOTION                   | SECOND      |
|                          |             |
| ACTION                   | DATE        |
| Adopted                  |             |
| Referred                 |             |
| Tabled                   |             |
| Withdrawn                |             |
| Defeated                 |             |
| Published                |             |
| INDIVIDUAL VOTING RECORD |             |
| Clow –                   | Wreh -      |
| Brassington –            | Flaherty –  |
| Nelson –                 | St. Clair – |
| Jerke –                  |             |
| VOTING RESULTS           |             |
| Motion Carried           |             |
| Motion Defeated:         |             |

Plan Commission Application - 2022

# Siggelkow Road School House Village of McFarland, Wisconsin

*Prepared For:*

Village of McFarland  
5915 Milwaukee Center  
McFarland, Wisconsin 53558

*Prepared By:*

Vierbicher  
999 Fourier Drive Suite 201  
Madison, Wisconsin 53717

*Prepared On:*

March 7, 2022

© 2022 Vierbicher Associates, Inc.



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

**Plan Commission Application – 2021**

~Application must be completed in full~

|                   |                                             |                   |                              |
|-------------------|---------------------------------------------|-------------------|------------------------------|
| Applicant - Owner | Kevin Urso                                  | Applicant's Agent | Vierbicher                   |
|                   | Urso Brothers, LLC                          | Name              | Melissa Hunt                 |
| Address           | 4720 Farwell Street,<br>McFarland, WI 53558 | Address           | 999 Fourier Drive, Suite 201 |
| Email             | kevin@ursobros.com                          | Email             | mhun@vierbicher.com          |
| Phone #           | 608-838-2017                                | Phone #           | 608-821-3967                 |
| Fax #             |                                             | Fax #             | 608-821-3967                 |

Parcel No(s). 071035380011 Type of Proposal – Please check boxes below that apply

| Requires Public Hearing<br>(Class One)                           | FEES     | Requires Public Hearing<br>(Class Two)             | FEES     | Public Hearing<br>Not required                              | FEES      |
|------------------------------------------------------------------|----------|----------------------------------------------------|----------|-------------------------------------------------------------|-----------|
| <input type="checkbox"/> Preliminary Plat                        | \$500+AF | <input type="checkbox"/> Conditional Use           | \$370+F  | <input type="checkbox"/> Annexation                         | At cost   |
| <input type="checkbox"/> Preliminary Plat (reapplication)        | \$500+BI | <input checked="" type="checkbox"/> Rezoning (map) | \$405+   | <input type="checkbox"/> Dev. Agreement Including Addendums | \$400 F   |
| <input checked="" type="checkbox"/> Certified Survey Map         | \$300+IG | <input type="checkbox"/> Zoning Amendment (text)   | \$405 +F | <input type="checkbox"/> Final Plat                         | \$500 +CF |
| <input type="checkbox"/> Condominium                             | \$300+EF | <input type="checkbox"/> USA/MMSD Annexation       | At cost  | <input type="checkbox"/> Final Plat (reapplication)         | \$400 +DF |
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | \$500+F  |                                                    |          | <input checked="" type="checkbox"/> 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.)

|                                                                                |          |
|--------------------------------------------------------------------------------|----------|
| <input type="checkbox"/> R-E, R-3 & PD (up to 50 acres)                        | \$5,000  |
| <input type="checkbox"/> R-E, R-3 & PD (greater than 50 acres)                 | \$10,000 |
| <input type="checkbox"/> Site/Design Review (less than 2,000 sq. ft.)          | \$1,000  |
| <input checked="" type="checkbox"/> Site/Design Review (2,000 sq. ft. or more) | \$2,000  |
| <input type="checkbox"/> 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)**

5979 SIGGELKOW RD

SEC 35-7-10 PRT NE1/4 SW1/4 COM NE COR TH S 179 FT W 328.5 FT N TO C/L HWY E TO POB

See attached documents for description of proposal/request.

**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**

**Amended Submittal 3/7/2022**

## Village of McFarland Plan Commission 2021 Schedule

Page 32 of 328

## Statement of Owners Intent

It is the intent of the Owner to redevelop the land controlled by the Owner as a Mixed Use/commercial development, which is not in conformance with the approved Comprehensive Plan. Thus, the Owner is requesting to amend the Future Land Use map from "Institutional and Governmental" to "Mixed Use/Flex Commercial". The Owner is also requesting to rezone from A-1 Exclusive Agriculture to Planned Development Infill. The Applicant is submitting information for the following processes:

1. Comprehensive Plan Amendment.
2. Rezoning.
3. General Implementation Plan approval.
4. Detailed Implementation Plan approval.

The Old School House will be used as office space. A lift will be added for accessibility. The modifications for the lift will be internal only and does not impact the site design except for the accessible ramp that will be constructed. The parking lot is proposed for reconfiguration.

The PD-I Planned Development Infill Districts requires a General Implementation Plan and a Detailed Implementation Plan approval. However, due to the existing site configuration and the slight modifications, the applicant wishes to submit this information all at once to satisfy the both the General Implementation and the Detailed Implementation Plan.

## Legal Description

See attached draft CSM

## Existing Site

The existing site is 41,471 sq ft (1.35 acres) and is included as Sheet C1. The site currently has a steep driveway entering the property. The asphalt lot is 6,178 sq ft and has a faulty lot layout, thus creating circulation and parking issues.

- The existing School House is 2,630 sq ft.
- The southwest corner of the lot has an existing septictank manhole and vent that will be abandoned during the construction process.
- A retaining wall runs along the northern side of the property.
- Existing well is on the north side of the property and will be abandoned.
- A small shed is located on the south side of the property. This shed will be removed.
- Existing fence runs along the north side and eastern side of the property.



## Description of Detailed Plan for Development

1. The Site plan is included as Sheet C1.0
  - a. Parking Lot
    - i. 8,378 Square Feet
    - ii. 13 Parking Stalls (One handicapped parking spot)
    - iii. The driveway entrance will be increased from a 4% slope to a 10% slope.
    - iv. The handicapped stall is situated adjacent to the nearest handicap entrance with an access ramp at a maximum 8% slope with handrails.
    - v. Seven-foot sidewalk/pathway will be on the western side of the building to the east of the parking lot.
  - b. No Trash Enclosure will be on the site.
  - c. Utility Plan - The proposed utilities are included, however the piping and meter sizes will be provided at a later date.
2. Grading Plan is included as Sheet C2.0
3. Landscape Plan is included as Sheet L1.0 with features as follows:
  - a. Site information, landscape points, plant schedule, basin seeding schedule.
4. Lighting Plan:
  - a. Proposed lighting is included on the building elevations (A1, A2, A3). Additional information will be provided.

## Proposed Schedule

### Spring 2022

School House Interior Renovations start

Site Improvements

1. Abandon Septic
2. Make sewer/water connections
3. Reconstruct driveway/parking lot
4. Interior Renovations

### Summer 2022

### Fall 2022

School House interior renovations completed

Office space fully functional and open

## Planned Development Infill District Standards and Responses

Section 62-66(d) and (e) lists the standards that shall apply in the review of all general or detailed plans proposed for the Planned Development Infill District. The standards and this submittals response are as follows:

### (d) Standards and Criteria for approval of PD-I

#### (1) Maximum impervious ratio:

##### a. "Seven-tenths nonresidential"

- i. The Plan shows that 26.8% of the area will be impervious.

### (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."*

- a. The western side of the property will have new plantings to screen the intrusion of automobile headlights on neighboring properties. Plants will be installed with a maximum of 5 foot spacing that will allow for continuous screen.

(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."*

- a. The new driveway and parking lot design allows for pedestrians to easily walk from the public sidewalk to the building. Additionally, a seven-foot sidewalk/pathway will be installed on the eastern side of the parking lot/western side of the building. The sidewalk/pathway will also extend from the parking lot to the north side of the building for access.

(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."*

- a. Not applicable

(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.

- a. The site will not have on-site trash collection; thus, no trash enclosure will be on the property.

(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."*

- a. The previous use was a School House. The proposed use includes office space used by the property owner. Additional office space will be available for rent by tenants.
- b. The proposed use is compatible with the Comprehensive Plan goals because the property owner is proposing office space (low intensity use), which fits under the Mixed-use/flex commercial land use category in the Comprehensive Plan. The low-intensity use is more compatible with the surrounding residential units and the institutional use to the east of the property.
- c. Public sanitary sewer and water services are being put in, thus following the Comprehensive Plan – Land Use policy No. 3 for Mixed-use/Flex Commercial.
- d. The proposed use also supports the following Comprehensive Plan Goals:
  - i. Overall Goal - "A healthy and growing, regionally and globally integrated economy that supports local initiatives." – Overall goal
  - ii. Land Use Goal – "Promote a sustainable, flexible land use pattern that maintains the desired village and residential character; distinguishes McFarland from neighboring communities; and balances economic and neighborhood expansion with redevelopment, infill, and resource preservation".
  - iii. Economic Development Goal – "Increase and ease opportunities for businesses to start-up, locate, and grow in McFarland; expand local jobs, shopping, and dining; and build connections to and between commercial areas".

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

- a. Snow logistics are still being worked out.

(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."*

- a. No additional lights will be added to the School House building.

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

- a. The site area is 41,471 sq ft. The area to the east of the building will not be disturbed. The area to the west of the building and in the reconfigured parking lot area will be disturbed to allow for a better driveway/parking lot design. Three trees on the western side of the property will be removed. The site will contain 7 additional plants with a minimum height of five feet on the western edge of the property.

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

- a) Applicant is seeking a Comprehensive Plan Future Land Use Map amendment to 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".*
  - i. The proposed redevelopment will be an asset to the neighborhood and proposed pavement are sufficient to not negatively impact the neighboring buildings.
- c) *Traffic circulation into and within the development shall be designed to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also provide for the safe and convenient movement of both vehicles and pedestrians".*
  - i. The proposed parking stalls will connect to a 28' wide driveway and will provide safe and convenient movement of vehicles. The proposed sidewalk will connect to existing sidewalks and will provide safe movement for pedestrians.
- d) *"The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and natural bodies of waters, and other significant natural features and control of erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances".*
  - i. There are no existing environmental features to preserve. The proposed development will include stormwater management facilities to meet Village Erosion Control and Stormwater Management Ordinances. The Landscape Plan will meet Village landscaping ordinances.
- e) *"The planned development shall provide for convenient and harmonious groups of buildings, structures and uses; and buildings shall be spaced and sited to ensure adequate safety, light, ventilation and privacy".*
  - i. There are no plans for additional buildings on the property.
- f) The following provisions shall apply:
  - i. *"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".*
    - i. This is a mixed-use/commercial development, not residential development.
  - ii. *"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."*
    - i. This is a mixed-use/commercial development, not residential development.
- g) *"The planned development will not adversely affect the ability of public agencies to provide school or other municipal services".*
  - i. The redevelopment already had access to the street, the parking lot reconfiguration allows for greater access for fire trucks, this redevelopment does not impact the school system.
- h) *"The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater*

*drainage or other similar environmental engineering considerations shall be based on a determination and the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village".*

- i. The proposed drive aisles are 24'-30' wide to accommodate two-way traffic and sufficient distance to back up from 18' deep parking stalls. Internal sidewalk/pathway widths are proposed to be 7' wide on the western side of the building, and 5' wide on the north side of the building which is a sufficient width for pedestrian traffic. The proposed development will require the bioretention basin to be installed on the west end for total suspended solids reduction, peak flow reduction, oil and grease pretreatment. Infiltration is not required for redevelopment projects in the Village of McFarland. See separate stormwater report.
- 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".*
  - i. Applicant already owns the building. This is not applicable.
- j) *"The proponents of a Planned Development District shall submit a reasonable schedule for the implementation of the development of the development to the satisfaction of the Village Board, including suitable provisions for assurance that each phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point".*
  - i. The proposed schedule is provided above with final construction completion by Winter 2022.

# Site and Design Plans

## Check List

Date received: \_\_\_\_\_

Subject property address: 5979 Siggelkow Road

Landowner's name: Kevin Urso/Urso Brothers, LLC

Landowner's address: 4720 Farwell Street,  
McFarland, WI 53558

Landowner's phone/fax: \_\_\_\_\_

Landowner's email: kevin@ursobros.com

|                    |                              |
|--------------------|------------------------------|
| Agent's name:      | Melissa Hunt, Vierbicher     |
| Agent's address:   | 999 Fourier Drive, Suite 201 |
| Agent's phone/fax: | 608-821-3967                 |
| Agent's email:     | 608-821-3967                 |

- All A. Title Block that indicates name and address of the current property owner.
- All B. Name and signature of the designer.
- All C. Date of original plan and latest date of revised plan.
- AI D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.
- E. Existing zoning A-1 Proposed rezoning x yes    no
- C1 & C2 F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- C1 G. All required building setback lines.
- C1 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.
- C1 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.
- N/A J. Existing and proposed site and building signage.
- A1&A3 K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.
- N/A L. The location of all outdoor storage areas; including proposed screening materials and colors.
- C2 M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.
- L1 N. The location and type of any permanently protected green space areas.
- N/A O. The location and elevation of any wetlands or floodplains.

- C2 P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.
- C1 Q. In the legend, data for the subject property:
- (1) Lot area
  - (2) Building area
  - (3) Paved area
  - (4) Total impervious area
- L1 (5) Landscaping points provided and required for building foundations, gross floor area, street frontage, and paved area.
- (5) Building height
- PDI App (6) Existing zoning, proposed zoning
- PDI App (7) Number of parking stalls provided and required.
- L1 R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.
- S. Hydrant locations and Fire Department Connection.
- A1-A3 T. Lighting Plans including photometrics and description of fixture types, heights and orientation.
- C1\* U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.
- CSM 1-2 V. Existing or proposed easements.
- CSM Pg 4 W. A legal description of the subject property.

General Comments: Well & Septic will be abandoned once water is in place.

Draft CSM attached

Stormwater Report provided with Application packet

**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.**



## Application for Certificate of Appropriateness

# Landmarks Commission, Village of McFarland, WI

*Per Sec. 62-395 (b) (1), no person in charge of a historic structure, historic site or structure within a Historic District shall reconstruct or alter any part of the exterior of such structure or construct any improvement upon such designated historic site or improvement parcel within an Historic District or cause or permit any such work to be performed upon such property unless a certificate of appropriateness has been granted by the Landmarks Commission.*

- |    |                            |                               |
|----|----------------------------|-------------------------------|
| 1) | <b>Name of Applicant</b>   | Kevin Urso/ Urso Brothers LLC |
|    | <b>Address</b>             | 4720 Farwell Street           |
|    | <b>Phone</b>               |                               |
|    | <b>Email</b>               |                               |
| 2) | <b>Address of Property</b> | 5979 Siggelkow Road           |
|    | <b>Parcel No.</b>          | 071035380011                  |

|                                           |                                                                                            |
|-------------------------------------------|--------------------------------------------------------------------------------------------|
| <b>Present use of property</b>            |                                                                                            |
| <b>Zoning classification</b>              | A-1 Exclusive Agriculture - Requesting zoning classification to Planned Development Infill |
| <b>Owner's name/address</b>               |                                                                                            |
| <b><i>(if other than shown in #1)</i></b> |                                                                                            |

- 1) Work/request proposed on the above property:
- Property owner plans to make several interior modifications on the existing School House building.
- There will be slight modifications to the exterior building because of accessibility
- modifications near the handicapped parking spaces to create a lift on the interior.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Each application must be accompanied by details of improvements proposed thereon and the requested change or addition. Such information may include photos of the proposed structure, site plan for building additions, and specific manufacture details regarding proposed structural materials to be used as part of the project (e.g. brand, material type, material color, etc.).An



approved Certificate of Appropriateness is not a building permit; a separate permit must be applied for with required fees paid, after approval of the Certificate of Appropriateness.

2) Who will be doing the proposed work in respect to this property?

☒ Owner ☐ Contactor If "Contractor" state name and contact information of the contractor (s):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Email: \_\_\_\_\_

3) Do you grant permission for the Landmarks Commission and staff, either individually or as a group, to enter onto the subject property for an exterior site inspection?

☒ Yes ☐ No

**Sec. 62-395. - Landmarks Commission powers and duties.**

(3) Upon receiving an application, the Landmarks Commission shall determine whether or not:

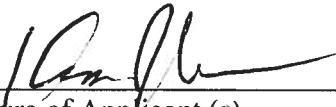
a. The proposed work would destroy, detrimentally change or adversely affect any existing exterior architectural feature of the improvement upon which said work is to be done; and

b. The exterior of any proposed new improvement would fail to harmonize with the external appearance of other neighboring improvements on such site; or

c. As to any property in a designated Historic District, construction, reconstruction or exterior alteration fails to conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the Village Board.

The Landmarks Commission shall review the application within 45 days of the filing of a complete application. A decision by the Landmarks Commission to deny a Certificate of Appropriateness may be appealed to the Village Board. The appeal shall be initiated by filing a petition, specifying the grounds therefor, with the Village Clerk-Treasurer within ten days of the date of the decision of the Landmarks Commission is made.

I hereby swear that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

  
\_\_\_\_\_  
Signature of Applicant (s)

\_\_\_\_\_  
Date

| Office Use Only       |  |
|-----------------------|--|
| Received By           |  |
| Date Received         |  |
| Meeting Date          |  |
| Approved or denied on |  |



| KEYED NOTES |                                                                                                                                                    |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| 1           | NEW STEEL 36" HIGH HANDRAIL, PRIMED AND PAINTED                                                                                                    |
| 2           | NEW CONCRETE RAMP                                                                                                                                  |
| 3           | NEW CONCRETE CAST IN PLACE STAIRS AND LANDING                                                                                                      |
| 4           | NEW WHEELCHAIR LIFT                                                                                                                                |
| 5           | NEW GUARDRAIL                                                                                                                                      |
| 6           | LIFT DOOR BY MANUFACTURER. COORDINATE LOCATION WITH OWNER                                                                                          |
| 7           | NEW 5/8" GYP BOARD OVER EXISTING WALL. FLUSH FACE WITH WALL FACE OF WALL ABOVE                                                                     |
| 8           | EXISTING BEAM TO REMAIN                                                                                                                            |
| 9           | NEW 2X4 PARTITION WALL                                                                                                                             |
| 10          | DEMOLISH PART OF EXISTING WALL                                                                                                                     |
| 11          | DEMOLISH EXISTING DOOR, FRAME AND ALL ASSOCIATED HARDWARE                                                                                          |
| 12          | DEMOLISH EXISTING WALL                                                                                                                             |
| 13          | DEMOLISH PART OF EXISTING FLOOR FOR NEW LIFT. COORDINATE SIZE WITH MANUFACTURER.                                                                   |
| 14          | DEMOLISH EXISTING CONCRETE STAIR                                                                                                                   |
| 15          | INFILL FLOOR                                                                                                                                       |
| 16          | FIXED LIFT PANEL BY MANUFACTURER.                                                                                                                  |
| 17          | NEW 2X6 BEARING WALL                                                                                                                               |
| 18          | NEW 2X10 BEAM, SEE STRUCTURAL                                                                                                                      |
| 19          | ADD CONCRETE TOPPING TO EXISTING LANDING TO MATCH DOOR THRESHOLD                                                                                   |
| 20          | NEW CONCRETE LANDING                                                                                                                               |
| 21          | CHANGE SWING OF EXISTING DOOR TO SWING IN THE DIRECTION OF EGRESS                                                                                  |
| 22          | ELECTRICAL SWING DOOR OPERATOR ABOVE EXISTING DOOR, COORDINATE POWER SUPPLY AND WIRING WITH MANUFACTURER                                           |
| 23          | BRING EXISTING WALL UP TO 36"                                                                                                                      |
| 24          | BRING NEW WALL UP TO 36" ON SECOND FLOOR                                                                                                           |
| 25          | 4" X4" WALL MOUNTED DOOR OPERATION PUSH PLATE, 36" (TO CENTERLINE) FROM FINISHED FLOOR LEVEL. COORDINATE POWER SUPPLY AND WIRING WITH MANUFACTURER |
| 26          | 18" WIDE BI-FOLD CLOSET DOORS                                                                                                                      |

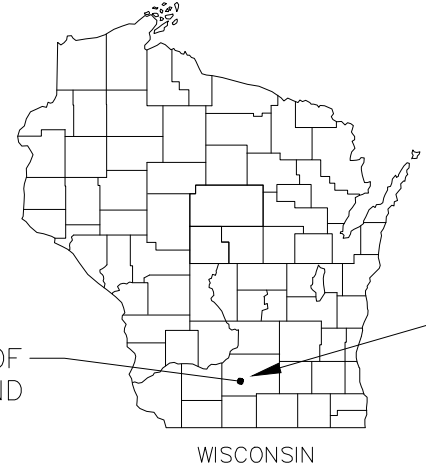
[illegible]

|                      |           |
|----------------------|-----------|
| NOT FOR CONSTRUCTION |           |
| Project number       | URS-21-01 |
| Date                 | 01/06/22  |

A101

# SIGGELKOW ROAD SCHOOL HOUSE

## SITE IMPROVEMENTS VILLAGE OF MCFARLAND, WI



VILLAGE OF  
MCFARLAND

DANE COUNTY

WISCONSIN

PROJECT LOCATION

| SHEET NO. | DESCRIPTION               |
|-----------|---------------------------|
| C0.0      | TITLE SHEET               |
| C1.0      | SITE PLAN                 |
| C2.0      | GRADING & EROSION CONTROL |
| C3.0–3.3  | CONSTRUCTION DETAILS      |
| L1.0–1.1  | LANDSCAPE PLANS & DETAILS |



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE  
1-800-242-8511

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TITLE SHEET

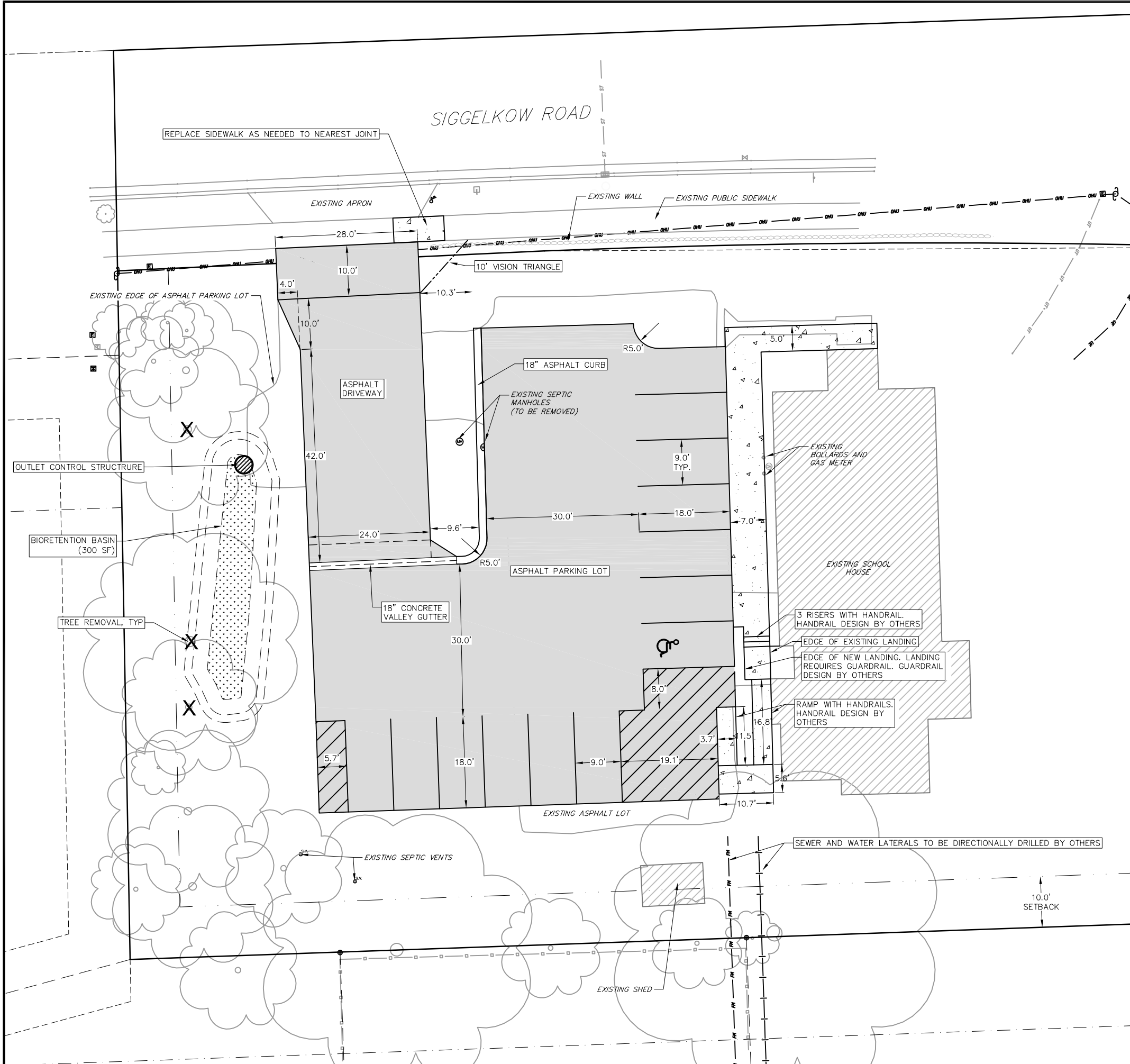
SIGGELKOW ROAD SCHOOL HOUSE  
VILLAGE OF MCFARLAND  
DANE COUNTY, WI

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**SITE PLAN LEGEND**

- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

**GRAPHIC SCALE FEET**

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- GENERAL NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
  2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
  3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
  4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
  5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

- DEMOLITION NOTES:**
1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
  2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
  3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
  4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
  5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
  6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
  7. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
  8. ANY DAMAGE TO THE CITY/VILLAGE PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY/VILLAGE ENGINEERING PATCHING CRITERIA.

- SITE PLAN NOTES:**
1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
  2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
  3. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
  4. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.

**SITE INFORMATION:**

SITE AREA: 41,471 SF

**EXISTING IMPERVIOUS SURFACES:**

BUILDING: 2,630 SF  
EXISTING SHED: 100 SF  
PAVEMENT: 6,180 SF

TOTAL EXISTING IMPERVIOUS AREA: 8,910 SF/0.204

**PROPOSED IMPERVIOUS SURFACES**

BUILDING: 2,630 SF  
EXISTING SHED: 100 SF  
PAVEMENT: 8,378 SF

TOTAL PROPOSED IMPERVIOUS AREA: 11,108 SF/0.268

**NOT FOR CONSTRUCTION**

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

**SITE PLAN**

SIGGELKOW ROAD SCHOOL HOUSE  
VILLAGE OF MCFARLAND  
DANE COUNTY, WI

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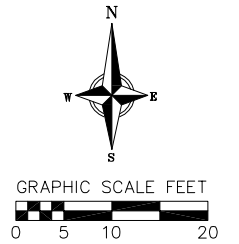
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### GRADING LEGEND

|                                                                                     |                                   |
|-------------------------------------------------------------------------------------|-----------------------------------|
| — — 820 — —                                                                         | EXISTING MAJOR CONTOURS           |
| - - - 818 - - -                                                                     | EXISTING MINOR CONTOURS           |
|  | PROPOSED MAJOR CONTOURS           |
|  | PROPOSED MINOR CONTOURS           |
|  | PROPOSED SLOPE ARROWS             |
|  | EXISTING SPOT ELEVATIONS          |
|  | PROPOSED SPOT ELEVATIONS          |
|  | SILT FENCE                        |
|  | DISTURBED LIMITS                  |
|  | EROSION MAT CLASS III, TYPE B TRM |
|  | EROSION MAT CLASS I, TYPE A URBAN |
|  | TRACKING PAD                      |



GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
6. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
7. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
8. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
9. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
10. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
11. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

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EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE **VILLAGE OF MCFARLAND** EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR COUNTY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. 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. 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.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE TOWN HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
10. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
11. LOT SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH.
12. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
13. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
14. CHANNEL EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
15. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
16. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
17. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
18. SEDIMENT SHALL BE CLEANED FROM STREETS AND ROADSIDE DITCHES AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
19. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
20. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
21. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION.
22. THE COUNTY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL
3. ROUGH GRADE
4. SEED LOT AREAS
5. CONSTRUCT UNDERGROUND UTILITIES
6. INSTALL INLET PROTECTION
7. CONSTRUCT PARKING LOT (STONE BASE, CURB & GUTTER, AND SIDEWALK).
8. RESTORE TERRACES
9. REMOVE TRACKING PAD, SILT FENCE AND DIVERSION BERM MEASURES AFTER DISTURBED AREAS ARE RESTORED

SEEDING RATES:

TEMPORARY:

1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

AFTER SEPTEMBER 15.

PERMANENT:

1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

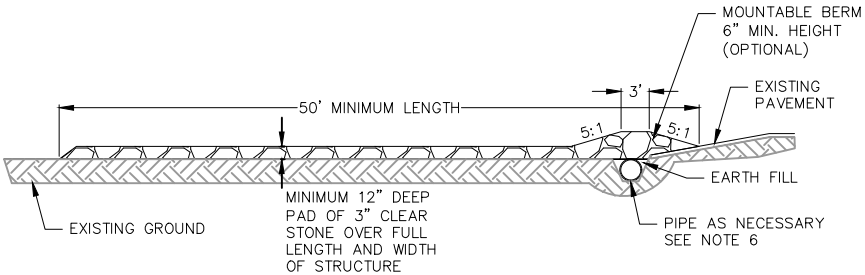
TEMPORARY AND PERMANENT:

USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

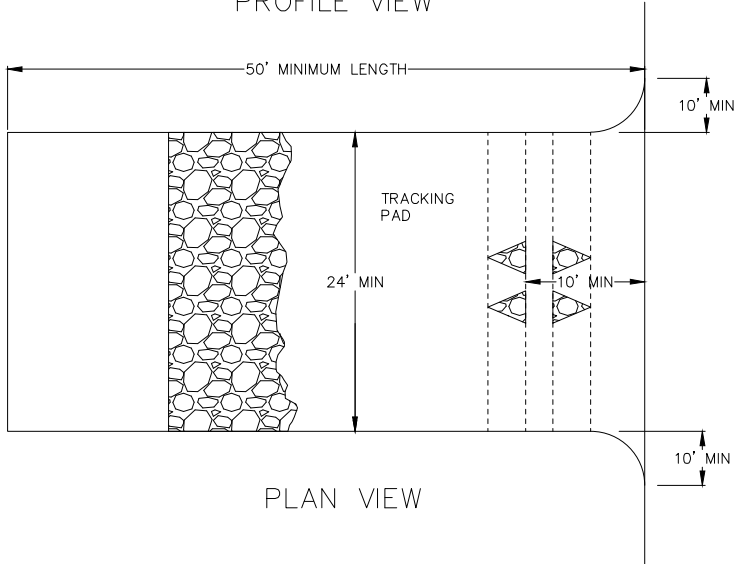
MULCHING RATES:

TEMPORARY AND PERMANENT:

USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



PROFILE VIEW



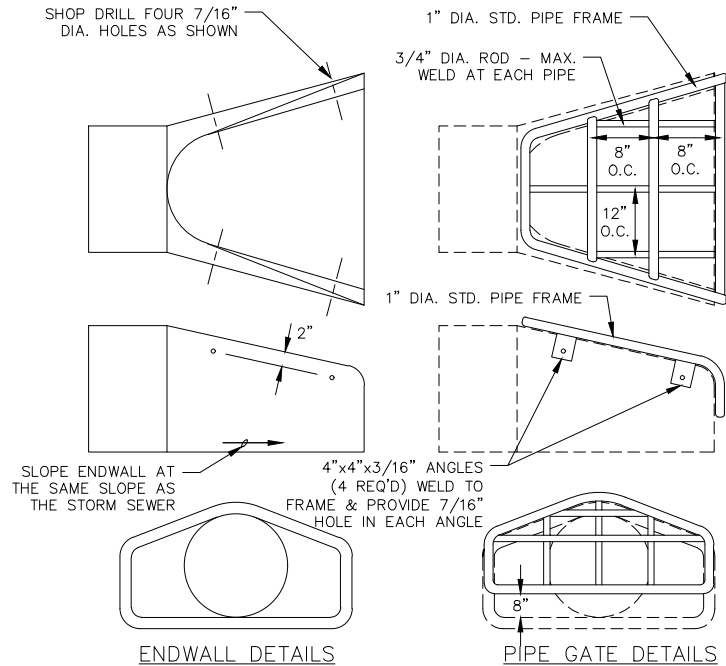
PLAN VIEW

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH – MINIMUM OF 50'
3. WIDTH – 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE – CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.



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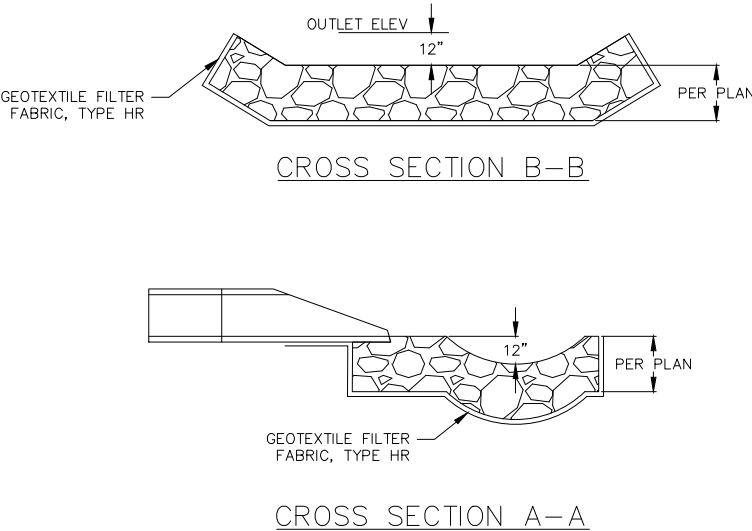
**NOTES:**  
- THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.  
- THE CONTRACTOR SHALL PROVIDE JOINT TIES ON STORM SEWER SYSTEM INFALL AND OUTFALL PIPES. TIE THE ENDWALL AND THE LAST 2 PIPE SECTIONS.

**PAINTING SPECIFICATIONS:**  
- THE PIPE GATE SHALL RECEIVE THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS-OLEUM X-60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUS-OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS-OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.

**PREPARATION STEPS:**  
1. BARE METAL SURFACES - TREAT WITH THE THREE-COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.  
2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.  
3. ALLOW 24-48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

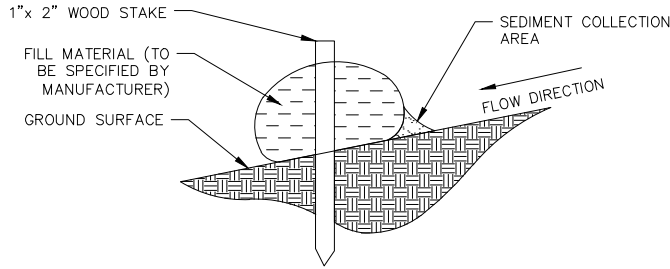
## 1 STANDARD ENDWALL

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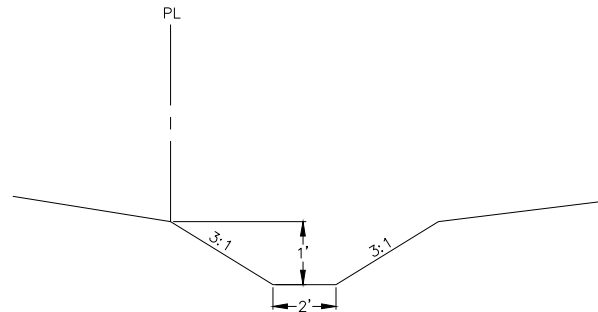
## 5 RIP-RAP OUTLET

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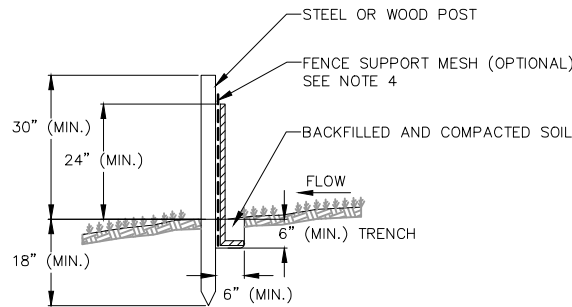
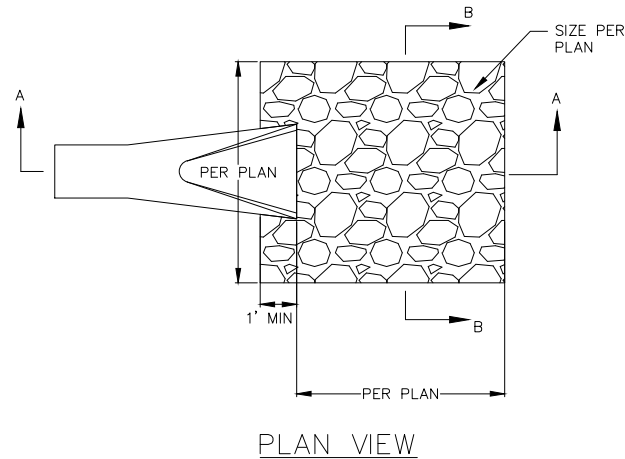
## 2 SILT SOCK

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## 4 DITCH CROSS SECTION

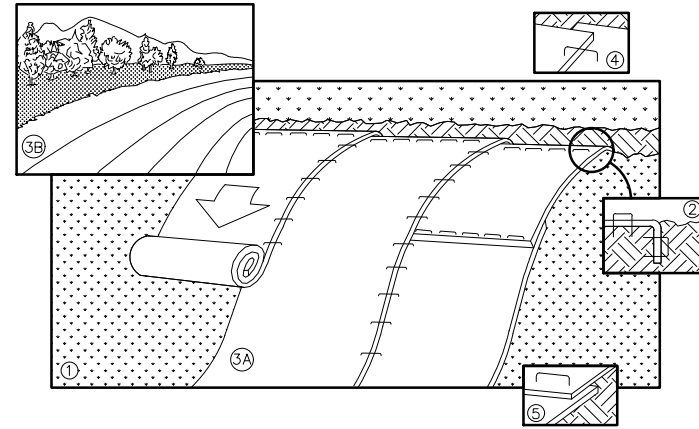
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**NOTES:**  
1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.  
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.  
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)  
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)  
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

## 6 SILT FENCE

NOT TO SCALE



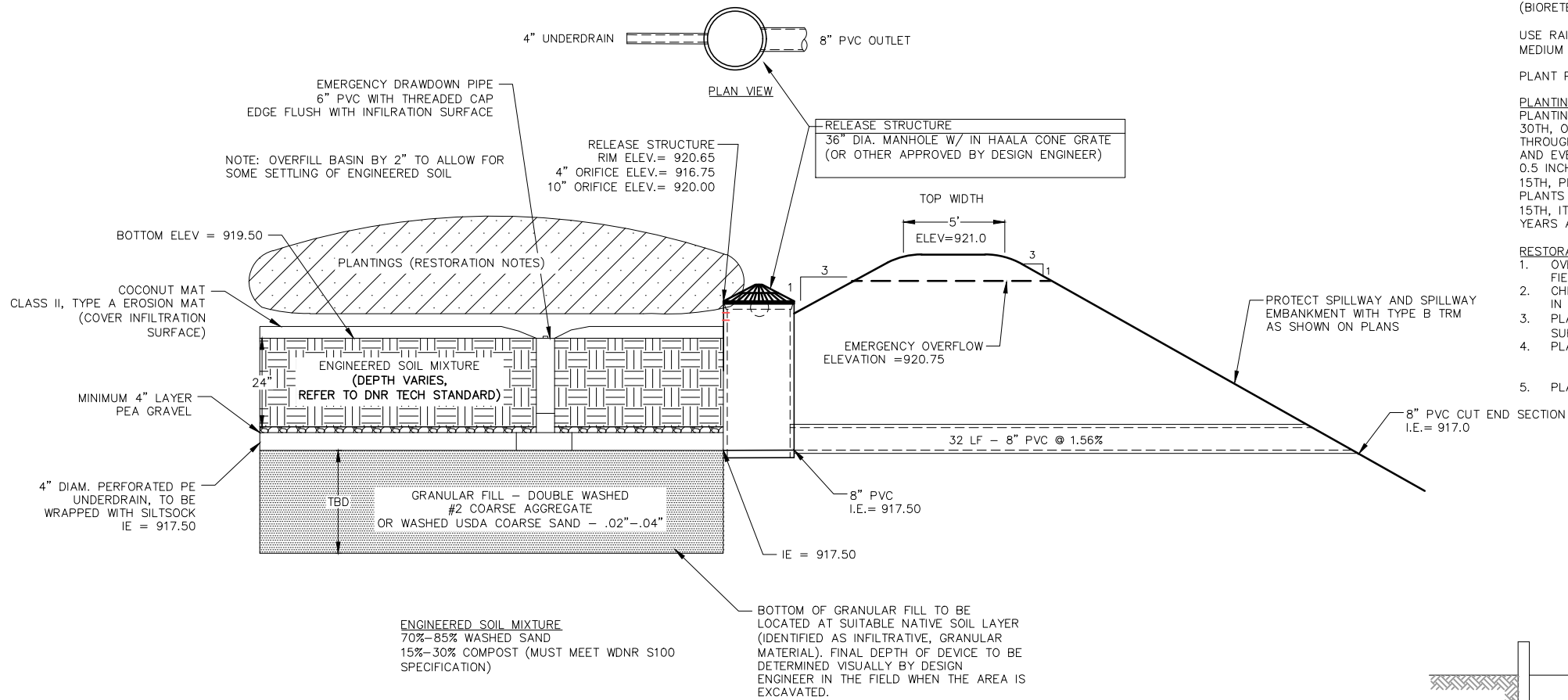
**NOTE:** REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.  
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A> DOWN, OR <B> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

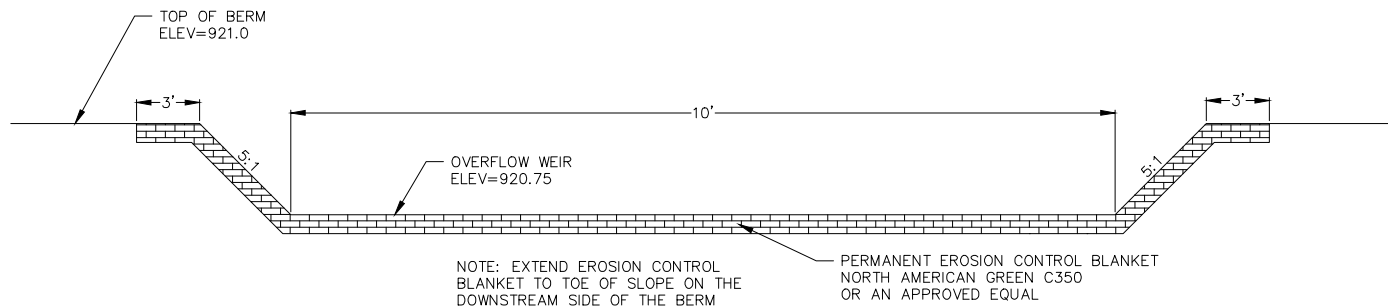
## 3 EROSION MAT

NOT TO SCALE





1 BIO-RETENTION BASIN  
C3.2 NOT TO SCALE



2 OVERFLOW WEIR  
C3.2 NOT TO SCALE

BIO-RETENTION AREA RESTORATION SPECIFICATIONS:

NOTE: BIO-RETENTION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED.

BIO-RETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION)

USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE) – OR ENGINEER APPROVED EQUAL.

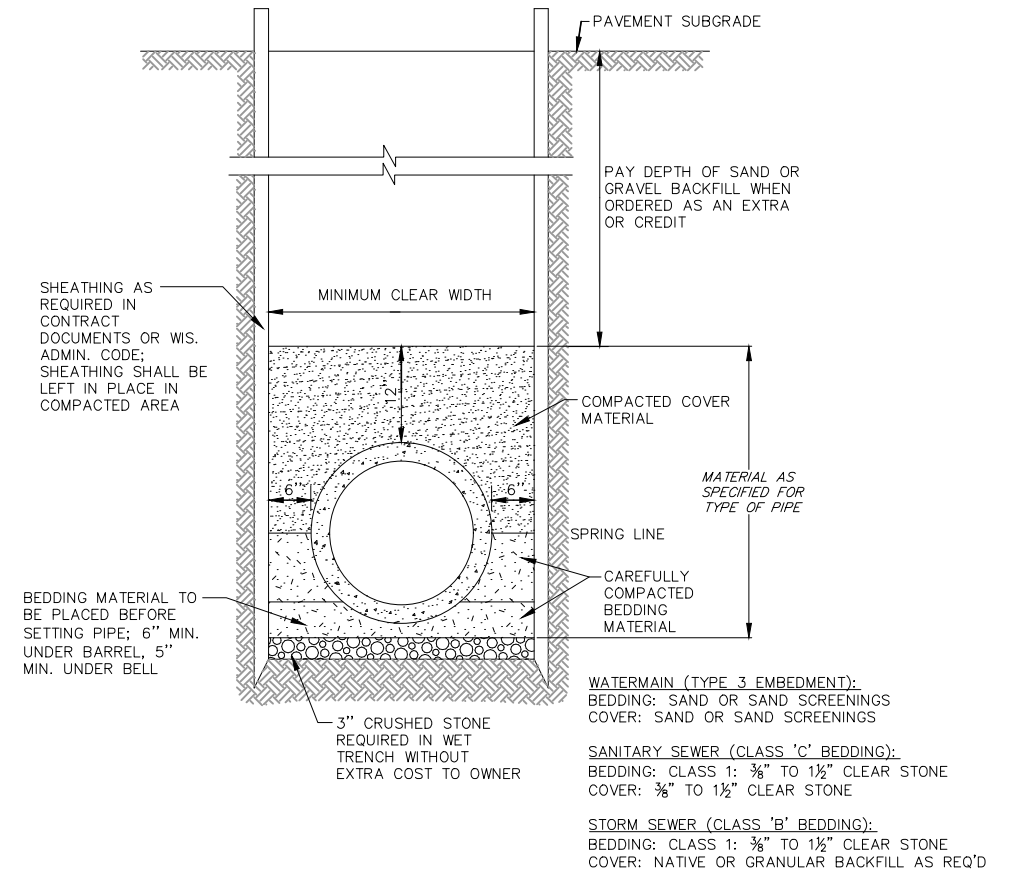
PLANT PLUGS AT 1 PER SQUARE FOOT.

PLANTING, MULCH, AND MAINTENANCE NOTES:

PLANTING SHOULD TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING. IF PLANTED SEPTEMBER 1ST THROUGH OCTOBER 15TH, PLACE CERTIFIED WEED-FREE STRAW MULCH AT 3" MINIMUM THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15TH, IT MUST BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY). FOR THE FIRST 3 YEARS AFTER PLANTING, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS.

RESTORATION OF THE INFILTRATION AREA (NOT INCLUDING SIDE SLOPES):

- OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER TO BE DETERMINED IN THE FIELD, DURING EXCAVATION, BY DESIGN ENGINEER.
- CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
- PLACE WASHED SAND (FREE OF P200 PARTICLES) TO 46 INCHES BELOW GROUND SURFACE (IF REQUIRED).
- PLACE 24 INCHES OF ENGINEERED SOIL, COMPRISED OF:
  - 70-85% WASHED SAND
  - 15-30% COMPOST (MUST MEET WDNR S100 SPECIFICATION)
- PLANT PLUG, MULCH, WATER, AND MAINTAIN AS DIRECTED ABOVE.



3 STANDARD TRENCH SECTION  
C3.2 NOT TO SCALE



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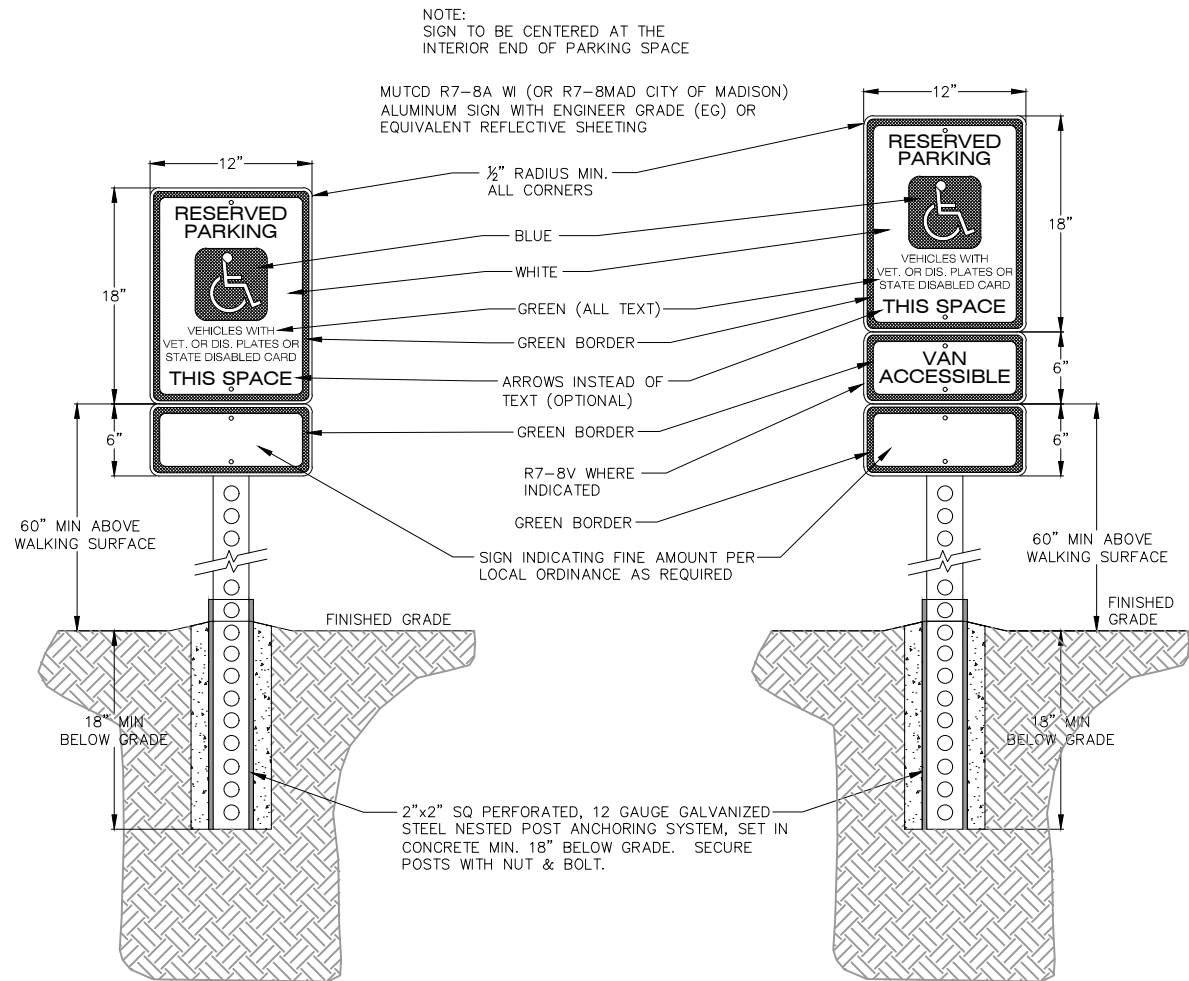
Phone: (800) 261-3898

CONSTRUCTION DETAILS  
SIGGELKOW ROAD SCHOOL HOUSE  
VILLAGE OF MCFARLAND  
DANE COUNTY, WI

| REVISIONS |      | REVISIONS |      |
|-----------|------|-----------|------|
| NO.       | DATE | NO.       | DATE |
|           |      |           |      |
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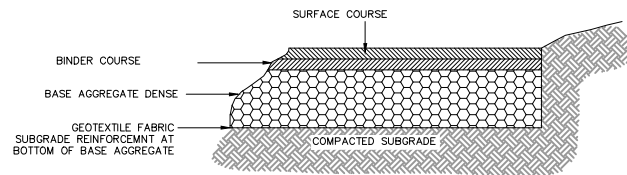
DATE  
03/08/2022  
DRAFTER  
AKAN  
CHECKED  
DPER  
PROJECT NO.  
210087





1 HANDICAP SIGN DETAIL  
NOT TO SCALE

| MATERIAL                    | LIGHT DUTY ASPHALT               | HEAVY DUTY ASPHALT            |
|-----------------------------|----------------------------------|-------------------------------|
| SURFACE COURSE              | 1.75" HMA PAVEMENT<br>LT 58-28 S | 2" HMA PAVEMENT<br>MT 58-28 S |
| BINDER COURSE               | 1.75" HMA PAVEMENT<br>LT 58-28 S | 3" HMA PAVEMENT<br>MT 58-28 S |
| 1 1/4" BASE AGGREGATE DENSE | 6"                               | 6"                            |
| 3" BASE AGGREGATE DENSE     | 9"                               | 12"                           |

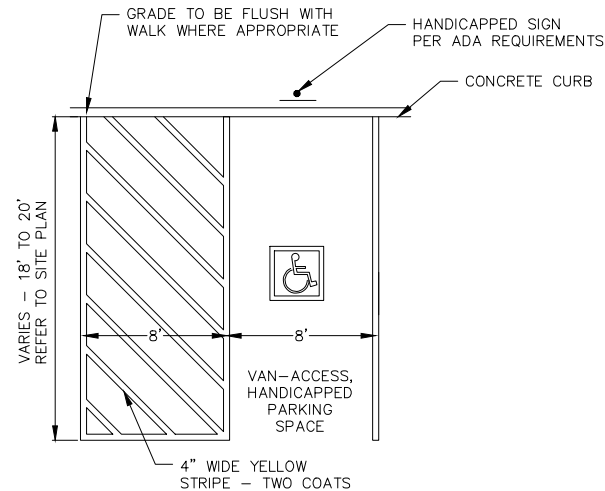


ASPHALT TYPES RECOMMENDED ARE LT 58-28 S FOR THE PARKING AREAS AND MT 58-28 S FOR THE TRUCK DRIVEWAY AND LOADING AREAS.

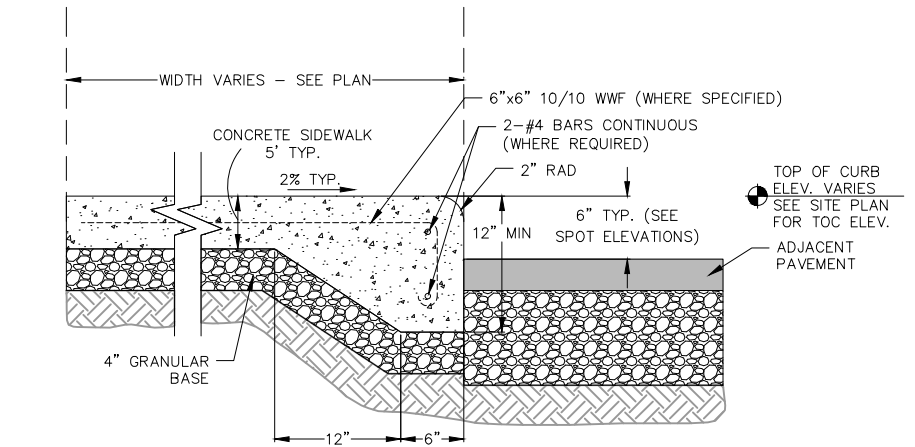
AFTER FINAL SITE GRADING, THE SUB-GRADE SOILS SHOULD BE PROOF-ROLLED WITH A LOADED TRI-AXLE DUMP TRUCK. SOFT/YIELDING AREAS SHOULD BE UNDERCUT/REMOVED AND REPLACED WITH BASE COURSE.

AFTER FINAL SITE GRADING, THE SUB-GRADE SOILS SHOULD BE PROOF-ROLLED WITH A LOADED TRI-AXLE DUMP TRUCK. SOFT/YIELDING AREAS SHOULD BE UNDERCUT/REMOVED AND REPLACED WITH BASE COURSE.

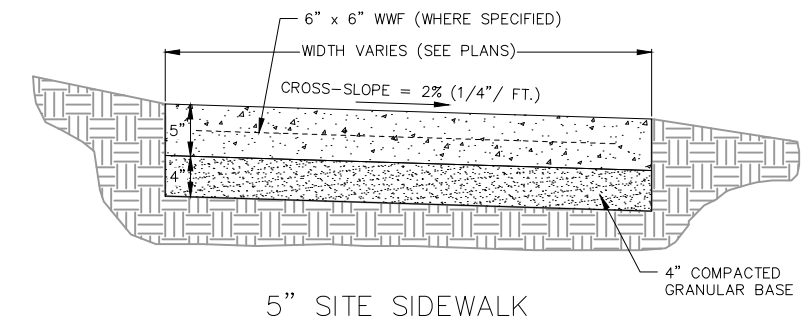
3 SITE BITUMINOUS PAVEMENT SECTION  
NOT TO SCALE



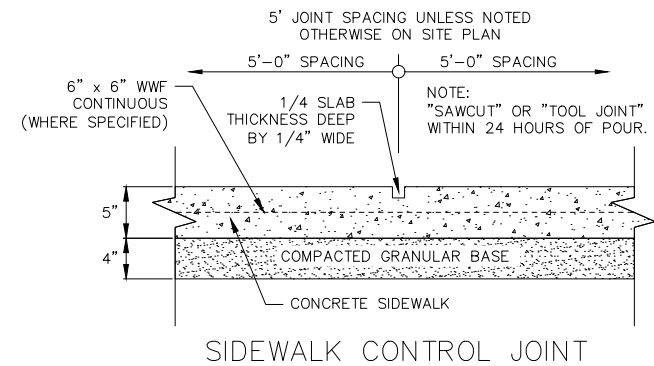
4 HANDICAP STRIPING  
NOT TO SCALE



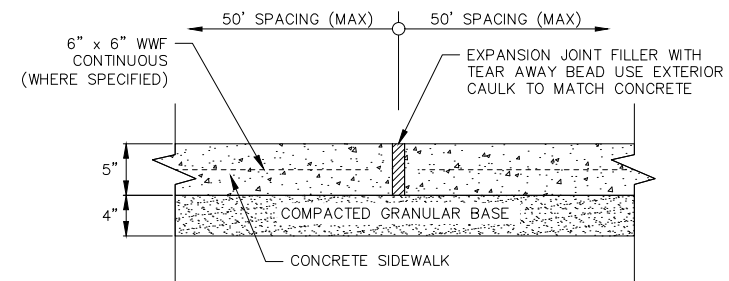
2 CURBED SIDEWALK DETAIL  
NOT TO SCALE



5" SITE SIDEWALK



SIDEWALK CONTROL JOINT



SIDEWALK EXPANSION JOINT

5 5" SIDEWALK  
NOT TO SCALE



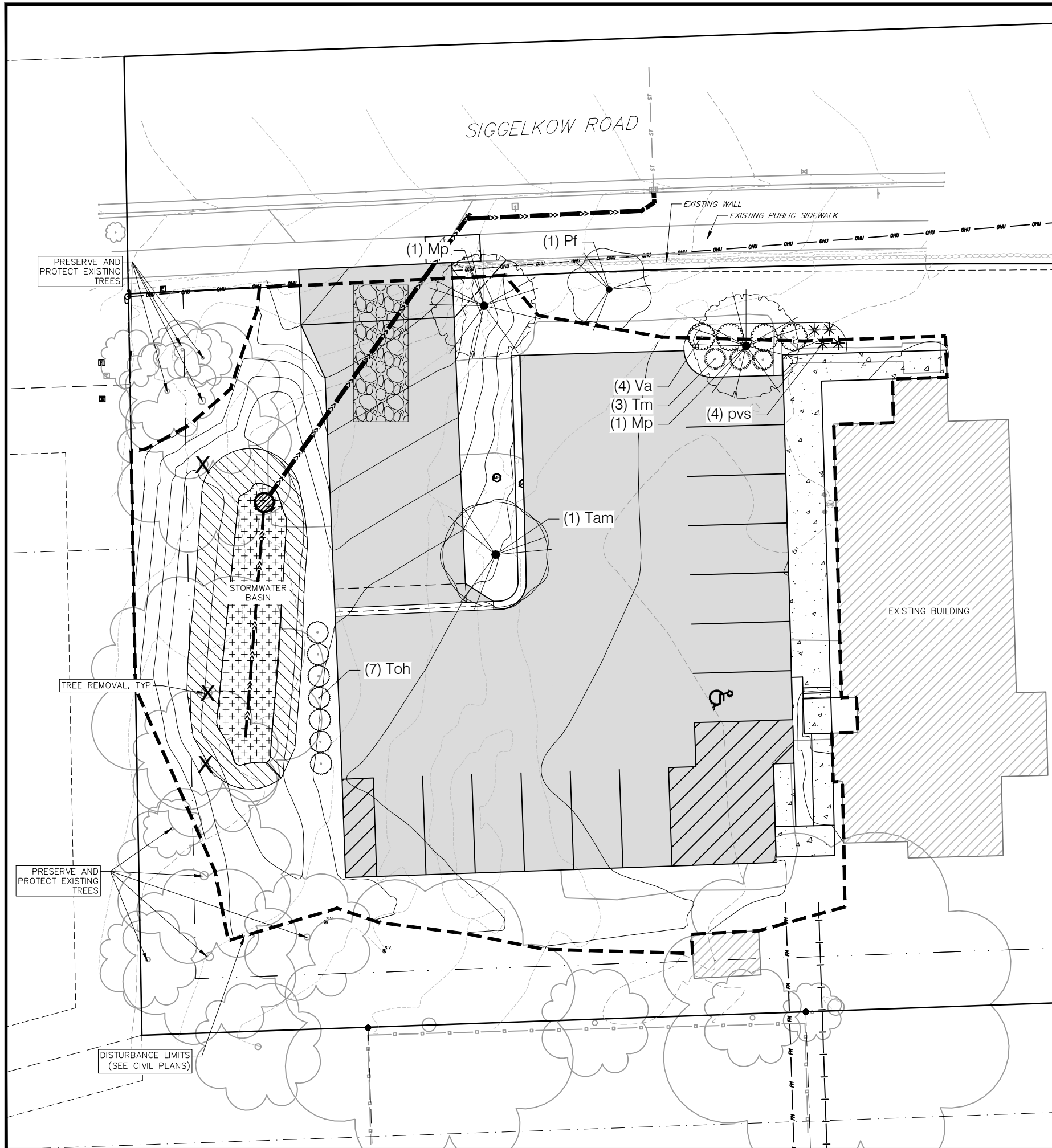
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CONSTRUCTION DETAILS  
SIGGELKOW ROAD SCHOOL HOUSE  
VILLAGE OF MCFARLAND  
DANE COUNTY, WI

| REVISIONS | NO.        | DATE | REMARKS |
|-----------|------------|------|---------|
| 1         | 03/08/2022 |      |         |
| 2         |            |      |         |
| 3         |            |      |         |
| 4         |            |      |         |
| 5         |            |      |         |

DATE  
03/08/2022  
DRAFTER  
AKAN  
CHECKED  
DPER  
PROJECT NO.  
210087



## SITE INFORMATION

TOTAL PROPOSED IMPERVIOUS AREA: 8,288 SF

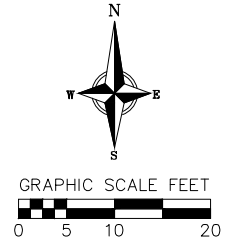
## LANDSCAPE POINTS

PAVED AREA POINTS REQUIRED: 66.3 (80 PTS PER 10,000 SF)

PAVED AREA POINTS PROVIDED:145

STREET FRONTAGE POINTS REQUIRED: 60 (40 PTS PER 100 LF)

STREET FRONTAGE POINTS PROVIDED:60 (INCLUDES 15 PTS FROM  
EXISTING TREE ON WEST SIDE OF PROPOSED DRIVEWAY)



## PLANT SCHEDULE

| <u>UNDERSTORY TREES</u> |  | <u>BOTANICAL / COMMON NAME</u>                                   | <u>ROOT COND.</u> | <u>SIZE</u> | <u>QTY</u> |
|-------------------------|--|------------------------------------------------------------------|-------------------|-------------|------------|
| Mp                      |  | Malus x 'Prairie Maid' / Prairie Maid Crabapple                  | B & B             | 2"Cal       | 2          |
| Pf                      |  | Prunus sargentii 'Pink Flair' / Sargent Cherry                   | B & B             | 2"Cal       | 1          |
| <u>DECIDUOUS TREES</u>  |  | <u>BOTANICAL / COMMON NAME</u>                                   | <u>ROOT COND.</u> | <u>SIZE</u> | <u>QTY</u> |
| Tam                     |  | Tilia americana 'McSentry' TM / American Sentry Linden           | B & B             | 2.5"Cal     | 1          |
| <u>DECIDUOUS SHRUBS</u> |  | <u>BOTANICAL / COMMON NAME</u>                                   | <u>ROOT COND.</u> | <u>SIZE</u> | <u>QTY</u> |
| Va                      |  | Viburnum dentatum 'Christom' TM / Blue Muffin Arrowwood Viburnum | Cont.             | 5 Gal.      | 4          |
| <u>EVERGREEN SHRUBS</u> |  | <u>BOTANICAL / COMMON NAME</u>                                   | <u>ROOT COND.</u> | <u>SIZE</u> | <u>QTY</u> |
| Tm                      |  | Taxus x media 'Everlow' / Everlow Yew                            | Cont.             | 5 Gal.      | 3          |
| Toh                     |  | Thuja occidentalis 'Holmstrup' / Holmstrup Cedar                 | B & B             | 5' ht.      | 7          |
| <u>PERENNIALS</u>       |  | <u>BOTANICAL / COMMON NAME</u>                                   | <u>ROOT COND.</u> | <u>SIZE</u> | <u>QTY</u> |
| pvs                     |  | Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass      | Cont.             | 1 Gal.      | 4          |

## BASIN SEEDING SCHEDULE

|                                                                                     | BIO-RETENTION PLUGS                                     | 473 sf |
|-------------------------------------------------------------------------------------|---------------------------------------------------------|--------|
|  | <i>Asclepias incarnata</i> / Swamp Milkweed             |        |
|                                                                                     | <i>Carex bicknellii</i> / Prairie Sedge                 | 50     |
|                                                                                     | <i>Carex comosa</i> / Bottlebrush Sedge                 | 50     |
|                                                                                     | <i>Carex cristatella</i> / Crested Oval Sedge           | 50     |
|                                                                                     | <i>Carex lurida</i> / Lurid Sedge                       | 50     |
|                                                                                     | <i>Coreopsis tripteris</i> / Tall Coreopsis             | 25     |
|                                                                                     | <i>Elymus virginicus</i> / Virginia Wild Rye            | 25     |
|                                                                                     | <i>Iris virginica</i> / Blue Flag Iris                  | 25     |
|                                                                                     | <i>Liatris spicata</i> / Spike Gayfeather               | 25     |
|                                                                                     | <i>Lobelia cardinalis</i> / Cardinal Flower             | 25     |
|                                                                                     | <i>Panicum virgatum</i> / Switch Grass                  | 50     |
|                                                                                     | <i>Rudbeckia triloba</i> / Browneyed Susan              | 25     |
|                                                                                     | <i>Spartina pectinata</i> / Prairie Cordgrass           | 50     |
|                                                                                     | <i>Symphyotrichum novae-angliae</i> / New England Aster | 25     |

|                                                                                       |                       |        |
|---------------------------------------------------------------------------------------|-----------------------|--------|
|  | <u>NATIVE SEEDING</u> | 667 sf |
|                                                                                       | -                     |        |

PLANT MATERIAL NOTES:

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.

LANDSCAPE MATERIAL NOTES:

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEED/SODDED.
2. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 1/8"x4" OR EQUAL, COLOR BLACK ANODIZED.
3. ALL TREES AND/OR SHRUBS PLANTED IN LAWN AREAS TO BE INSTALLED WITH A 5' DIAMETER MULCH RING AND SHOVEL CUT EDGE. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH AS WELL AS TOPICALLY APPLIED TO TREE RING.

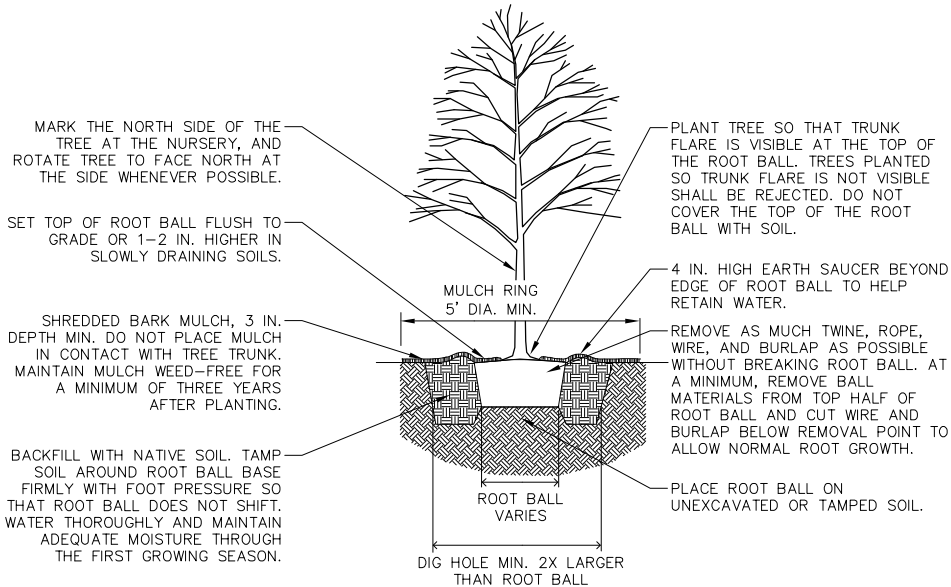
SEEDING AND PLUG PLANTING NOTES:

1. ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SEEDED WITH 'MADISON PARKS' MIX BY 'LACROSSE SEED COMPANY' OR EQUIVALENT, PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY  $\frac{1}{2}$ " WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.
2. INSTALL BIORETENTION PLUG PLANTINGS AS 2" x 2" x 4" DEEP PLUGS, 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES IN ODD NUMBERED GROUPS OF 5-9 PLANTS, DISTRIBUTING EACH SPECIES RANDOMLY ACROSS PLANTING AREA FOR NATURAL APPEARANCE.
3. ALL AREAS NOTED ON PLAN AS NATIVE SEEDING, INSTALL 'DETENTION BASIN - BIOSWALE' SEED MIX BY 'PRAIRIE NURSERY'. INSTALL PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY  $\frac{1}{2}$ " WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.

NOT FOR CONSTRUCTION L10  
Page 51 of 328

NOTES:

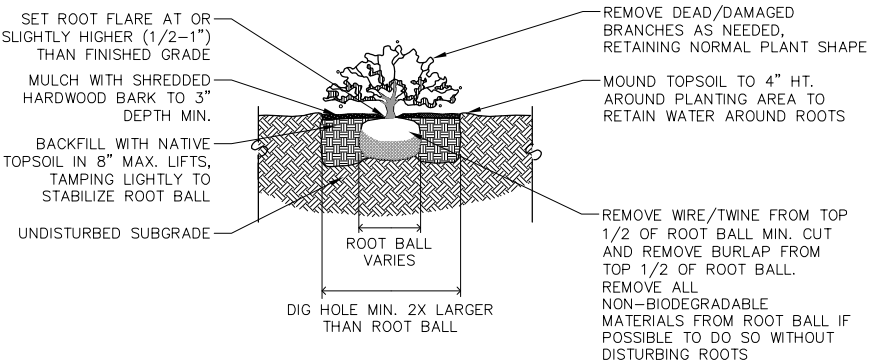
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.



1 B&B TREE PLANTING DETAIL  
L1.1 NOT TO SCALE

NOTES:

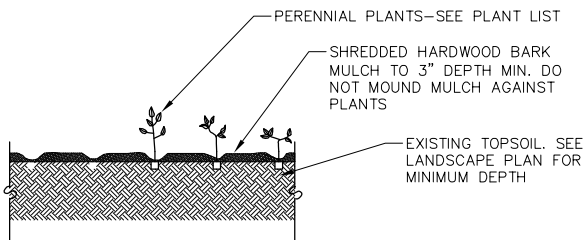
- KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
- APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SOIL SURFACE PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
- WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



2 SHRUB PLANTING DETAIL  
L1.1 NOT TO SCALE

NOTES:

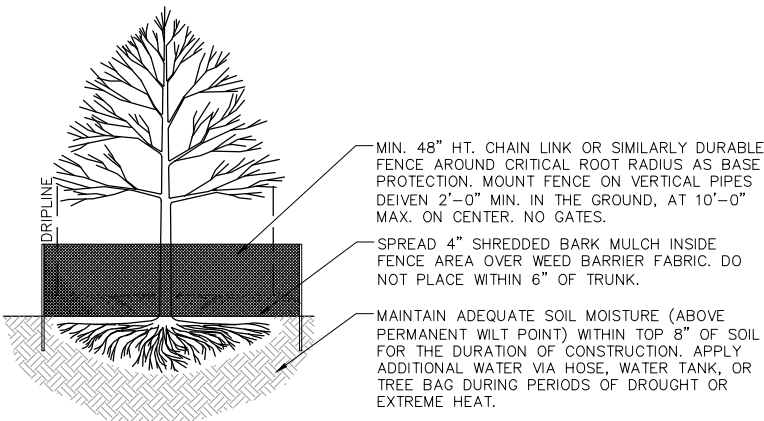
- KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
- APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SOIL SURFACE PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
- WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



3 PERENNIAL PLANTING DETAIL  
L1.1 NOT TO SCALE

NOTES:

- CRITICAL ROOT RADIUS (IN FEET) = 1' X DBH  
1.1. EXAMPLE: 6" DBH TREE = 6' RADIUS
- ONLY HANDWORK ALLOWED WITHIN CRITICAL ROOT RADIUS. NO TRAFFIC OR STORAGE OF MATERIALS ALLOWED. NO EQUIPMENT SHALL BE OPERATED WITHIN THE CRITICAL ROOT RADIUS INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.



4 TREE PROTECTION  
L1.1 NOT TO SCALE

NOT FOR CONSTRUCTION



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LANDSCAPE DETAILS  
SIGGELKOW ROAD SCHOOL HOUSE  
VILLAGE OF MCFARLAND  
DANE COUNTY, WI

| REVISIONS |      | REVISIONS |      |
|-----------|------|-----------|------|
| NO.       | DATE | NO.       | DATE |
|           |      |           |      |
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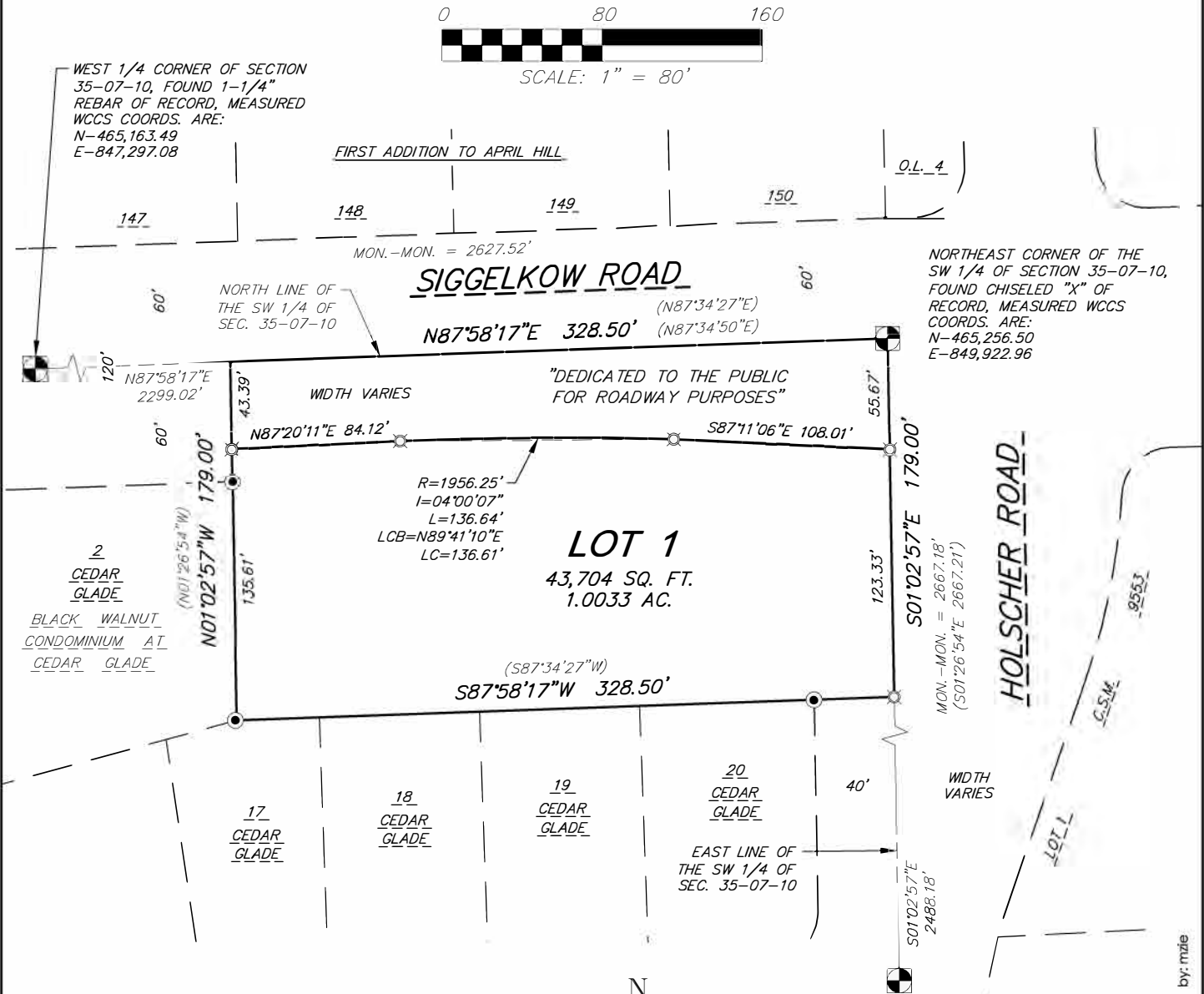
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| AKAN        |
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| DPER        |
| PROJECT NO. |
| 210087      |

L1.1



CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35,  
TOWNSHIP 07 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN



SURVEY LEGEND

- FOUND 1-1/4"  $\varnothing$  IRON ROD
- ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

NOTE: SEE SHEET 2 FOR SITE DETAILS.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE NORTH LINE OF THE SW 1/4 OF SECTION 35 MEASURED AS BEARING N87°58'17"E

NOTE: THE U.S. PUBLIC LAND SURVEY MONUMENTS SHOWN ON THIS C.S.M. HAVE BEEN FOUND AND VERIFIED ALONG WITH THEIR CORRESPONDING WITNESS TIES. THE MONUMENTS AND WITNESS TIES CHECK WITH ANDREW MOORE'S MONUMENT RECORD, DATED 05/29/2018, FOR THE WEST 1/4 CORNER AND BOB O'NEILL'S MONUMENT RECORD, DATED 03/30/2017, FOR THE CENTER OF SECTION. A NEW MONUMENT TIE SHEET WILL BE COMPLETED FOR THE SOUTH 1/4 CORNER AS PART OF THIS C.S.M. THE DATE OF FIELD RECOVERY FOR EACH CORNER WAS MAY 20, 2021.

**vierbicher**  
planners | engineers | advisors

Phone: (800) 261-3898



FN: 210087  
DATE: 12/01/2021  
REV:  
Drafted By: MZIE  
Checked By: MMAR

SURVEYED FOR:  
Urso Bros. LLC  
4720 Farwell Street  
McFarland, WI 53558

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

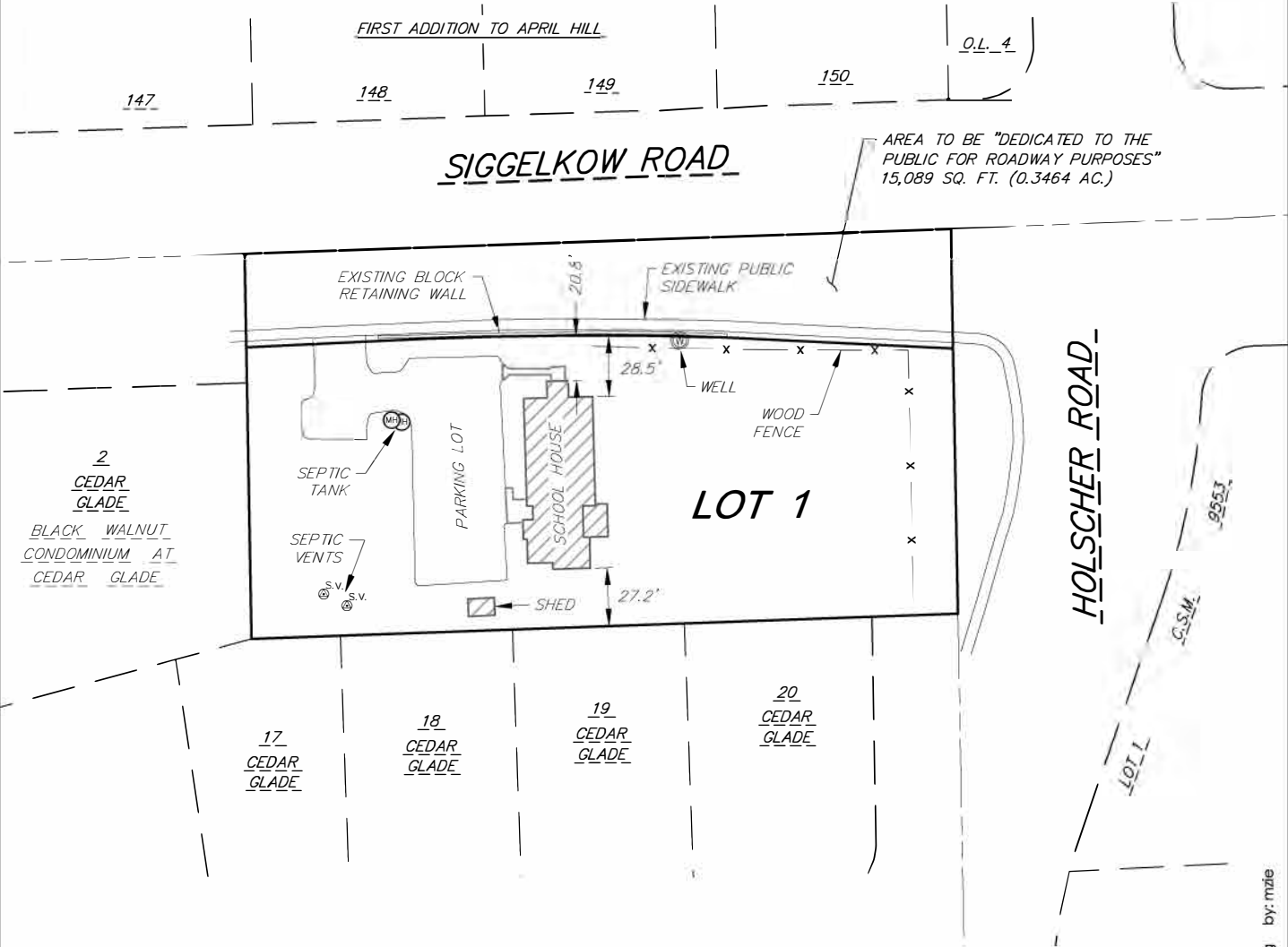
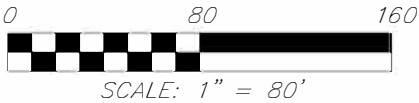
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET**  
**1 OF 4**

02 Dec 2021 7:16a M:\Urso\210087 Siggelkow Road School House\CADD\210087\_CSM.dwg by: mzie

CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35,  
TOWNSHIP 07 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN



EXISTING SITE DETAILS



02 Dec 2021 7:17a M:\Urso\210087 Siggelkow Road School House\CADD\210087\_CSM.dwg by: mzie

|                                                                               |  |                  |                                                                               |                       |                 |
|-------------------------------------------------------------------------------|--|------------------|-------------------------------------------------------------------------------|-----------------------|-----------------|
| <b>vierbicher</b><br>planners   engineers   advisors<br>Phone: (800) 261-3898 |  | FN: 210087       | SURVEYED FOR:<br>Urso Bros. LLC<br>4720 Farwell Street<br>McFarland, WI 53558 | C.S.M. No. _____      | SHEET<br>2 OF 4 |
|                                                                               |  | DATE: 12/01/2021 |                                                                               |                       |                 |
|                                                                               |  | REV: _____       |                                                                               |                       |                 |
|                                                                               |  | Drafted By: MZIE |                                                                               |                       |                 |
|                                                                               |  | Checked By: MMAR |                                                                               | Doc. No. _____        |                 |
|                                                                               |  |                  |                                                                               | Vol. _____ Page _____ |                 |

*CERTIFIED SURVEY MAP No.*

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35,  
TOWNSHIP 07 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

*Urso Bros. LLC, a Wisconsin limited liability company, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the Village of McFarland for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2021.*

Urso Bros. LLC

By: \_\_\_\_\_

State of Wisconsin )  
 )ss.  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

CONSENT OF MORTGAGEE

\_\_\_\_\_, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_ its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_

State of Wisconsin )  
County of Dane )ss.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021,  
\_\_\_\_\_, of the above named banking association, to me known to be the  
persons who executed the foregoing instrument, and to me known to be such  
\_\_\_\_\_ of said banking association, and acknowledged that they executed the  
foregoing instrument as such officer as the deed of said banking association, by its authority.

\_\_\_\_\_  
Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

**vierbicher**  
planners | engineers | advisors

Phone: (800) 261-3898



|                  |
|------------------|
| FN: 210087       |
| DATE: 12/01/2021 |
| REV:             |
| Drafted By: MZIE |
| Checked By: MMAR |

SURVEYED FOR:  
Urso Bros. LLC  
4720 Farwell Street  
McFarland, WI 53558

C.S.M. No.

Doc. No.

Vol. \_\_\_\_\_ Page \_\_\_\_\_

*SHEET  
3 OF 4*

CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35,  
TOWNSHIP 07 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

VILLAGE OF MCFARLAND PLAN COMMISSION CERTIFICATE

This Certified Survey Map is hereby Approved by the Plan Commission of the Village of McFarland,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Village Clerk, Village of McFarland

VILLAGE OF MCFARLAND VILLAGE BOARD CERTIFICATE

Resolved that this Certified Survey Map is hereby Approved and accepted by the Village Board of  
the Village of McFarland, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Village Clerk, Village of McFarland

LEGAL DESCRIPTION

Part of the Northeast Quarter of the Southwest Quarter of Section 35, Township 07 North, Range 10 East, Village  
of McFarland, Dane County, Wisconsin, more fully described as follows:

Beginning at the northeast corner of the southwest quarter of said Section 35; thence South 01 degree 02  
minutes 57 seconds East, along the east line of the southwest quarter of said Section 35, a distance of 179.00  
feet; thence South 87 degrees 58 minutes 17 seconds West, 328.50 feet; thence North 01 degree 02 minutes 57  
seconds West, 179.00 feet to the north line of the southwest quarter of said Section 35; thence North 87  
degrees 58 minutes 17 seconds East, along said north line, 328.50 feet to the point of beginning.

Said description contains 58,793 square feet or 1.3497 acres.

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby  
certify to the best of my knowledge and belief, that I have surveyed,  
divided and mapped the lands described herein and that the map on sheet  
one (1) is a correct representation of the exterior boundaries of the land  
surveyed and the division of that land in accordance with the information  
provided. I further certify that this Certified Survey Map is in full  
compliance with Section 236.34 of the Wisconsin State Statutes, Chapter  
A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance  
of the Village of McFarland in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.  
By: Michael J. Ziehr

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Michael J. Ziehr, P.L.S. S-2401

REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified  
Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski,  
Dane County Register of Deeds

**vierbicher**  
planners | engineers | advisors

Phone: (800) 261-3898



FN: 210087  
DATE: 12/01/2021  
REV:  
Drafted By: MZIE  
Checked By: MMAR

SURVEYED FOR:  
Urso Bros. LLC  
4720 Farwell Street  
McFarland, WI 53558

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
4 OF 4**

02 Dec 2021 7:18a M:\Urso\210087 Siggelkow Road School House\CADD\210087\_CSM.dwg by: mzie



Stormwater Management Plan

# Siggelkow School House Improvements

Village of McFarland, WI

*Prepared For:*

Urso Brothers, LLC  
Attn: Kevin Urso  
4720 Farwell Street  
McFarland, WI 53558

*Prepared By:*

Vierbicher  
999 Fourier Drive, Suite 201  
Madison, WI 53717

*Prepared On:*

December 6, 2021

*Revised On:*

March 7, 2022

Project # 210087

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## Narrative

## NARRATIVE

### 1.1 Introduction

The project site is located in the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 35, T7N, R10E, at 5979 Siggelkow Road in McFarland, WI. The property is bounded by Siggelkow Road on the north, Holscher Road on the East, single family residential on the south, and multifamily to the west.

The 41,470 SF site was used as existing school house for many years. Existing impervious improvements include the school house (2,600 SF) and asphalt parking (6,180 SF). The proposed project includes redeveloping 16,500 SF of land for redeveloped paved parking (7,540), and a bio-retention basin (300 SF). The remaining land will be landscaped.

The proposed development will require the bioretention basin to be installed on the west end for total suspended solids reduction, peak flow reduction, oil and grease pretreatment. Infiltration is not required for redevelopment projects in the Village of McFarland.

### 1.2 Soils Description

Dane County soil maps indicate that the entirety of the site is McHenry silt loam (MdC2). See soil map in Section 3.

### 1.3 Design Criteria

| Stormwater Management Requirements |                                                                                            |
|------------------------------------|--------------------------------------------------------------------------------------------|
| Design Frequency                   | 1, 2, 10, 100-Year, 24-hour storm events using the MSE4 NRCS Rainfall Distribution         |
| Rainfall Data                      | 2.49, 2.84, 4.09, and 6.66-inch/24-hour                                                    |
| Curve Number                       | Pre-Developed Maximum: 75<br>Post-Developed: 84                                            |
| Peak Rate Control                  | Meet the pre-developed runoff rate for the 1, 2, 10, and 100-year, 24-hour events          |
| Sediment Control                   | 80% Reduction, as compared to no controls for new development<br>40% for redeveloped areas |
| Infiltration                       | Not Required for Redevelopment Projects                                                    |
| Oil and Grease Control             | Treat first $\frac{1}{2}$ "                                                                |
| Thermal Control                    | N/A                                                                                        |



## 1.4 Summary of Results

### Peak Runoff Rate Control

The site must maintain the pre-developed peak runoff rate control for the 1, 2, 10, and 100-year, 24-hour events. This requirement is met with the proposed bio-retention basin. The peak runoff rate control calculations are in section 4 of this report. The following table summarizes routing through the bioretention basin.

Bioretention Basin

| Storm Frequency (Year) | Pre-Developed (0.379 acres) CFS | Post-Developed (0.379 acres) CFS | Routed Through Basin (0.282 acres) |                  |             |
|------------------------|---------------------------------|----------------------------------|------------------------------------|------------------|-------------|
|                        |                                 |                                  | Discharge (CFS)                    | Elevation (Feet) | Volume (CF) |
| 1                      | 0.36                            | 0.20                             | 0.17                               | 919.95           | 416         |
| 2                      | 0.50                            | 0.31                             | 0.26                               | 920.11           | 490         |
| 10                     | 1.03                            | 1.03                             | 0.83                               | 920.42           | 659         |
| 25                     | 1.46                            | 1.50                             | 1.18                               | 920.54           | 735         |
| 100                    | 2.27                            | 2.25                             | 1.74                               | 920.71           | 855         |
| 200                    | 2.70                            | 2.91                             | 2.27                               | 920.76           | 886         |

Overflow Elevation = 921.0; Top of Weir = 920.75

### Sediment Control

The site will be required to reduce TSS from the site by eighty percent (80%) for new impervious surfaces, as compared to no controls. Redeveloped portions of asphalt parking will be required be reduced by forty percent (40%). The table below summarizes the results of the TSS modeling.

| Area     | No Controls (lbs) | % Reduction Goal | Permissible Sediment Loss (lbs) | Modeling Sediment Loss (lbs) |
|----------|-------------------|------------------|---------------------------------|------------------------------|
| New Dev. | 46.0              | 80%              | 9.2                             | ---                          |
| Redev.   | 86.0              | 40%              | 51.6                            | ---                          |
| Total    | 132               | ---              | 60.8                            | 50.2                         |

The site is required to meet a weighted average 80% TSS reduction for new development and 40% TSS reduction for redevelopment from a no control standpoint. The stormwater management facility has been designed to treat runoff and will achieve a 61.4% TSS removal rate. TSS was modeled with WinSLAMM v. 10.4.1 and calculations are within section 5 of this report.

### Oil and Grease

Runoff from the parking lots is routed through the bioretention basin.

### Erosion Control

The project is anticipated to begin Spring, 2022 and will be restored by Fall/Winter 2022. All erosion control measures will be in place prior to land disturbing activities.

## 1.5 Conclusions

All municipal and state storm design requirement will be met on this project including peak flow rates (by existing facilities), TSS reduction, infiltration, Thermal, and oil and grease removal.

## 1.6 Permits

The following is a list of anticipated stormwater, wetland permits, or reviews that have been or will be applied for:

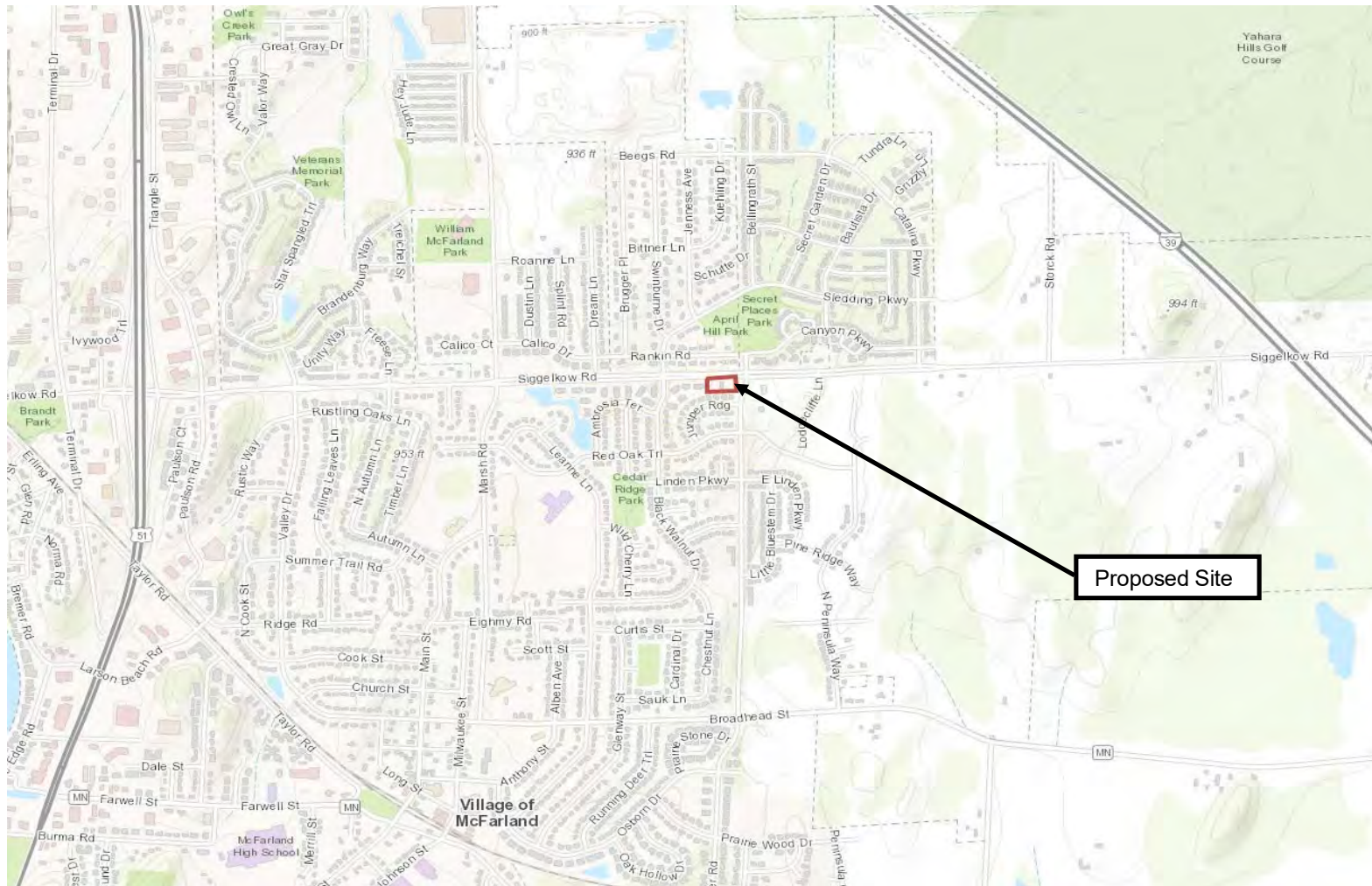
- Village of McFarland Erosion Control and Storm Water Permit



## Maps

## 2.1 Location Map





Source: Dane County GIS (DCiMap)

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planners | engineers | advisors



### Map 2.1: Location Map

Project Name: Siggelkow Road School House  
Project Location: Village of McFarland, Wisconsin

## 2.2 Aerial Map





Source: Dane County GIS (DCiMap)



### Map 2.2: Aerial Map

Project Name: Siggelkow Road School House  
Project Location: Village of McFarland, Wisconsin

## 2.3 USGS Quad Map

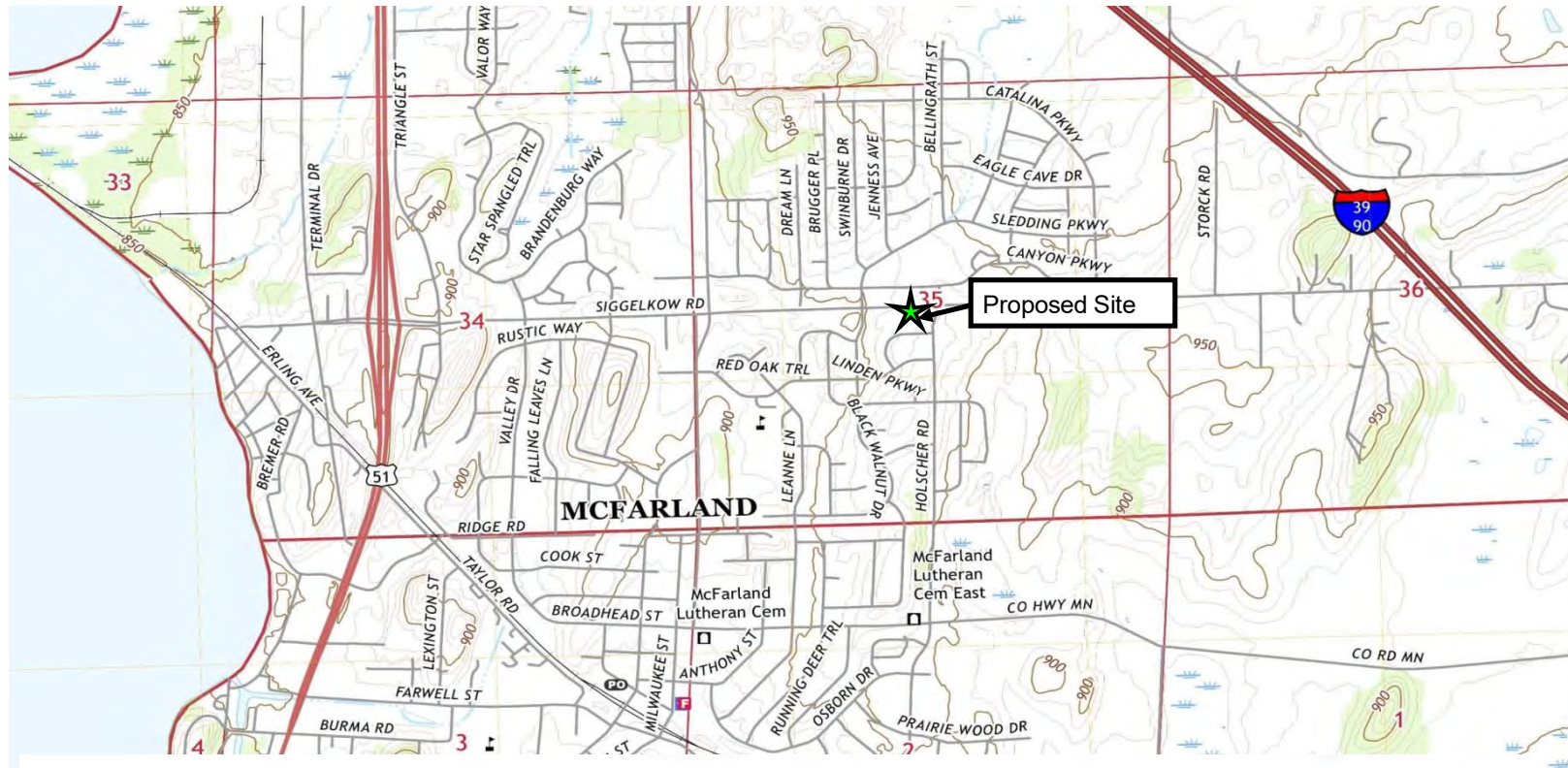




U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



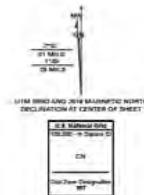
MADISON EAST QUADRANGLE  
WISCONSIN - DANE COUNTY  
7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84) Projection and  
1:250,000 scale and Universal Transverse Mercator, Zone 16N  
This map is not a legal document. Boundaries may be  
generalized for this map scale. Private lands within government  
reservations may not be shown. Other government features  
may not be shown.

Map: July 2017 - November 2017  
Name: U.S. Census Bureau, 2015 - 2016  
Hydrography: National Hydrography Dataset, 2002 - 2016  
Contours: National Elevation Dataset, 2016  
Boundaries: Multiple sources: see metadata file, 2017  
Public Land Survey System: BLM, 2017 - 2016  
Metadata: FIPS National Geographic Inventory, 2017 - 2017



CONTOUR INTERVAL: 10 FEET  
NORTH AMERICAN DATUM OF 1983  
This map was produced in conformance with the  
National Geospatial Program US Topo Product Standard, Version 1.0  
A metadata file associated with this product is available at: [www.usgs.gov](http://www.usgs.gov)



|   |   |   |
|---|---|---|
| 1 | 2 | 3 |
| 4 | 5 | 6 |
| 7 | 8 | 9 |

ADJACENT QUADRANGLES

ROAD CLASSIFICATION

|                  |                 |
|------------------|-----------------|
| Expressway       | Local Connector |
| Secondary Hwy    | Local Road      |
| Range            | US Route        |
| Interstate Route | State Route     |

MADISON EAST, WI  
2016

Source: Dane County USGS topoView

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**Map 2.3: USGS Quad Map**  
Project Name: Siggelkow Road School House  
Project Location: Village of McFarland, Wisconsin

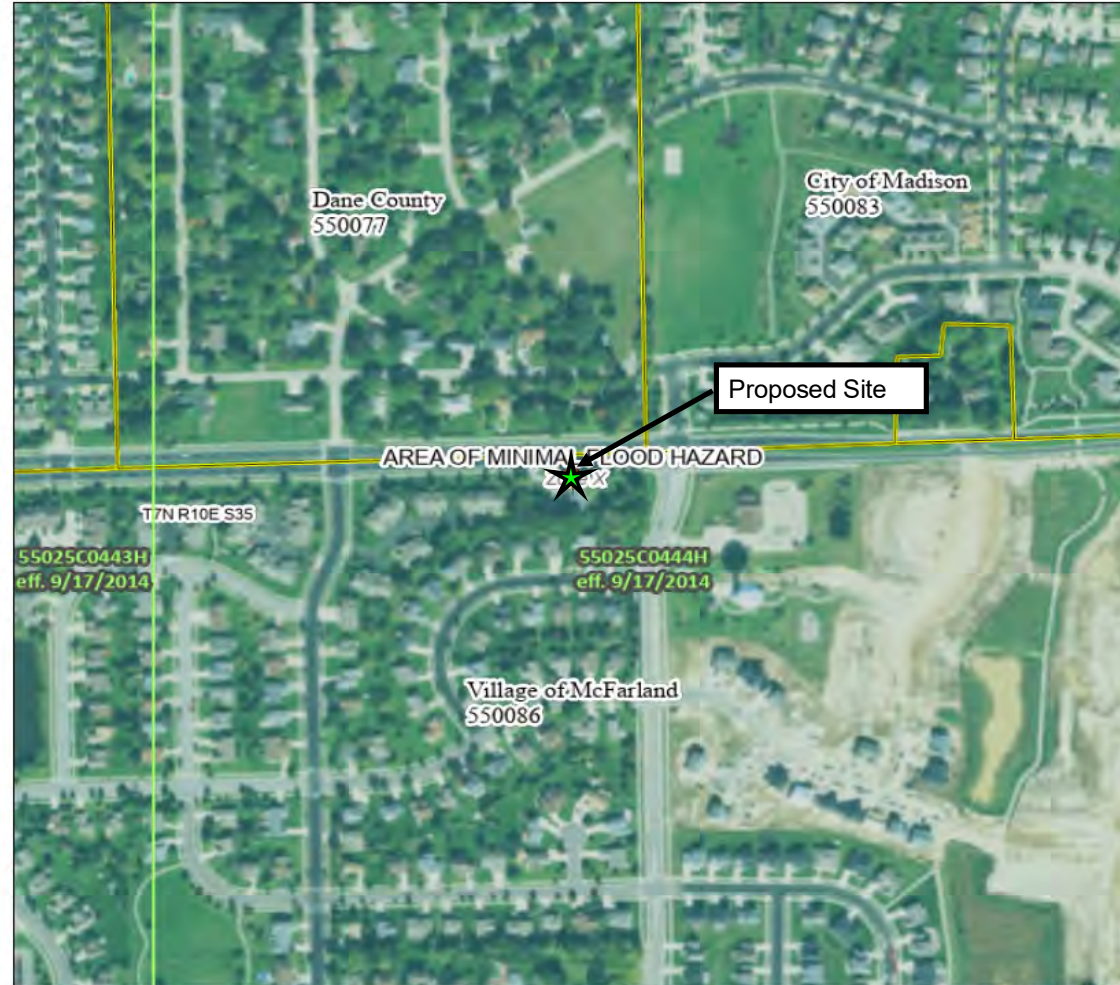
## 2.4 FEMA Map



# National Flood Hazard Layer FIRMette



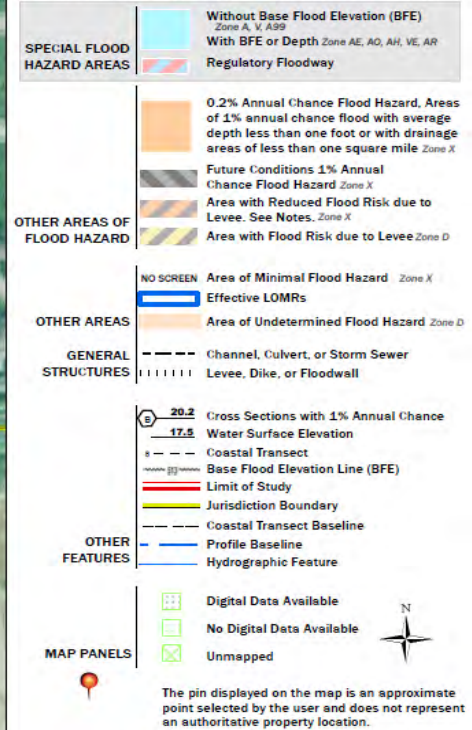
89°16'57"W 43°1'47"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000  
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/2/2021 at 9:42 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Source: FEMA Map Service Center

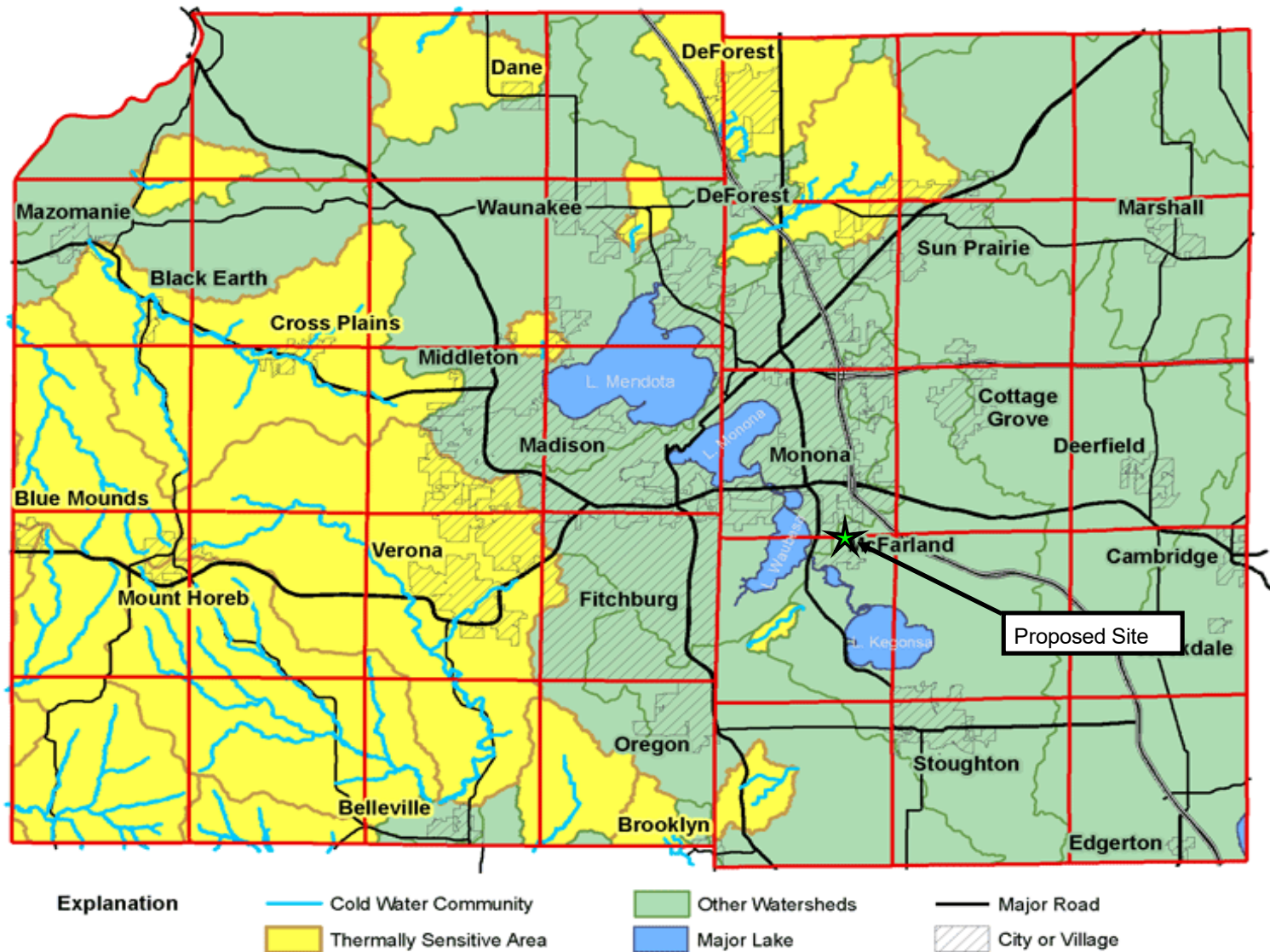
**vierbicher**  
planners | engineers | advisors



**Map 2.4: FEMA Flood Map**  
Project Name: Siggelkow Road School House  
Project Location: Village of McFarland, Wisconsin



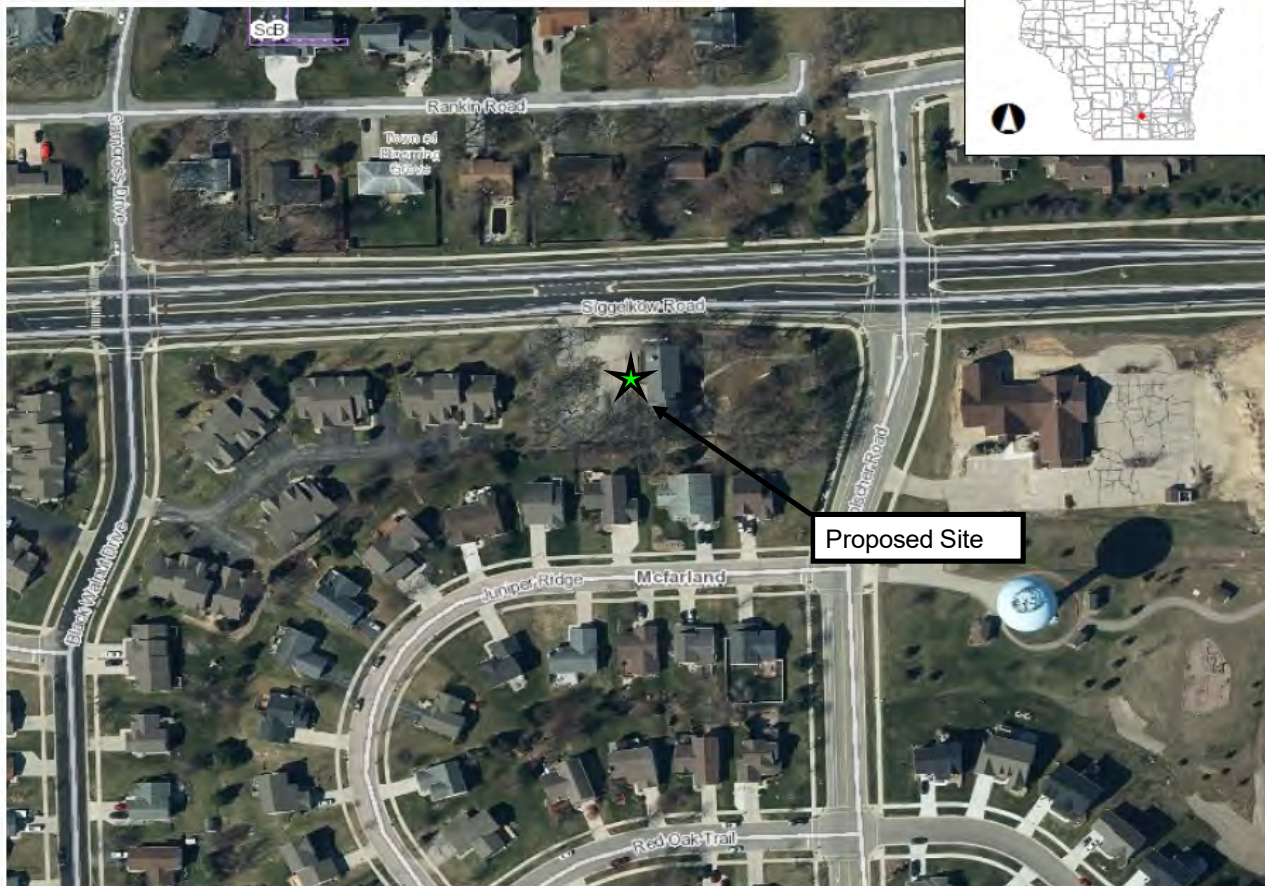
## 2.5 Thermal Location Map



## 2.6 Wetland Indicators Map



## Surface Water Data Viewer Map



0.1 0 0.03 0.1 Miles

NAD\_1983\_HARN\_Wisconsin\_TM

1: 1,980

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

### Legend

- Wetland Indicators
- Wetland Class Areas
- Wetland Class Points
- Dammed pond
- Excavated pond
- Filled/draind wetland
- Wetland too small to delineate
- Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Identifications and Confirmations
- NRCS Wetspots
- Index to EN\_Image\_Basemap\_Leaf\_Off

### Notes

Source: WI DNR Surface Water Data Viewer

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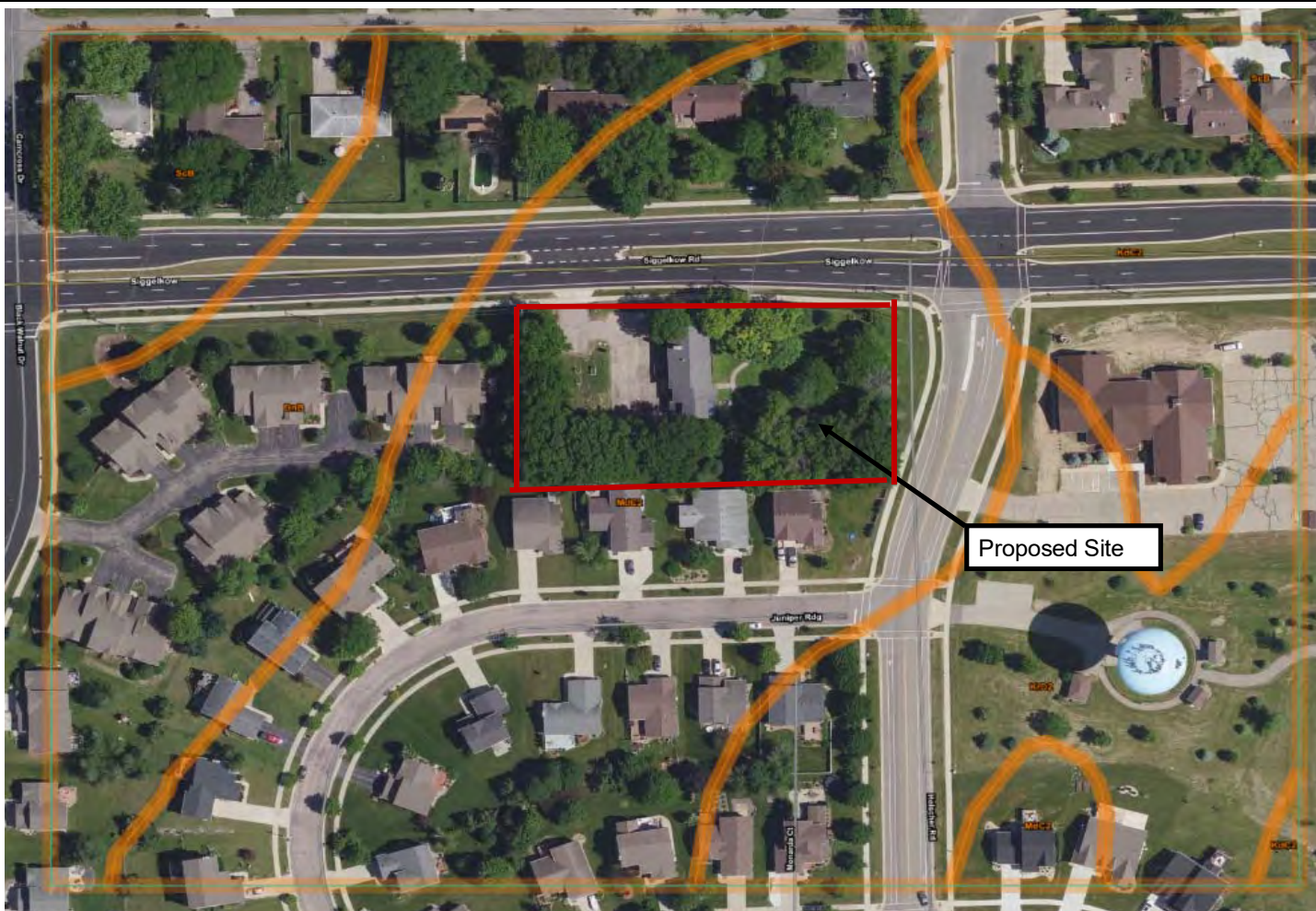


**Map 2.6: Wetland Indicators Map**  
Project Name: Siggelkow Road School House  
Project Location: Village of McFarland, Wisconsin

## Soils Information

## 3.1 County Soils Map





Proposed Site

### Map Unit Symbol

|      |           |        |                                                  |
|------|-----------|--------|--------------------------------------------------|
| MdC2 | 1.4 acres | 100.0% | McHenry Silt Loam 6 to 12 percent slopes, eroded |
|------|-----------|--------|--------------------------------------------------|

Source: NRCS Web Soil Survey



### Map 3.1: NRCS Soil Map

Project Name: Siggelkow Road School House  
Project Location: Village of McFarland, Wisconsin

## 4 Peak Runoff Rate Control Calculations

### Summary for Subcatchment 5S: Existing

Runoff = 0.36 cfs @ 12.14 hrs, Volume= 0.020 af, Depth= 0.64"

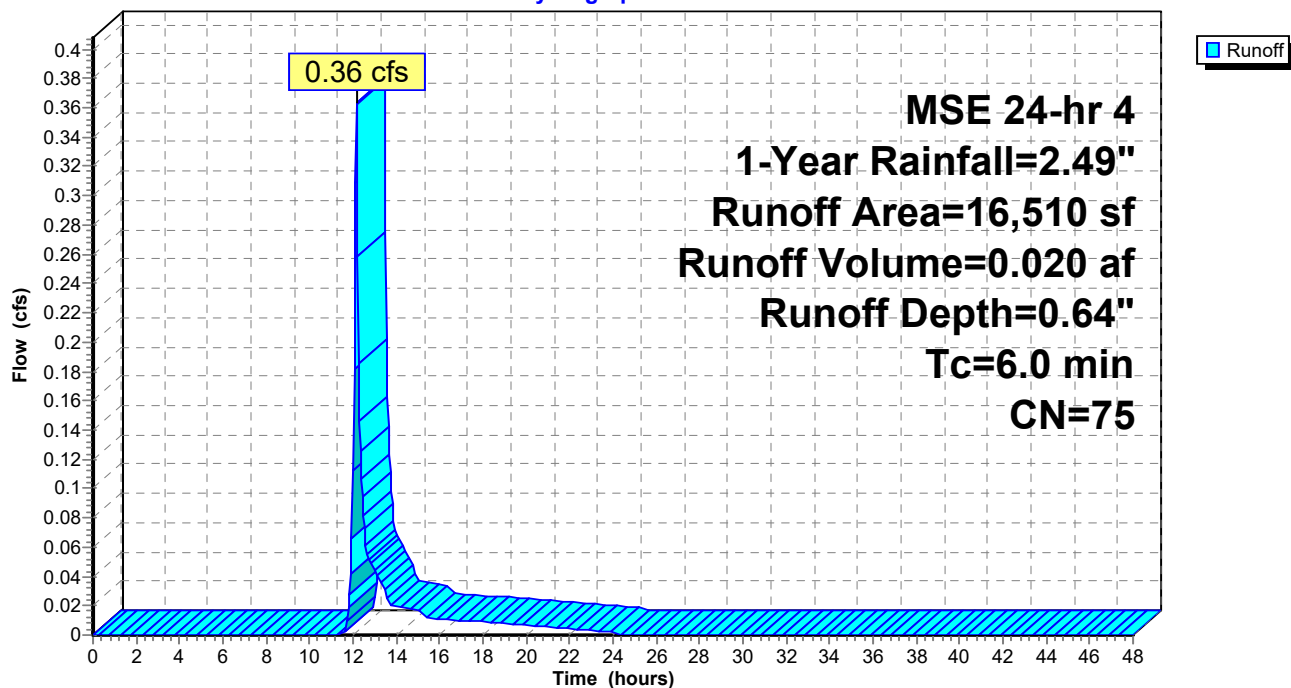
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 1-Year Rainfall=2.49"

|   | Area (sf) | CN | Description                   |
|---|-----------|----|-------------------------------|
| * | 6,180     | 98 | Pavement                      |
| * | 100       | 98 | Shed                          |
|   | 10,230    | 61 | >75% Grass cover, Good, HSG B |
|   | 16,510    | 75 | Weighted Average              |
|   | 10,230    |    | 61.96% Pervious Area          |
|   | 6,280     |    | 38.04% Impervious Area        |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description   |
|-------------|------------------|------------------|----------------------|-------------------|---------------|
| 6.0         |                  |                  |                      |                   | Direct Entry, |

### Subcatchment 5S: Existing

Hydrograph



### Summary for Subcatchment 5S: Existing

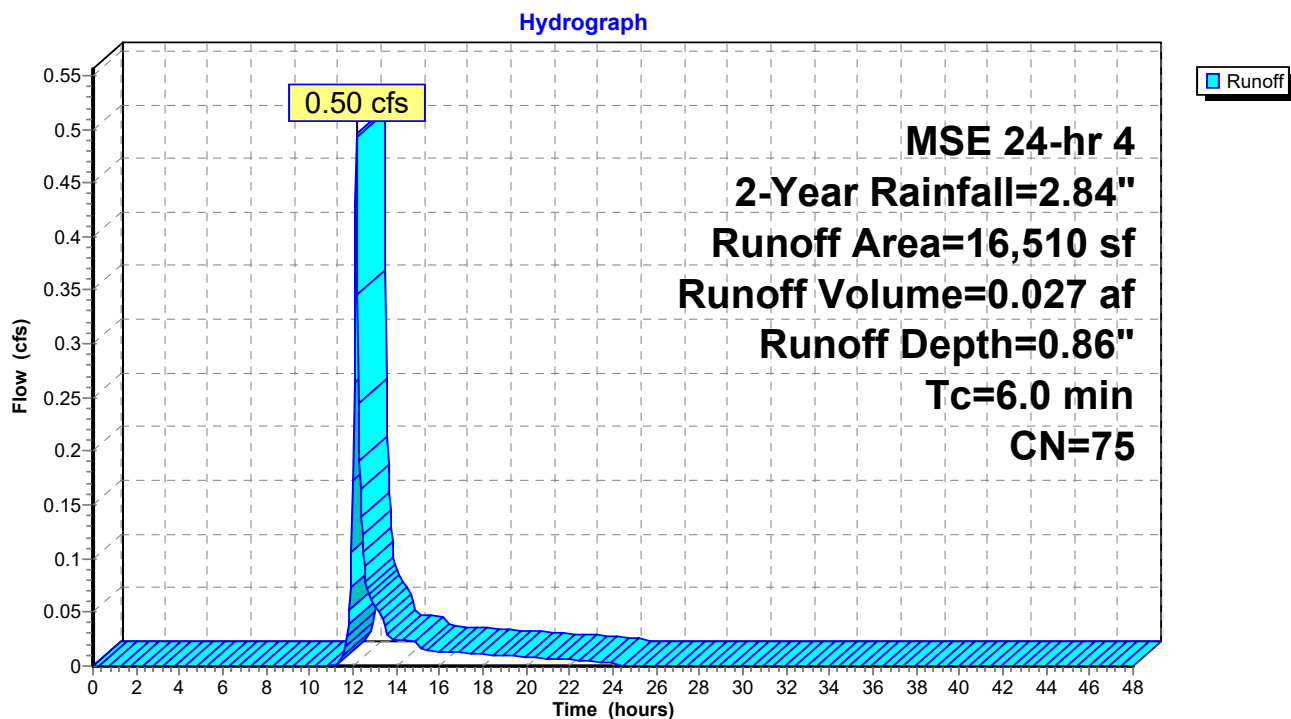
Runoff = 0.50 cfs @ 12.14 hrs, Volume= 0.027 af, Depth= 0.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 2-Year Rainfall=2.84"

|   | Area (sf) | CN | Description                   |
|---|-----------|----|-------------------------------|
| * | 6,180     | 98 | Pavement                      |
| * | 100       | 98 | Shed                          |
|   | 10,230    | 61 | >75% Grass cover, Good, HSG B |
|   | 16,510    | 75 | Weighted Average              |
|   | 10,230    |    | 61.96% Pervious Area          |
|   | 6,280     |    | 38.04% Impervious Area        |

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

### Subcatchment 5S: Existing



### Summary for Subcatchment 5S: Existing

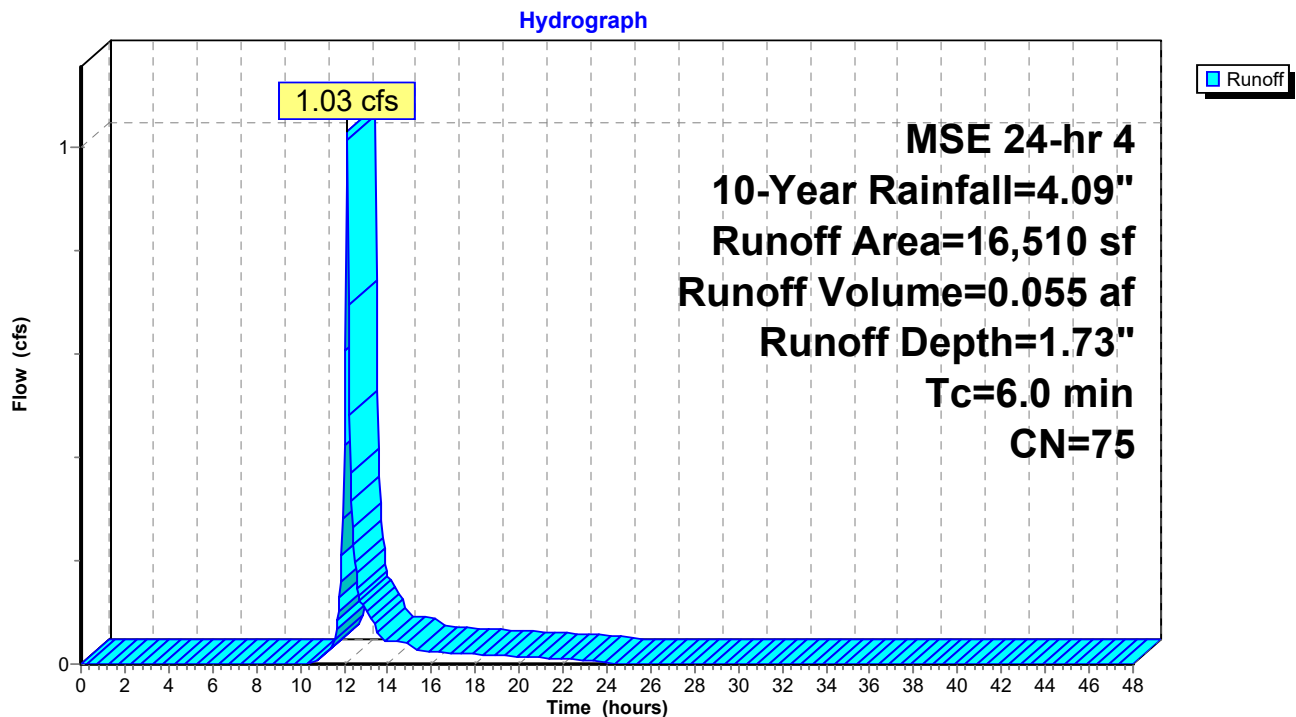
Runoff = 1.03 cfs @ 12.14 hrs, Volume= 0.055 af, Depth= 1.73"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 10-Year Rainfall=4.09"

|   | Area (sf) | CN | Description                   |
|---|-----------|----|-------------------------------|
| * | 6,180     | 98 | Pavement                      |
| * | 100       | 98 | Shed                          |
|   | 10,230    | 61 | >75% Grass cover, Good, HSG B |
|   | 16,510    | 75 | Weighted Average              |
|   | 10,230    |    | 61.96% Pervious Area          |
|   | 6,280     |    | 38.04% Impervious Area        |

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

### Subcatchment 5S: Existing



### Summary for Subcatchment 5S: Existing

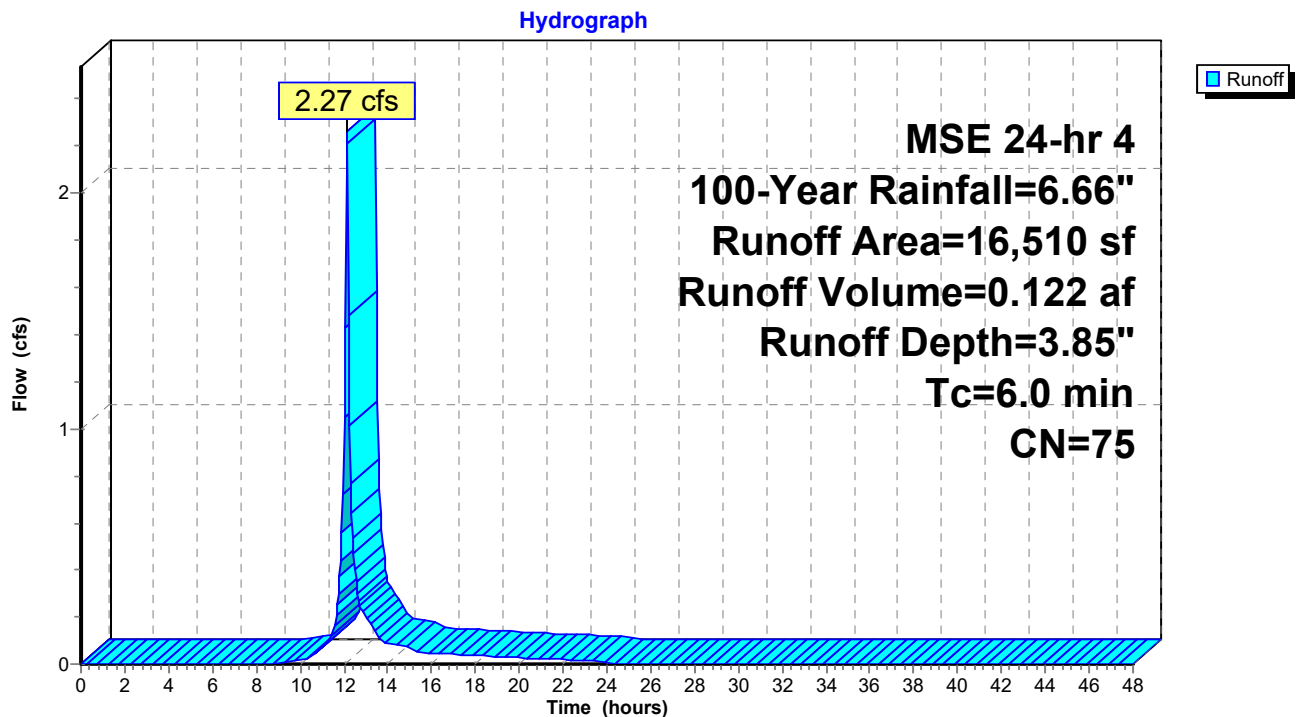
Runoff = 2.27 cfs @ 12.13 hrs, Volume= 0.122 af, Depth= 3.85"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 100-Year Rainfall=6.66"

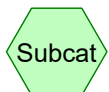
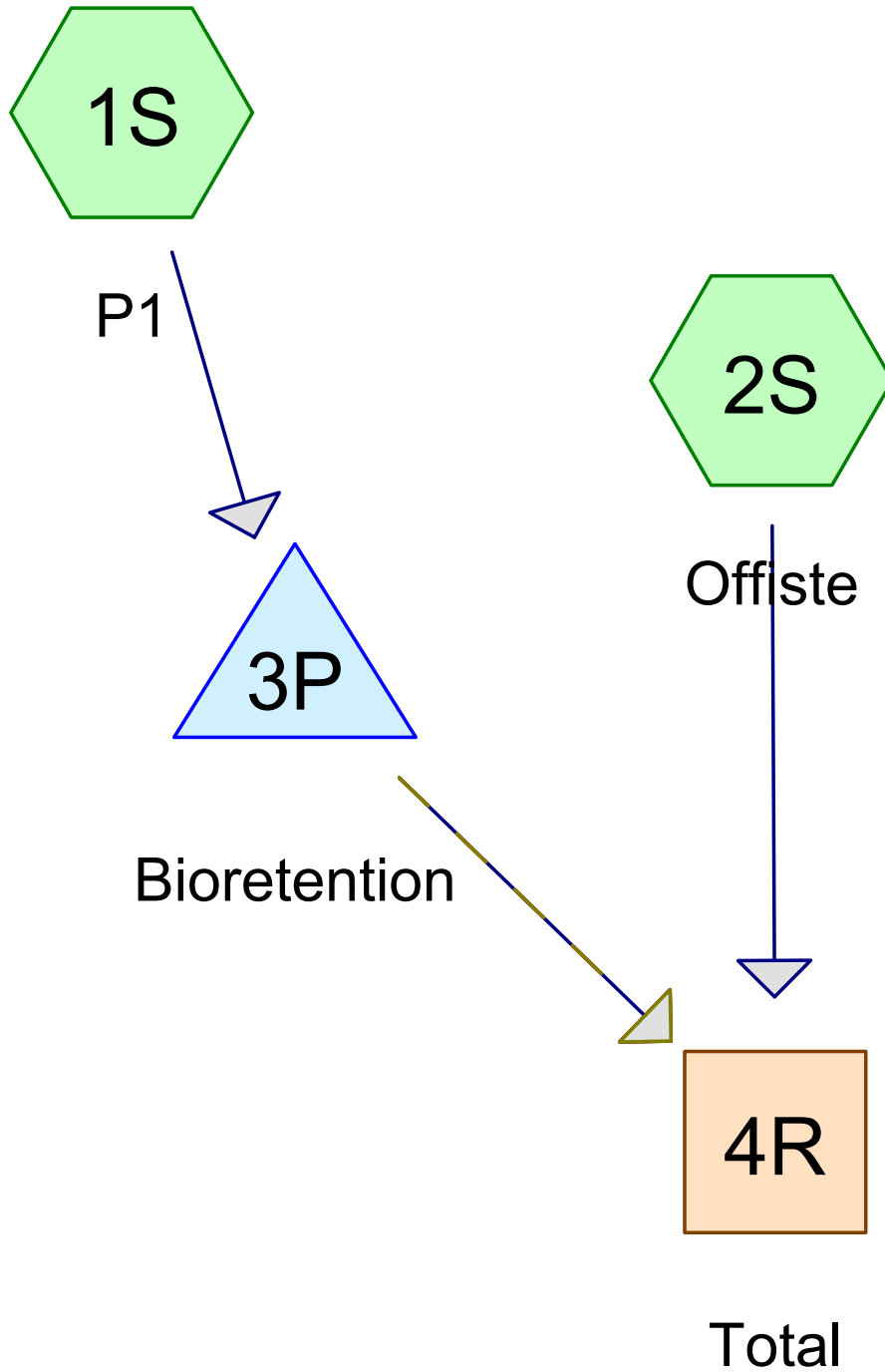
|   | Area (sf) | CN | Description                   |
|---|-----------|----|-------------------------------|
| * | 6,180     | 98 | Pavement                      |
| * | 100       | 98 | Shed                          |
|   | 10,230    | 61 | >75% Grass cover, Good, HSG B |
|   | 16,510    | 75 | Weighted Average              |
|   | 10,230    |    | 61.96% Pervious Area          |
|   | 6,280     |    | 38.04% Impervious Area        |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description   |
|-------------|------------------|------------------|----------------------|-------------------|---------------|
| 6.0         |                  |                  |                      |                   | Direct Entry, |

### Subcatchment 5S: Existing



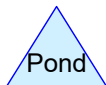




Subcat



Reach



Pond



Link

**Routing Diagram for Urso Siggelkow**  
 Prepared by Vierbicher, Printed 1/31/2022  
 HydroCAD® 10.10-3a s/n 03023 © 2020 HydroCAD Software Solutions LLC

**Area Listing (selected nodes)**

| Area<br>(acres) | CN        | Description<br>(subcatchment-numbers)  |
|-----------------|-----------|----------------------------------------|
| 0.175           | 61        | >75% Grass cover, Good, HSG B (1S, 2S) |
| 0.011           | 98        | Bioretention (1S)                      |
| 0.173           | 98        | Parking (1S, 2S)                       |
| 0.022           | 98        | Sidewalk (1S, 2S)                      |
| <b>0.380</b>    | <b>81</b> | <b>TOTAL AREA</b>                      |

### Summary for Subcatchment 1S: P1

Runoff = 0.49 cfs @ 12.13 hrs, Volume= 0.026 af, Depth= 1.11"

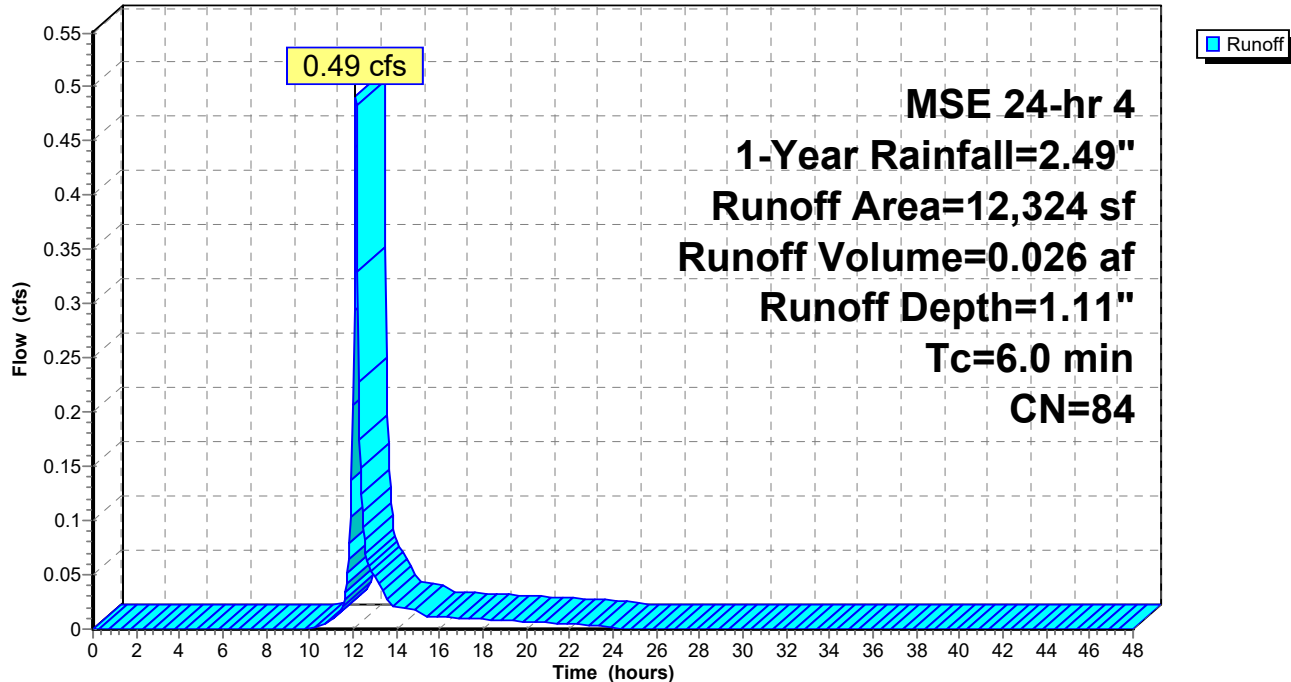
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 1-Year Rainfall=2.49"

|   | Area (sf) | CN | Description                   |
|---|-----------|----|-------------------------------|
| * | 6,199     | 98 | Parking                       |
| * | 891       | 98 | Sidewalk                      |
| * | 0         | 98 | Roof                          |
| * | 468       | 98 | Bioretention                  |
|   | 4,766     | 61 | >75% Grass cover, Good, HSG B |
|   | 12,324    | 84 | Weighted Average              |
|   | 4,766     |    | 38.67% Pervious Area          |
|   | 7,558     |    | 61.33% Impervious Area        |

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

### Subcatchment 1S: P1

Hydrograph



### Summary for Subcatchment 2S: Offiste

Runoff = 0.08 cfs @ 12.14 hrs, Volume= 0.005 af, Depth= 0.56"

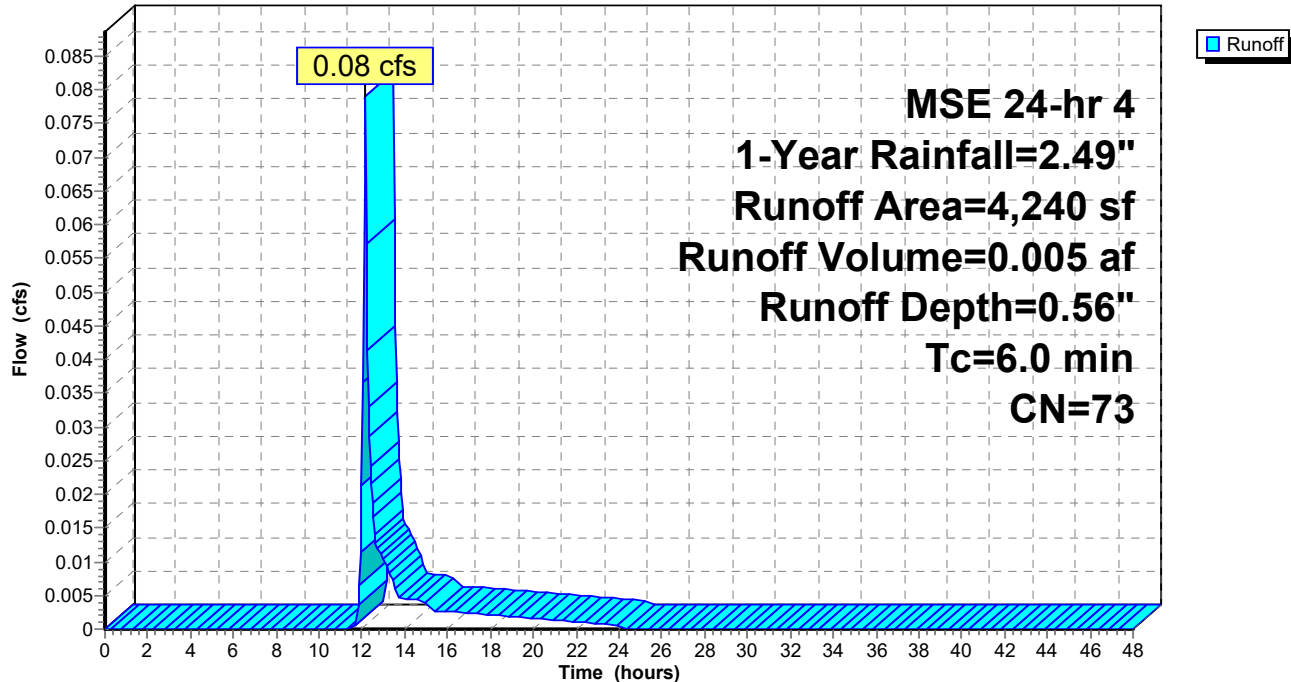
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 1-Year Rainfall=2.49"

|   | Area (sf) | CN | Description                   |
|---|-----------|----|-------------------------------|
| * | 1,339     | 98 | Parking                       |
| * | 55        | 98 | Sidewalk                      |
| * | 0         | 98 | Roof                          |
| * | 0         | 98 | Bioretention                  |
|   | 2,846     | 61 | >75% Grass cover, Good, HSG B |
|   | 4,240     | 73 | Weighted Average              |
|   | 2,846     |    | 67.12% Pervious Area          |
|   | 1,394     |    | 32.88% Impervious Area        |

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

### Subcatchment 2S: Offiste

Hydrograph

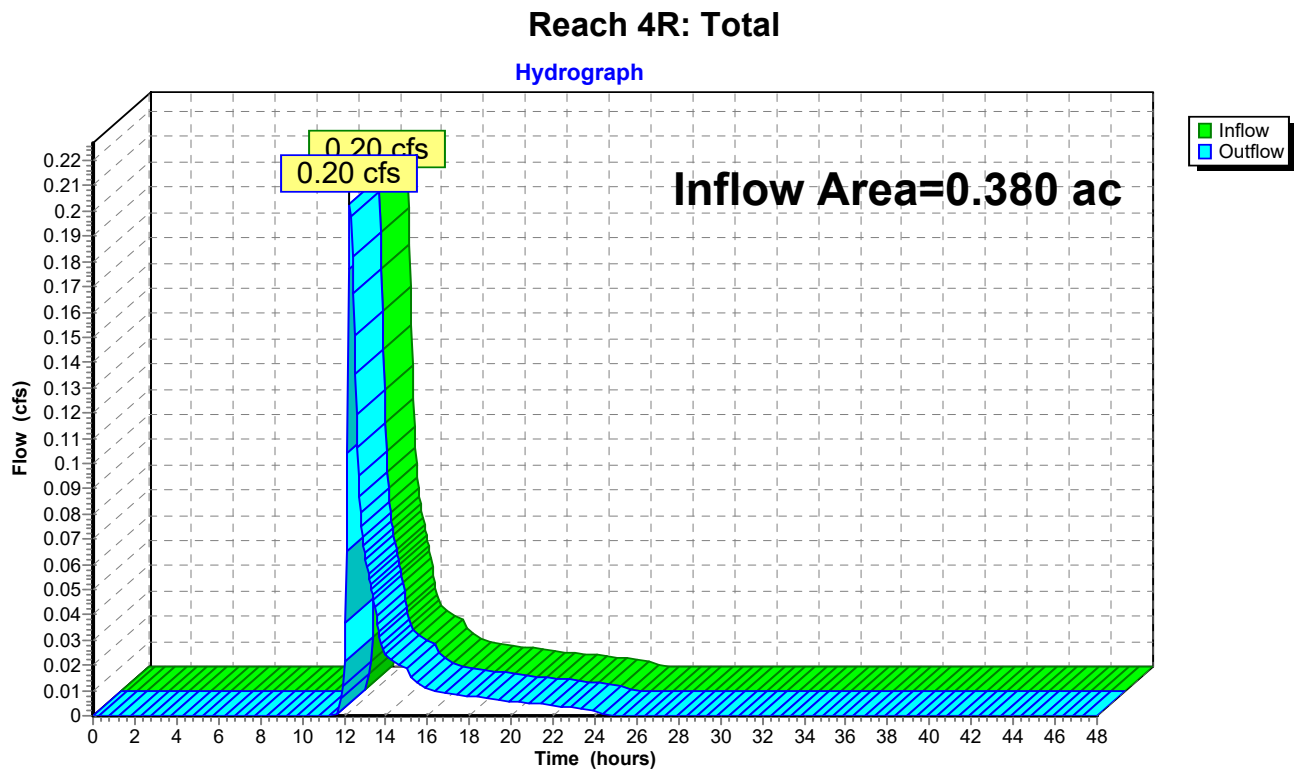


## Summary for Reach 4R: Total

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.380 ac, 54.04% Impervious, Inflow Depth = 0.64" for 1-Year event  
 Inflow = 0.20 cfs @ 12.28 hrs, Volume= 0.020 af  
 Outflow = 0.20 cfs @ 12.28 hrs, Volume= 0.020 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs



### Summary for Pond 3P: Bioretention

Inflow Area = 0.283 ac, 61.33% Impervious, Inflow Depth = 1.11" for 1-Year event  
 Inflow = 0.49 cfs @ 12.13 hrs, Volume= 0.026 af  
 Outflow = 0.17 cfs @ 12.31 hrs, Volume= 0.026 af, Atten= 65%, Lag= 10.6 min  
 Discarded = 0.01 cfs @ 12.31 hrs, Volume= 0.011 af  
 Primary = 0.17 cfs @ 12.31 hrs, Volume= 0.016 af  
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Peak Elev= 919.95' @ 12.31 hrs Surf.Area= 451 sf Storage= 416 cf

Plug-Flow detention time= 333.2 min calculated for 0.026 af (100% of inflow)  
 Center-of-Mass det. time= 334.2 min ( 1,160.1 - 825.9 )

| Volume              | Invert               | Avail.Storage | Storage Description                                        |
|---------------------|----------------------|---------------|------------------------------------------------------------|
| #1                  | 916.50'              | 9,070 cf      | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) |
| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Voids<br>(%)  | Inc.Store<br>(cubic-feet)      Cum.Store<br>(cubic-feet)   |
| 916.50              | 300                  | 0.0           | 0      0                                                   |
| 916.51              | 300                  | 27.0          | 1      1                                                   |
| 917.51              | 300                  | 27.0          | 81      82                                                 |
| 919.49              | 300                  | 27.0          | 160      242                                               |
| 919.50              | 300                  | 100.0         | 3      245                                                 |
| 921.00              | 800                  | 100.0         | 825      1,070                                             |
| 931.00              | 800                  | 100.0         | 8,000      9,070                                           |

| Device | Routing   | Invert  | Outlet Devices                                                                                                                                                                                                                                                                    |
|--------|-----------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 917.50' | <b>8.0" Round 8" Outlet</b><br>L= 100.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 917.50' / 915.00' S= 0.0250 '/' Cc= 0.900<br>n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf                                                               |
| #2     | Device 1  | 920.70' | <b>36.0" Horiz. 24" Standpipe</b> C= 0.600<br>Limited to weir flow at low heads                                                                                                                                                                                                   |
| #3     | Device 1  | 917.50' | <b>4.0" Vert. underdrain</b> C= 0.600 Limited to weir flow at low heads                                                                                                                                                                                                           |
| #4     | Device 3  | 917.50' | <b>3.600 in/hr Engineered soil over Surface area above 917.50'</b><br>Excluded Surface area = 300 sf                                                                                                                                                                              |
| #5     | Secondary | 920.75' | <b>10.0' long x 5.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00<br>2.50 3.00 3.50 4.00 4.50 5.00 5.50<br>Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65<br>2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88 |
| #6     | Discarded | 916.50' | <b>0.500 in/hr Exfiltration over Surface area</b><br>Conductivity to Groundwater Elevation = 1.00'                                                                                                                                                                                |
| #7     | Device 1  | 919.65' | <b>4.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads                                                                                                                                                                                                        |
| #8     | Device 1  | 920.05' | <b>10.0" Vert. Orifice/Grate</b> C= 0.600<br>Limited to weir flow at low heads                                                                                                                                                                                                    |



**Discarded OutFlow** Max=0.01 cfs @ 12.31 hrs HW=919.95' (Free Discharge)

↳ **6=Exfiltration** ( Controls 0.01 cfs)

**Primary OutFlow** Max=0.17 cfs @ 12.31 hrs HW=919.95' TW=0.00' (Dynamic Tailwater)

↳ **1=8" Outlet** (Passes 0.17 cfs of 1.93 cfs potential flow)

↳ **2=24" Standpipe** ( Controls 0.00 cfs)

↳ **3=underdrain** (Passes 0.01 cfs of 0.64 cfs potential flow)

↳ **4=Engineered soil** (Exfiltration Controls 0.01 cfs)

↳ **7=Orifice/Grate** (Orifice Controls 0.16 cfs @ 1.87 fps)

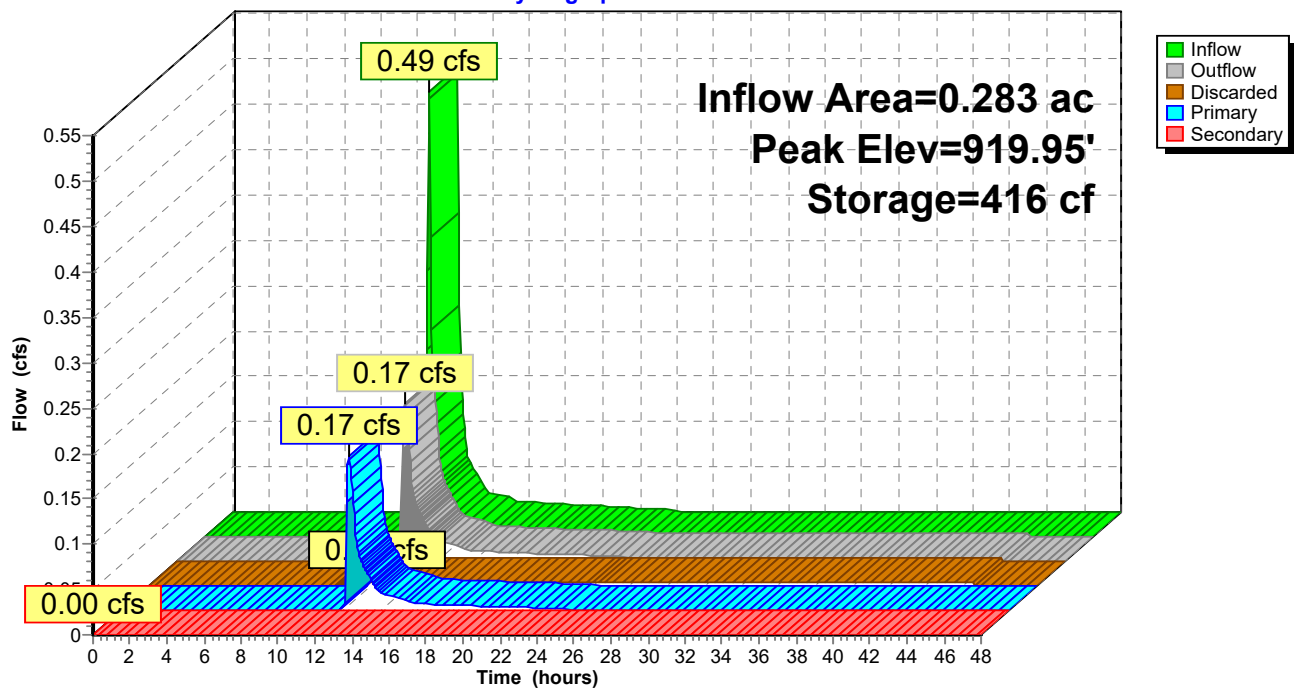
↳ **8=Orifice/Grate** ( Controls 0.00 cfs)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=916.50' TW=0.00' (Dynamic Tailwater)

↳ **5=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

### Pond 3P: Bioretention

#### Hydrograph



### Summary for Subcatchment 1S: P1

Runoff = 0.61 cfs @ 12.13 hrs, Volume= 0.033 af, Depth= 1.39"

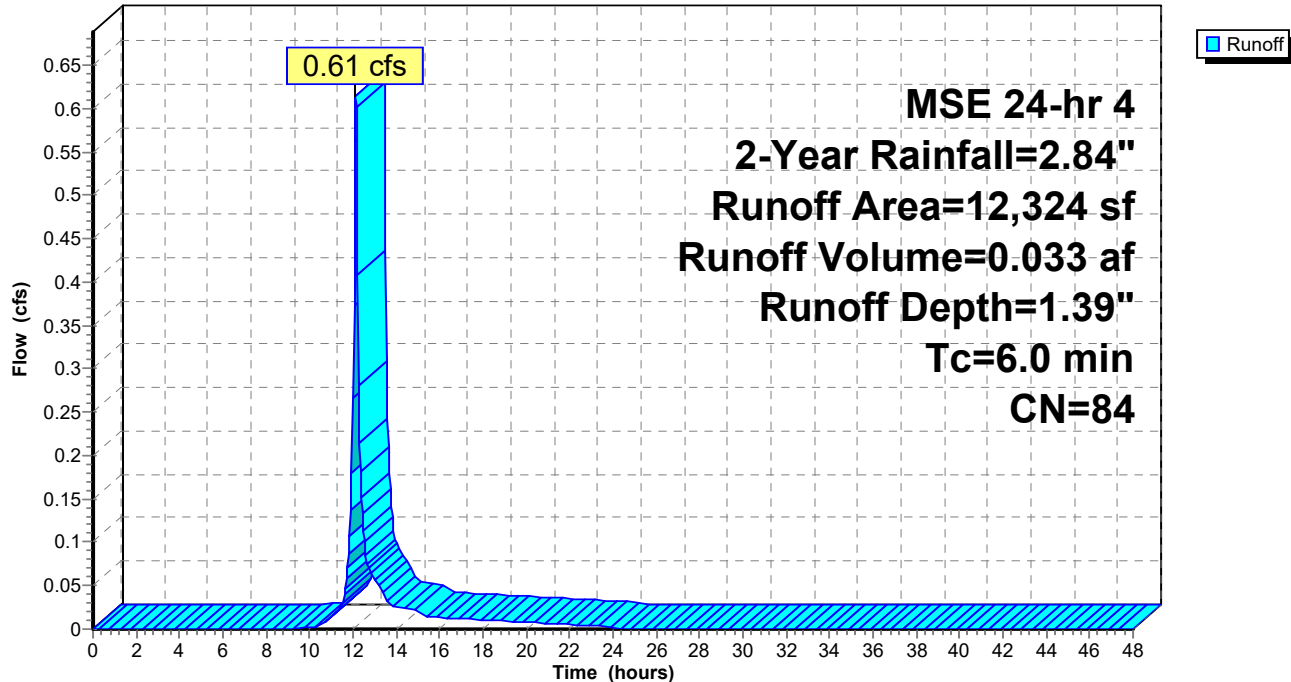
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 2-Year Rainfall=2.84"

|   | Area (sf) | CN | Description                   |
|---|-----------|----|-------------------------------|
| * | 6,199     | 98 | Parking                       |
| * | 891       | 98 | Sidewalk                      |
| * | 0         | 98 | Roof                          |
| * | 468       | 98 | Bioretention                  |
|   | 4,766     | 61 | >75% Grass cover, Good, HSG B |
|   | 12,324    | 84 | Weighted Average              |
|   | 4,766     |    | 38.67% Pervious Area          |
|   | 7,558     |    | 61.33% Impervious Area        |

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

### Subcatchment 1S: P1

Hydrograph



### Summary for Subcatchment 2S: Offiste

Runoff = 0.11 cfs @ 12.14 hrs, Volume= 0.006 af, Depth= 0.76"

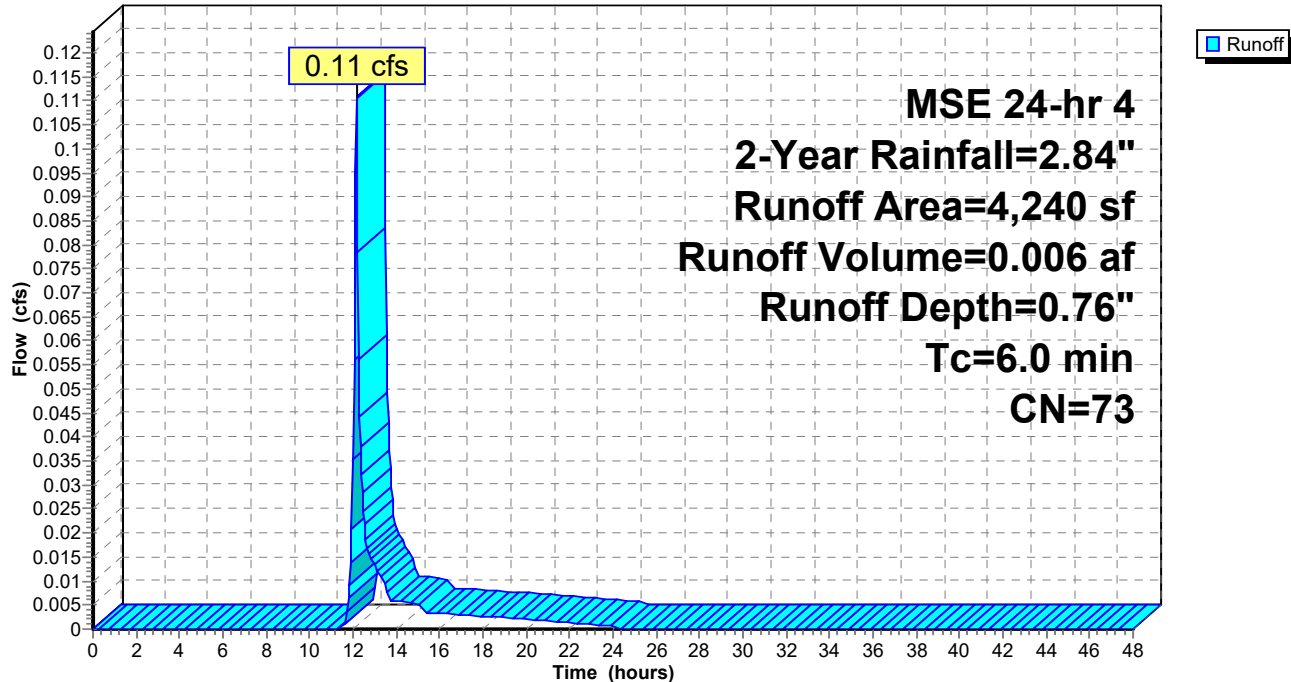
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 2-Year Rainfall=2.84"

|   | Area (sf) | CN | Description                   |
|---|-----------|----|-------------------------------|
| * | 1,339     | 98 | Parking                       |
| * | 55        | 98 | Sidewalk                      |
| * | 0         | 98 | Roof                          |
| * | 0         | 98 | Bioretention                  |
|   | 2,846     | 61 | >75% Grass cover, Good, HSG B |
|   | 4,240     | 73 | Weighted Average              |
|   | 2,846     |    | 67.12% Pervious Area          |
|   | 1,394     |    | 32.88% Impervious Area        |

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

### Subcatchment 2S: Offiste

Hydrograph

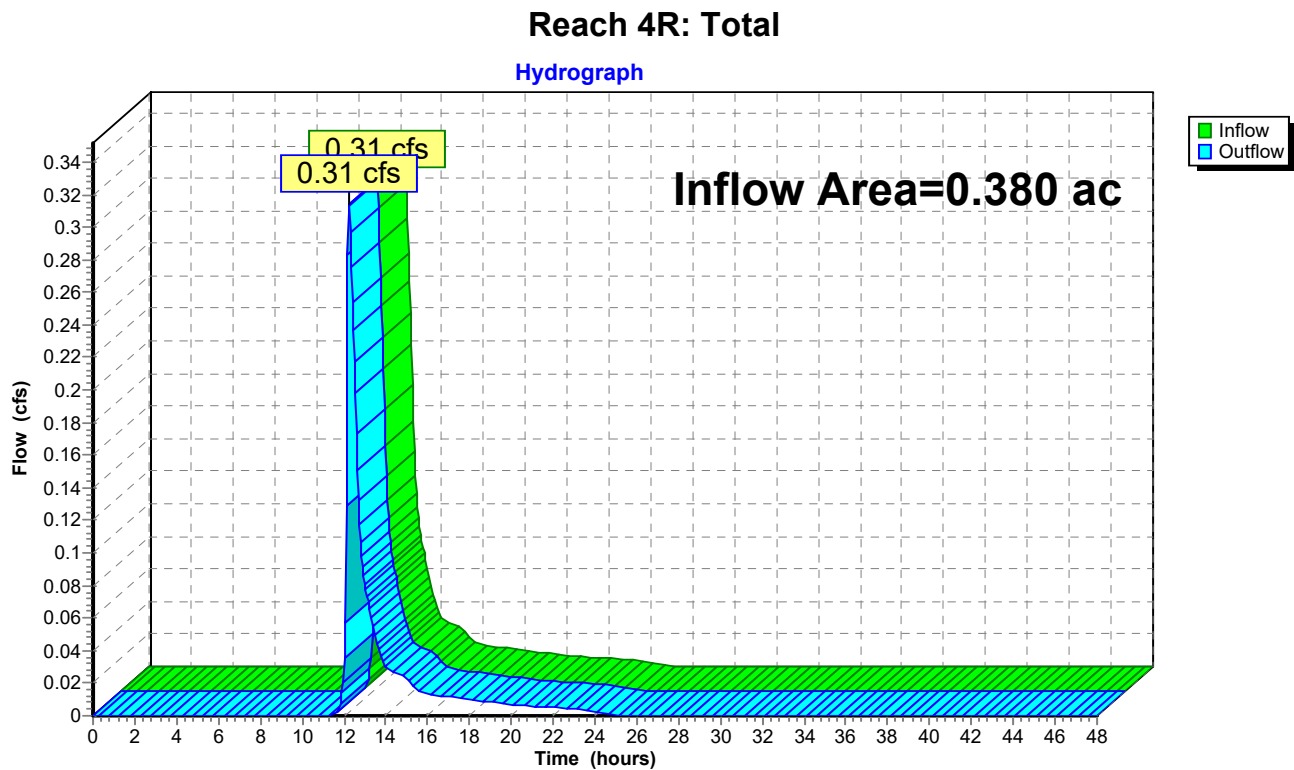


## Summary for Reach 4R: Total

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.380 ac, 54.04% Impervious, Inflow Depth = 0.88" for 2-Year event  
 Inflow = 0.31 cfs @ 12.23 hrs, Volume= 0.028 af  
 Outflow = 0.31 cfs @ 12.23 hrs, Volume= 0.028 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs



### Summary for Pond 3P: Bioretention

Inflow Area = 0.283 ac, 61.33% Impervious, Inflow Depth = 1.39" for 2-Year event  
 Inflow = 0.61 cfs @ 12.13 hrs, Volume= 0.033 af  
 Outflow = 0.26 cfs @ 12.27 hrs, Volume= 0.033 af, Atten= 57%, Lag= 8.1 min  
 Discarded = 0.01 cfs @ 12.27 hrs, Volume= 0.011 af  
 Primary = 0.26 cfs @ 12.27 hrs, Volume= 0.022 af  
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Peak Elev= 920.11' @ 12.27 hrs Surf.Area= 504 sf Storage= 490 cf

Plug-Flow detention time= 275.6 min calculated for 0.033 af (100% of inflow)  
 Center-of-Mass det. time= 276.7 min ( 1,097.2 - 820.5 )

| Volume              | Invert               | Avail.Storage | Storage Description                                        |                           |
|---------------------|----------------------|---------------|------------------------------------------------------------|---------------------------|
| #1                  | 916.50'              | 9,070 cf      | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) |                           |
| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Voids<br>(%)  | Inc.Store<br>(cubic-feet)                                  | Cum.Store<br>(cubic-feet) |
| 916.50              | 300                  | 0.0           | 0                                                          | 0                         |
| 916.51              | 300                  | 27.0          | 1                                                          | 1                         |
| 917.51              | 300                  | 27.0          | 81                                                         | 82                        |
| 919.49              | 300                  | 27.0          | 160                                                        | 242                       |
| 919.50              | 300                  | 100.0         | 3                                                          | 245                       |
| 921.00              | 800                  | 100.0         | 825                                                        | 1,070                     |
| 931.00              | 800                  | 100.0         | 8,000                                                      | 9,070                     |

| Device | Routing   | Invert  | Outlet Devices                                                                                                                                                                                                                                                                    |
|--------|-----------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 917.50' | <b>8.0" Round 8" Outlet</b><br>L= 100.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 917.50' / 915.00' S= 0.0250 '/' Cc= 0.900<br>n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf                                                               |
| #2     | Device 1  | 920.70' | <b>36.0" Horiz. 24" Standpipe</b> C= 0.600<br>Limited to weir flow at low heads                                                                                                                                                                                                   |
| #3     | Device 1  | 917.50' | <b>4.0" Vert. underdrain</b> C= 0.600 Limited to weir flow at low heads                                                                                                                                                                                                           |
| #4     | Device 3  | 917.50' | <b>3.600 in/hr Engineered soil over Surface area above 917.50'</b><br>Excluded Surface area = 300 sf                                                                                                                                                                              |
| #5     | Secondary | 920.75' | <b>10.0' long x 5.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00<br>2.50 3.00 3.50 4.00 4.50 5.00 5.50<br>Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65<br>2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88 |
| #6     | Discarded | 916.50' | <b>0.500 in/hr Exfiltration over Surface area</b><br>Conductivity to Groundwater Elevation = 1.00'                                                                                                                                                                                |
| #7     | Device 1  | 919.65' | <b>4.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads                                                                                                                                                                                                        |
| #8     | Device 1  | 920.05' | <b>10.0" Vert. Orifice/Grate</b> C= 0.600<br>Limited to weir flow at low heads                                                                                                                                                                                                    |

**Discarded OutFlow** Max=0.01 cfs @ 12.27 hrs HW=920.11' (Free Discharge)

↳ **6=Exfiltration** ( Controls 0.01 cfs)

**Primary OutFlow** Max=0.26 cfs @ 12.27 hrs HW=920.11' TW=0.00' (Dynamic Tailwater)

↳ **1=8" Outlet** (Passes 0.26 cfs of 2.00 cfs potential flow)

↳ **2=24" Standpipe** ( Controls 0.00 cfs)

↳ **3=underdrain** (Passes 0.02 cfs of 0.66 cfs potential flow)

↳ **4=Engineered soil** (Exfiltration Controls 0.02 cfs)

↳ **7=Orifice/Grate** (Orifice Controls 0.23 cfs @ 2.59 fps)

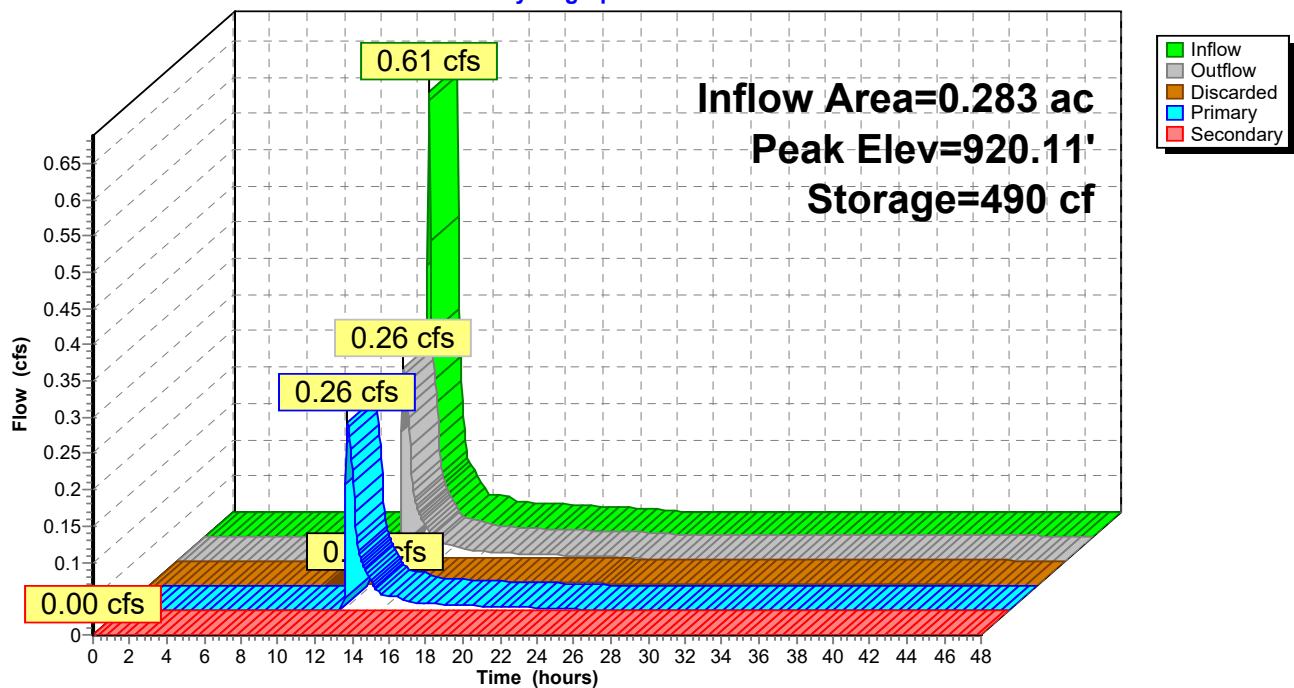
↳ **8=Orifice/Grate** (Orifice Controls 0.01 cfs @ 0.81 fps)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=916.50' TW=0.00' (Dynamic Tailwater)

↳ **5=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

### Pond 3P: Bioretention

#### Hydrograph



### Summary for Subcatchment 1S: P1

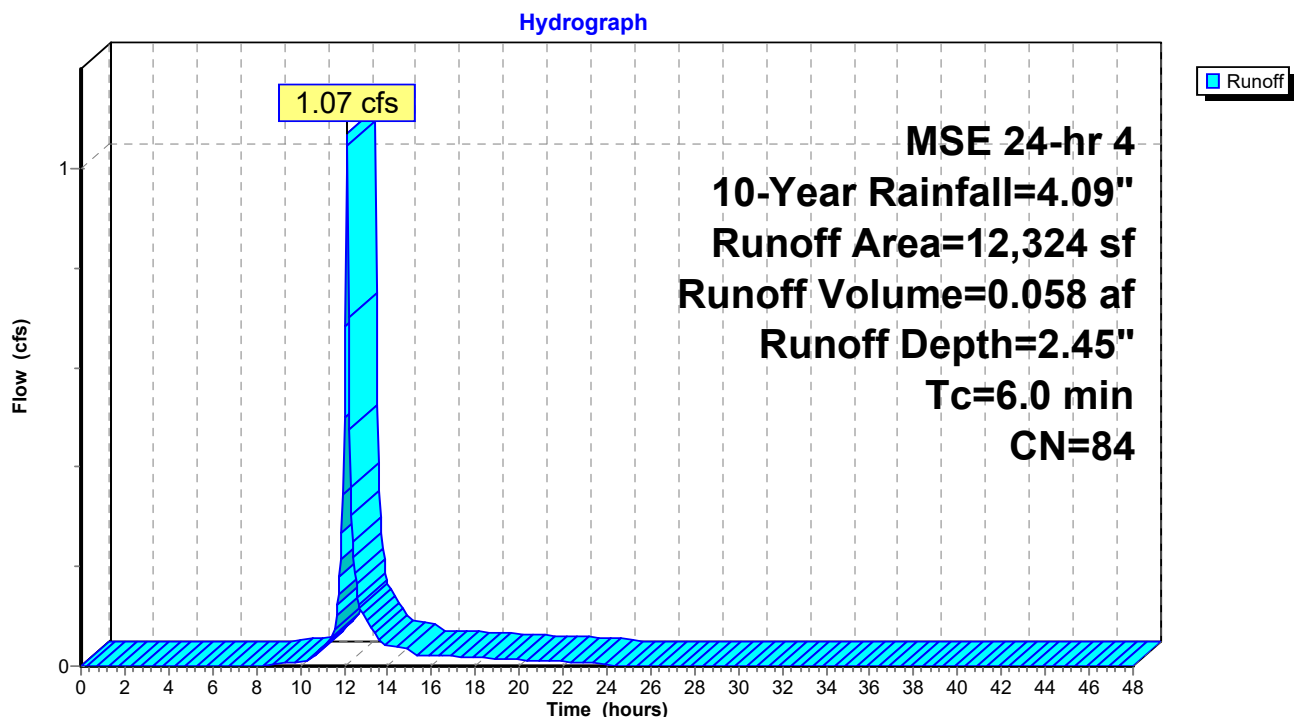
Runoff = 1.07 cfs @ 12.13 hrs, Volume= 0.058 af, Depth= 2.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 10-Year Rainfall=4.09"

|   | Area (sf) | CN | Description                   |
|---|-----------|----|-------------------------------|
| * | 6,199     | 98 | Parking                       |
| * | 891       | 98 | Sidewalk                      |
| * | 0         | 98 | Roof                          |
| * | 468       | 98 | Bioretention                  |
|   | 4,766     | 61 | >75% Grass cover, Good, HSG B |
|   | 12,324    | 84 | Weighted Average              |
|   | 4,766     |    | 38.67% Pervious Area          |
|   | 7,558     |    | 61.33% Impervious Area        |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description   |
|-------------|------------------|------------------|----------------------|-------------------|---------------|
| 6.0         |                  |                  |                      |                   | Direct Entry, |

### Subcatchment 1S: P1





### Summary for Subcatchment 2S: Offiste

Runoff = 0.24 cfs @ 12.14 hrs, Volume= 0.013 af, Depth= 1.59"

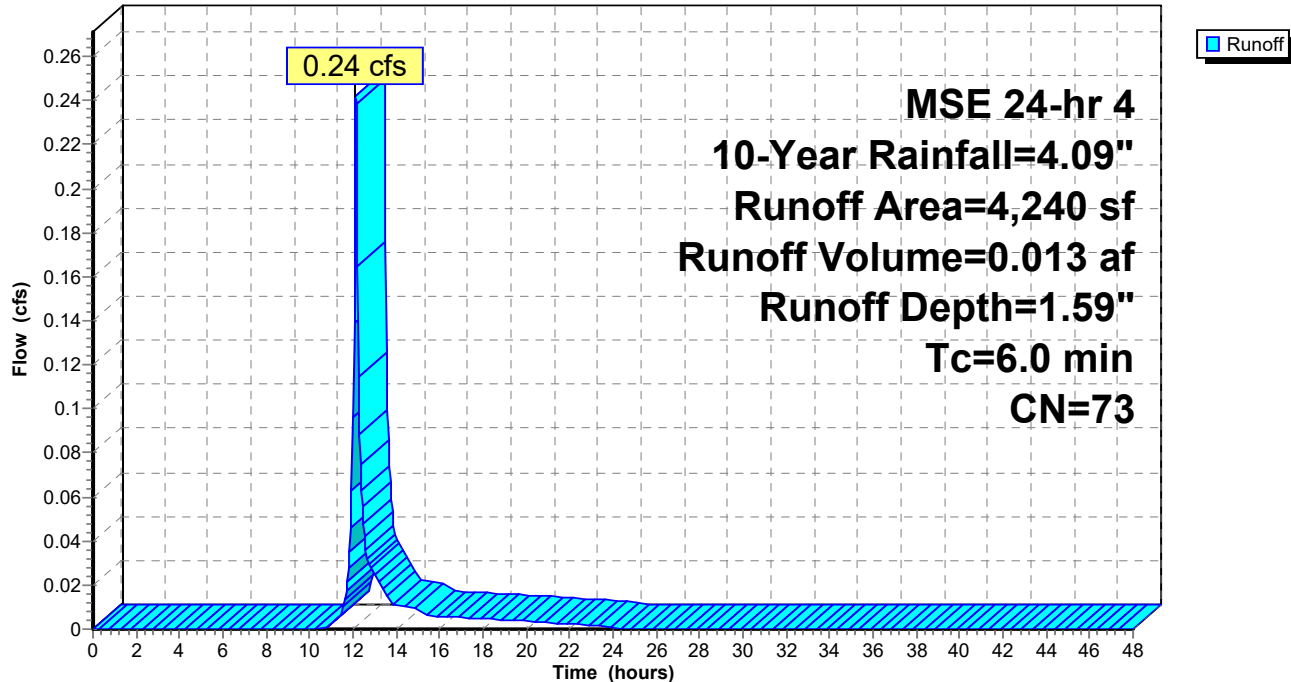
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 10-Year Rainfall=4.09"

|   | Area (sf) | CN | Description                   |
|---|-----------|----|-------------------------------|
| * | 1,339     | 98 | Parking                       |
| * | 55        | 98 | Sidewalk                      |
| * | 0         | 98 | Roof                          |
| * | 0         | 98 | Bioretention                  |
|   | 2,846     | 61 | >75% Grass cover, Good, HSG B |
|   | 4,240     | 73 | Weighted Average              |
|   | 2,846     |    | 67.12% Pervious Area          |
|   | 1,394     |    | 32.88% Impervious Area        |

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

### Subcatchment 2S: Offiste

Hydrograph



## Summary for Reach 4R: Total

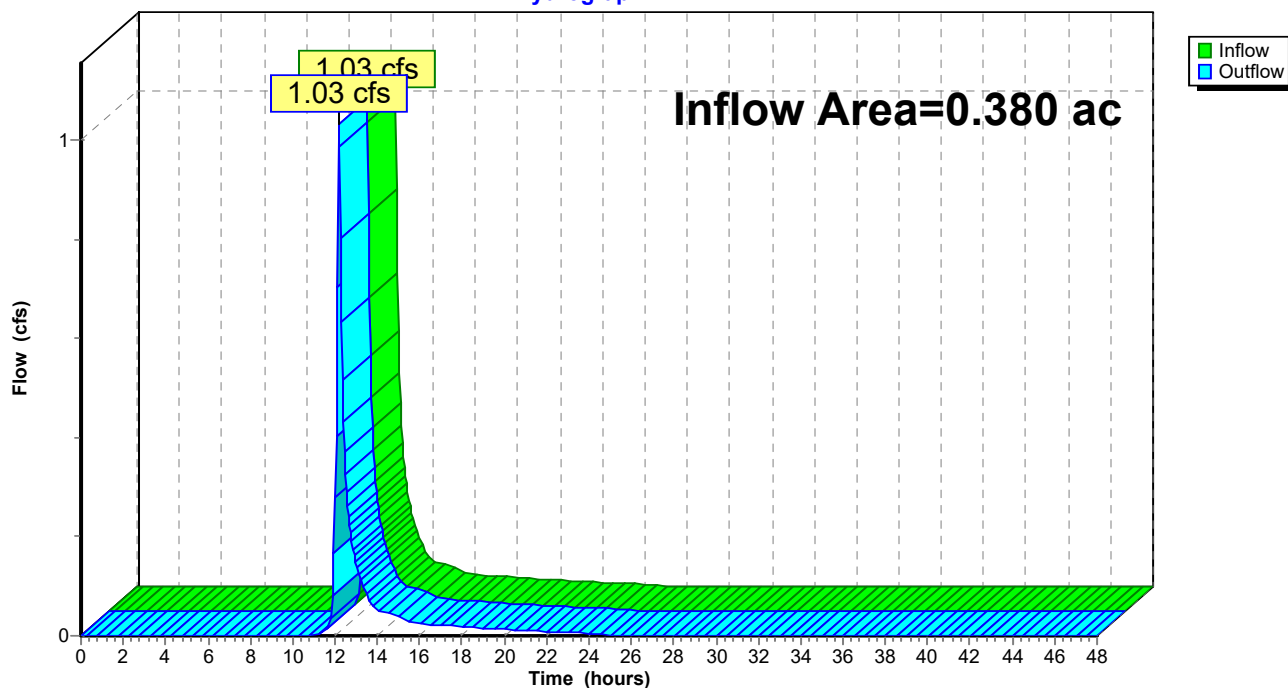
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.380 ac, 54.04% Impervious, Inflow Depth = 1.86" for 10-Year event  
 Inflow = 1.03 cfs @ 12.17 hrs, Volume= 0.059 af  
 Outflow = 1.03 cfs @ 12.17 hrs, Volume= 0.059 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

### Reach 4R: Total

Hydrograph



### Summary for Pond 3P: Bioretention

Inflow Area = 0.283 ac, 61.33% Impervious, Inflow Depth = 2.45" for 10-Year event  
 Inflow = 1.07 cfs @ 12.13 hrs, Volume= 0.058 af  
 Outflow = 0.83 cfs @ 12.19 hrs, Volume= 0.058 af, Atten= 23%, Lag= 3.5 min  
 Discarded = 0.01 cfs @ 12.19 hrs, Volume= 0.012 af  
 Primary = 0.82 cfs @ 12.19 hrs, Volume= 0.046 af  
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Peak Elev= 920.42' @ 12.19 hrs Surf.Area= 605 sf Storage= 659 cf

Plug-Flow detention time= 169.4 min calculated for 0.058 af (100% of inflow)  
 Center-of-Mass det. time= 170.6 min ( 977.6 - 807.0 )

| Volume              | Invert               | Avail.Storage | Storage Description                                        |                           |
|---------------------|----------------------|---------------|------------------------------------------------------------|---------------------------|
| #1                  | 916.50'              | 9,070 cf      | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) |                           |
| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Voids<br>(%)  | Inc.Store<br>(cubic-feet)                                  | Cum.Store<br>(cubic-feet) |
| 916.50              | 300                  | 0.0           | 0                                                          | 0                         |
| 916.51              | 300                  | 27.0          | 1                                                          | 1                         |
| 917.51              | 300                  | 27.0          | 81                                                         | 82                        |
| 919.49              | 300                  | 27.0          | 160                                                        | 242                       |
| 919.50              | 300                  | 100.0         | 3                                                          | 245                       |
| 921.00              | 800                  | 100.0         | 825                                                        | 1,070                     |
| 931.00              | 800                  | 100.0         | 8,000                                                      | 9,070                     |

| Device | Routing   | Invert  | Outlet Devices                                                                                                                                                                                                                                                                    |
|--------|-----------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 917.50' | <b>8.0" Round 8" Outlet</b><br>L= 100.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 917.50' / 915.00' S= 0.0250 '/' Cc= 0.900<br>n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf                                                               |
| #2     | Device 1  | 920.70' | <b>36.0" Horiz. 24" Standpipe</b> C= 0.600<br>Limited to weir flow at low heads                                                                                                                                                                                                   |
| #3     | Device 1  | 917.50' | <b>4.0" Vert. underdrain</b> C= 0.600 Limited to weir flow at low heads                                                                                                                                                                                                           |
| #4     | Device 3  | 917.50' | <b>3.600 in/hr Engineered soil over Surface area above 917.50'</b><br>Excluded Surface area = 300 sf                                                                                                                                                                              |
| #5     | Secondary | 920.75' | <b>10.0' long x 5.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00<br>2.50 3.00 3.50 4.00 4.50 5.00 5.50<br>Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65<br>2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88 |
| #6     | Discarded | 916.50' | <b>0.500 in/hr Exfiltration over Surface area</b><br>Conductivity to Groundwater Elevation = 1.00'                                                                                                                                                                                |
| #7     | Device 1  | 919.65' | <b>4.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads                                                                                                                                                                                                        |
| #8     | Device 1  | 920.05' | <b>10.0" Vert. Orifice/Grate</b> C= 0.600<br>Limited to weir flow at low heads                                                                                                                                                                                                    |

**Discarded OutFlow** Max=0.01 cfs @ 12.19 hrs HW=920.41' (Free Discharge)

↳ **6=Exfiltration** ( Controls 0.01 cfs)

**Primary OutFlow** Max=0.81 cfs @ 12.19 hrs HW=920.41' TW=0.00' (Dynamic Tailwater)

↳ **1=8" Outlet** (Passes 0.81 cfs of 2.13 cfs potential flow)

↳ **2=24" Standpipe** ( Controls 0.00 cfs)

↳ **3=underdrain** (Passes 0.03 cfs of 0.70 cfs potential flow)

↳ **4=Engineered soil** (Exfiltration Controls 0.03 cfs)

↳ **7=Orifice/Grate** (Orifice Controls 0.32 cfs @ 3.71 fps)

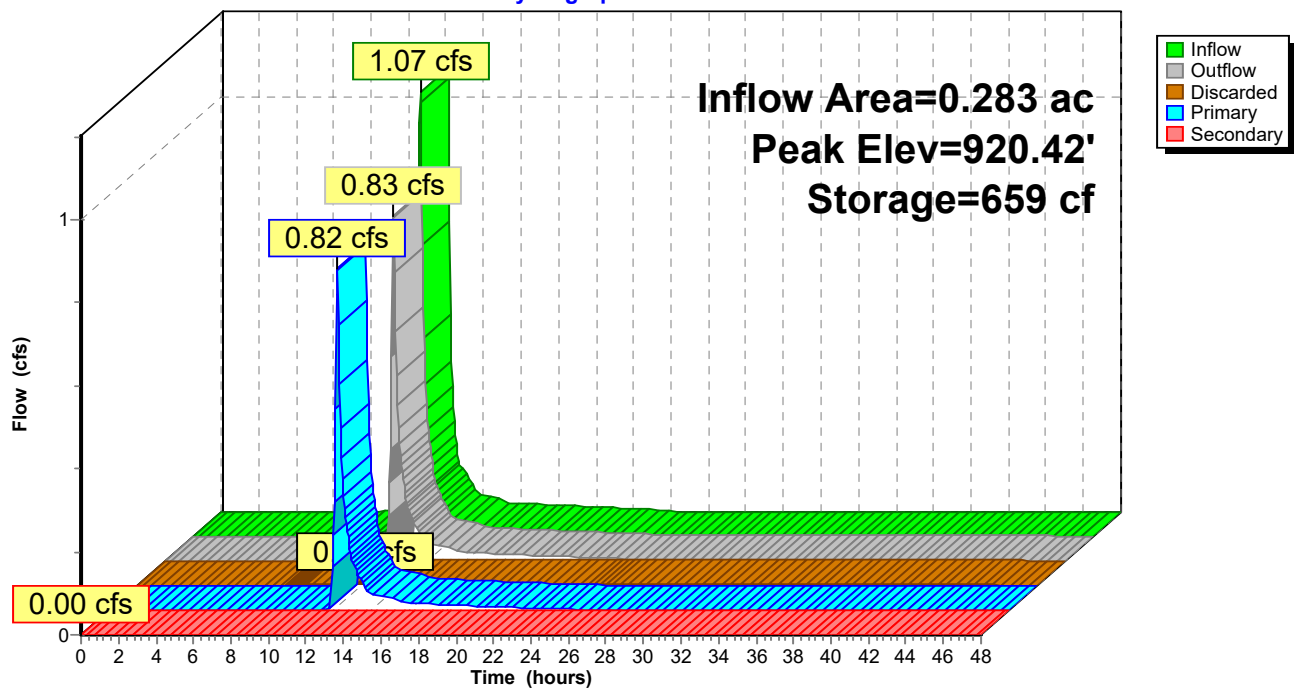
↳ **8=Orifice/Grate** (Orifice Controls 0.46 cfs @ 2.04 fps)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=916.50' TW=0.00' (Dynamic Tailwater)

↳ **5=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

### Pond 3P: Bioretention

#### Hydrograph



### Summary for Subcatchment 1S: P1

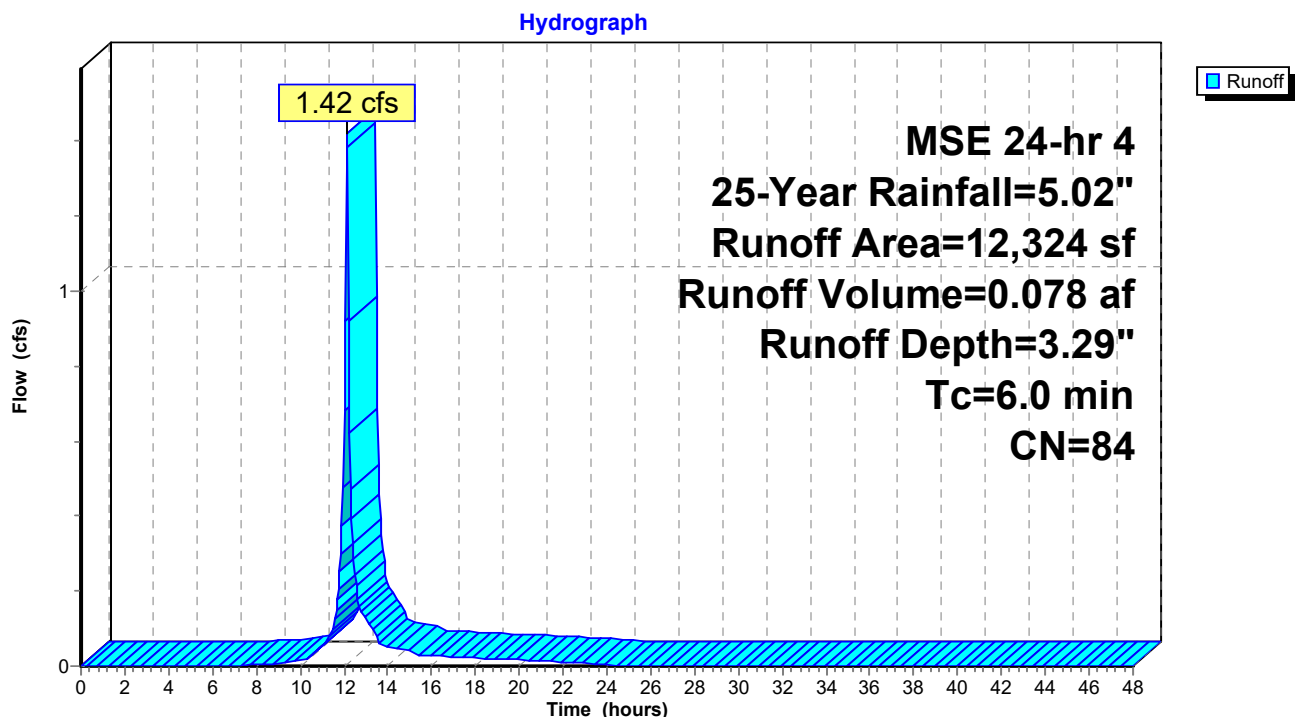
Runoff = 1.42 cfs @ 12.13 hrs, Volume= 0.078 af, Depth= 3.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 25-Year Rainfall=5.02"

|   | Area (sf) | CN | Description                   |
|---|-----------|----|-------------------------------|
| * | 6,199     | 98 | Parking                       |
| * | 891       | 98 | Sidewalk                      |
| * | 0         | 98 | Roof                          |
| * | 468       | 98 | Bioretention                  |
|   | 4,766     | 61 | >75% Grass cover, Good, HSG B |
|   | 12,324    | 84 | Weighted Average              |
|   | 4,766     |    | 38.67% Pervious Area          |
|   | 7,558     |    | 61.33% Impervious Area        |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description   |
|-------------|------------------|------------------|----------------------|-------------------|---------------|
| 6.0         |                  |                  |                      |                   | Direct Entry, |

### Subcatchment 1S: P1



### Summary for Subcatchment 2S: Offiste

Runoff = 0.35 cfs @ 12.13 hrs, Volume= 0.019 af, Depth= 2.30"

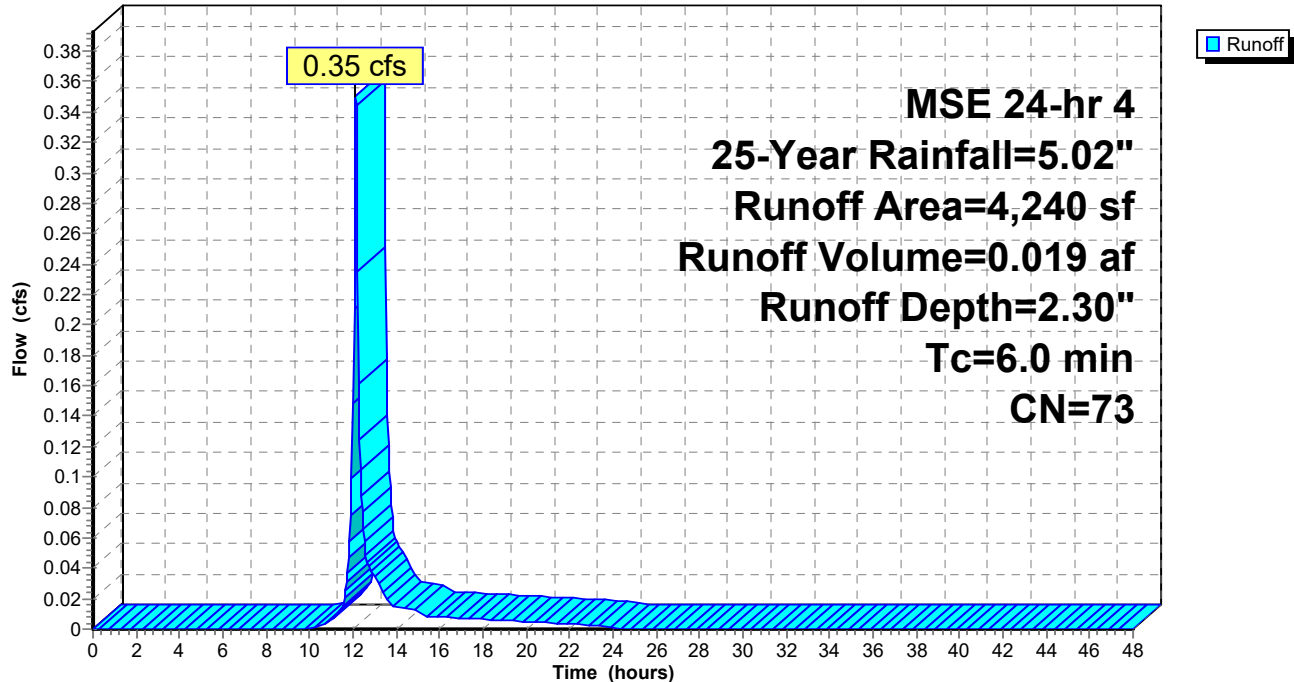
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 25-Year Rainfall=5.02"

|   | Area (sf) | CN | Description                   |
|---|-----------|----|-------------------------------|
| * | 1,339     | 98 | Parking                       |
| * | 55        | 98 | Sidewalk                      |
| * | 0         | 98 | Roof                          |
| * | 0         | 98 | Bioretention                  |
|   | 2,846     | 61 | >75% Grass cover, Good, HSG B |
|   | 4,240     | 73 | Weighted Average              |
|   | 2,846     |    | 67.12% Pervious Area          |
|   | 1,394     |    | 32.88% Impervious Area        |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description   |
|-------------|------------------|------------------|----------------------|-------------------|---------------|
| 6.0         |                  |                  |                      |                   | Direct Entry, |

### Subcatchment 2S: Offiste

#### Hydrograph

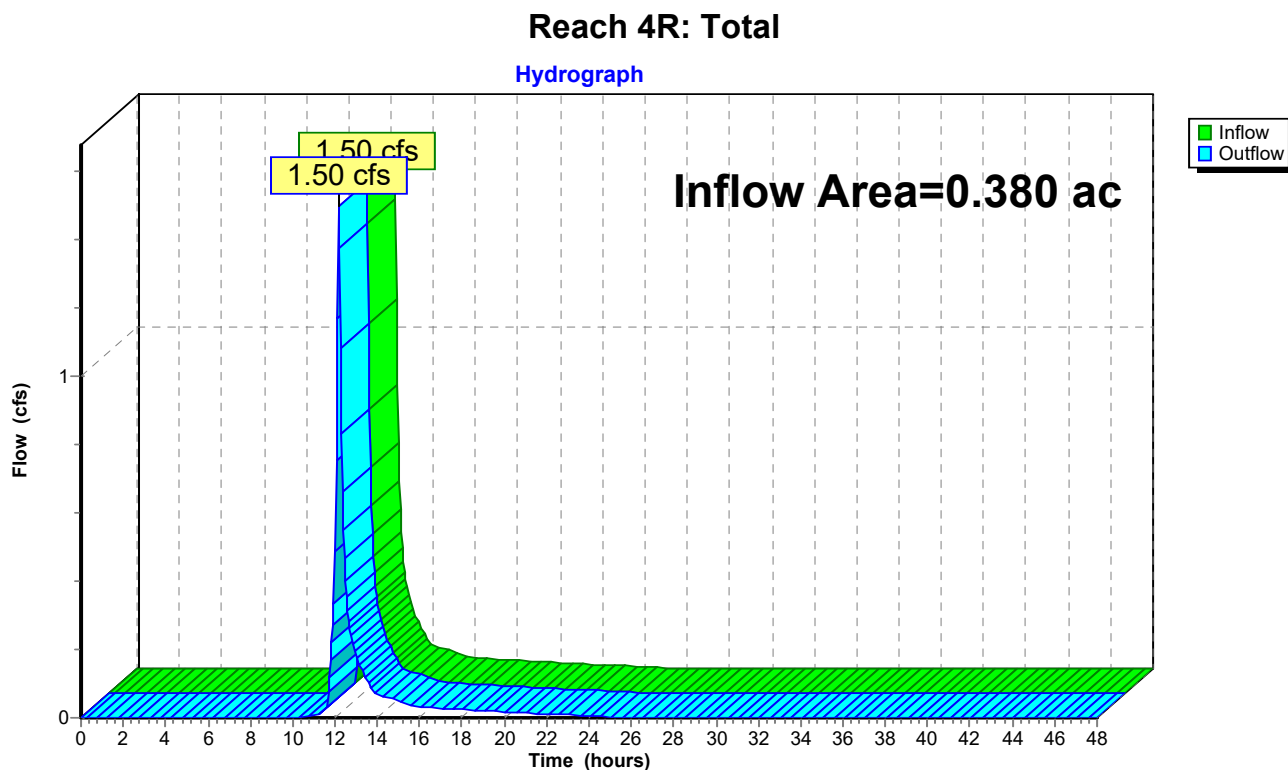


## Summary for Reach 4R: Total

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.380 ac, 54.04% Impervious, Inflow Depth = 2.65" for 25-Year event  
 Inflow = 1.50 cfs @ 12.16 hrs, Volume= 0.084 af  
 Outflow = 1.50 cfs @ 12.16 hrs, Volume= 0.084 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs





### Summary for Pond 3P: Bioretention

Inflow Area = 0.283 ac, 61.33% Impervious, Inflow Depth = 3.29" for 25-Year event  
 Inflow = 1.42 cfs @ 12.13 hrs, Volume= 0.078 af  
 Outflow = 1.18 cfs @ 12.18 hrs, Volume= 0.078 af, Atten= 17%, Lag= 2.7 min  
 Discarded = 0.01 cfs @ 12.18 hrs, Volume= 0.012 af  
 Primary = 1.17 cfs @ 12.18 hrs, Volume= 0.065 af  
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Peak Elev= 920.54' @ 12.18 hrs Surf.Area= 646 sf Storage= 735 cf

Plug-Flow detention time= 132.2 min calculated for 0.077 af (100% of inflow)  
 Center-of-Mass det. time= 133.4 min ( 933.4 - 800.0 )

| Volume              | Invert               | Avail.Storage | Storage Description                                        |                           |
|---------------------|----------------------|---------------|------------------------------------------------------------|---------------------------|
| #1                  | 916.50'              | 9,070 cf      | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) |                           |
| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Voids<br>(%)  | Inc.Store<br>(cubic-feet)                                  | Cum.Store<br>(cubic-feet) |
| 916.50              | 300                  | 0.0           | 0                                                          | 0                         |
| 916.51              | 300                  | 27.0          | 1                                                          | 1                         |
| 917.51              | 300                  | 27.0          | 81                                                         | 82                        |
| 919.49              | 300                  | 27.0          | 160                                                        | 242                       |
| 919.50              | 300                  | 100.0         | 3                                                          | 245                       |
| 921.00              | 800                  | 100.0         | 825                                                        | 1,070                     |
| 931.00              | 800                  | 100.0         | 8,000                                                      | 9,070                     |

| Device | Routing   | Invert  | Outlet Devices                                                                                                                                                                                                                                                                    |
|--------|-----------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 917.50' | <b>8.0" Round 8" Outlet</b><br>L= 100.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 917.50' / 915.00' S= 0.0250 '/' Cc= 0.900<br>n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf                                                               |
| #2     | Device 1  | 920.70' | <b>36.0" Horiz. 24" Standpipe</b> C= 0.600<br>Limited to weir flow at low heads                                                                                                                                                                                                   |
| #3     | Device 1  | 917.50' | <b>4.0" Vert. underdrain</b> C= 0.600 Limited to weir flow at low heads                                                                                                                                                                                                           |
| #4     | Device 3  | 917.50' | <b>3.600 in/hr Engineered soil over Surface area above 917.50'</b><br>Excluded Surface area = 300 sf                                                                                                                                                                              |
| #5     | Secondary | 920.75' | <b>10.0' long x 5.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00<br>2.50 3.00 3.50 4.00 4.50 5.00 5.50<br>Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65<br>2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88 |
| #6     | Discarded | 916.50' | <b>0.500 in/hr Exfiltration over Surface area</b><br>Conductivity to Groundwater Elevation = 1.00'                                                                                                                                                                                |
| #7     | Device 1  | 919.65' | <b>4.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads                                                                                                                                                                                                        |
| #8     | Device 1  | 920.05' | <b>10.0" Vert. Orifice/Grate</b> C= 0.600<br>Limited to weir flow at low heads                                                                                                                                                                                                    |

**Discarded OutFlow** Max=0.01 cfs @ 12.18 hrs HW=920.53' (Free Discharge)

↳ **6=Exfiltration** ( Controls 0.01 cfs)

**Primary OutFlow** Max=1.14 cfs @ 12.18 hrs HW=920.53' TW=0.00' (Dynamic Tailwater)

↳ **1=8" Outlet** (Passes 1.14 cfs of 2.18 cfs potential flow)

↳ **2=24" Standpipe** ( Controls 0.00 cfs)

↳ **3=underdrain** (Passes 0.03 cfs of 0.71 cfs potential flow)

↳ **4=Engineered soil** (Exfiltration Controls 0.03 cfs)

↳ **7=Orifice/Grate** (Orifice Controls 0.35 cfs @ 4.06 fps)

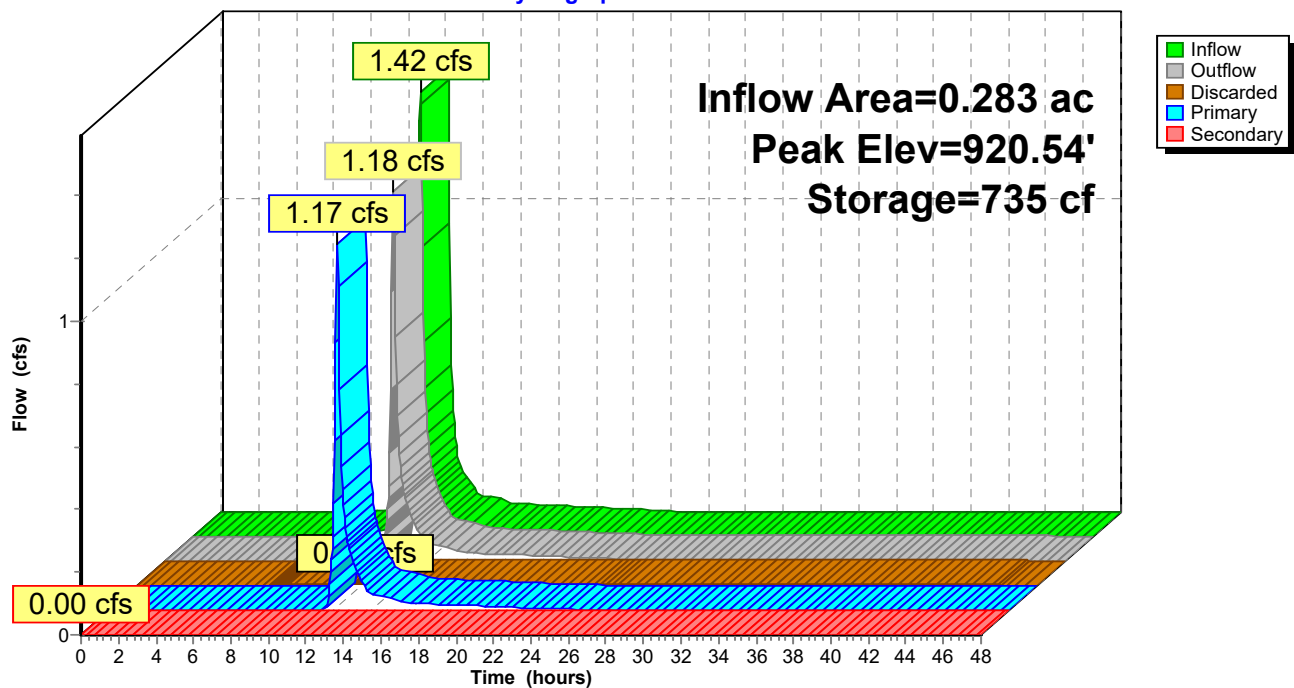
↳ **8=Orifice/Grate** (Orifice Controls 0.76 cfs @ 2.35 fps)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=916.50' TW=0.00' (Dynamic Tailwater)

↳ **5=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

### Pond 3P: Bioretention

#### Hydrograph



### Summary for Subcatchment 1S: P1

Runoff = 2.04 cfs @ 12.13 hrs, Volume= 0.114 af, Depth= 4.82"

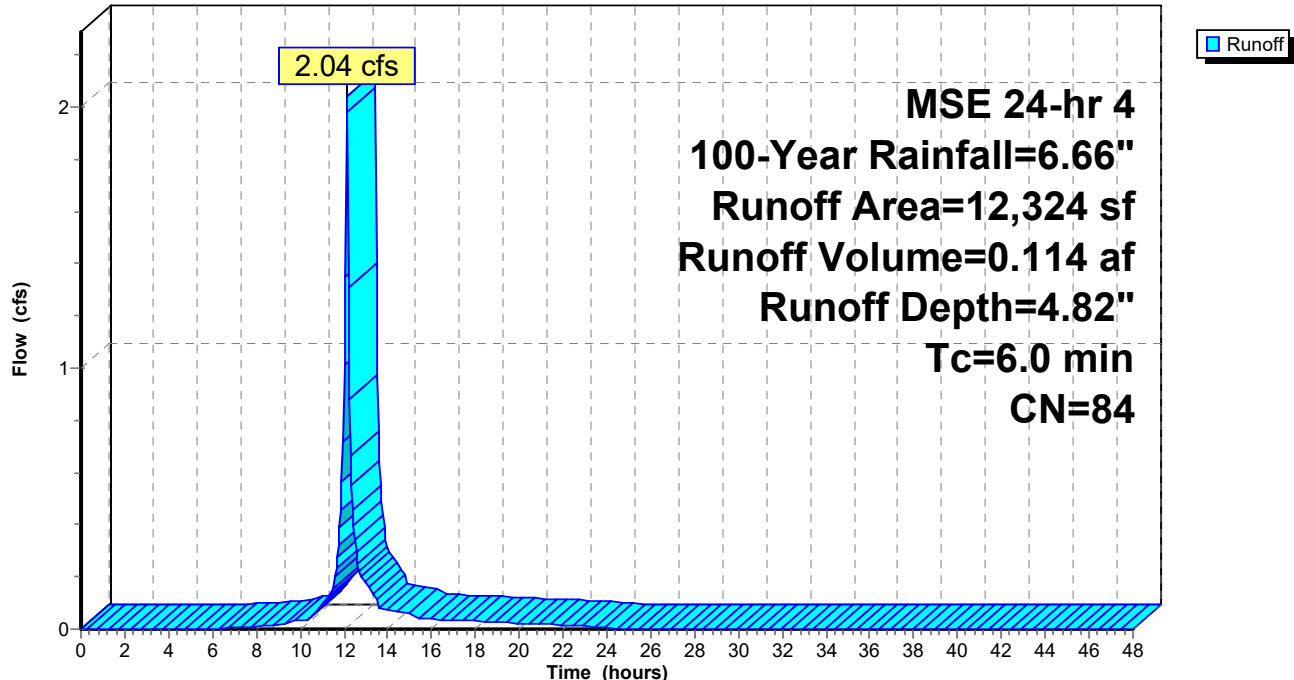
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 100-Year Rainfall=6.66"

|   | Area (sf) | CN | Description                   |
|---|-----------|----|-------------------------------|
| * | 6,199     | 98 | Parking                       |
| * | 891       | 98 | Sidewalk                      |
| * | 0         | 98 | Roof                          |
| * | 468       | 98 | Bioretention                  |
|   | 4,766     | 61 | >75% Grass cover, Good, HSG B |
|   | 12,324    | 84 | Weighted Average              |
|   | 4,766     |    | 38.67% Pervious Area          |
|   | 7,558     |    | 61.33% Impervious Area        |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description   |
|-------------|------------------|------------------|----------------------|-------------------|---------------|
| 6.0         |                  |                  |                      |                   | Direct Entry, |

### Subcatchment 1S: P1

Hydrograph



### Summary for Subcatchment 2S: Offiste

Runoff = 0.55 cfs @ 12.13 hrs, Volume= 0.030 af, Depth= 3.64"

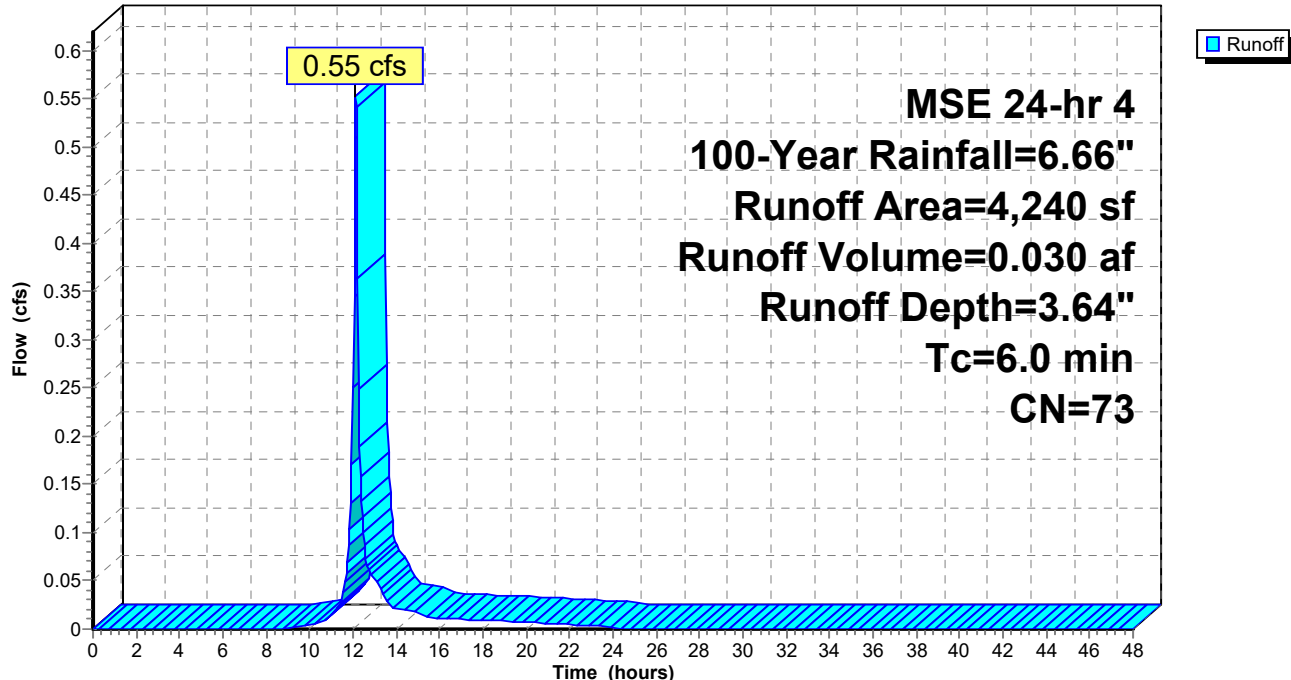
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 100-Year Rainfall=6.66"

|   | Area (sf) | CN | Description                   |
|---|-----------|----|-------------------------------|
| * | 1,339     | 98 | Parking                       |
| * | 55        | 98 | Sidewalk                      |
| * | 0         | 98 | Roof                          |
| * | 0         | 98 | Bioretention                  |
|   | 2,846     | 61 | >75% Grass cover, Good, HSG B |
|   | 4,240     | 73 | Weighted Average              |
|   | 2,846     |    | 67.12% Pervious Area          |
|   | 1,394     |    | 32.88% Impervious Area        |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description   |
|-------------|------------------|------------------|----------------------|-------------------|---------------|
| 6.0         |                  |                  |                      |                   | Direct Entry, |

### Subcatchment 2S: Offiste

Hydrograph

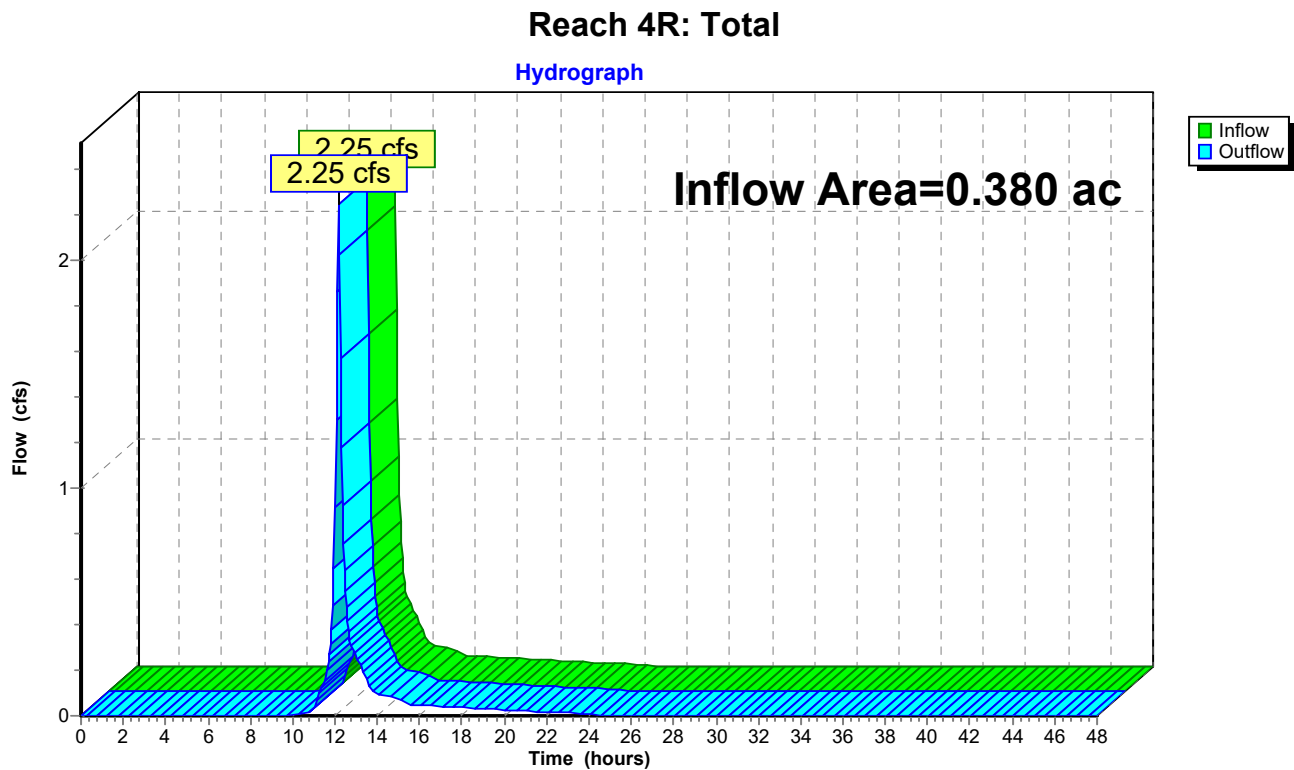


## Summary for Reach 4R: Total

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.380 ac, 54.04% Impervious, Inflow Depth = 4.11" for 100-Year event  
 Inflow = 2.25 cfs @ 12.16 hrs, Volume= 0.130 af  
 Outflow = 2.25 cfs @ 12.16 hrs, Volume= 0.130 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs



### Summary for Pond 3P: Bioretention

Inflow Area = 0.283 ac, 61.33% Impervious, Inflow Depth = 4.82" for 100-Year event  
 Inflow = 2.04 cfs @ 12.13 hrs, Volume= 0.114 af  
 Outflow = 1.74 cfs @ 12.17 hrs, Volume= 0.114 af, Atten= 15%, Lag= 2.4 min  
 Discarded = 0.01 cfs @ 12.17 hrs, Volume= 0.013 af  
 Primary = 1.73 cfs @ 12.17 hrs, Volume= 0.101 af  
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Peak Elev= 920.71' @ 12.17 hrs Surf.Area= 705 sf Storage= 855 cf

Plug-Flow detention time= 96.6 min calculated for 0.113 af (100% of inflow)  
 Center-of-Mass det. time= 97.9 min ( 888.9 - 791.0 )

| Volume              | Invert               | Avail.Storage | Storage Description                                        |
|---------------------|----------------------|---------------|------------------------------------------------------------|
| #1                  | 916.50'              | 9,070 cf      | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) |
| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Voids<br>(%)  | Inc.Store<br>(cubic-feet)      Cum.Store<br>(cubic-feet)   |
| 916.50              | 300                  | 0.0           | 0      0                                                   |
| 916.51              | 300                  | 27.0          | 1      1                                                   |
| 917.51              | 300                  | 27.0          | 81      82                                                 |
| 919.49              | 300                  | 27.0          | 160      242                                               |
| 919.50              | 300                  | 100.0         | 3      245                                                 |
| 921.00              | 800                  | 100.0         | 825      1,070                                             |
| 931.00              | 800                  | 100.0         | 8,000      9,070                                           |

| Device | Routing   | Invert  | Outlet Devices                                                                                                                                                                                                                                                                    |
|--------|-----------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 917.50' | <b>8.0" Round 8" Outlet</b><br>L= 100.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 917.50' / 915.00' S= 0.0250 '/' Cc= 0.900<br>n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf                                                               |
| #2     | Device 1  | 920.70' | <b>36.0" Horiz. 24" Standpipe</b> C= 0.600<br>Limited to weir flow at low heads                                                                                                                                                                                                   |
| #3     | Device 1  | 917.50' | <b>4.0" Vert. underdrain</b> C= 0.600 Limited to weir flow at low heads                                                                                                                                                                                                           |
| #4     | Device 3  | 917.50' | <b>3.600 in/hr Engineered soil over Surface area above 917.50'</b><br>Excluded Surface area = 300 sf                                                                                                                                                                              |
| #5     | Secondary | 920.75' | <b>10.0' long x 5.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00<br>2.50 3.00 3.50 4.00 4.50 5.00 5.50<br>Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65<br>2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88 |
| #6     | Discarded | 916.50' | <b>0.500 in/hr Exfiltration over Surface area</b><br>Conductivity to Groundwater Elevation = 1.00'                                                                                                                                                                                |
| #7     | Device 1  | 919.65' | <b>4.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads                                                                                                                                                                                                        |
| #8     | Device 1  | 920.05' | <b>10.0" Vert. Orifice/Grate</b> C= 0.600<br>Limited to weir flow at low heads                                                                                                                                                                                                    |

**Discarded OutFlow** Max=0.01 cfs @ 12.17 hrs HW=920.70' (Free Discharge)

↳ **6=Exfiltration** ( Controls 0.01 cfs)

**Primary OutFlow** Max=1.68 cfs @ 12.17 hrs HW=920.70' TW=0.00' (Dynamic Tailwater)

↳ **1=8" Outlet** (Passes 1.68 cfs of 2.25 cfs potential flow)

↳ **2=24" Standpipe** ( Controls 0.00 cfs)

↳ **3=underdrain** (Passes 0.03 cfs of 0.73 cfs potential flow)

↳ **4=Engineered soil** (Exfiltration Controls 0.03 cfs)

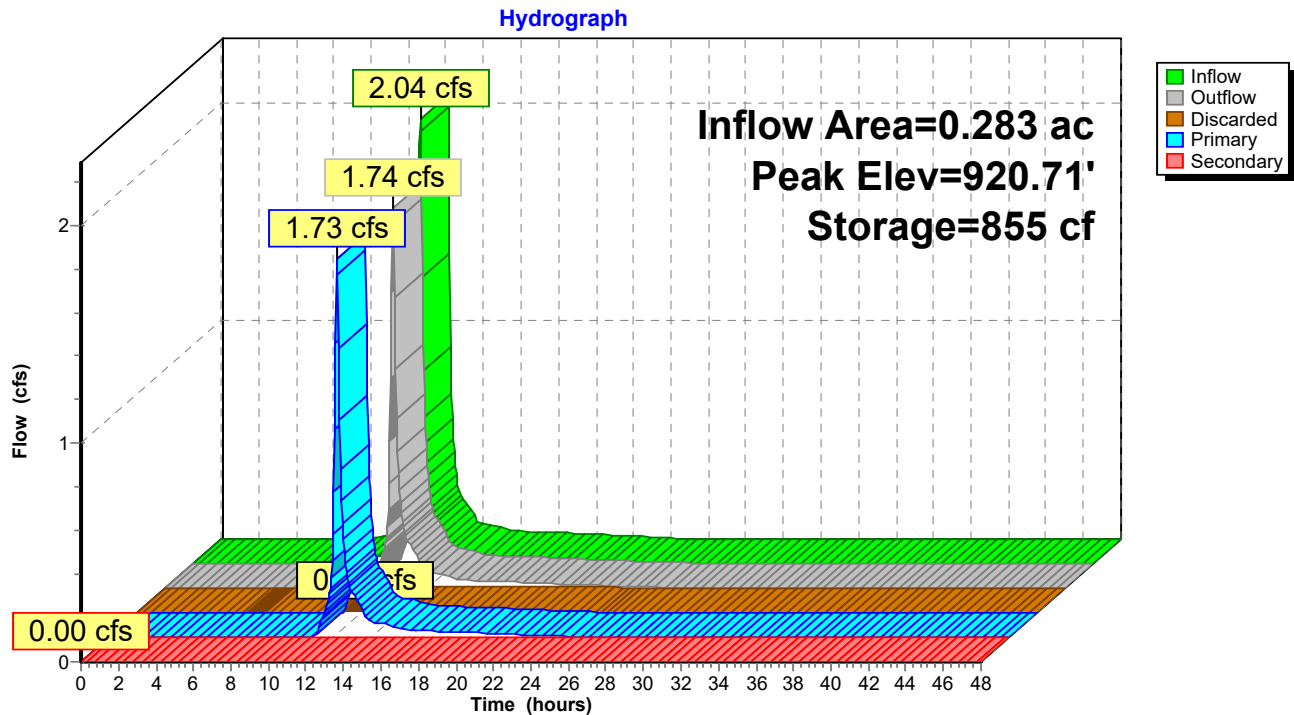
↳ **7=Orifice/Grate** (Orifice Controls 0.39 cfs @ 4.52 fps)

↳ **8=Orifice/Grate** (Orifice Controls 1.25 cfs @ 2.74 fps)

**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=916.50' TW=0.00' (Dynamic Tailwater)

↳ **5=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

### Pond 3P: Bioretention





### Summary for Subcatchment 1S: P1

Runoff = 2.37 cfs @ 12.13 hrs, Volume= 0.133 af, Depth= 5.65"

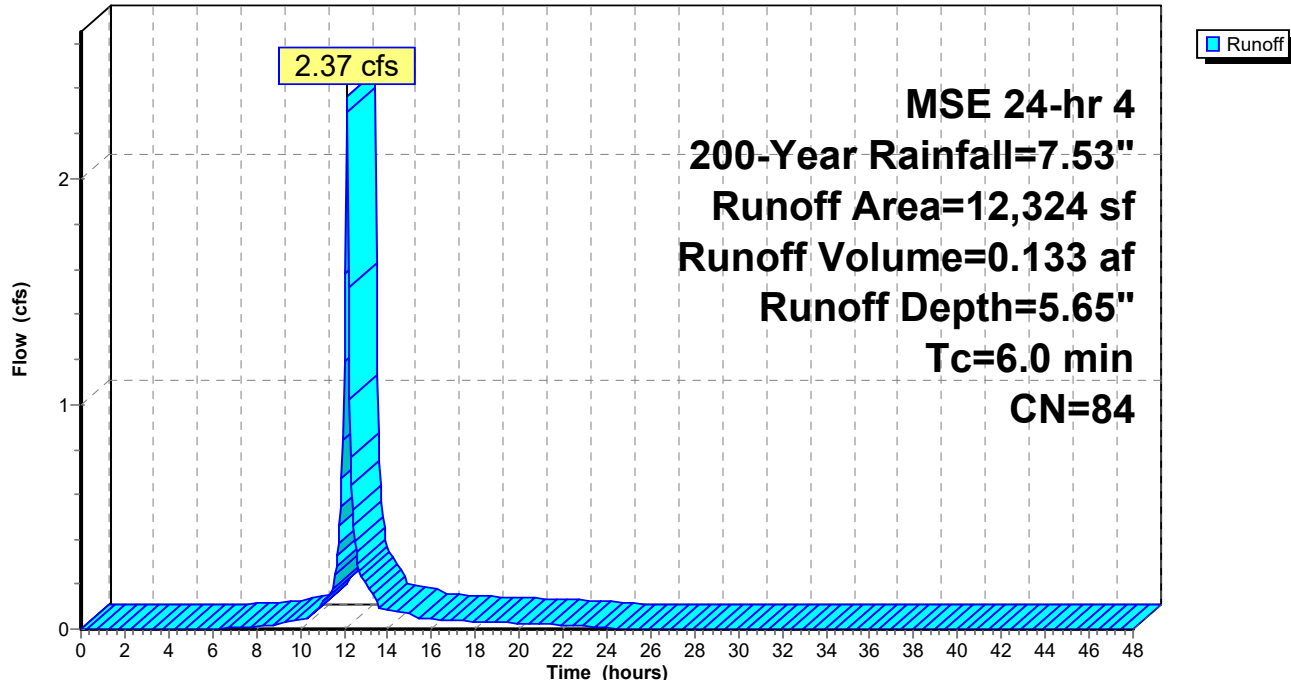
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 200-Year Rainfall=7.53"

|   | Area (sf) | CN | Description                   |
|---|-----------|----|-------------------------------|
| * | 6,199     | 98 | Parking                       |
| * | 891       | 98 | Sidewalk                      |
| * | 0         | 98 | Roof                          |
| * | 468       | 98 | Bioretention                  |
|   | 4,766     | 61 | >75% Grass cover, Good, HSG B |
|   | 12,324    | 84 | Weighted Average              |
|   | 4,766     |    | 38.67% Pervious Area          |
|   | 7,558     |    | 61.33% Impervious Area        |

| Tc<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description   |
|-------------|------------------|------------------|----------------------|-------------------|---------------|
| 6.0         |                  |                  |                      |                   | Direct Entry, |

### Subcatchment 1S: P1

Hydrograph



### Summary for Subcatchment 2S: Offiste

Runoff = 0.66 cfs @ 12.13 hrs, Volume= 0.036 af, Depth= 4.40"

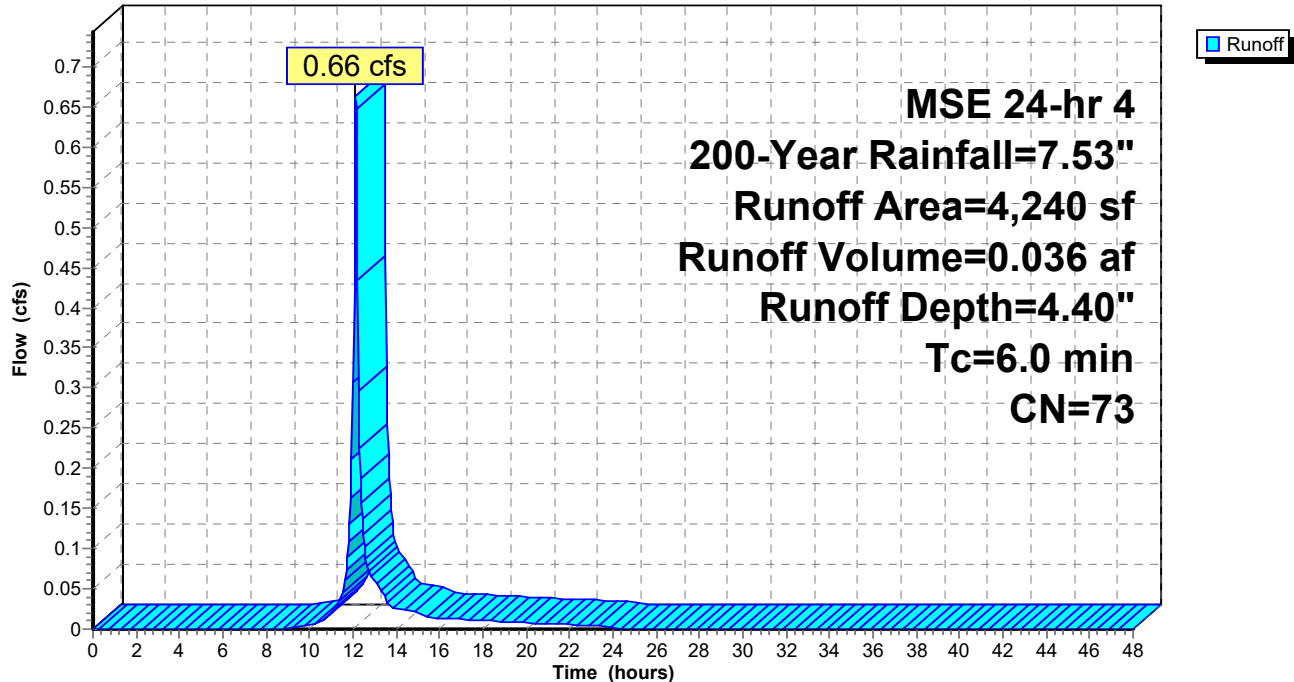
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 200-Year Rainfall=7.53"

|   | Area (sf) | CN | Description                   |
|---|-----------|----|-------------------------------|
| * | 1,339     | 98 | Parking                       |
| * | 55        | 98 | Sidewalk                      |
| * | 0         | 98 | Roof                          |
| * | 0         | 98 | Bioretention                  |
|   | 2,846     | 61 | >75% Grass cover, Good, HSG B |
|   | 4,240     | 73 | Weighted Average              |
|   | 2,846     |    | 67.12% Pervious Area          |
|   | 1,394     |    | 32.88% Impervious Area        |

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

### Subcatchment 2S: Offiste

Hydrograph

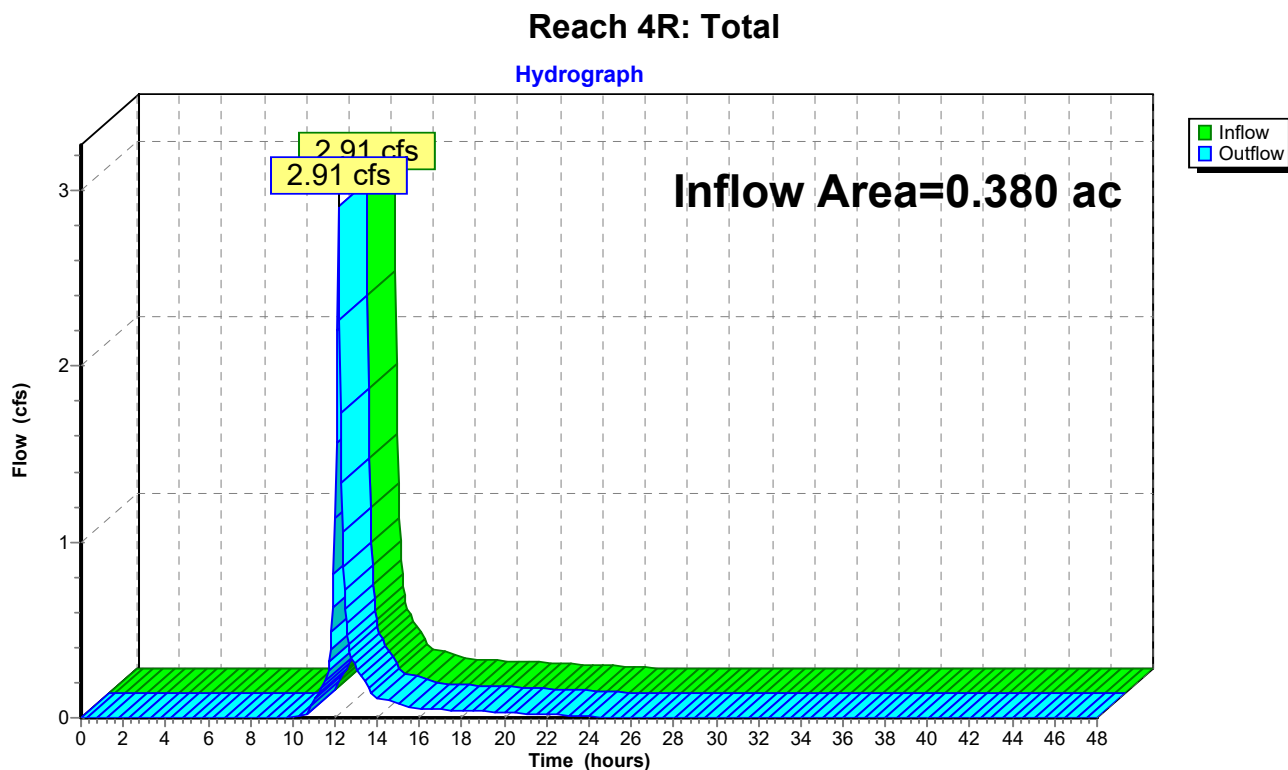


## Summary for Reach 4R: Total

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.380 ac, 54.04% Impervious, Inflow Depth = 4.91" for 200-Year event  
 Inflow = 2.91 cfs @ 12.15 hrs, Volume= 0.156 af  
 Outflow = 2.91 cfs @ 12.15 hrs, Volume= 0.156 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs



### Summary for Pond 3P: Bioretention

Inflow Area = 0.283 ac, 61.33% Impervious, Inflow Depth = 5.65" for 200-Year event  
 Inflow = 2.37 cfs @ 12.13 hrs, Volume= 0.133 af  
 Outflow = 2.27 cfs @ 12.16 hrs, Volume= 0.133 af, Atten= 4%, Lag= 1.6 min  
 Discarded = 0.01 cfs @ 12.16 hrs, Volume= 0.013 af  
 Primary = 2.26 cfs @ 12.16 hrs, Volume= 0.120 af  
 Secondary = 0.01 cfs @ 12.15 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Peak Elev= 920.76' @ 12.16 hrs Surf.Area= 719 sf Storage= 886 cf

Plug-Flow detention time= 85.2 min calculated for 0.133 af (100% of inflow)  
 Center-of-Mass det. time= 86.5 min ( 873.8 - 787.3 )

| Volume              | Invert               | Avail.Storage | Storage Description                                        |                           |
|---------------------|----------------------|---------------|------------------------------------------------------------|---------------------------|
| #1                  | 916.50'              | 9,070 cf      | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) |                           |
| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Voids<br>(%)  | Inc.Store<br>(cubic-feet)                                  | Cum.Store<br>(cubic-feet) |
| 916.50              | 300                  | 0.0           | 0                                                          | 0                         |
| 916.51              | 300                  | 27.0          | 1                                                          | 1                         |
| 917.51              | 300                  | 27.0          | 81                                                         | 82                        |
| 919.49              | 300                  | 27.0          | 160                                                        | 242                       |
| 919.50              | 300                  | 100.0         | 3                                                          | 245                       |
| 921.00              | 800                  | 100.0         | 825                                                        | 1,070                     |
| 931.00              | 800                  | 100.0         | 8,000                                                      | 9,070                     |

| Device | Routing   | Invert  | Outlet Devices                                                                                                                                                                                                                                                                    |
|--------|-----------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1     | Primary   | 917.50' | <b>8.0" Round 8" Outlet</b><br>L= 100.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 917.50' / 915.00' S= 0.0250 '/' Cc= 0.900<br>n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf                                                               |
| #2     | Device 1  | 920.70' | <b>36.0" Horiz. 24" Standpipe</b> C= 0.600<br>Limited to weir flow at low heads                                                                                                                                                                                                   |
| #3     | Device 1  | 917.50' | <b>4.0" Vert. underdrain</b> C= 0.600 Limited to weir flow at low heads                                                                                                                                                                                                           |
| #4     | Device 3  | 917.50' | <b>3.600 in/hr Engineered soil over Surface area above 917.50'</b><br>Excluded Surface area = 300 sf                                                                                                                                                                              |
| #5     | Secondary | 920.75' | <b>10.0' long x 5.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00<br>2.50 3.00 3.50 4.00 4.50 5.00 5.50<br>Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65<br>2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88 |
| #6     | Discarded | 916.50' | <b>0.500 in/hr Exfiltration over Surface area</b><br>Conductivity to Groundwater Elevation = 1.00'                                                                                                                                                                                |
| #7     | Device 1  | 919.65' | <b>4.0" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads                                                                                                                                                                                                        |
| #8     | Device 1  | 920.05' | <b>10.0" Vert. Orifice/Grate</b> C= 0.600<br>Limited to weir flow at low heads                                                                                                                                                                                                    |

**Discarded OutFlow** Max=0.01 cfs @ 12.16 hrs HW=920.75' (Free Discharge)

↳ **6=Exfiltration** ( Controls 0.01 cfs)

**Primary OutFlow** Max=2.20 cfs @ 12.16 hrs HW=920.75' TW=0.00' (Dynamic Tailwater)

↳ **1=8" Outlet** (Passes 2.20 cfs of 2.27 cfs potential flow)

↳ **2=24" Standpipe** (Weir Controls 0.36 cfs @ 0.74 fps)

↳ **3=underdrain** (Passes 0.03 cfs of 0.74 cfs potential flow)

↳ **4=Engineered soil** (Exfiltration Controls 0.03 cfs)

↳ **7=Orifice/Grate** (Orifice Controls 0.41 cfs @ 4.66 fps)

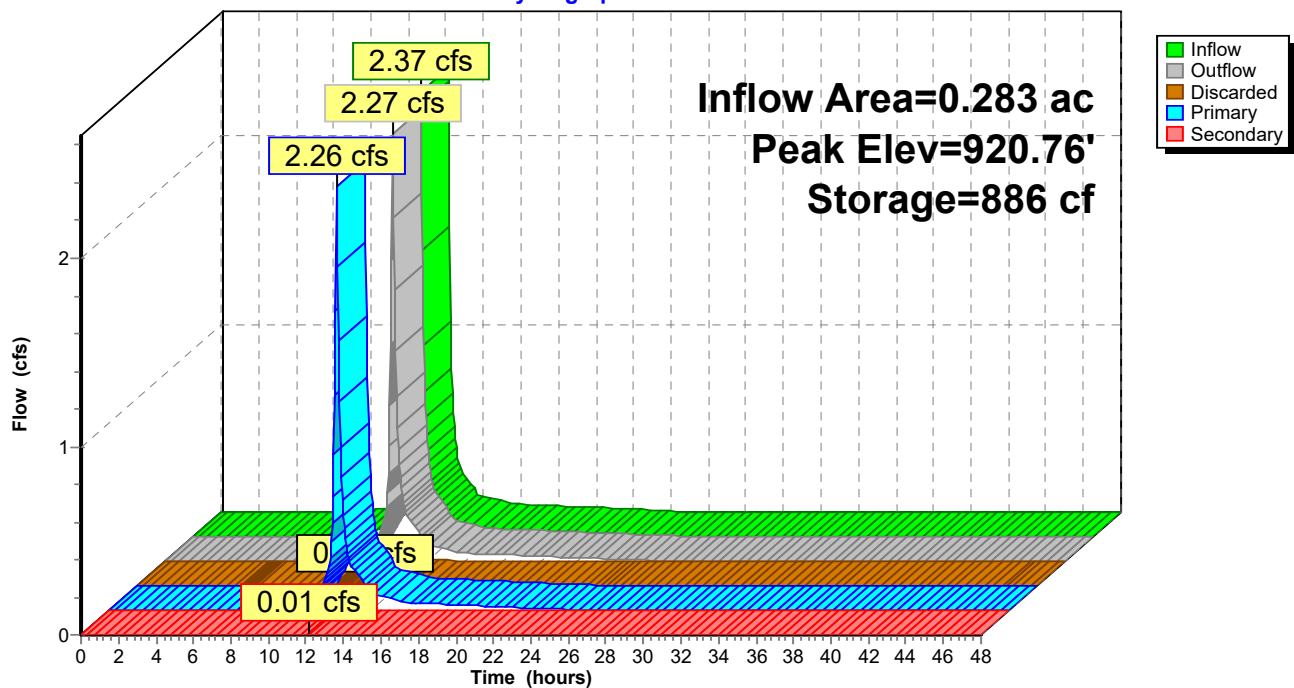
↳ **8=Orifice/Grate** (Orifice Controls 1.40 cfs @ 2.85 fps)

**Secondary OutFlow** Max=0.01 cfs @ 12.15 hrs HW=920.76' TW=0.00' (Dynamic Tailwater)

↳ **5=Broad-Crested Rectangular Weir** (Weir Controls 0.01 cfs @ 0.17 fps)

### Pond 3P: Bioretention

#### Hydrograph



## 5 Sediment Reduction

**Total Suspended Solids (TSS) Redevelopment Area Analysis**

**Weighted Reduction based on Sediment Generation**

One Year Annual Sediment Analysis, Madison Rain File (1981)

| SLAMM Sediment Generation Values           |        |                          | Analysis Areas         |                             |                 |                           |
|--------------------------------------------|--------|--------------------------|------------------------|-----------------------------|-----------------|---------------------------|
| Land Use                                   | Area   | Annual Sediment Produced | Land Use Area in Basin | Sediment Generated in Basin | Prop. % Removal | Permissible Sediment Loss |
| <b>Commercial Land Usage Description</b>   |        |                          |                        |                             |                 |                           |
| Roof, Flat - Disconnected, Silt Soil       | 1 acre | 12.93 lbs / yr           |                        |                             |                 |                           |
| Roof, Flat - Directly Connected            | 1 acre | 165.3 lbs / yr           | 0.000 acre             | 0.0 lbs/yr                  | 80%             | 0.0 lbs/yr                |
| Roof, Pitched - Disconnected, Silt Soil    | 1 acre | 12.93 lbs / yr           |                        |                             |                 |                           |
| Roof, Pitched - Directly Connected         | 1 acre | 197.5 lbs / yr           |                        |                             |                 |                           |
| Paved Parking - Disconnected, Silt Soil    | 1 acre | 50.94 lbs / yr           |                        |                             |                 |                           |
| Paved Parking - Directly Connected Red.    | 1 acre | 616 lbs / yr             | 0.140 acre             | 86.0 lbs/yr                 | 40%             | 51.6 lbs/yr               |
| Paved Parking - Directly Connected New     | 1 acre | 616 lbs / yr             | 0.033 acre             | 20.6 lbs/yr                 | 80%             | 4.1 lbs/yr                |
| Unpaved Parking - Disconnected, Silt Soil  | 1 acre | 60.35 lbs / yr           |                        |                             |                 |                           |
| Unpaved Parking - Directly Connected       | 1 acre | 619.2 lbs / yr           |                        |                             |                 |                           |
| Driveway - Disconnected, Silt Soil         | 1 acre | 60.35 lbs / yr           |                        |                             |                 |                           |
| Driveway - Directly Connected              | 1 acre | 836.9 lbs / yr           |                        |                             |                 |                           |
| Sidewalks - Disconnected, Silt Soil        | 1 acre | 29.39 lbs / yr           |                        |                             |                 |                           |
| Sidewalks - Directly Connected             | 1 acre | 407.6 lbs / yr           | 0.022 acre             | 9.0 lbs/yr                  | 80%             | 1.8 lbs/yr                |
| Street (36' F-F, 0.446 Curb Mi/Ac.)        | 1 acre | 1331 lbs / yr            |                        |                             |                 |                           |
| Large Landscaped Areas, Silty Soils        | 1 acre | 88.95 lbs / yr           |                        |                             |                 |                           |
| Small Landscaped Areas, Silty Soils        | 1 acre | 88.95 lbs / yr           | 0.185 acre             | 16.5 lbs/yr                 | 80%             | 3.3 lbs/yr                |
| Paved Playground, Disconnected, Silty Soil | 1 acre | 60.35 lbs / yr           |                        |                             |                 |                           |
| Paved Playground, Directly Connected       | 1 acre | 729.8 lbs / yr           |                        |                             |                 |                           |
| Undeveloped Area, Silty Soils              | 1 acre | 6.27 lbs / yr            |                        |                             |                 |                           |
| <b>All Areas</b>                           |        |                          | <b>0.380 acre</b>      | <b>132.0 lbs/yr.</b>        |                 | <b>60.8 lbs/yr</b>        |

Notes: 6180 Ex. Parking Lot Redevelopment Standard

Date: 01/31/2022



Data file name: M:\Urso\210087 Siggelkow Road School House\Design Development\Stormwater and Erosion Control\Modeling\TSS Modeling\2022-01-31 - Urso - Siggelkow TSS.mdb  
WinSLAMM Version 10.4.1  
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN  
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI\_AVG01.pscx  
Runoff Coefficient file name: C:\WinSLAMM Files\WI\_SL06 Dec06.rsvx  
Residential Street Delivery file name: C:\WinSLAMM Files\WI\_Res and Other Urban Dec06.std  
Institutional Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
Commercial Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
Industrial Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI\_Res and Other Urban Dec06.std  
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std  
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False  
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI\_GEO03.ppd  
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv  
Cost Data file name:  
Seed for random number generator: -42  
Study period starting date: 01/01/81 Study period ending date: 12/31/81  
Start of Winter Season: 12/02 End of Winter Season: 03/12  
Date: 01-31-2022 Time: 09:31:40  
Site information:

LU# 1 - Commercial: Commercial 1 Total area (ac): 0.282  
13 - Paved Parking 1: 0.142 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz  
31 - Sidewalks 1: 0.020 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz  
51 - Small Landscaped Areas 1: 0.109 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz  
70 - Water Body Areas: 0.011 ac. Source Area PSD File:

LU# 2 - Commercial: Commercial 2 Total area (ac): 0.097  
13 - Paved Parking 1: 0.031 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz  
31 - Sidewalks 1: 0.001 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz  
51 - Small Landscaped Areas 1: 0.065 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

- Control Practice 1: Biofilter CP# 1 (DS) - DS Biofilters # 1
1. Top area (square feet) = 800
  2. Bottom area (square feet) = 300
  3. Depth (ft): 4.5
  4. Biofilter width (ft) - for Cost Purposes Only: 10
  5. Infiltration rate (in/hr) = 0.5
  6. Random infiltration rate generation? No

7. Infiltration rate fraction (side): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 1
10. Porosity of rock filled volume = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 2
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data                      Soil Type Fraction in Eng. Soil

User-Defined Soil Type      1.000

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10
2. Weir crest width (ft): 5
3. Height of datum to bottom of weir opening: 4.25

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 3
2. Stand pipe height above datum (ft): 4.2

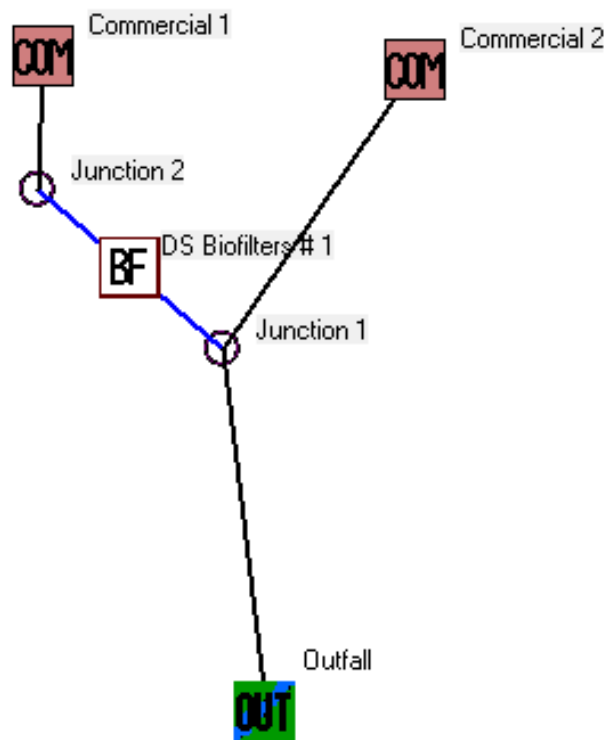
Outlet type: Surface Discharge Pipe

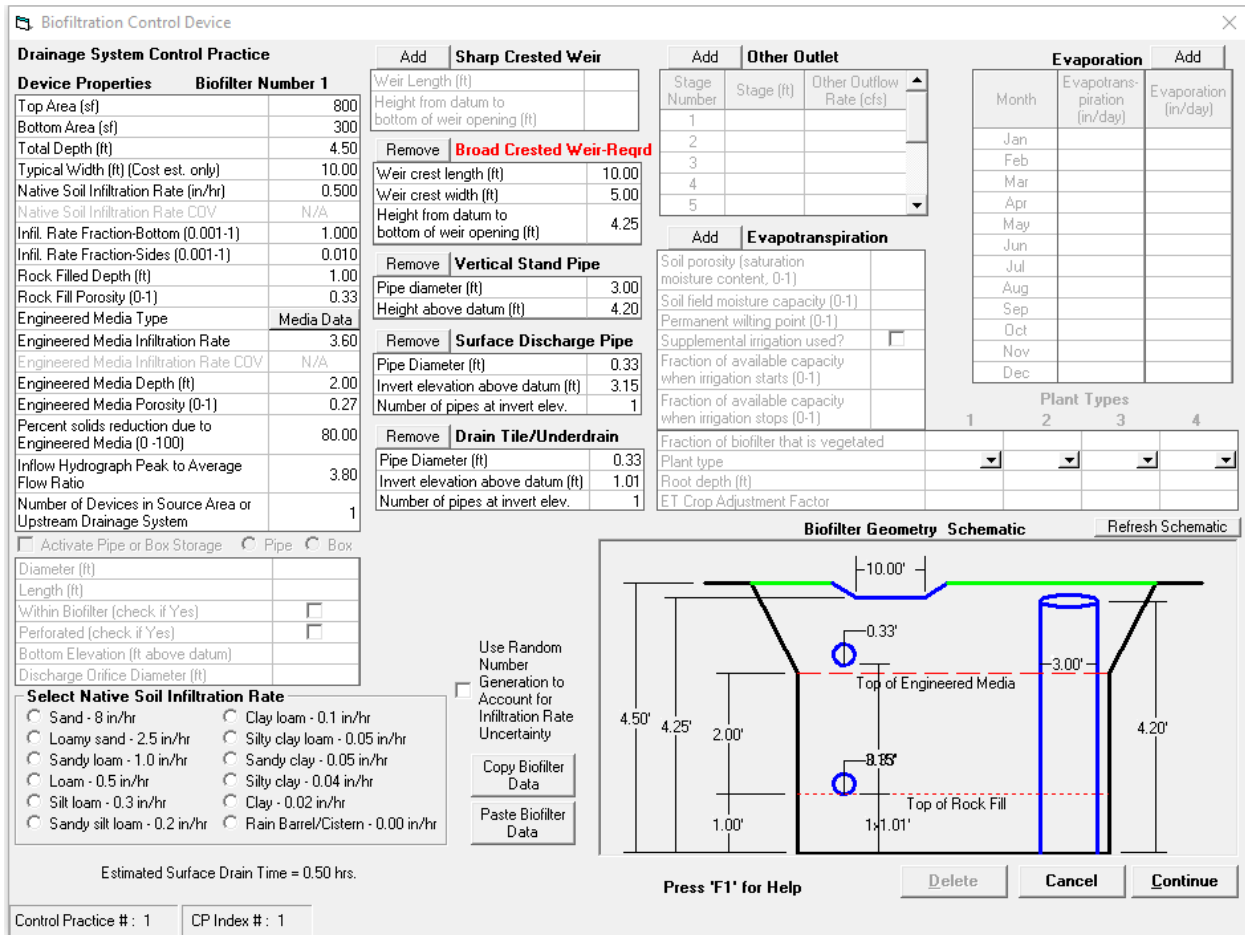
1. Surface discharge pipe outlet diameter (ft): 0.33
2. Pipe invert elevation above datum (ft): 3.15
3. Number of surface pipe outlets: 1

Outlet type: Drain Tile/Underdrain

1. Underdrain outlet diameter (ft): 0.33
2. Invert elevation above datum (ft): 1.01

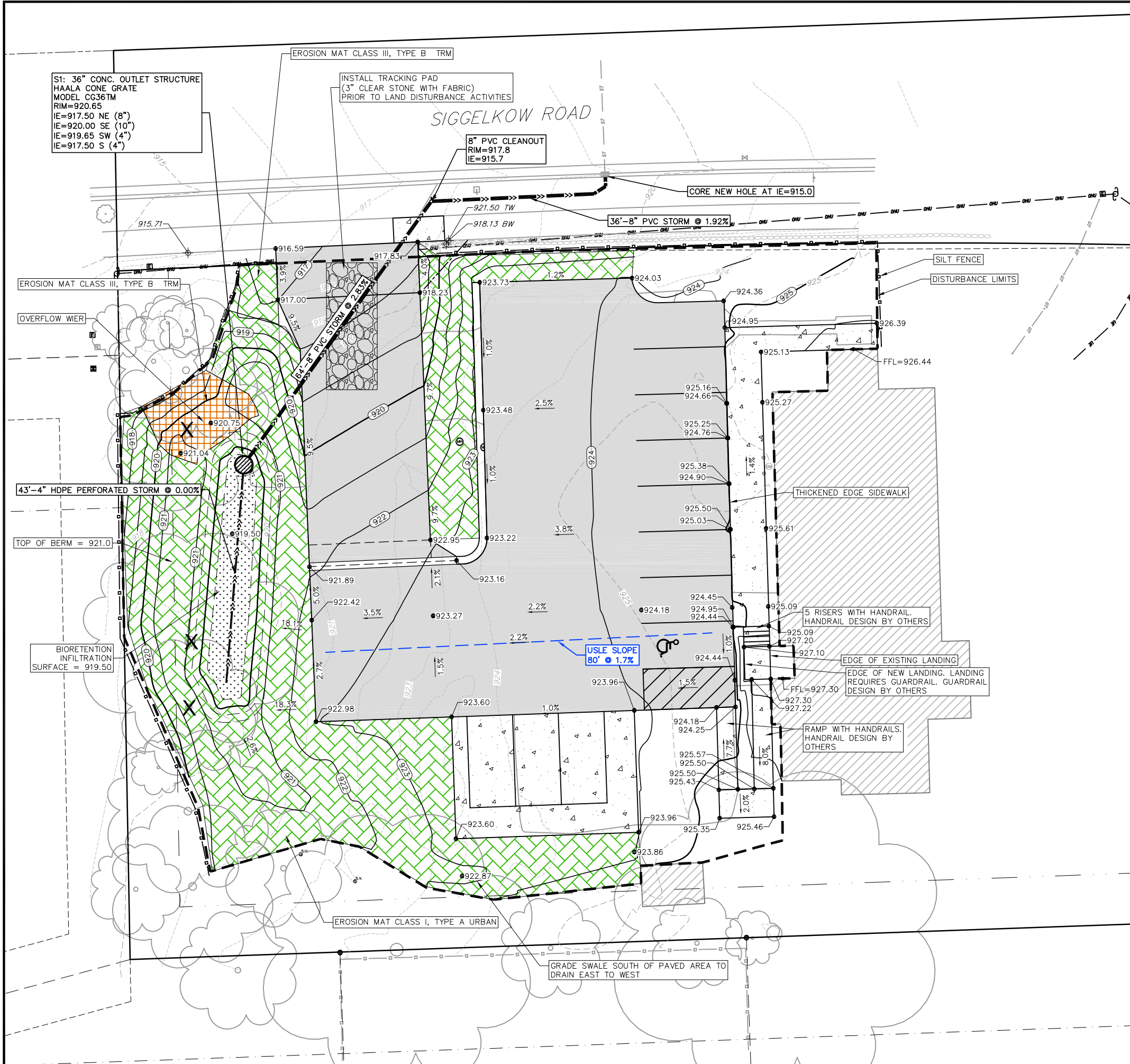
3. Number of underdrain outlets: 1





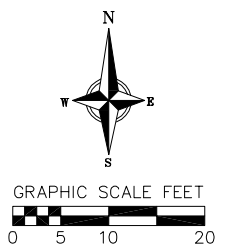
| Land Uses                                                                                                                                                                         | Junctions                  | Control Practices                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-----------------------------------------------|
| <p>File Name:</p> <p>M:\Urso\210087 Siggelkow Road School House\Design Development\Stormwater and Erosion Control\Modeling\TSS Modeling\2022-01-31 - Urso - Siggelkow TSS.mdb</p> |                            |                                               |
| <b>Outfall Output Summary</b>                                                                                                                                                     |                            |                                               |
|                                                                                                                                                                                   | Runoff Volume<br>(cu. ft.) | Percent Runoff<br>Reduction                   |
| Total of All Land Uses without Controls                                                                                                                                           | 16968                      | 0.38                                          |
| Outfall Total with Controls                                                                                                                                                       | 9316                       | 45.10 %                                       |
|                                                                                                                                                                                   |                            | Runoff<br>Coefficient<br>(Rv)                 |
|                                                                                                                                                                                   |                            | 0.21                                          |
|                                                                                                                                                                                   |                            | Particulate Solids<br>Conc. (mg/L)            |
|                                                                                                                                                                                   |                            | 122.3                                         |
|                                                                                                                                                                                   |                            | Particulate Solids<br>Yield (lbs)             |
|                                                                                                                                                                                   |                            | 129.5                                         |
|                                                                                                                                                                                   |                            | Particulate Solids<br>Reduction               |
|                                                                                                                                                                                   |                            | 61.35 %                                       |
| <p>Current File Output: Annualized Total<br/>After Outfall Controls</p> <p style="text-align: center;">9342      Years in Model Run: 1.00      50.18</p>                          |                            |                                               |
| <p>Print Output Summary to .csv File</p> <p>Print Output Summary to Text File</p> <p>Print Output Summary to Printer</p>                                                          |                            |                                               |
|                                                                                                                                                                                   |                            | Total Area Modeled (ac)                       |
|                                                                                                                                                                                   |                            | 0.379                                         |
| <b>Total Control Practice Costs</b>                                                                                                                                               |                            |                                               |
| Capital Cost                                                                                                                                                                      | N/A                        |                                               |
| Land Cost                                                                                                                                                                         | N/A                        |                                               |
| Annual Maintenance Cost                                                                                                                                                           | N/A                        |                                               |
| Present Value of All Costs                                                                                                                                                        | N/A                        |                                               |
| Annualized Value of All Costs                                                                                                                                                     | N/A                        |                                               |
| Perform Outfall<br>Flow Duration<br>Curve Calculations                                                                                                                            |                            |                                               |
| <b>Receiving Water Impacts<br/>Due To Stormwater Runoff</b><br>(CWP Impervious Cover Model)                                                                                       |                            |                                               |
|                                                                                                                                                                                   | Calculated<br>Rv           | Approximate<br>Urban Stream<br>Classification |
| Without Controls                                                                                                                                                                  | 0.38                       | Poor                                          |
| With Controls                                                                                                                                                                     | 0.21                       | Poor                                          |

## 6 Erosion Control Calculations



**GRADING LEGEND**

- 820 --- EXISTING MAJOR CONTOURS
- 818 --- EXISTING MINOR CONTOURS
- 820 --- PROPOSED MAJOR CONTOURS
- 818 --- PROPOSED MINOR CONTOURS
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- SILT FENCE
- DISTURBED LIMITS
- EROSION MAT CLASS III, TYPE B TRM
- EROSION MAT CLASS I, TYPE A URBAN
- TRACKING PAD



- GRADING NOTES:**
1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
  2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
  3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
  4. LONGITUDINAL GRADE OF SIDEWALK RAMP SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
  5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
  6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMP SHALL BE 8.33% MAX SLOPE.
  7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
  8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

- UTILITY NOTES:**
1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
  2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
  3. STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF THE PIPE.
  4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
  5. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
  6. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
  7. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
  8. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
  9. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
  10. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
  11. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

**NOT FOR CONSTRUCTION**

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

**GRADING & EROSION CONTROL PLAN**  
SIGGELKOW ROAD SCHOOL HOUSE  
VILLAGE OF MCFARLAND  
DANE COUNTY, WI

| REVISIONS |      | REVISIONS |      |
|-----------|------|-----------|------|
| NO.       | DATE | NO.       | DATE |
|           |      |           |      |
|           |      |           |      |
|           |      |           |      |

DATE  
01/31/2022

DRAFTER  
DPER

CHECKED  
DPER

PROJECT NO.  
210087

**C2.0**





# Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)



## YEAR 1

Developer:

Urso Brothers, LLC

Project:

Siggelkow School House Road Redevelopment

Date:

12/06/21

County:

Dane

Version 1.0

| Activity<br>(1)       | Begin<br>Date<br>(2) | End Date<br>(3) | Period<br>% R<br>(4) | Annual R<br>Factor (5) | Sub Soil Texture<br>(6) | Soil<br>Erodibility K<br>Factor (7) | Slope<br>(%)<br>(8) | Slope<br>Length<br>(ft)<br>(9) | LS<br>Factor<br>(10) | Land Cover<br>C Factor<br>(11) | Soil loss A<br>(tons/acre)<br>(12) | SDF<br>(13) | Sediment Control<br>Practice<br>(14) | Sediment<br>Discharge<br>(t/ac) (15) |
|-----------------------|----------------------|-----------------|----------------------|------------------------|-------------------------|-------------------------------------|---------------------|--------------------------------|----------------------|--------------------------------|------------------------------------|-------------|--------------------------------------|--------------------------------------|
| Bare Ground           | 04/01/22             | 04/15/22        | 2.0%                 | 150                    | Silt Loam               | 0.43                                | 1.7%                | 80                             | 0.17                 | 1.00                           | 0.2                                | 1.048       | Silt Fence                           | 0.1                                  |
| Bare Ground           | 04/15/22             | 08/15/22        | 66.0%                | 150                    | Silt Loam               | 0.43                                | 1.7%                | 80                             | 0.17                 | 1.00                           | 7.1                                | 1.048       | Silt Fence                           | 4.4                                  |
| Seed with Mulch or Er | 08/15/22             | 10/30/22        | 24.6%                | 150                    | Silt Loam               | 0.43                                | 1.7%                | 80                             | 0.17                 | 0.10                           | 0.3                                | 1.048       | Silt Fence                           | 0.2                                  |
| End                   | 10/30/22             | -----           | -----                | -----                  | -----                   | -----                               | 1.7%                | 80                             | 0.17                 | -----                          | -----                              | 0.000       | Silt Fence                           | 0.0                                  |
|                       |                      | -----           | -----                | -----                  | -----                   | -----                               | 1.7%                | 0                              | -----                | -----                          | -----                              | 0.000       |                                      | 0.0                                  |
|                       |                      | -----           | -----                | -----                  | -----                   | -----                               | 0.0%                | 0                              | -----                | -----                          | -----                              | 0.000       |                                      | 0.0                                  |
| TOTAL                 |                      |                 |                      |                        |                         |                                     |                     |                                |                      |                                | 7.6                                |             | TOTAL                                | 4.7                                  |
|                       |                      |                 |                      |                        |                         |                                     |                     |                                |                      |                                |                                    |             | % Reduction<br>Required              | NONE                                 |

### Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

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

### Recommended Permanent Seeding Dates:

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

|              |           |
|--------------|-----------|
| Designed By: | DPER      |
| Date         | 12/6/2021 |

## Exhibits

## 7.1 Stormwater Maintenance Agreement

## 7.2 Pre-Developed Drainage Map



GRADING LEGEND  
---820--- EXISTING MAJOR CONTOURS  
---818--- EXISTING MINOR CONTOURS

±1048.61 EXISTING SPOT ELEVATIONS

STORMWATER LEGEND

- LANDSCAPE
- PARKING
- ROOF
- SIDEWALK
- EXISTING WATERSHED

|             | Driveway/Parking<br>(acres) | Sidewalk<br>(acres) | Roof<br>(acres) | Bioretention<br>(acres) | Greenspace<br>(acres) | Total<br>(acres) |
|-------------|-----------------------------|---------------------|-----------------|-------------------------|-----------------------|------------------|
| E1 Drainage | 0.140                       | 0.007               | 0.002           | 0.000                   | 0.231                 | 0.38             |

NOT FOR CONSTRUCTION



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

PRE DEVELOPED DRAINAGE MAP

SIGGELKOW ROAD SCHOOL HOUSE  
VILLAGE OF MCFARLAND  
DANE COUNTY, WI

| REVISIONS   | NO. | DATE | REVISIONS | NO. | DATE | REVISIONS |
|-------------|-----|------|-----------|-----|------|-----------|
|             |     |      |           |     |      |           |
| DATE        |     |      |           |     |      |           |
| 02/01/2022  |     |      |           |     |      |           |
| DRAFTER     |     |      |           |     |      |           |
| DPER        |     |      |           |     |      |           |
| CHECKED     |     |      |           |     |      |           |
| DPER        |     |      |           |     |      |           |
| PROJECT NO. |     |      |           |     |      |           |
| 210087      |     |      |           |     |      |           |
| SHEET       |     |      |           |     |      |           |
| 1 OF 1      |     |      |           |     |      |           |

## 7.3 Post-Developed Drainage Map

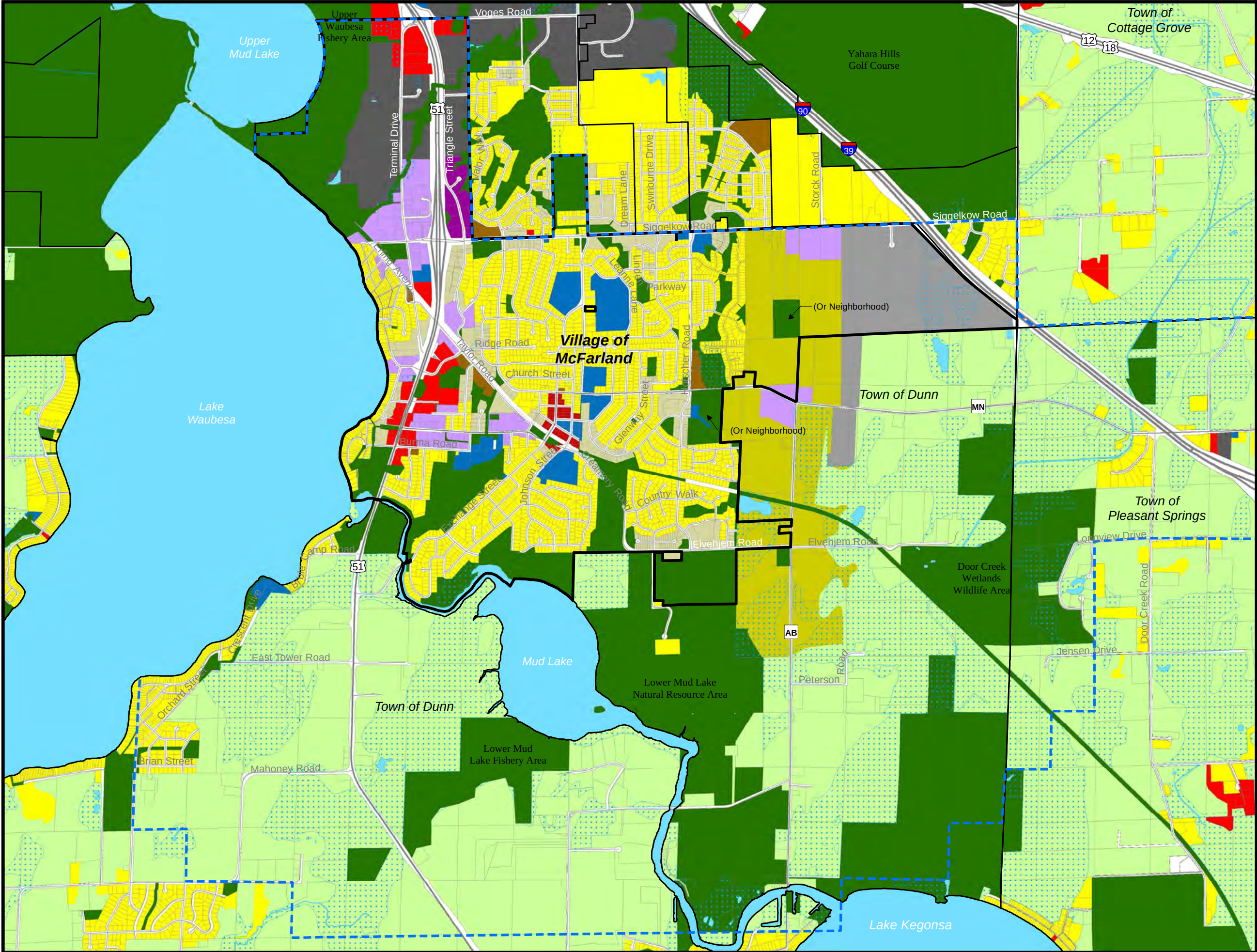


|                        | Driveway/Parking<br>(acres) | Sidewalk<br>(acres) | Roof<br>(acres) | Bioretention<br>(acres) | Greenspace<br>(acres) | Total<br>(acres) |
|------------------------|-----------------------------|---------------------|-----------------|-------------------------|-----------------------|------------------|
| P1 Drainage            | 0.142                       | 0.017               | 0.000           | 0.007                   | 0.072                 | 0.238            |
| P2 Drainage            | 0.031                       | 0.003               | 0.000           | 0.000                   | 0.051                 | 0.097            |
| Total Disturbance Area | 0.173                       | 0.020               | 0.000           | 0.007                   | 0.123                 | 0.335            |

**NOT FOR CONSTRUCTION**

## 8 Construction Plans





# MAP 6

## FUTURE LAND USE



### COMPREHENSIVE PLAN

#### Legend

##### Future Land Use

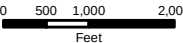
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor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





**Figure 4-1: Future Land Use Categories and Policies**

| Future Land Use Category                    | General Description of Land Uses Allowed                                                                                                                                                                                                                                                  | Typical Implementing Zoning Districts                                                                                                                                               | Development Policies<br>(see also Village zoning, subdivision, stormwater management, and other ordinances)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Single Family Residential</b>            | Predominantly single family detached homes, generally in “subdivision” settings. May include limited two family residences where compatible with a predominantly single family environment. Within the Village, all such areas will be served by public sanitary sewer and water systems. | Within Village, R-1, R-1A, and R-1B Residence Districts and R-2 Single- and Two-Family Residence (more limited)<br><br>CO Conservancy (for parks, stormwater, and other open areas) | <ol style="list-style-type: none"> <li>1. Prepare or require a neighborhood plan/concept development plan in advance of each subdivision proposal.</li> <li>2. Promote interconnection in road and trail networks; minimize long cul-de-sacs and dead-end streets.</li> <li>3. Require submittal of stormwater management and erosion control plans for new developments.</li> <li>4. Encourage conservation neighborhood design, including allowing smaller lots and preservation of large open space corridors, in areas with soil limitations and natural resource amenities.</li> <li>5. Where smaller lots are permitted, pay careful attention to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements.</li> <li>6. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.</li> </ol>                                                                                                                                                                                                      |
| <b>Two Family and Townhouse Residential</b> | Duplexes and two-flats, townhouses, single family residences, home occupations, and small-scale institutional and recreational uses, all served by public sanitary sewer and water systems.                                                                                               | R-2 Single- and Two-Family Residence<br><br>R-E Elderly Residence<br><br>PD, PD-I Planned Development                                                                               | <ol style="list-style-type: none"> <li>1. Disperse two family and townhouse residential uses through the Village, rather than repeating blocks of this type of future land use in just a few areas.</li> <li>2. Encourage design of two family houses and townhouses to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with garage-door dominance.</li> <li>3. Hold new two family houses and townhomes to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), and garage parking.</li> <li>4. Work with County, State, and local lenders to assist with rehabilitation of older duplexes in the Village.</li> <li>5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.</li> </ol>                                                                                           |
| <b>Multiple Family Residential</b>          | A range of housing types, including multiple family residences (e.g., condominiums, apartments, multiplexes), including independent elderly housing. May also include single family residences. Served by public sanitary sewer and water systems.                                        | R-3 General Residence<br><br>R-E Elderly Residence<br><br>PD, PD-I Planned Development                                                                                              | <ol style="list-style-type: none"> <li>1. Disperse higher-density residential uses through the Village, rather than high concentrations in a few areas.</li> <li>2. Encourage design of multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with large parking lot dominance.</li> <li>3. Hold new multiple family housing to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), garage or underbuilding parking, and responsible management.</li> <li>4. Monitor areas of aging multiple family housing so that they are community assets. Work with owners and property managers to address problems, and direct them to County and State programs and local lenders.</li> <li>5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.</li> </ol> |

| Future Land Use Category       | General Description of Land Uses Allowed                                                                                                                                                                                                                                                                                                                                                                                               | Typical Implementing Zoning Districts                                                                                                                                                                                     | Development Policies<br>(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<br>R-2 Single- and Two-Family Residence<br>R-3 General Residence<br>R-E Elderly Residence<br>PD, PD-I Planned Development<br>(Village may also wish to establish a "neighborhood" zoning district) | <ol style="list-style-type: none"> <li>1. Unless the developer is following the Village's <a href="#">East Side Neighborhood Growth Area Plan</a>, 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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol> |
| 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<br>PD-I Planned Development-Infill<br>R-3 General Residence (limited use)                                                                                                                          | <ol style="list-style-type: none"> <li>1. Follow the recommendations of more detailed plans for the Downtown area, such as the <a href="#">TID #4 Project Plan</a>, the <a href="#">Downtown Strategic Market Analysis and Opportunities Assessment</a>, the Downtown Plan (1999), and the <a href="#">Village Center Master Plan</a>. Per the recommendations of the Economic Development chapter, the Village may update and possibly consolidate such plans.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol>                                     |
| 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<br>C-G General Commercial<br>PD, PD-I Planned Development                                                                                                                                          | <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |



| Future Land Use Category         | General Description of Land Uses Allowed                                                                                                                                                                                                                                                                                                                                                                                                                         | Typical Implementing Zoning Districts                                                                                                                                                                               | Development Policies<br>(see also Village zoning, subdivision, stormwater management, and other ordinances)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Commercial Park</b>           | Light industrial, office, research, testing, health care, and other compatible and support uses (e.g., day care, health club, bank). Arranged in a controlled commercial, business, or office park setting, where allowable uses and activities include those associated with low levels of environmental impact, noise, odor, vibrations, and particulate emissions. Served by public sewer and water.                                                          | C-P Commercial Park<br>PD Planned Development<br>C-H Highway Commercial (limited use)<br>C-G General Commercial (limited use)                                                                                       | <ol style="list-style-type: none"> <li>1. Design Commercial Park areas to result in higher-end business campus settings, with high quality building, site, landscape, lighting, signage, and other aspects of project design.</li> <li>2. Direct heavy industry, truck terminals, large warehouses, and other higher-impact uses to planned Industrial areas instead.</li> <li>3. Restrict outdoor storage and activities, except where essential to the business operation and fully screened from nearby uses and streets. Fully screen loading and other less attractive areas from off-site views.</li> <li>4. Rezone sites designated for Commercial Park use only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered.</li> <li>5. Promote lot sizes and site design that enables future on-site expansion.</li> </ol>                                                                                                                                                                                                                                                                                                      |
| <b>Industrial</b>                | Manufacturing, warehousing, distribution, office, storage, utility, and other compatible businesses and support uses (e.g., day care, health club, bank). May include screened outdoor storage, and more intensive uses than in other future land use categories. All uses served by public sewer and water systems.                                                                                                                                             | M-IC Manufacturing-Intensive Commercial<br>C-H Highway Commercial (limited use)<br>C-G General Commercial (limited use)<br>Some lands may also be mapped within the "Terminal and Triangle Design Overlay District" | <ol style="list-style-type: none"> <li>1. Rezone sites designated for Industrial use only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered.</li> <li>2. Require performance standards as necessary to avoid placing excessive demand on municipal utilities and roads, or creating environmental hazards or unwanted neighborhood impacts.</li> <li>3. Encourage the redevelopment or intensification of older industrial, storage, and contractor uses and buildings in the Terminal and Triangle District area. Refer to more detailed plans such as the <a href="#">TID #3 Project Plan</a> and <a href="#">Terminal and Triangle District Plan</a> for more detailed policies and recommendations for planned Industrial areas.</li> <li>4. Encourage the redevelopment of older fuel storage or blending facilities and sites. See the Economic Development chapter for the Village's updated policy related to new or expanded fuel storage and blending operations.</li> </ol>                                                                                                                                          |
| <b>Mixed Use/Flex Commercial</b> | A carefully designed blend or option of commercial services, retail, office, business park, multiple family residential, and/or institutional land uses, including mixed use sites and/or buildings. Compared to the Neighborhood future land use category, Mixed Use/Flex Commercial areas typically are denser, include some non-residential component, and do not typically include single family housing. All uses served by public sewer and water systems. | Appropriate traditional zoning districts (e.g., C-H, C-P, R-3) or PD or PD-I Planned Development zoning                                                                                                             | <ol style="list-style-type: none"> <li>1. Design "Mixed Use/Flex" areas to skillfully mix different uses on the same area, site, and/or building, and/or to serve as transitions between broader areas of different land uses. This future land use category is NOT intended to enable an unplanned or haphazard mix of different uses on any site or in any area.</li> <li>2. Preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, screening, signs, and limited traffic and loading, and access from the adjacent collector or arterial street. Utilize the approach and standards in Figure 4-2 in such settings.</li> <li>3. Rezone sites designated for Mixed Use/Flex use only after public sanitary sewer and water service is available, the land is within Village limits, and a development proposal is offered.</li> <li>4. Refer also to policies applicable to Two and Multiple Family Residential, Highway and General Commercial, Commercial Park, and other more specific future land use categories that logically guide the development of each planned Mixed Use/Flex area given the range of proposed uses there.</li> </ol> |



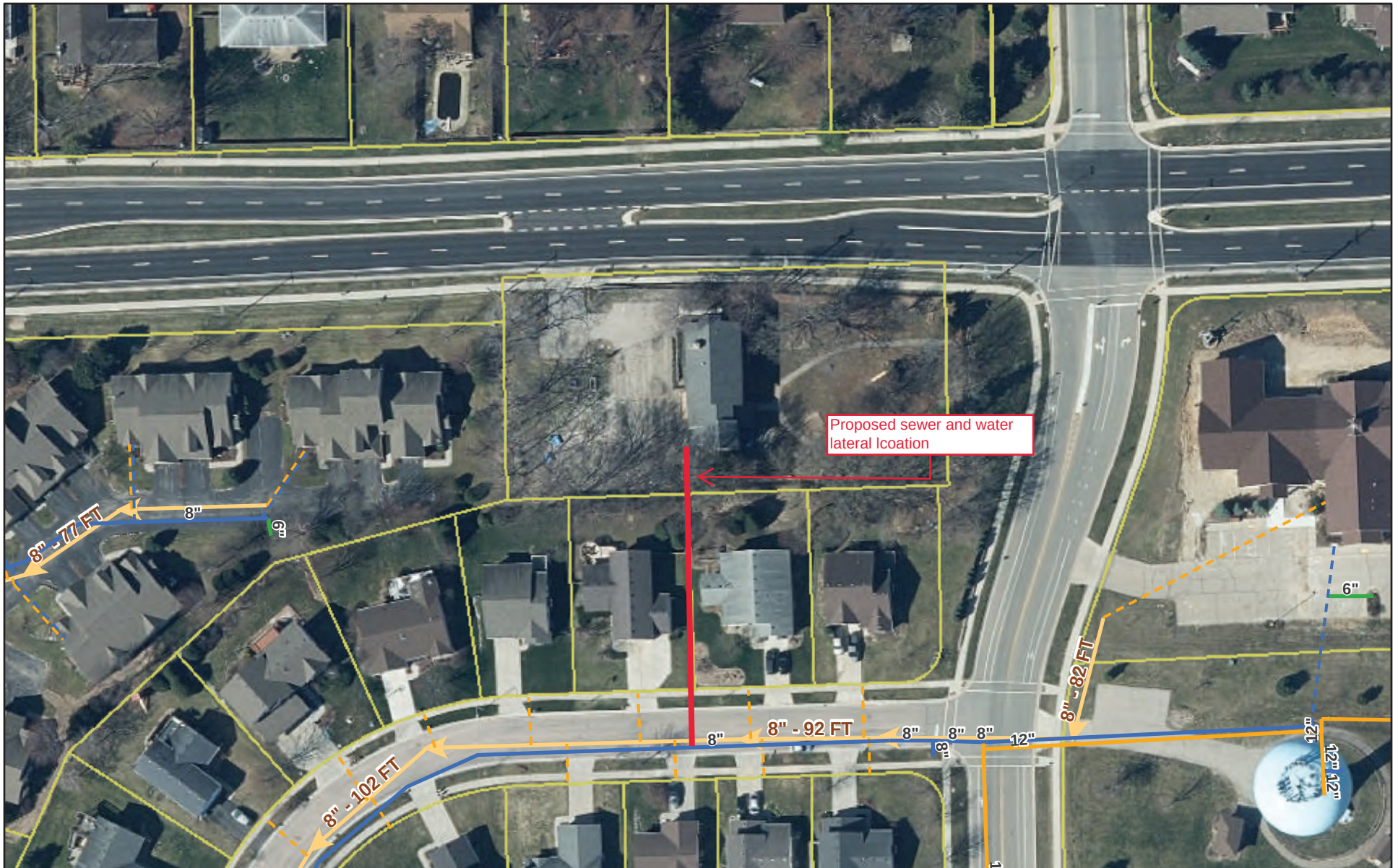
| Future Land Use Category                                                                                                     | General Description of Land Uses Allowed                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Typical Implementing Zoning Districts                                                                                                                                                                                                                                                            | Development Policies<br>(see also Village zoning, subdivision, stormwater management, and other ordinances)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Institutional and Governmental</b>                                                                                        | Buildings and land owned by governmental, educational, religious, and other non-profit organizations intended for public uses, gathering places, membership clubs, or elderly care. Small-scale institutional uses may be located in areas mapped in other future land use categories.                                                                                                                                                                                                                                | Different residence or commercial districts (Village may wish to establish a "public and institutional" zoning district; current standards in residential districts may not fit institutional use needs)                                                                                         | <ol style="list-style-type: none"> <li>1. Assure high quality building, site, landscape, lighting, signage, and other aspects of project design.</li> <li>2. Preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, screening, signs, and limited traffic and loading, and access from the adjacent collector or arterial street. Utilize the approach and standards in Figure 4-2 in such settings.</li> <li>3. Continue to work with institutions with larger areas of vacant land and/or additional land needs, including the McFarland Cemetery Association and McFarland School District. Coordinate uses and activities on District-owned land, including the vacant site at the southeast corner of Broadhead Street and Holscher Road.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Public Lands, Recreation, and Environmental Corridors</b>                                                                 | Publicly owned lands used for recreation, natural areas, stormwater management areas, or cemeteries. Also includes continuous systems of open space that include environmentally sensitive lands, natural resources, and endangered or threatened species habitat intended for long-term open space, whether or not in public ownership. See CARPC environmental corridor maps by clicking <a href="#">here</a> in digital versions. Future parks may also be on lands mapped under other future land use categories. | CO Conservancy<br><br>For Village parks, different residential or commercial districts may also be used, though the Village may wish to establish and use a "public and institutional" zoning district.<br><br>Such areas may also be subject to wetland, floodplain, or shoreland zoning rules. | <ol style="list-style-type: none"> <li>1. Utilize the <a href="#">Outdoor Recreation &amp; Open Space Plan</a> and Utilities and Community Facilities chapter to guide the siting and development of future parks and recreation areas.</li> <li>2. Designate environmental corridors with CARPC when land is added to the Urban Service Area.</li> <li>3. Where compatible with natural resource and farmland preservation objectives, permit within environmental corridors cropping, grazing, underground utilities, and passive recreational and educational activities such as trails and low-impact athletic fields. Direct other development away from environmental corridors.</li> <li>4. Collaborate with Dane County and others on the preservation of the large environmental corridors adjacent to Upper Mud Lake, "Lower" Mud Lake, and the Yahara River.</li> <li>5. Where development is proposed near a mapped environmental corridor, determine the exact boundaries based on the features that define those areas. In consultation with CARPC and where consistent with the County Water Quality Plan, the Village Board will de-map any such area as environmental corridor by resolution if: <ol style="list-style-type: none"> <li>a. More detailed information or studies reveal that the characteristic(s) that resulted in its designation as an environmental corridor is not actually present,</li> <li>b. Approvals from appropriate agencies are granted to alter a property so that the characteristic that resulted in its designation will no longer exist, and/or</li> <li>c. A mapping error has been identified and confirmed.</li> </ol> </li> </ol> |
| <b>DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands</b><br><br>(blue dot pattern overlay areas on Map 6) | WisDNR mapped wetlands, along with other areas with soil or other conditions that indicate prior and possible wetlands, such as hydric soils, but that are not yet designated as wetland by the WisDNR. Such areas may have building limitations.                                                                                                                                                                                                                                                                     | CO Conservancy, or development-based zoning districts if soil limitations and associated regulations can be overcome                                                                                                                                                                             | <ol style="list-style-type: none"> <li>1. Where such areas are mapped over a property, require a wetland screening in advance of development. If the screening suggests the possibility of actual wetlands, require a wetland delineation in advance of development and buffer such wetlands in accordance with CARPC policy. Some of these areas may be redesignated as environmental corridor in the future.</li> <li>2. Areas within this designation should remain undeveloped if other, more appropriate building sites can be found on the property. If more appropriate building sites are not available, the underlying land use designation should guide future land use types and density (e.g., Single Family Residential).</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Agricultural Preservation</b>                                                                                             | Envisioned for long-term (15+ year) farming and open space. Also allows farmsteads, limited non-farm housing, and associated home occupations and family businesses. May be served by private well and septic.                                                                                                                                                                                                                                                                                                        | Generally A-1 (Ex) Exclusive Agriculture in the County's zoning jurisdiction                                                                                                                                                                                                                     | <ol style="list-style-type: none"> <li>1. Support continued farming, open space uses, and operations that process farm products grown mainly on-site and agricultural entertainment, where farming remains the primary activity.</li> <li>2. Limit non-farm residential development to a maximum density of 1 home per 35 acres of lands in contiguous single ownership, within clusters of smaller individual home sites as opposed to housing on 35+ acre lots.</li> <li>3. Assure that rural uses do not impede very long-term urban development or road or utility extensions.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |



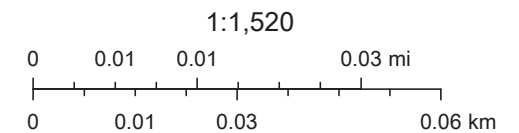
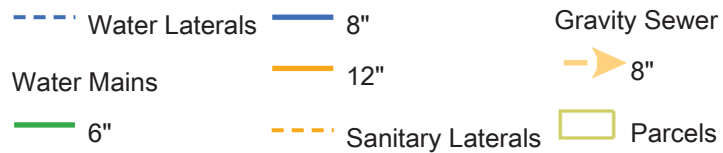
| Future Land Use Category | General Description of Land Uses Allowed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Typical Implementing Zoning Districts                                                                                                                                                                                                                                            | Development Policies<br>(see also Village zoning, subdivision, stormwater management, and other ordinances)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Urban Reserve</b>     | The Village has applied this future land use category to lands near the eastern edge of the Village's planned growth area. Lands designated as Urban Reserve are appropriate for future urban (Village) development following extension of sewer, water, road, and other urban infrastructure and services. Such lands may be annexed to the Village and remain in agricultural or other rural uses for years, pending the property owners' and Village's future determination that they are ripe for more intensive development served by a full range of urban services. | Upon annexation to the Village, A1 Agriculture-Transition and other zoning districts consistent with the then-current use of the land. Development-based zoning districts will be assigned following future amendment to this Comprehensive Plan, per the policies to the right. | <ol style="list-style-type: none"> <li>1. Within the area mapped as Urban Reserve, enable the continuation of farming, existing housing, and other rural uses, and generally limit new development per the Agricultural Preservation future land use category policies, until such time when the Village identifies that particular mapped area as appropriate for more intensive development. In such case, this Comprehensive Plan and the Urban Service Area will be amended accordingly.</li> <li>2. Approve non-farm/rural residential development projects within the Urban Reserve only if designed and laid out to not impede the orderly future development and extension of utilities and roads when Village designates the area as appropriate for more intensive development.</li> <li>3. Consider amending this Comprehensive Plan to redesignate all or part of the Urban Reserve to one or more specific development-based future land use categories, once the Village determines that the following standards are met: <ol style="list-style-type: none"> <li>a. The Village has received a property owner request for more intensive development following annexation.</li> <li>b. The property owner or developer has submitted a conceptual development plan for the property, showing proposed land use patterns, existing and proposed roads and trails including connections to adjacent properties, proposed parks or other recreational spaces, stormwater management systems, and environmentally sensitive areas.</li> <li>c. There is a plan for extension of public utilities, which is feasible, cost-effective, and environmentally sound.</li> <li>d. The proposed development is justified by community growth forecasts or by a particular identified community need, such as for economic (generally non-residential) development.</li> <li>e. The proposed development will not have a substantial adverse effect upon adjacent property, the planned character of the area, the environment, or the fiscal health of the Village.</li> </ol> </li> <li>4. Prioritize future economic development within areas marked as Urban Reserve, rather than residential/neighborhood development, per the recommendations in Chapter 5—Economic Development, until and unless the Village can verify that economic development will not be viable in the future.</li> </ol> |



# 5979 Siggelkow Road Utilities



1/11/2021, 2:52:35 PM



na

## PUBLIC SANITARY SEWER AND WATER MAIN EASEMENT

The undersigned, Jeff S. Tambling and Cressie P. Tambling, husband and wife, and Christopher Vater and Bridget Laurent, husband and wife (hereinafter collectively, "Grantors"), do hereby convey, grant, bargain, sell, transfer, and assign (hereinafter "Convey") to the Village of McFarland, a Wisconsin municipal corporation (hereinafter "Grantee"), the rights hereinafter described.

1. *Public Sanitary Sewer and Water Main Easement.* Grantors do hereby convey to Grantee a perpetual, non-exclusive easement allowing Grantee and Grantee's employees, representatives, contractors, and subcontractors, and their successors and assigns: to use the land described as:

A 12-foot wide public sanitary sewer and public water main easement between Lots 18 and 19, Cedar Glade, Village of McFarland, Dane County, Wisconsin, extending from Juniper Ridge to the northerly edge of the plat of Cedar Glade, as recorded in Volume 57-072B of Plats at page 285, in the office of the Register of Deeds for Dane County, Wisconsin (hereinafter, "Easement Area");

solely for the purpose of (a) surveying, designing, constructing, testing, operating, maintaining, repairing and replacing an underground public sanitary sewer main and public water main, and related underground facilities and appurtenances (collectively, the "Facilities"), under and across the Easement Area, with (b) the right to enter upon the Easement Area for all such purposes; for the benefit of the following described real property in the Village of McFarland: Parcel 0710-353-8001-1, having an address of 5979 Sigglekow Road, McFarland, Wisconsin 53558, and owned by Urso Bros., LLC ("Benefitted Property"). All costs for the surveying, designing, constructing, testing and installation of the Facilities in the Easement Area shall be borne by Urso Bros., LLC, the owner of the Benefitted Property. The installation and construction of the Facilities shall be conducted by directional boring.

2. *Restrictions on Grantor.* Grantors agree that Grantors shall not construct or install any building, fence, structure or trees of any kind upon the Easement Area that would interfere with the operation or maintenance of the Facilities.
3. *Rights Retained by Grantor.* Grantors shall retain the right to use the Easement Area for all other purposes in any manner that does not materially interfere with the rights granted in this instrument.

### Return to:

Clerk, Village of McFarland  
5915 Milwaukee Street  
PO Box 110  
McFarland, WI 53558

### Parcel Identification Nos.:

071035301991  
071035301884



4. *Surface Repair.* Urso Bros., LLC, at its sole cost and expense, shall be required to repair, to the extent practicable, any damage to the surface of the Easement Area resulting from the construction and installation of the Facilities to substantially the same condition they were in immediately before Grantee commenced its construction and installation work.
5. *Binding Effect and Assignability.* The easement granted herein shall run with the lands described herein and benefits and is binding upon the heirs, personal representatives, successors and assigns of the parties hereto.
6. IN WITNESS WHEREOF, Grantors have executed this instrument as of this \_\_\_\_\_ day of May, 2021.

GRANTORS:

\_\_\_\_\_  
Jeff S. Tambling

\_\_\_\_\_  
Cressie P. Tambling

\_\_\_\_\_  
Christopher Vater

\_\_\_\_\_  
Bridget Laurent

STATE OF WISCONSIN     )  
                                          ) ss.  
COUNTY OF DANE         )

Personally came before me, this \_\_\_\_\_ day of May, 2021, the above-named Jeff S. Tambling and Cressie P. Tambling, known to me to be the persons who executed the foregoing instrument, and acknowledged the same.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission\_\_\_\_\_.

STATE OF WISCONSIN     )  
                                          ) ss.  
COUNTY OF DANE         )

Personally came before me, this \_\_\_\_\_ day of May, 2021, the above-named Christopher Vater and Bridget Laurent, known to me to be the persons who executed the foregoing instrument, and acknowledged the same.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission \_\_\_\_\_.

This instrument was drafted by:  
Michael J. Lawton

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# VILLAGE OF McFarland

## *Police Department*

5915 Milwaukee St, McFarland, WI 53558 | 608.838.3151 | [www.mcfarland.wi.us/police](http://www.mcfarland.wi.us/police)

Aaron P. Chapin | Chief of Police

**DATE:** March 18, 2022

**TO:** Andrew Bremer – Community and Economic Development Director

**FROM:** Aaron P. Chapin, Chief of Police

**REFERENCE:** Recommendation of Approval

I have reviewed the plans for 5979 Siggelkow Road and do not have any issues with the plan as presented.

**Respectfully,**



Aaron P. Chapin  
Chief of Police



## McFarland Fire & Rescue Department

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

(608) 838-3278 • Fax: (608) 838-3619

**Emergency: 911**

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March 24, 2022

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

RE: 5979 Siggelkow Road (Waubesa School)

Dear Andrew,

The McFarland Fire & Rescue Department does not observe any conflicts regarding fire department access or the IFC-2015, Appendix D with the proposed business office for the Urso Construction Company at 5979 Siggelkow Road within the Village of McFarland.

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

Sincerely,

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

Mitchell Sutter  
Fire Inspector/Public Education Specialist

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

April 8, 2022

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

Subject: Siggelkow Road School House – Plan Commission and Stormwater  
Management Submittal Review

Dear Andrew:

We have received the proposed Plan Commission application and Stormwater Management plans included in the March 7, 2022 submittal for a proposed redevelopment of the former school house site near the southwest corner of Siggelkow Road and Holscher Road. The submittal has been reviewed relative to the Village's utility and stormwater management requirements, with comments below:

**Plans**

Sheet C1.0 - The property is proposed to be served via one new sewer lateral and one new water lateral connecting to Village mains in Juniper Ridge, installed on a new easement. A street opening will be needed. The patch should extend to at least the centerline, with all pavement and grass restoration completed within 1 month of installation.

Further, a curb stop (Village standard is manufactured by Mueller) must be placed between the northern Juniper Ridge curb and north right of way line, with a single meter serving the building.

**Easement**

The draft easement is proposed to be public, but we recommend it instead be private and dedicated to the school house property. The sewer lateral and water lateral only benefit this single property, and are also private.

**Stormwater and Erosion Control**

The erosion control measures shown are adequate, but an actual erosion control permit application should be submitted which will involve a separate submittal to the building department and the Village's permit fee.

Stormwater management is proposed via a bio-retention basin along the west edge of the property that will overflow to the storm sewers and right of way along Siggelkow Road.

We recommend approval of the stormwater management and erosion control plans as presented.

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

Very truly yours,  
TOWN & COUNTRY ENGINEERING, INC.

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

Brian R. Berquist, P.E.  
President

cc: Mr. Jim Hessling, Director of Public Works, Village of McFarland (*via email*)

BRB:brb

J:\JOB#S\McFarland\MC-193-M6 Siggelkow Road School House Redevelopment\Admin\Review Letter 1.docx



**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Monday, April 18, 2022

**SECTION:** Business

**DEPARTMENT:** Community Development

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

**AGENDA ITEM:** Public Hearing on Ordinance No. 2022-08, an Ordinance Rezoning 5979 Siggelkow Road, McFarland, WI from A-1 Exclusive Agriculture to PD-I Planned Development Infill, General and Detailed Plan Approved. Rezoning requested by Urso Brothers, LLC.

**PREVIOUS ACTION:**

The majority of the background information and association application for this agenda item are presented under Agenda Item 4.b.

**ISSUE SUMMARY:**

**Summary of Request**

Applicant is seeking to rezone the property from A-1 Exclusive Agriculture to PD-I Planned Development Infill, under a single stage General and Detailed Plan Approval.

**Existing Conditions**

The property is 1.3 acres in size and is currently zoned A-1 Exclusive Agricultural (Dane County Zoning), which was the zoning designation of the property when it was annexed to the Village in 2008. The current A-1 zoning classification provides for very limited opportunities for non-agricultural uses. The property to the west of the site is zoned R-3 General Residence, consisting of the Black Walnut Condominiums at Cedar Glade. The properties to the south are single family homes zoned R-1A. To the east is Holscher Road and the Risen Savior Lutheran Church, which is zoned C-G Commercial General. To the north is Siggelkow Road and single family homes in the Town of Blooming Grove April Hills subdivision.

**Ordinance Compliance**

1. Sec. 62-66(d)1-3, PD-I Standards. The submittal meets the requirements for maximum impervious surface ratio, maximum floor area ratio, and minimum required open space per dwelling unit (not applicable).
2. Sec. 62-66(e)1-8, PD-I Additional Standards. The submittal meets the requirements of Sec. 62-66(e)1-8, with the noted exceptions which need further clarification:
  - a. Sec. 62-66(e)(4), Trash Collection. Applicant has indicated the site will not have on-site trash collection; thus no trash enclosure will be on the property. This should be further explained and a determination should be made on the need to add an on-site trash enclosure given the proposed commercial use of the property.





- b. Sec. 62-66(e)(6), Snow Removal. Applicant has indicated snow logistics are still being worked out. It would appear based on the site plan that there is sufficient open space around the parking lot for snow storage.
3. Sec. 62-67(a)(1), Use Regulations. Page 1 of the PUD (Statement of Owners Intent) describes the proposed use as "office space".
4. Sec. 62-67(a)(2), Density and Dimensional Requirements. Staff recommends including a specific section within the PD submittal that clarifies the minimum setbacks of the property based on the existing setbacks of the principal building.
5. Sec. 62-67(a)(3), Off-Street Parking and Loading. While there are no prescribed requirements for off-street parking spaces with the PD-I District, office uses typically require 1 space per 300 gross floor area. The existing building is 2,630 square feet, and thus it would require 9 off-street parking stalls under traditional commercial zoning district. The proposed site plan includes 13 parking stalls.
6. Sec. 62-67(a)(4)(a-j), PD Standards. The submittal meets the requirements of Sec. 62-66(a)(4)(a-j); however, noting that under sub. (i) the Village is considering the creation of a TIF District for this property to assist in overcoming the increased development costs to rehabilitate a National Historic Property and to connect the premise to public sewer and water. In addition, in regards to sub. (j), given the complexities of renovating the property, Staff notes completion of the building renovations may extend beyond Fall/Winter of 2022, which is deemed acceptable.
7. Section 62-310(e)1-6, Site/Design Standards. The submittal meets the requirements of Sec. 62-310(e)(1-6) regarding grading, landscaping, building relationships, lighting, utility service, and building design, with the noted exceptions noted in the Village Engineer's staff report dated April 8, 2022. Compliance with the recommendations within the Village Engineer's staff report is a recommended condition of approval.

### **Public Comments**

The Department did not receive any public comments regarding this request prior to the publication of the meeting packet.

### **FINANCIAL/BUDGET IMPACT:**

Department Staff and the Applicant are currently in discussions about the potential to create a new Rehabilitation and Conservation TIF District for the subject property to enable the creation of a development agreement to provide some financial assistance to offset a portion of the costs for the site, utility and building renovations using future tax increments collected from the increased property value that will result from completion of renovations to the property. This aspect of the development project will be vetted by Department Staff for consideration to bring forward to the Community Development Authority and Village Board for consideration.

### **VILLAGE PLAN REFERENCE:**

Presuming adoption of Ordinance 2022-05 preceding action on the Ordinance 2022-08, the proposed PD-I zoning is listed as a Typical Implementing Zoning District within the Mixed Use/Flex Commercial future land use designation per Figure 4.1 of the Village's Comprehensive Plan. The proposed rezoning is consistent with the amended Comprehensive Plan for this property.



**ORDINANCE REFERENCE:**

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

Sec. 62-67 PD Planned Development District

Sec. 62-310 Site/Design Review

Chapter 62, Division 4 - Changes and Amendments to the Zoning Code

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

This agenda item is presented for discussion only. Action on a recommendation to the Village Board regarding the Ordinance 2022-08 will be scheduled for the Tuesday, May 17, 2022 Plan Commission meeting.

**ATTACHMENTS:**

1. 4.18.22 - Urso - Ord. 2022-08 - rezone - Siggelkow Rd
2. 2022-08 Rezone 5979 Siggelkow Road

Please publish in the  
McFarland Thistle on  
March 31, and April 7, 2022

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

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Monday April 18, 2022 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Ordinance No. 2022-08, an Ordinance Rezoning 5979 Siggelkow Road, McFarland, WI from A-1 Exclusive Agriculture to PD-I Planned Development Infill. Rezoning requested by Urso Brothers, LLC.

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

**ZOOM INFORMATION**

Due to the COVID-19 Pandemic, the Village recommends all residents to view the meeting that evening live on the Charter cable channel 982; TDS channel 1009 or online at [mcfarlandcablechannel.com](http://mcfarlandcablechannel.com) and those who wish to participate and provide public comment do so via Zoom (the Village's virtual meeting software). You can join the Zoom Webinar by visiting <https://us02web.zoom.us/j/83729163092> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 837 2916 3092

If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to [community.development@mcfarland.wi.us](mailto:community.development@mcfarland.wi.us) or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Thursday prior to the meeting date.

## **ORDINANCE 2022-08**

### **AN ORDINANCE TO REZONE LANDS AT 5979 SIGGEKLOW ROAD FROM A-1 EXCLUSIVE AGRICULTURE TO THE PLANNED DEVELOPMENT INFILL DISTRICT – GENERAL PLAN APPROVED AND DETAILED PLAN APPROVED.**

Purpose: To rezone the lands at 5979 Siggelkow Road in order to facilitate rehabilitation and new uses of the property.

Sponsor: Community & Economic Development Director Bremer

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

**WHEREAS**, the property at 5979 Siggelkow Road was annexed to the Village on January 14, 2008 by Ordinance 2008-02 having a zoning classification of A-1 Exclusive Agriculture under the Dane County Zoning Code; and,

**WHEREAS**, the property owner of 5979 Siggelkow Road submitted a rezoning application to the Village on March 7, 2022, 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 property owner has submitted documents fulfilling the requirements for approval of a General and Detailed Implementation Plan for the lands specified below; and,

**WHEREAS**, the Plan Commission held a public hearing on the proposed zoning amendment on April 18, 2022, preceded by a Class Two Notice; and,

**WHEREAS**, the proposed rezoning is consistent with the Village of McFarland Comprehensive Plan, which designates the subject land as Mixed Use/Flex Commercial, as amended via Ordinance 2022-05 adopted by the Village Board preceding to Ordinance 2022-08; 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 Dane

County A-1 Exclusive Agricultural District, to the Village’s Planned Development Infill District – General and Detailed Plan Approved (PDI-GPA and PDI-DPA):

Part of the Northeast Quarter of the Southwest Quarter of Section 35, Township 07 North, Range 10 East, Village of McFarland, Done County, Wisconsin, more fully described as follows:

Beginning at the northeast corner of the southwest quarter of said Section 35, thence South 01 degree 02 minutes 57 seconds East, along the east line of the southwest quarter of said Section 35, a distance of 179.00 feet; thence South 87 degrees 58 minutes 17 seconds West, 328.50 feet; thence North 01 degree 02 minutes 57 seconds West, 179. 00 feet to the north line of the southwest quarter of said Section 35; thence North 87 degrees 58 minutes 17 seconds East, along said north line, 328.50 feet to the point of beginning. Said description contains 58,793 square feet or 1.3497 acres.

Tax Parcel ID NO: 154/0710-353-8001-1

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

3. This ordinance does not constitute approval of any earthwork or building construction within any of the property described in the ordinance. No construction of any kind, including earthwork or building construction, is permitted on the parcel described in Section 1 of this ordinance until applicable site design and building permits are approved by the Village.

The foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the 24<sup>th</sup> day of May, 2022.

APPROVED:

\_\_\_\_\_  
Carolyn A. Clow  
Village President

ATTEST:

\_\_\_\_\_  
Cassandra Suettinger  
Village Clerk-Treasurer

| ORDINANCE 2022 –08       |             |
|--------------------------|-------------|
| MOTION                   | SECOND      |
| ACTION                   | DATE        |
| Adopted                  |             |
| Referred                 |             |
| Tabled                   |             |
| Withdrawn                |             |
| Defeated                 |             |
| Published                |             |
| INDIVIDUAL VOTING RECORD |             |
| Clow –                   | Wreh -      |
| Brassington –            | Flaherty –  |
| Nelson –                 | St. Clair – |
| Jerke –                  |             |
| VOTING RESULTS           |             |
| Motion Carried           |             |
| Motion Defeated:         |             |



**VILLAGE OF  
McFarland  
SUMMARY SHEET**

**MEETING DATE:** Monday, April 18, 2022

**SECTION:** Business

**DEPARTMENT:** Community Development

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

**AGENDA ITEM:** Public Hearing on a Certified Survey Map (CSM) requested by Urso Brothers, LLC for the purpose of dedicating approximately 15,089 sq. ft. for roadway purposes at 5979 Siggelkow Road, McFarland, WI.

**PREVIOUS ACTION:**

The majority of the background information and association application for this agenda item are presented under Agenda Item 4.b.

**ISSUE SUMMARY:**

**Summary of Request**

Applicant is proposing to dedicate 15,089 square feet to the Village along Siggelkow Road to place the roadway and sidewalk in the ROW.

**Existing Conditions**

The packet includes a Certified Survey Map (CSM) of the property. The legal description for the property illustrates how the property line along Siggelkow Road extends beyond the sidewalk into the road (the former centerline of Siggelkow Road before it was reconstructed). It is generally understood that 33 feet of right-of-way was created by Town Order (date unknown) for right-of-way along Siggelkow Road and Holscher Road when these roads were originally constructed. The 33 feet along Siggelkow Road still extends beyond the sidewalk and into portions of the reconstructed Siggelkow Road. As part of consideration of a rezoning application to the PD-I District, Village Staff recommend the property owner dedicate additional ROW along Siggelkow Road to the Village. The CSM within the packet would place the front property line inside the existing sidewalk and adjacent retaining wall for a total dedication of 15,089 square feet.

**Staff Comments**

Staff recommends revising Sheet 2 of 4 of the CSM to indicate "to be abandoned" regarding the existing Septic Vents, Septic Tank, and Well.

**Public Comments**

The Department did not receive any public comments regarding this request prior to the publication of the meeting packet.

**FINANCIAL/BUDGET IMPACT:**



**VILLAGE PLAN REFERENCE:**

Presuming adoption of Ordinance 2022-05 preceding action on the CSM, the proposed CSM is consistent with the amended Comprehensive Plan for this property.

**ORDINANCE REFERENCE:**

Sec. 56-39, Certified Survey Maps

Sec. 56-71, Technical Requirements for Certified Survey Maps

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

This agenda item is presented for discussion only. Action on the proposed CSM will be scheduled for the Tuesday, May 17, 2022 Plan Commission meeting.

**ATTACHMENTS:**

1. 4.18.22 - Urso - CSM - 5979 Siggelkow Road



Please publish in the  
McFarland Thistle on  
March 31, 2022

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

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Monday April 18, 2022 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

A Certified Survey Map (CSM) requested by Urso Brothers, LLC for the purpose of dedicating approximately 15,089 sq. ft. for roadway purposes at 5979 Siggelkow Road, McFarland, WI. The property is currently zoned A-1 Exclusive Agricultural.

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

**ZOOM INFORMATION**

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If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to [community.development@mcfarland.wi.us](mailto:community.development@mcfarland.wi.us) or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Thursday prior to the meeting date.

  
**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Monday, April 18, 2022

**SECTION:** Business

**DEPARTMENT:** Community Development

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

**AGENDA ITEM:** Public Hearing on a request by A & J Vans Inc., DBA A & J Mobility regarding Ordinance No. 2022-07, An Ordinance Rezoning Lands in the Village of McFarland at 4603 Triangle Street, McFarland, WI from C-P Commercial Park to C-H Highway Commercial.

**PREVIOUS ACTION:**

**ISSUE SUMMARY:**

**Summary of Request**

Corey Kupsh (Applicant), of A&J Vans, Inc. (dba A&J Mobility) is requesting to rezone 4603 Triangle from C-P Commercial Park to C-H Commercial Highway, along with an associated Conditional Use Permit (CUP) to operate a vehicle repair body shop and auto dealer, and an associated site design review permit for exterior renovations to the building. The exterior renovations primarily relate to adding vehicle overhead doors to the north and east facades. The site design review will be consider for approval at the May 17, 2022 meeting while public hearings on the rezoning and conditional use permit will be held at the April 18, 2022 Plan Commission meeting. The applicant has an accepted offer to purchase the property at 4603 Triangle Street contingent on the approval of the rezone and CUP for the property. Rezoning the property to C-H allows for A&J Mobility to operate as a conditional use. The current C-P zoning does not allow the Applicant's business types, that being an auto dealer (NAICS 441100) and vehicle repair body shop (NAICS 811111 & 811121) while these uses are allowed with a CUP under the C-H zoning district. Alongside offering their customers conversion options which supports individual needs, they sell and service accessible vehicles and other mobility equipment.

A&J Mobility is currently located within the center of a shared commercial strip mall building facing US Hwy-51 at 4125 Terminal Drive. They have been at this location since 2009. This location is one of five locations around the state of Wisconsin. The parcel lot is 3.3 acres and is occupied by two commercial buildings, leased by several other businesses. The leasing businesses that occupy the same building with A&J Mobility include Advance Building Corporation, Madison Cabinetry, and Miracle Method. The space A&J Mobility currently occupies is approximately 5,000 SF and includes two service bays. The driving reason for the relocation to 4603 Triangle Street is to enable growth of the business and to improve efficiency of services and access to their clientele. A&J Mobility has a team of 30 employees at their current location and operates Monday through Friday, 7:30 AM – 5:00 PM. The business serves approximately 5-10 customers (vehicles) daily and roughly 75-100 vehicles annually.



### **Existing Property Conditions**

The existing property at 4603 Triangle Street is situated along US Hwy-51. The lot is 1.74 acres and currently zoned C-P Commercial Park. The existing building is approximately 6,674 square feet and includes 31 parking spaces on the property. There are no free-standing signs and/or monumental signs in the front of the building facing Triangle Street. The only visible sign is on the building's front, facing Triangle Street. The current occupant of the building is BioIonix, a company specialized in custom installation of technology systems used to disinfect products.

North of 4603 Triangle Street is 4517 Triangle Street, Klemm Tank Lines. This property is currently zoned M-IC, Manufactured Intensive Commercial. To the south is 4609 Triangle Street, Madison Sheet Metal, LLC. This property is zoned C-P Commercial Park. To the west, across Triangle Street, is a fence and tree line screening US Hwy-51. The parcel of land to the east is a stormwater basin owned by the Village.

### **Zoning District Comparison, Purpose Statements, Uses, and Bulk Requirements**

#### **Purpose Statement Comparison: C-H and C-P Districts**

Sec. 62-68 defines the purpose of the C-H district as: *"The C-H District is intended to provide an area for those business and commercial activities which especially have to do with motor vehicles or highway transportation, or which provide goods or services primarily to travelers on a highway, or for which location adjacent to a major thoroughfare or highway is a compelling practical consideration, or for which it is especially appropriate for some other reason to be located adjacent to a major thoroughfare or highway."* The parcel is located adjacent to and with visibility to USH 51. In addition, the requested use is related to the repair and sales of motor vehicles. In Staff's opinion, these facts support the request for rezone given the purpose statement of the C-H district. Sec. 62-68 defines the purpose of the C-P district as: *"The C-P District is established to provide an esthetically attractive working environment exclusively for and conducive to the development and protection of offices, non-nuisance type manufacturing operations, research and development institutions and limited retail businesses. The essential purpose of this district is to achieve development, which is an asset to the owners, neighbors and the Village, and to promote and maintain desirable economic development in a park-like setting."* In Staff's Opinion, this definition is more suited to those properties within the Commercial Park subdivision near Siggelkow Road than the subject parcel which is adjacent to M-IC zoned properties.

#### **Use Comparison: C-H and C-P Districts**

An important consideration in determining approval of the proposed rezoning is not simply limited to the use proposed, but in addition, those other permitted and conditional uses that may be allowed on the property in the future if A&J Mobility were to vacate the property. The Village Municipal Code of Ordinance identifies a total of 95 different land use codes. The following tables provide a comparative analysis between C-P to C-H zoning. In summary, there are 47 total changes in how land uses are regulated with the change from C-P to C-H. These include any change to the land use classification's permitted and conditional use, such as Permitted to Not Allowed.



- Table 1 shows classifications that are consistent with both zoning districts (i.e., no change).
- Table 2 identifies 2 uses that are Permitted Uses in the C-H district which are Conditional Uses in the C-P district.
- Table 3 identifies 13 uses that are Permitted Uses in the C-H district which are Not Allowed in the C-P district.
- Table 4 identifies 28 uses that are Conditional Uses in the C-H district which are Not Allowed in the C-P district. Table 4 includes the change for the applicant's request
- Table 5 identifies 4 uses that are Conditional Uses in C-H district which are Permitted Uses in C-P district.
- There were no changes found involving Not Allowed in C-H district which are either Permitted or Conditional Use in the C-P district (no table shown).

Best on the analysis in Tables 1-4, generally speaking, approval of the rezoning would provide opportunities for more retail and service oriented land uses on the property than compared to the C-P district. The potential changes illustrated in Tables 2 and 3 are likely to be the most significant for consideration as they allow for up-zoning whereby a use that is currently a conditional use, or not allowed in the C-P district, becomes a permitted use in the C-H district.

In Staff's opinion, most of these uses are unlikely to be located on the property given the property is already developed and the context of the lot size, location, and adjacent uses. For example, it seems unlikely that the property would be redeveloped for a hotel or nursing home.

The C-H district does allow Adult Business and Adult Bookstore as permitted uses under the definitions of Section 11-261. However, it should be noted that Sec. 11-264(e)(1) requires such uses to be at least 500 feet from any area zoned for residential. The existing lot is within 200 feet of a residential zoned properteries in Eagles Perch Circle (City of Madison). Therefore, Adult Business and Adult Bookstores would not be allowed on this property even though those uses are a permitted use in the C-H district.

Table Key: P = Permitted, C = Conditional Use, N = Not Allowed

***Table 1: Same classifications in all Uses allowed and Not Allowed***

| <b>Land Uses</b>                  | <b>NAICS</b> | <b>C-H</b> | <b>C-P</b> |
|-----------------------------------|--------------|------------|------------|
| Agricultural services and support | 115000       | C          | C          |
| Mining                            | 212000       | N          | N          |
| Utilities                         | 221000       | C          | C          |
| Construction contractors          | 236000       | P          | P          |
| Wood product manufacturing        | 321000       | P          | P          |
| Drugs manufacturing               | 325410       | P          | P          |
| Plastics manufacturing            | 326100       | P          | P          |
| Fabricated metal manufacturing    | 332000       | P          | P          |
| Machinery & equipment             | 333000       | P          | P          |
| Computer manufacturing            | 334000       | P          | P          |
| Electrical manufacturing          | 335000       | P          | P          |



VILLAGE OF  
**McFarland**

|                                                                                |                 |   |   |
|--------------------------------------------------------------------------------|-----------------|---|---|
| Manufacturing not listed above                                                 |                 | P | P |
| Retail buildings                                                               |                 |   |   |
| 20,000 sq. ft. or greater                                                      | 44000—450000    | N | N |
| Furniture store                                                                | 442110          | N | N |
| Electronics/appliance store                                                    | 443100          | N | N |
| Building materials (fully enclosed only)                                       | 444100          | C | C |
| Liquor store                                                                   | 445310          | N | N |
| Clothing store                                                                 | 448100          | N | N |
| Jewelry store                                                                  | 448310          | N | N |
| Sporting goods, hobby, book and music                                          | 451100          | N | N |
| Department store                                                               | 452110          | N | N |
| Miscellaneous shopping                                                         | 453000          | N | N |
| Mail-order houses                                                              | 454113          | C | C |
| Fuel dealers                                                                   | 454310          | N | N |
| Rail transportation                                                            | 482110          | N | N |
| Transit and ground passenger transportation                                    | 485000          | C | C |
| Wholesale, trade (except for petro terminals)                                  | 423000 & 424000 | C | C |
| Petro terminal                                                                 | 424710          | N | N |
| Post office                                                                    | 491110          | N | N |
| Custodial services                                                             | 561720          | P | P |
| Movies/videos                                                                  | 532230          | N | N |
| Commercial and industrial equipment rental                                     | 532400          | P | P |
| Legal services                                                                 | 541110 & 541190 | P | P |
| Accounting and tax preparation                                                 | 541210          | P | P |
| Architectural engineering and related services                                 | 541310          | P | P |
| Computer services                                                              | 541510          | P | P |
| Management consulting services                                                 | 541610          | P | P |
| Advertising service agencies                                                   | 541810          | P | P |
| Employment services                                                            | 561300          | P | P |
| Business support services                                                      | 561400          | P | P |
| Travel services                                                                | 561510          | N | N |
| Taverns                                                                        | 722410          | N | N |
| Personal care services                                                         | 812100          | N | N |
| Laundry, coin-operated                                                         | 812310          | N | N |
| Dry cleaning and laundry (except coin-operated)                                | 812320          | N | N |
| Executive, legislative and other general government                            | 921100          | N | N |
| Residences permitted R-2 and R-3                                               |                 | N | N |
| Commercial laundry (no direct customer pickups and drop-offs, no dry cleaning) | 812331          | N | N |

**Table 2: Permitted Uses in C-H that are Conditional Uses in C-P**

| Land Uses                 | NAICS  | C-H | C-P |
|---------------------------|--------|-----|-----|
| Research/testing services | 541710 | P   | C   |
| Lodging                   | 721110 | P   | C   |



**Table 3: Permitted in C-H that are Not Allowed in C-P**

| Land Uses                                                | NAICS  | C-H | C-P |
|----------------------------------------------------------|--------|-----|-----|
| Pharmacies and drug stores                               | 446110 | P   | N   |
| Cosmetic and beauty supplies                             | 446120 | P   | N   |
| Car wash/oil change                                      | 811190 | P   | N   |
| Commercial banking                                       | 522110 | P   | N   |
| Financial services                                       | 522291 | P   | N   |
| Insurance                                                | 524113 | P   | N   |
| Real estate offices                                      | 531210 | P   | N   |
| Nursing homes                                            | 623110 | P   | N   |
| Restaurants                                              | 722100 | P   | N   |
| Computer and office machine repair                       | 811212 | P   | N   |
| Other household repair                                   | 811490 | P   | N   |
| <a href="#">Adult businesses (see Section 11-261(d))</a> |        | P   | N   |
| <a href="#">Adult bookstore (see Section 11-261(c))</a>  |        | P   | N   |

**Table 4: Conditional Use in C-H that are Not Allowed in C-P**

| Land Uses                                               | NAICS           | C-H | C-P |
|---------------------------------------------------------|-----------------|-----|-----|
| Auto dealers (new and used)                             | 441100          | C   | N   |
| Motorcycle, boat, and other vehicle dealers             | 441220 & 441229 | C   | N   |
| Hardware store                                          | 444130          | C   | N   |
| Landscape/nursery                                       | 444220          | C   | N   |
| Food store (except convenience)                         | 445110          | C   | N   |
| Gasoline stations and convenience stores                | 447110          | C   | N   |
| Trucking                                                | 484000          | C   | N   |
| Vehicle repair and body shops                           | 811111 & 811121 | C   | N   |
| Consumer electronics repair                             | 811211          | C   | N   |
| Mini-warehouses                                         | 531130          | C   | N   |
| Auto leasing                                            | 532110          | C   | N   |
| Photo studios                                           | 541921          | C   | N   |
| Veterinary clinics                                      | 541940          | C   | N   |
| Elementary and secondary schools                        | 611110          | C   | N   |
| Library                                                 | 519120          | C   | N   |
| Hospitals and clinics                                   | 622110          | C   | N   |
| Individual and family services, and commercial day care | 624100          | C   | N   |
| Museum/gallery/historical sites                         | 712100          | C   | N   |
| Bowling center                                          | 713950          | C   | N   |
| Sports and recreation instruction                       | 611620          | C   | N   |
| Fitness centers                                         | 713940          | C   | N   |



|                                                     |        |   |   |
|-----------------------------------------------------|--------|---|---|
| Amusement arcades (except billiards)                | 713120 | C | N |
| Limited-service restaurants, including fast food    | 722211 | C | N |
| Furniture repair and re-upholstery                  | 811420 | C | N |
| Funeral home and services                           | 812210 | C | N |
| Kennels and pet boarding                            | 812910 | C | N |
| Parking lots                                        | 812930 | C | N |
| Religious/civic/business/professional organizations | 813000 | C | N |

**Table 5: Conditional Use in C-H that are Permitted in C-P**

| Land Uses                                   | NAICS  | C-H | C-P |
|---------------------------------------------|--------|-----|-----|
| Printing                                    | 323000 | C   | P   |
| Warehousing & storage (fully enclosed only) | 493110 | C   | P   |
| Medical services and offices                | 621100 | C   | P   |
| Medical labs                                | 621500 | C   | P   |

#### **Bulk Requirement Comparison: C-H and C-P Districts**

Sec. 62-72 provides a table of bulk standards for the C-H and C-P districts. Requirements for Percent Lot Coverage, Rear Yard Setbacks, Building Heights are the same for both districts. The C-H district does allow smaller lot sizes, lot widths and side yard setbacks than the C-P district and requires greater front yard setbacks. These differences are relatively minor and the proposed change in zoning would not render the building non-conforming to the setbacks or bulk requirements of the C-H district.

#### **Department Head Comments**

The packet includes project review letters from the McFarland Fire and Rescue Department, Police Chief, and Director of Public Works, with no concerns or recommended condition of approval identified. In addition, the Village Engineer notified Department Staff of no items of concern or recommended conditions of approval.

#### **Public Comments**

The Department did not receive any public comments regarding this request prior to the publication of the meeting packet.

#### **FINANCIAL/BUDGET IMPACT:**

The applicant will assume all costs related to the activity of the request. The property resides on Triangle Street but is not included in the boundaries of TID 3.

#### **VILLAGE PLAN REFERENCE:**

Future Land Use Map, 2017 – The property is identified as Commercial Park in Map 6 of the Future Land Use Map. The application includes a rezoning request from C-P, Commercial Park, to C-H, Highway Commercial. The general descriptions of land uses allowed for Commercial Park in Figure 4.1 includes the following, “*Light industrial, office, research, testing, health care, and other compatible and support uses (e.g., day care, health club, bank).* Arranged in a





*controlled commercial, business, or office park setting, where allowable uses and activities include those associated with low levels of environmental impact, noise, odor, vibrations, and particulate emissions. Served by public sewer and water.”* Figure 4.1 for Commercial Park includes C-H High Commercial (limited use) as a Typical Implementing Zoning District. A&J Mobility’s function is consistent with the limited use of C-H zoning (regulated through a CUP) residing within the Commercial Park future land use classification. This includes limited retail and commercial services. The applicant has stated in their application, A&J Mobility does not utilize traditional methods of dealership advertisements such as billboards signs, bright lights, and balloons. The majority of their customers are received by referral, mailings and the government. The general description of the use is consistent with low levels of environmental impact, noise, odor, vibrations, and particular emissions.

**ORDINANCE REFERENCE:**

Sec. 62-68, Statement of Purpose

Sec. 62-71, Permitted or conditional uses – Commercial Districts

Sec. 62-72, Bulk Standards - Commercial Districts

Chapter 62, Division 4 Changes and Amendments to the Zoning Code

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

This agenda item is presented for discussion only. Action on a recommendation to the Village Board regarding Ordinance 2022-07 will be scheduled for the Tuesday, May 17, 2022 Plan Commission meeting.

**ATTACHMENTS:**

1. 4.18.22 - A & J Mobility -rezone - ord 22-07 4603 Triangle St
2. 2022-07 Rezone 4603 Triangle Street
3. 4603 Terminal Drive\_AJ Mobility\_Plan Commission Application\_03.07.22
4. McFarland\_Comprehensive\_Plan\_-\_Future\_Land\_Use\_Map
5. McFarland Comp Plan Figure 4.1
6. 4603 Triangle Street\_DPW Ltr\_03.16.22
7. 4603 Terminal Drive\_PD Ltr\_03.18.22
8. 4603 Triangle Street\_F&RD Ltr\_03.24.22

Please publish in the  
McFarland Thistle on  
March 31, 2022 and April 7, 2022

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

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Monday, April 18, 2022 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Review and possible recommendation to the Village Board on a request by A & J Vans Inc., DBA A & J Mobility regarding Ordinance No. 2022-07, An Ordinance Rezoning Lands in the Village of McFarland at 4603 Triangle Street, McFarland, WI from C-P Commercial Park to C-H Highway Commercial.

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

**ZOOM INFORMATION**

Due to the COVID-19 Pandemic, the Village recommends all residents to view the meeting that evening live on the Charter cable channel 982; TDS channel 1009 or online at [mcfarlandcablechannel.com](http://mcfarlandcablechannel.com) and those who wish to participate and provide public comment do so via Zoom (the Village's virtual meeting software). You can join the Zoom Webinar by visiting <https://us02web.zoom.us/j/83729163092> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 837 2916 3092

If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to [community.development@mcfarland.wi.us](mailto:community.development@mcfarland.wi.us) or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Thursday prior to the meeting date.

## **ORDINANCE 2022-07**

### **AN ORDINANCE TO REZONE LANDS AT 4603 TRIANGLE STREET FROM C-P COMMERCIAL PARK TO C-H COMMERCIAL HIGHWAY.**

Purpose: To rezone the lands at 4603 Triangle Street in order to facilitate new uses of the property.

Sponsor: Community & Economic Development Director Bremer

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

**WHEREAS**, A&J Vans Inc. has an option to purchase 4603 Triangle Street and has submitted a rezoning application to the Village on March 7, 2022, a copy of which is attached hereto as Exhibit A, and requested that the property be rezoned from C-P Commercial Park to C-H Commercial Highway; and,

**WHEREAS**, the owner has submitted documents fulfilling the requirements for approval of the rezoning; and

**WHEREAS**, the Plan Commission held a public hearing on the proposed zoning amendment on April 18, 2022, preceded by a Class Two Notice; and,

**WHEREAS**, the proposed rezoning is consistent with the Village of McFarland Comprehensive Plan, which designates the subject land as Commercial Park; and

**WHEREAS**, the Village Board is willing to conditionally approve of the request to rezone 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 C-P Commercial Park to C-H Commercial Highway:

Lot 1 of CSM 7648, Tax Parcel ID NO: 154/0710-342-0995-0

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

3. This ordinance does not constitute approval of any earthwork or building construction within any of the property described in the ordinance. No construction of any kind, including

earthwork or building construction, is permitted on the parcel described in Section 1 of this ordinance until applicable site design and building permits are approved by the Village.

The foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the 24<sup>th</sup> day of May, 2022.

APPROVED:

\_\_\_\_\_  
Carolyn A. Clow  
Village President

ATTEST:

\_\_\_\_\_  
Cassandra Suettinger  
Village Clerk-Treasurer

| ORDINANCE 2022 –07       |             |
|--------------------------|-------------|
| MOTION                   | SECOND      |
|                          |             |
| ACTION                   | DATE        |
| Adopted                  |             |
| Referred                 |             |
| Tabled                   |             |
| Withdrawn                |             |
| Defeated                 |             |
| Published                |             |
| INDIVIDUAL VOTING RECORD |             |
| Clow –                   | Wreh -      |
| Brassington –            | Flaherty –  |
| Nelson –                 | St. Clair – |
| Jerke –                  |             |
| VOTING RESULTS           |             |
| Motion Carried           |             |
| Motion Defeated:         |             |

A & J Vans, Inc. (dba A & J Mobility), McFarland

SUMMARY OF REQUEST

3/8/2022

We are presenting before the Village of McFarland to review the following items so that we may move our operations from our current location of 4125 Terminal Drive to 4603 Triangle Street, McFarland, WI

1. Re zoning from C-P (Commercial Park) to C-H (Commercial Highway).
  - 4603 Triangle Street is currently zoned C-P where neither Auto Dealers or Vehicle Repair shops are allowed of which A & J Mobility technically falls under.
2. Conditional Use Permit
  - Conditional Use to allow us to operate under the re-zoning.
3. Site Design Review
  - To approve proposed changes to existing building at 4603 Triangle Street.



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1. PLAN COMMISSION APPLICATION
2. CONDITIONAL USE APPLICATION
3. ORIGINAL STORE
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5. DE PERE
6. 4603 TRIANGLE STREET BUILDING
7. BRAUNABILITY CODE OF CONDUCT
8. A&J MOBILITY RETAIL BROCHURE
9. A&J MOBILITY COMMERCIAL BROCHURE
10. CONDITIONAL USE APPLICATIONS  
ANSWERS
11. RECOMMENDATIONS
12. SITE PLANS

# VILLAGE OF **McFarland** *Community & Economic Development*

## Plan Commission Application – 2022

~Application must be completed in full~

|                   |                                            |                   |                                            |
|-------------------|--------------------------------------------|-------------------|--------------------------------------------|
| Applicant - Owner | A&J Vans, Inc (dba A&J Mobility)           | Applicant's Agent | Corey Kupsh                                |
|                   |                                            | Name              |                                            |
| Address           | 333 W Washington Street, Valders, WI 54245 | Address           | 333 W Washington Street, Valders, WI 54245 |
| Email             | coreyk@ajmobility.com                      | Email             | coreyk@ajmobility.com                      |
| Phone #           | 920-775-9333                               | Phone #           | 920-901-6810                               |
| Fax #             | 920-775-4104                               | Fax #             |                                            |

Parcel No(s). 154/0710-342-0995-0

Type of Proposal – Please check boxes below that apply

| Requires Public Hearing<br>(Class One)                    | FEES     | Requires Public Hearing<br>(Class Two)              | FEES     | Public Hearing<br>Not required                              | FEES      |
|-----------------------------------------------------------|----------|-----------------------------------------------------|----------|-------------------------------------------------------------|-----------|
| <input type="checkbox"/> Preliminary Plat                 | \$500+AF | <input checked="" type="checkbox"/> Conditional Use | \$425+F  | <input type="checkbox"/> Annexation                         | At cost   |
| <input type="checkbox"/> Preliminary Plat (reapplication) | \$500+BF | <input checked="" type="checkbox"/> Rezoning (map)  | \$475+F  | <input type="checkbox"/> Dev. Agreement Including Addendums | \$400 F   |
| <input type="checkbox"/> Certified Survey Map             | \$300+FG | <input type="checkbox"/> Zoning Amendment (text)    | \$475 +F | <input type="checkbox"/> Final Plat                         | \$500 +CF |
| <input type="checkbox"/> Condominium                      | \$300+EF | <input type="checkbox"/> USA/MMSD Annexation        | At cost  | <input type="checkbox"/> Final Plat (reapplication)         | \$400 +DF |
| <input type="checkbox"/> Comprehensive Plan Amendment     | \$500+F  |                                                     |          | <input checked="" type="checkbox"/> 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)**

A&J Vans Inc (dba A&J Mobility) is a mobility auto retail sales / service business looking to move from 4125 Terminal Dr, McFarland to 4603 Triangle St, McFarland.

Current space is not zoned for Auto Dealers which A&J falls under, so we are asking for conditional use and rezoning. No changes to the land or

land improvements are expected. Minor changes to the outside of the building, and renovation to interior space are planned for. Details of our

business, operations and requests are included in the attached documents, including photos, plat and building plans showing proposed changes.

**PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE**



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.)

**Submittal Requirements:** One (1) hard copy 8 ½ x 11, except site plan sheets which should be 11 x 17, and one (1) electronic (pdf) copy. A completed in full application can be submitted to the Community Development Department (5915 Milwaukee Street, McFarland, WI 53558, [community.development@mcfarland.wi.us](mailto:community.development@mcfarland.wi.us)), with fees included with submittal **by \*NOON of the deadline day**, according to the schedule below.

### Village of McFarland Plan Commission 2022 Schedule

The Village of McFarland Plan Commission normally conducts meetings on the third Monday of each month, unless otherwise noted below 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; potential agenda item materials are required to be submitted per the schedule listed below.

**\*Submittal Deadline Noon on:**

**For Scheduled 2022 Meeting date of:**

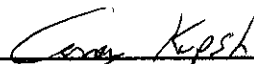
|                        |                                  |
|------------------------|----------------------------------|
| December 7 (2021)----- | Tuesday, January 18              |
| January 11-----        | February 21                      |
| February 8-----        | March 21                         |
| March 8-----           | April 18                         |
| April 5-----           | May 16                           |
| May 10-----            | June 20                          |
| June 7-----            | July 18                          |
| July 5-----            | August 15                        |
| August 9-----          | September 19                     |
| September 6-----       | October 17                       |
| October 11-----        | November 21                      |
| November 8-----        | December 19 (Pending)            |
| December 6-----        | Tuesday, Jan. 17, 2023 (Pending) |

Note, applications requiring a public hearing will be scheduled for a hearing according to the schedule above, with action considered at the next scheduled Plan Commission meeting following the public hearing. Applicants are encouraged to contact the Community & Economic Development Director for a pre-application meeting to review the project and submittal requirements prior to submitting an official application.

**Acknowledgements:**

- 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, consultant review costs, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.
- I understand Plan Commission applications requiring a Public Hearing will not be acted on the same night as the Public Hearing.

X

  
Signature of Applicant/Agent

3-7-22  
Date

# 

*Community & Economic Development*

|                      |                                                |                   |                                            |
|----------------------|------------------------------------------------|-------------------|--------------------------------------------|
| Applicant - Owner    | A&J Vans, Inc. (dba A&J Mobility)              | Applicant's Agent | Corey Kupsh                                |
| Address              | 333 W Washington Street, Valders, WI 54245     | Address           | 333 W Washington Street, Valders, WI 54245 |
| Email                | coreyk@ajmobility.com                          | Email             | coreyk@ajmobility.com                      |
| Phone #              | 920-775-9333                                   | Phone #           | 920-901-6810                               |
| Fax #                | 920-775-4104                                   | Fax #             |                                            |
| Project Site Address | 4603 Triangle Street, McFarland, WI 53558-9445 | Parcel No.        | 154/0710-342-0995-0                        |

## Conditional Uses

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

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

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

### Sec. 62-111, Conditional Use Standards

- a. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- b. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
- c. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

- d. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- e. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- f. The conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.
- g. The proposed use does not violate floodplain regulations governing the site.
- h. That the proposed use will not violate any applicable regulation in the McFarland Municipal Code or any other applicable law or regulation.
- i. That, when applying the standards to any new consecution of a building or an addition to an existing building, the Plan Commission and Board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objectives of the zoning district.
- j. In its review, the Plan Commission shall also evaluate the effect of the proposed conditional use upon the following items listed below. Identify how your project will impact and/or address each of these items.
  - 1. The maintenance of safe and healthful conditions.
  - 2. The prevention and control of water pollution including sedimentation.
  - 3. Existing topographic and drainage features and vegetative cover on the site.
  - 4. The location of the site with respect to floodplains and floodways of rivers and streams.
  - 5. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
  - 6. The location of the site with respect to existing or future access roads.
  - 7. The need of the proposed use for a shoreland location. (if applicable)
  - 8. Its compatibility with uses on adjacent land.
  - 9. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.



**ORIGINAL STORE (MONONA, WI)**

1. DISPLAY AREA
2. DISPLAY AREA – PICTURE 2
3. DISPLAY AREA – ADDITIONAL PICTURE
4. DISPLAY AREA – ADJACENT GAS PUMPS



OPEN HOUSE MAY 8-12







OPEN HOUSE MAY 8-12













**CURRENT STORE (MCFARLAND, WI)**

1. AERIAL VIEW
2. APPROACH TO ACCESS ROAD
3. APPROACH THROUGH ACCESS ROAD
4. APPROACH TO REAR SIDE OF BUILDING
5. DISPLAY AREA
6. FRONT ENTRANCE

























**CURRENT STORE (DE PERE, WI)**

1. AERIAL VIEW

- a. THIS IS THE IMPRESSION WE WANT  
TO PROVIDE FROM OUR IDEAL  
LOCATION









4603 TRIANGLE STREET BUILDING







## BRAUNABILITY CODE OF CONDUCT



## Code of Conduct

Approved by the Board of Directors  
Form 1596  
Revision 3, 5-2021



All of us in the BraunAbility family of companies are bound together by a common purpose and mission - we are "Devoted to Making Life a Moving Experience for All." Ralph Braun embodied this passion when he founded our company in 1972 out of a desire to help others. While he had originally created solutions for his own mobility needs, he was compelled to meet the needs of others with disabilities who came to him in hopes of achieving that same independence for themselves.

While Ralph is no longer physically with us, he left us with the gift of a passion and legacy that lives on today in everything we do. In fact, that legacy and the lessons he taught us are memorialized in our core values. The first of these five values, "Live our Legacy," represents the beliefs that Ralph lived by and attributed to BraunAbility's success, and reminds us that it is our collective responsibility to respect and preserve the incredible company and reputation he built.

It's in this spirit that we share our Code of Conduct, which serves as the overall expectation as to how we do business. This Code applies to everyone within the BraunAbility family of companies - BraunAbility will not compromise on these values and expectations and neither should you. We also have a Code of Conduct specifically for our partners & suppliers to ensure our beliefs and expectations are shared with those whom we do business.

Quite simply, we will work together as a team to relentlessly pursue our purpose and mission, and we will go about this work in the manner that Ralph himself demonstrated, and in a way that would continue to make him and our customers proud. Thank you for your commitment to this Code of Conduct, and for being a part of BraunAbility.

Staci Kroon  
President & Chief Executive Officer

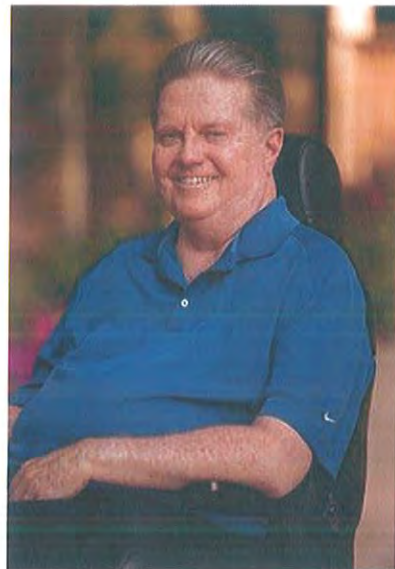


# 1 Live our Legacy

- Put the Customer First
- No Excuses
- Surround Yourself with Good People
- Never Stop Improving
- Believe in Your God-Given Ability

*Paul W. Brown*

1940 - 2013



## 2 Do What's Right

**We are trusted within the community, the mobility industry, and by our customers as a family of genuine, hard-working people that do the right thing, and we do this with humility.**

We owe it to our founder to protect the incredible company he built. All BraunAbility employees are expected to protect the assets of the Company and ensure those assets are used efficiently, appropriately, and wisely. Each of us is responsible to comply with BraunAbility's financial control environment and financial governance guidelines.

We also have an obligation to protect our many other valuable assets. BraunAbility employees are expected to understand the critical nature and confidentiality of our products, our intellectual property, and other information specific to our business. We all share a responsibility to safeguard this information.

In addition, we share a commitment to operate our business in the right way, which means through fair business practices and transparency. With that in mind, employees will avoid conflicts of interest, and will not use their position or Company information for personal benefit. We will comply with all applicable laws and regulations in the markets and areas in which we do business. Fairness and transparency also apply when dealing with third parties, and we will comply with contractual terms and be forthright about the Company's intent when making commitments and obligations. Bribes, kickbacks, or any similar form of payment or corruption have no place at BraunAbility and are simply not tolerated.



# 3 Celebrate Our People

**We show genuine care and respect for each other in all interactions and are collectively committed to creating an inclusive workplace in which every employee can achieve his or her 'best self'. We recognize that our impact is dependent on the teams we build to deliver it, and we strive to attract, develop, retain and celebrate exceptional talent.**

Ralph Braun attributed his success to surrounding himself with good people, and that still holds true today. Employees are BraunAbility's most valuable assets and we are dedicated to their development. We are committed to an environment of continuous learning and the free sharing of ideas.

We believe in the golden rule of treating others the way we would want to be treated. Our employees are encouraged to challenge each other's opinions and ideas and question how things are done, doing so in a way that maintains respect for people and a spirit of teamwork. We are dedicated to a culture that recognizes and appreciates the advantages of a diverse workforce, and we provide equal employment opportunities to all qualified individuals in all aspects of the employment relationship without discrimination. What makes us different is also what makes us strong.

We are committed to ensuring that we provide an environment free of harassment of any type, and one in which employees can and are encouraged to report any concerns, either outwardly or anonymously, without risk of negative consequence. We also support the importance of upholding the freedom of association and the effective recognition of the right to collective bargaining.

The physical environment we provide our employees is of utmost importance. We strive to provide a healthy and safe workplace for our employees and welcome their feedback and suggestions for improvement in this area. Our ultimate goal is a workplace with zero accidents. Employees are encouraged and expected to point out any hazards or unsafe working conditions without risk of negative consequences.



# 4 Serve as a Champion

**We are passionate about our customers and the ways in which we can better their lives well beyond our product offerings, and we champion for them by taking an active role in advocacy and philanthropy to improve their opportunities and experience. We value and depend on the communities in which we live and work, and invest in them to strengthen them.**

Our employees are encouraged to actively engage in our local communities & find ways to contribute and give back to society. Our teams are especially passionate about making a positive impact within the disability community, for they are at the heart of what we do.

We are also committed to people beyond our own employees. Human rights are vital, and it's our duty to ensure those with whom we do business are not complicit with human rights abuses, nor child or forced labor of any type. If we find this is the case with any business partners, we will ensure it is corrected or we will cease doing business with them.

We believe in leaving things better than we found them, and are committed to ensuring we respect the environment and how our business may affect it. We understand and believe in the importance of a sustainable society and actively develop plans to take steps towards achieving it. We work to use resources wisely and prevent any negative impact to the environment around us.

# 5 Drive Innovation

**We never forget that our company was founded on innovation, and are inspired to continuously pursue advancements and breakthroughs that will enable us to change more lives.**

Ralph Braun was passionate about ensuring we put the customer first because, after all, they are the sole reason we are here. They deserve nothing less than our very best, and in pursuit of exceeding their expectations we are committed to quality in our products and in all that we do, as reflected in the BraunAbility Quality Policy.

BraunAbility Quality Policy: Together we will meet or exceed customer expectations. We pursue activities that lead to continual improvement through inspection, analysis and regular review throughout the organization of our quality objectives.

Innovation enables us to remain competitive, and we know that competition is ultimately good for customers. BraunAbility fully supports antitrust laws in the U.S. and competition laws outside of the United States to ensure a fair marketplace.

As we conduct our business and make decisions, our customers are a top consideration. If a situation arises that has the potential to negatively impact the customer, employees are expected to bring it to the attention of management. If we keep the customer at the forefront all else will fall into place.



While we pride BraunAbility on being a forum of open communication in which employees are encouraged to report concerns of any type, we provide Whistleblower Hotline as a way to make a report that is both convenient and anonymous. This hotline may be used by anyone, and all reports are thoroughly reviewed and investigated.

## **Whistleblower Hotline Methods to Report:**

### **Website:**

<https://www.lighthouse-services.com/braunability>

### **Telephone:**

**844.920.0077 - English speaking USA and Canada**  
**800.216.1288 - Spanish speaking USA and Canada**

Approved by the Board of Directors  
Form 1596  
Revision 3, 5-2021

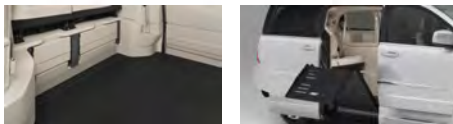




## A&J MOBILITY RETAIL BROCHURE

# Accessible Vehicle Rental

ASK ABOUT OUR  
**WEEKEND RENTAL SPECIAL**



Whether you need a wheelchair accessible van for a weekend or a month, we can provide:

- Minivans with lowered floors, power doors, and power ramps.
- Select vehicles equipped with transfer seat, hand controls and steering knob upon.
- Convenient delivery and pick-up service. (Based upon availability. Please call.)

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## CHEVY TRAVERSE

The BraunAbility Chevrolet Traverse is the most spacious powered ramp-accessible SUV in the industry! Whether you are a wheelchair passenger or driver, this is the best SUV on the market.



## A&J Paratransit

The unique A&J Paratransit is a unique offering from A&J Mobility. This full-size van allows for over 200 different floor plans and can be customized to meet your personal needs.



## Honda Odyssey

The Honda Odyssey Infloor offers a space-friendly design, along with superior style, including an in-floor ramp that has a 1,000 lb. capacity. It is a favorite for its performance and clean lines.



## Toyota Sienna Hybrid

The Toyota Sienna is spacious and sophisticated. The Sienna's outstanding gas mileage leaves you feeling confident in the city or on long stretches of highway.



## ATC Truck Conversions

If you are looking for something different from a minivan or you love trucks, our ATC Truck Conversions are a perfect option. Driver's side and passenger side conversions are available, plus 4x4.



## Rear-Entry

A&J Mobility's rear-entry vehicles offer a sleek and solid design with a low profile. It can accommodate up to 2 wheelchairs and with Flip-N-Fold seating, it can accommodate ambulatory passengers as well.



## Chrysler Voyager

The Chrysler Voyager has all the solid design and safety features you want without anything you don't.



## Chrysler Pacifica

Extra space means extra comfort, and the Chrysler Pacifica has it. If you are looking for everything and more, there is no better place than the Pacifica.



**WE PROVIDE FREEDOM**



## AJMOBILITY.COM

**Milwaukee**  
3058 Helsan Dr.  
Richfield, WI 53076  
(262) 623-6236  
(800) 517-1024

**Madison**  
4125 Terminal Dr. #110  
McFarland, WI 53558  
(608) 579-1500  
(888) 223-9731

**Green Bay**  
1330 Mid Valley Dr.  
De Pere, WI 54115  
(920) 632-4882  
(877) 830-1330

**Eau Claire**  
2650 Prospect Dr.  
Eau Claire, WI 54703  
(715) 874-6630  
(877) 833-9830

**Manitowoc**  
333 Washington St.  
Valders, WI 54245  
(920) 775-9333  
(888) 775-7750

**FINANCING AVAILABLE ON NEW & USED VEHICLES FOR THOSE WHO QUALIFY**



# FREEDOM TO HAVE WHAT FITS YOU



## MOBILITY IS PERSONAL

Your personal experience is why A&J Mobility does everything we can to keep you moving in the right direction - toward confidence, comfort and safety.

We are A&J Mobility—a family-owned company since 1975 specializing in increasing or keeping the automotive mobility freedom you deserve. We believe every ride can be a joyride.

Just tell us what you'd like out of a vehicle, and we can make it truly yours. Unsure what you want, our dedicated mobility consultants will help you find what fits your lifestyle. Whether you are an avid vacationer, an antiquer or someone who always opts for the scenic route, your choice will support your lifestyle.

## PERSONAL SERVICE FOR YOU

When you ride with us, you're choosing a family-owned company committed to absolute quality. We strive to engineer a better way to keep you moving forward.

Solid wheelchair lifts. Intuitive hand controls. Easy to use transfer seats and steering devices. Whatever you need, our team is capable of installing and servicing a mobility system that delivers years of trouble-free performance.

A&J Mobility offers a wide variety of vehicles from the industry's top manufacturers: Chevy, Toyota, Chrysler, Honda, Ford and more. We provide a personalized, tailored experience to find the solution that is a perfect fit for you.

[AJMOBILITY.COM](http://AJMOBILITY.COM)

## FREEDOM TO BE YOU

With an extensive range of adaptive equipment for SUVs, cars, trucks and vans, the wide-open road is a welcome adventure.

**We invite you to enjoy the ride.**

- Great Selection of Vehicles - Vans, SUV's & Trucks
- Authorized Braun, Ricon and Bruno Dealer
- B&D 6-Way Transfer Seat Base
- Turny Evo Seating
- Fully Automatic Wheelchair Lifts
- Seating and More from Adapt Solutions
- Q'Straint & EZ-Lock Wheelchair Securement Systems

- Power Side-Door Openers
- Hand Controls
- Left-Foot Gas Pedal with Roller
- Scooter/Wheelchair Lifts and More
- Custom Solutions
- Financing Available (for those who qualify)
- EMC (Electronic Mobility Controls)
- Protective Service Contracts Available
- GAP Insurance Available

If purchasing a new vehicle: Most auto manufacturers offer rebate programs for accessibility adaptations.





## A&J MOBILITY COMMERCIAL BROCHURE

# MOBILITY SOLUTIONS FOR EVERY BUSINESS



# PERSONAL ATTENTION BY



# A FAMILY-OWNED COMPANY





# SIDE & REAR ENTRY MINIVANS



Our team is simply unrivaled, at every level, in every way. We work hard to find you the ideal transportation solution, no matter the requirements, complexity, or scale, & after your purchase, we will work just as hard to offer you all the service & support you need.

You can switch between two wheelchair positions to one wheelchair & two ambulatory positions quickly.



Customized for you. Need a stretcher? No problem. We are here to meet the needs of YOUR business.



Wide ramp? A&J Commercial also offers a Widemouth rear-entry model on its Toyota Sienna line of minivans.



If interior space is critical, an inflow ramp might be the right option for you. Manual in-floor ramps are available.



A&J Commercial offers side & rear entry options for minivans. Both options are ADA compliant and are comfortable for your drivers and passengers alike.



# A&J PARA-TRANSIT

## CUSTOMIZED FOR YOU

Our commitment to quality shows. We build all our vehicles to meet or exceed FMVSS standards, Ford QVM standards, and federal regulations. As a Transit Vehicle Manufacturer certified by the FTA, anything you purchase from A&J Commercial will be in superior condition and pull tested to ensure your customer's safety. The A&J Para-Transit is built right here in the Midwest at our home location in Wisconsin.

The unique A&J Para-Transit makes us very proud. The engineering team disbursed vast amounts of research and innovation into our product's design to ensure that we have safe options to meet our customers' needs. If you don't see the option you want online, don't worry, we have over 200 different floorplans to fit multiple Ford Transit applications and options customized for your business needs. Whether you are looking for new or used, we have you covered.

Let us show you this unique A&J product that allows us to stand behind our products knowing we are ahead of the competition in design and quality.



888-775-7750  
AANDJCOMMERCIAL.COM

There are various seating options, including Flip-N-Fold seats, that can change your floorplan on the fly.



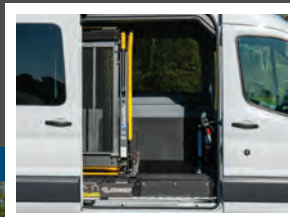
The modular floor option gives the ability to shift seating for wheelchair users or ambulatory passengers all in ONE vehicle.



We customize for YOU. Need a stretcher? No problem. We are here to meet the needs of YOUR business.



Need ambulatory & wheelchair curbside service? A lift that can move over for ambulatory passengers to board can help.

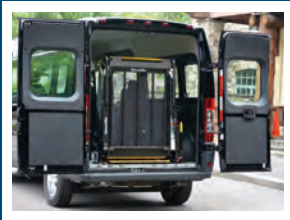


**OVER  
200  
FLOOR  
PLANS**

## RAM PROMASTER



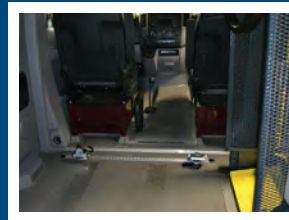
Maximize profits with a large interior volume and customization to meet the needs of your customers. Add in a lightweight unibody design with excellent fuel economy, you can add to profits with lower overhead.



## MERCEDES SPRINTER



The Sprinter by Mercedes-Benz offers class, flexibility and is an excellent option for those who want the combination of grit and technology to push their business's quality to a new level.







**OVER 200  
FLOOR PLANS  
NEARLY UNLIMITED  
POSSIBILITIES**



# BUSES TO DRIVE YOUR BUSINESS



## LIMO & LUXURY



## SCHOOL & ACTIVITY



## SHUTTLE BUS



## TRANSPORT COMPANIES



**A BUS FOR EVERY NEED – A&J IS HERE FOR YOU**

## SENIOR LIVING



## DAY CARE & CHILD CARE



## CHURCH BUS



## TOUR BUS







Double foldaway seats allow for quick adjustment to the number of ambulatory and wheelchair passenger seats.



Customizable ADA compliant buses are available in nearly any size and configuration. Mix wheelchair positions and ambulatory seats to fit the needs of your business. From non-CDL to 34-foot, we can configure a custom ADA compliant bus for **YOU**.



## MULTI-FUNCTION SCHOOL ACTIVITY BUS (MFSAB)

The MFSAB is the perfect vehicle for learning/activity centers, schools and child care providers. Featuring staggered seating, a child-safety-check system and rear emergency exit allow for enhanced safety. Plus, the MFSAB does not require a CDL.

Easy to drive and capable of carrying up to 14 passengers, the MFSAB is the backbone of your transportation needs.





Comfort is one of the most demanded needs for any trip. Perfect for tours, activities, churches, sports & more.



Your customers' experience makes your business stand out. Entertainment, TV & WiFi make the difference.



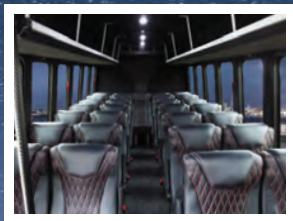
Customized seating for your bus allows you to meet your customers' needs, 100's of options available.



Overhead and rear storage can allow your customers to have space and convenience for a comfortable ride.



Specialty seating provides your business that luxurious feeling the moment your customers step on board.



Your vehicle can be equipped with entertainment options. TVs, media players and audio systems are just a few options.



Luggage should not get in the way of luxury. We offer multiple options for storage, allowing your customers to enjoy luxury.



# LIMO & LUXURY





# OUR USED INVENTORY IS DIFFERENT

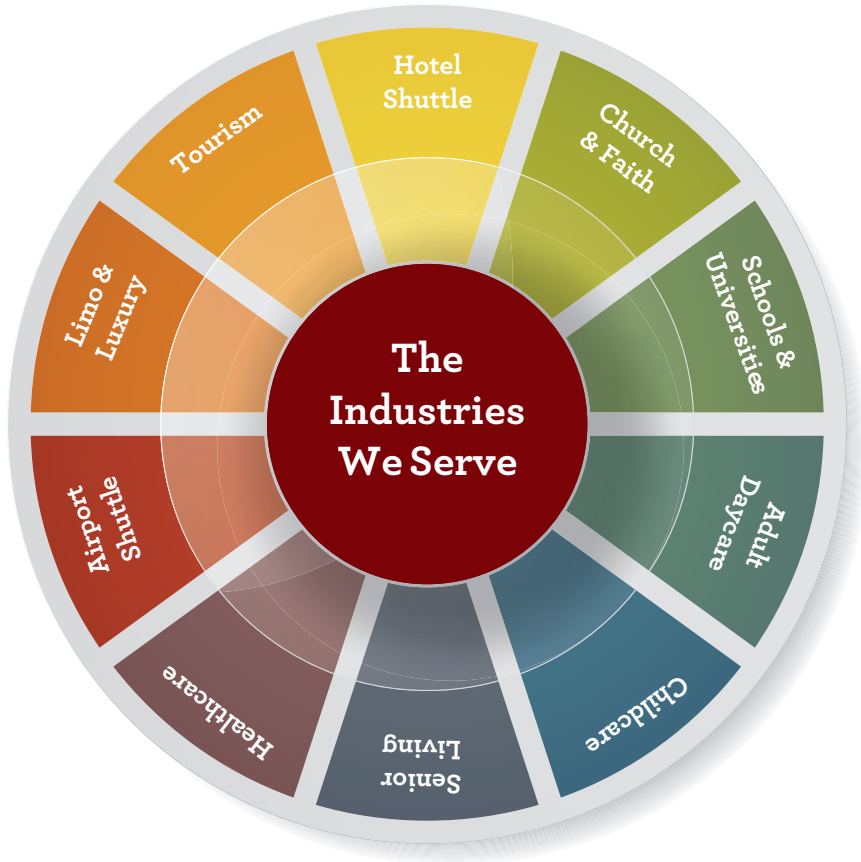
A&J Commercial offers more than a standard safety check. We do not just inspect the brakes; we replace them if they are less than 50% life. We replace tires under 7/32nds of tread even though the state minimum is 3/32nds. Our service team performs maintenance repairs as part of our process. Items like belts, fluids and filters are changed if needed, even though the requirement does not exist with the standard safety inspection.

Just because a vehicle is in used condition does not mean it needs to look used. Your vehicle is a representation of your business, and that is important. Our technicians specialize in mobility vehicles & are craftsmen in this trade. If there is rust, scratches or dents on a vehicle, we repair it correctly or replace what is needed.

This unique A&J Commercial process is something we are proud of and allows us to stand behind our products, knowing we are ahead of the competition in quality.

*\*All vehicles meet the criteria listed above unless part of our "Aged but Well Maintained" inventory.*

*\*\*We will do as best we can to repair rust, scratches or dents, but please remember, these vehicles are used and may still have cosmetic & mechanical flaws.*



# Financing vs. Leasing

Your money matters.

Let us help you find the financial solution that fits your business.

Learn about the advantage of each.

Let us help you decide what is going to advance your business.



# THE A&J ADVANTAGE

## A&J COMMERCIAL KEEPS YOUR VEHICLE ON THE ROAD AND PROFITABLE.

Downtime is expensive; that is why we understand the importance of maintenance and service of your bus, transit or van and its specialized equipment. Our highly trained and certified service technicians are dedicated to providing you with the highest quality service in the vehicle modification industry. All of our locations are QAP (Quality Assurance Program) certified through the National Mobility Equipment Dealers Association (NMEDA). This certification means A&J Mobility is held to the highest standards in the accessible vehicle industry.

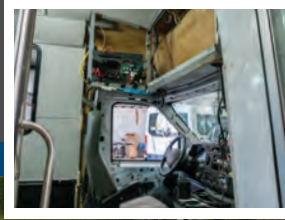
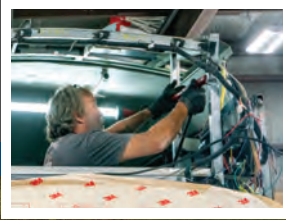
Many of the emergencies that we see come in can be prevented by routine maintenance of your mobility equipment; keeping your vehicle or fleet serviced means more time on the road and more profit. We recommend that your vehicle be brought in every six months for routine service checks and maintenance to protect your investment. At A&J Commercial, we want to make sure that your vehicle is always giving your business the profit it deserves.

### WHY GET SERVICE WITH A&J COMMERCIAL?

1. A healthy vehicle means healthy profits.
2. Proper maintenance improves vehicle safety.
3. Avoid costly repair with preventative service.
4. We go above and beyond to keep your vehicle looking and running like you just bought it.



# IN HOUSE PAINT, BODY & SERVICE



A&J Commercial employs factory-trained experts. We do the hard work ourselves; we know the work is done right at the highest quality. An expansive mobility bay provides all your customization needs. Plus, an in-house paint shop and body shop allow for a 360 degree level of care for your needs.



★ Eau Claire, WI

Green Bay, WI ★

Manitowoc, WI ★

Milwaukee, WI

★ Madison, WI

**888 775-7750**  
**[aandjcommercial.com](http://aandjcommercial.com)**

**Manitowoc Service Area**  
333 West Washington St  
Valders, WI, 54245  
920-775-9333

**Eau Claire Service Area**  
2650 Prospect Drive  
Eau Claire, WI, 54703  
715-874-6630

**Milwaukee Service Area**  
3058 Helsan Drive  
Richfield, WI, 53076  
262-623-6236

**Green Bay Service Area**  
1330 Mid Valley Drive  
De Pere, WI, 54115  
920-632-4882

**Madison Service Area**  
4125 Terminal Drive #110  
McFarland, WI, 53558  
608-579-1500



**A&J MOBILITY CONDITIONAL USE APPLICATION**

## MCFARLAND CONDITIONAL USE APPLICATION

### Sec 62-111, Conditional Use Standards

#### WHO WE ARE:

A & J Vans, Inc. (dba A & J Mobility) is a family owned business entering our 47<sup>th</sup> year in operations. As Wisconsin's leading automotive mobility dealer with 5 locations throughout the state; We are a premier BraunAbility Dealer, providing wheelchair-accessible transportation options for our customers along with the sales and servicing of handicap vehicle modifications.

We have been operating in the Village of McFarland in this same capacity since 2009 and are in our second location. As the mobility industry continues to evolve and A&J continues to grow to keep pace, we are looking for our 3<sup>rd</sup> location. In total, we have about 30 employees of which 3 work out of our current McFarland location. Our Location Manager has been with us since 2011, our service technician since 2018 and our Mobility Consultant since 2019.

The normal operating hours for our McFarland store are Monday – Friday 7:30 am – 5:00 pm. We are closed all major holidays and on weekends, with the exception of infrequent Saturday by appointment only. On a daily basis, we service approximately 5 – 10 customers (vehicles) on the service side. Annually, we sell roughly 75 - 100 vehicles. Our vehicle offerings include conversion vans, transit vehicles and some SUVs. In addition, we sell and install other vehicle mobility equipment.

We are committed to providing mobility freedom and are an avid supporter of groups that further the active lifestyle and endeavors of persons with disabilities. Mobility has gone through quite the evolution in the past four decades and we are no longer providing just a solution to mobility; but a tool to live an active, full life.

#### **ORGANIZATIONS WE BELONG TO / CREDENTIALS WE HOLD / STANDARDS WE ARE HELD TO:**

All five of our locations are QAP (Quality Assurance Program) certified through the National Mobility Equipment Dealers Association (NMEDA). This certification means A&J Mobility is held to the highest standards in the accessible vehicle industry.

A large portion of our customer base qualifies for financial assistance through funding sources, such as IRIS, CLTS, VA, Dept. of Workforce Development, etc. These partnerships require that all of our customer-facing roles have a current background check on file which is then reviewed by each funding agency respectively.

As a premier dealer of BraunAbility we are also bound by the **Supplier and Partner Code of Conduct**. A copy has been included for your review. As part of this Code, "We are committed to leaving things better than we found them, and are committed to ensuring we respect the environment and how our business dealings may affect it." This includes working toward sustainability, using resources responsibly, managing environmental risks and conserving resources. In short, being respectful of the people and communities we serve.



## **DEMOGRAPHIC WE SERVE / SERVICE WE PROVIDE:**

Our customers have physical disabilities making use of a traditional vehicle challenging at best. A common misconception is that our customer base is primarily those permanently injured in an accident; however, we also serve the elderly, those born with impairments or disabilities or those stricken with a debilitating illness later in life. While our customer base is primarily personal use, we do have wheelchair accessible offerings for commercial applications such as nursing homes, assisted living facilities, school districts and the like.

We sell and provide mechanical / technical service to maintain wheelchair accessible vehicles and mobility equipment. While our sales are exclusive to the mobility space, for the convenience of our customers, our service shop does offer the full realm of mechanical services. It is highly encouraged that mobility equipment be maintained every 6-months just like a traditional oil change. By offering a full-realm of service, our customers can have their mobility equipment and their mechanical needs met at the same time, sparing them the inconvenience of multiple trips and down-time. (Attached you will find materials showing the products we sell and service).

## **WHAT MAKES US DIFFERENT:**

A&J is different than traditional automobile dealerships in several aspects. First, traditional dealerships do not offer the subset of transportation solutions a mobility dealer does nor are they equipped to service the mobility equipment components of the vehicle the way we can. As the majority of our customers come to us by referral, we utilize social media, mailings, government, funding groups and word-of-mouth. Unlike many traditional dealerships, we do not use billboards, banners, balloons and the like to promote the dealership or the vehicles we sell. As all of our vehicle refurbishment work is done at our headquarters in Valders, WI the only vehicles found in our McFarland lot will either be customer units or those currently available for sale.

Mobility solutions are often tailored to the needs of the user. As such, not all mobility solutions will work for a person with disabilities. Therefore, it is necessary for our consultants to tailor the customer experience to explore the needs of each customer individually. This makes our sales process more like that of a meeting with a social case worker rather than an auto dealer. We start by evaluating the unique needs of the customer and their family to ensure we identify a vehicle that will work and grow with them and their particular disability(ies). This process goes through identifying the driver and their role in using their mobility vehicle; Evaluating the size and maneuverability of the wheelchair, including the weight and dimensions of the chair and passenger; and What their other needs / preferences are. Our mobility consultant and manager are trained to walk the customer and their family through the evaluation process and identify which of our offerings will work for their unique needs and budget. For most of our customers, this experience – especially if it is a first time purchasing a wheelchair accessible vehicle, can be highly emotional. Most share how touched they were by the compassion and time we took during and after the sales process often ending our meetings in a hug or tears of joy.

## **HOW OUR SERVICE IMPACTS THE LIVES OF OUR CUSTOMERS:**

Our customers and partners are truly exceptional and as such, we thought it best to let a few explain what having our service in the Village of McFarland means to them and why a move to the proposed location matters. Attached you will find Letters of Reference from the following sources describing not only the need for new space, but also the impact our services have had on their lives and/or the lives of those they serve.

- **Lea Mittlesteadt**, Social Worker Columbia County HHS
- **Jason Rubel**, Supervisor Iowa Vocational Rehabilitation Services
- **Jacob Hesselman**, Mobility Van Owner / Customer of McFarland location
- **Curtis / Sharyl Bush**, Mobility Equipment User / Customer of McFarland location
- **Perry Hix**, Retired Vet and Mobility Van Owner / Customer & Resident of McFarland

## **CHALLENGES WITH CURRENT LOCATION:**

As the mobility industry has evolved and the offerings have grown, so has A&J. When we started in the mobility space, vehicles were primarily a way to get to and from appointments and vehicle selection was limited to full-size vans. With the growth of options in both transportation and lifestyle activities for persons with disabilities, we have found that our current space no longer allows us to fully serve our customers in their quest for a full and rewarding lifestyle.

Currently, we occupy ~5,000 square ft. of space in the center section of a strip mall building at 4125 Terminal Drive in McFarland. Our facility is difficult to locate as signage is limited due to the distance from the access road to the front of our building along with the sheer quantity of other businesses utilizing that same road. This location requires our customer to drive past several buildings down a long, narrow alleyway to the front of our building. The parking lot is quite narrow and parking is quite sparse, limiting the selection of inventory we can offer and the number of customers we can serve at any particular time. (We have included pictures to further express this experience).

Having space for only two service bays, limits us to service two vehicles at a time. Taking on a more complicated conversion project is near-impossible due to the time that space in the shop would be unavailable to other vehicles. The height and depth of our current shop does not allow us to service larger wheelchair accessible vehicles, such as buses and transits. As a result, many of our commercial customers have to travel to our other locations for service, such as Richfield or Valders, WI. Currently, we have one technician, but full heartedly believe there is enough need in Madison and the surrounding area for a second or even third technician. Unfortunately, our current space does not allow for more than one technician to be working in the shop at a time.

## **OPPORTUNITIES WITH PROPOSED LOCATION / HOW CONDITIONAL USE PERMIT WOULD HELP:**

The building / site under consideration is more desirable than the current space A&J occupies for a number of reasons. The building at 4603 Triangle Street is ~8,500 square feet, has a large parking lot with two access points, offering ~30 parking spaces and can comfortably allow for four (4) service bays and an additional six to seven vehicles inside our showroom.

As mentioned earlier, the demographic we serve has physical challenges, limiting the choice of dealerships that can service their particular needs. The building on Triangle Street is easier to locate and access. There is no alley way and the access road is right off the Beltline, providing a less cumbersome experience for our customers in identifying and accessing our store further ensuring that they do not delay in maintaining their mobility equipment.

The larger space will allow us to offer a more personalized experience during the highly sensitive evaluation process by giving us space for private consultation areas. Having a larger selection of inventory inside our showroom offers a climate-controlled shopping experience for our customers.

The additional shop space allows us to hire one to two additional technicians to increase the number of individuals and businesses we can service along with the allowing us to service larger commercial vehicles like buses. Some of the mobility installations or vehicle modifications can take weeks to complete and involve fitting with both the customer and their wheelchair. The additional shop space will allow us to take on these conversions because we will be able to accommodate multiple vehicles inside at one time. Our plan is to grow this location to house an additional 1-2 service technicians as well as an additional Mobility Sales Consultant.

#### **WHY MCFARLAND?**

When searching for a town in the southwest part of Wisconsin, we fell in love with the commitment and offerings to a family-first active lifestyle McFarland has to offer. Since opening a store here in 2009, the Village of McFarland has always been easy to work with and very friendly and welcoming to our company. We have been actively working with our landlord for the past three – four years in searching alternative sites in McFarland that would allow us to continue to evolve. We have had multiple discussions with the Village in regards to spaces that might be or becoming available. We also put an offer in on another property in McFarland last year, but we did not win. Finally, we started to approach owners of buildings that were not for sale, but fit our particular set of needs and our desire to stay in McFarland. This is how we arrived at 4603 Triangle Street.

Over the past year, we have become keenly aware that our current space no longer allows us to meet the needs of our customers, nor does it meet the plan for our continued growth. As a result, finding a more-functional space has become highly urgent and we believe we need to move within the next year.

While we do not wish to leave McFarland; we are running out of suitable options within the Village.

- 
- a. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

A: As a premier dealer of BraunAbility we are bound by the Supplier and Partner Code of Conduct. A copy has been included for your review. As part of this Code, "We are committed to leaving things better than we found them, and are committed to ensuring we respect the environment and how our business dealings may affect it." This includes working toward

sustainability, using resources responsibly, managing environmental risks and conserving resources. Ultimately respecting the space we are in.

- b. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with adjacent land.**

A: This is a commercial area and the surrounding businesses are also commercial entities. The company to the South of us, Madison Metal Works (4609 Triangle Street), a Sheet Metal shop specializing in Quality Custom Work has office hours very similar to ours; Mon – Fri, 7:00am – 3:30 pm. A satellite site for Kenan Advantage, a tank truck transporter and logistics provider house the space to the North of us at 4517 Triangle Street. They have several tank trucks in their back lot and appear to have similar hours to us as well. Neither company houses their vehicles on the access road and neither will we. We anticipate no conflict with bringing our services to this area.

As mentioned earlier, our daily traffic is limited by the nature of the demographic we serve. There will be approximately 5 – 10 customers visiting our establishment daily and we are only open during normal business hours, keeping noise and activity contained. Customer seek out our services. The marketing of our services is limited to mailings, social media and trade shows. We do not use balloons, streamers or other types of exterior promotional items. Included in our packet is a picture of our typical store design and appearance.

Finally, all vehicles on our lot will be fully operational as to not present an eye-sore to the community.

- c. The establishment of conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

A: The property in question will largely be unchanged from the exterior. The changes will be limited to the addition of two overhead doors, one to the back side of the building, one to the North side and an exterior sign with our company logo. We plan to open up the interior of the building to allow for additional showroom space to showcase our vehicles, allow for an accessible waiting room, private consultation space and additional room for service bays.

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

A: We expect no changes to the existing site / site improvements. The only item which we anticipate to bring under Village consideration in the future would be signage. There will be no need for additional access roads, drainage or utilities. Existing items are sufficient for our needs.

- e. **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

A: The site under consideration has two access / exit points and a large paved lot allowing for ample parking and manipulation of larger vehicles. We do not anticipate any changes to access our parking lot at this time.

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

A: We are currently operating in the Village of McFarland under Village regulations without any infraction or difficulty. As the concept of the services we are providing will not be changing, we do not anticipate any changes to this.

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

A: The space under consideration is not in a floodplain and we plan to make no changes to the site.

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

A: As we have been operating in the same capacity in the Village of McFarland since 2009 and the scope of our services / offerings will not change, we anticipate no challenges or conflict with operating within the Municipal Code.

- i. **That, when applying the standard to any new consecution of a building or an additional to an existing building, the Plan Commission and Board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objectives of the zoning district.**

A: Our goal is to stay in the Village of McFarland. We have no plans to alter the front of the building nor change the site or improvements to the site. Our businesses and hours of operation do not appear to be in conflict with the surrounding businesses.

- j. **In its review, the Plan Commission shall also evaluate the effect of the proposed conditional use upon the following items listed below. Identify how your projects will impact and/or address each of these items:**

- 1. The maintenance of safe and healthful conditions.**

A: As mentioned earlier, our customer base has physical challenges. These are often accompanied by complex health challenges as well. As part of our commitment to servicing this unique demographic, it is necessary for us to also be committed to maintaining safe and healthful conditions of our surroundings, our products and our facilities. In addition, we are bound by our Supplier Code of Conduct with BraunAbility (mentioned in detail under point "a" and in the enclosed sheet).

- 2. The prevention and control of water pollution, including sedimentation.**

A: We infrequently rinse our vehicles. There are floor drains in the shop area of the building.



**3. Existing topographic and drainage features and vegetative cover on the site.**

A: There is no plan to or need to alter any of the exterior features of the site and no change to topography or drainage are expected at this time. We will have a lawn / snow removal service to maintain the vegetation and grass cover to maintain a clean, attractive visual.

**4. The location of the site with respect to floodplains and floodways of rivers and streams.**

A: We are not in a flood plain, but there is a drainage ditch that runs along the North side of the property. As we have no plans to change the site or improvements on the site, we expect no change to the effects on this drainage ditch.

**5. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.**

A: We are not aware of any current concern of erosion with the site and have no plans to alter the site or exterior features. So there is no imminent concern of erosion potential with this change.

**6. The location of the site with respect to existing or future access roads.**

A: The location under consideration is an existing, fully improved site / building with easy access from the frontage road and two access points to the paved parking lot. We anticipate no change in our need of adding or moving access points to our building.

**7. The need for the proposed use for a shoreland location.**

A: Not applicable.

**8. Its compatibility with the uses on adjacent land.**

A: This location is commercial and will operate during normal business hours. Noise from operations shall be kept within the walls of our shop and traffic will be kept to a minimum. Our neighbors are also commercial establishments operating largely inside their respective buildings. (See point "b." above)

**9. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.**

A: All liquid waste, such as used engine / transmission oil will be contained within a large, commercially approved drums. We plan to partner with Halron and Badger Recycling for the regular and legal disposal of the waste. As we will not see the volume of waste a traditional auto dealer will, this type of liquid waste will be kept to a minimum.



## CUSTOMER AND FUNDING RECOMMENDATIONS

February 24, 2022

Village of McFarland

Dear members:

I am writing as a frequent customer of A&J Mobility for many of my families and kids that have disabilities to let you know that they provide a much needed and wonderful service to give my families the independence they need to just get out and do things that many of us take for granted. With the vehicles and modifications that they provide, families and their kids who have disabilities, are able to more easily attend everyday functions and even fun outings that they were either not able to do, or it took much planning and heavy lifting to achieve without A&J.

The staff is very knowledgeable and can show families different options ahead of purchasing a vehicle or modifications for a vehicle. This results in the families and kids feeling like getting around (or driving for some kids) is not only possible, but can be made more pleasurable without having to figure out where the adaptive equipment will go, or how to fit everyone in a vehicle with wheelchairs and other equipment. I had a young man who was very short in stature who didn't think that he would even be able to drive until he went there to see what equipment could be purchased to make that possible. And another young man in a wheelchair was able to get a truck modified so he could not only drive the truck, but also have the wheelchair hoisted into the truck so he wouldn't need someone to go with him all the time to load up his chair. I had another family with three boys that will eventually need to be in wheelchairs, so they helped figure out an arrangement with a van so as their disease progressed, the van could accommodate three wheelchairs as time went on. The company has given many kids and families the independence they need to be able to participate in a "normal" life.

Having an even bigger and more convenient location would benefit everyone as there would be more showroom to show how different equipment works and show people exactly what things look like. It would also be easier to access for people coming from a long way as it would be right off of the interstate. It would be wonderful to have private consultation rooms for privacy, and more room for more staff to provide even more comprehensive services all around.

Thanks for taking this all into consideration in your decision, and for helping families that have lots to think about and struggle with every day to make one less thing so stressful for them.

Sincerely,

Lea Mittlesteadt  
Social Worker  
Columbia County Health and Human Services  
PO Box 136  
Portage, WI 53901  
608-742-9209

March 4, 2022

To Whom It May Concern,

As supervisor of a state office assisting people with disabilities overcome barriers, A&J Mobility has been a valuable partner and has helped to transform the lives of numerous individuals in Northeast Iowa. I personally began working with A&J back in 2015 with a young man in college who had no legs, no hands, and a four-inch arm on one side and a 7-inch arm on the other. He wanted to be a teacher and wrestling coach, and he knew he needed to become more independent to reach his dreams. A&J helped him realize that increased independence through a high-tech vehicle modification that allowed him to be able to drive. Today, that individual is a teacher and coach at Hempstead High School in Dubuque. The freedom of driving has allowed him to gain the independence to hold down the teaching job and the rigorous schedule of a coach. He has since bought his own home where he lives independently. None of this would have been possible without the increased independence brought about by his van. I have multiple successes like this that I could share, including a young man named Jared who had a tumor in his back at 16, that left him with incomplete quadriplegia. His caregiver is now able to transport him and allow him to live a fuller life, and he is planning to get his license soon so that he can become more independent of his caregiver and work toward his goal of employment in the community. Another gentleman who has progressive muscular dystrophy needed to return to his office in Dubuque after Covid but needed a high-tech modification in order to do so. His modification allowed him to return to the office and keep his job. A&J enhances the lives of people and families with every service they provide, changing lives in a positive



Iowa  
**Vocational  
Rehabilitation**  
Services

Kim Reynolds, Governor  
Adam Gregg, Lt. Governor  
Ryan M. Wise, Director  
Department of Education  
Daniel Tallon, Administrator

*Finding solutions. Generating success.*

way for not only the disabled but also for their families and many others wither directly or indirectly

Having A&J in McFarland is very important to our agency, and to those with mobility barriers in northeast Iowa. Not only is A&J closer than our other providers, but our office and agency have found that they have superior customer service and provide quality workmanship. So much so that our state has them as the only approved out-of-state vendor of their kind for our agency.

A new and expanded facility would mean better access for those we serve and would allow A&J to increase the number of people they serve in a more timely manner.

Jason Rubel, Supervisor

Iowa Vocational Rehabilitation Services  
2600 Dodge Street, Suite NW 2  
Dubuque, IA 52003

Phone: 563-588-4697

Fax: 563-556-8664

[jason.rubel@iowa.gov](mailto:jason.rubel@iowa.gov)





Jacob M. Hesselman  
2360 Theda Dr.  
Dubuque, IA 52001  
Cell: 563-552-9672  
Email: jake.hesselman@gmail.com

2/28/2022

Village of McFarland  
5915 Milwaukee St.  
P.O. Box 110  
McFarland, WI 53558

Subject: A&J Mobility Expansion

To whom it may concern,

I am extremely delighted to recommend to you the exemplary quality services of A&J Mobility. They provide all clients prompt and efficient services to handicap accessible vehicles. You will find that compared to other providers in the market, the quality of services is among the best in the area.

A&J Mobility has developed an outstanding reputation in the industry with accessibility to vehicles for people with disabilities. I have never experienced a company where their compassion towards people with disabilities and providing them the independence of driving. I also note that whenever I have had a problem with my vehicle, A&J Mobility always went out of their way to support my needs and this is because of their fantastic customer service and reputation.

I strongly recommend A&J Mobility for their expansion as this will provide more opportunities to help and continue to service people with disabilities.

Please feel free to contact me for more information.

Sincerely,

Jacob M. Hesselman

February 24, 2022

To Whom It May Concern:

We are writing in support of a new location within McFarland for an outstanding business: A & J Mobility. Its current location at 4125 Terminal Drive, Suite 110, McFarland can be challenging for drivers to access due to the multiple twists and turns required and the competing commercial traffic, particularly for its customers, many of whom have mobility issues.

Since 2018, we have been very satisfied customers of A & J. Since purchasing a Bruno seat that allows a front seat passenger to easily get in and out of our car, we have visited there regularly for routine inspection and maintenance. Easier access and a larger showroom would be great for us. Since we need to visit on a regular basis, more direct access to the location would be appreciated. And once there, we enjoy being educated on the newest mobility vans and devices available.

Our quality of life is improved daily by the device A & J installed in our mini-van. Physical pain and frequent frustration are no longer required to shop, to travel, and to explore. Thanks to A & J's solutions, we can get around town or across the country. Their friendly and professional staff, especially Nick Grignano, have consistently met our mobility needs. To have them even more available would be a significant improvement.

We support the relocation of A & J Mobility within McFarland. Please feel free to contact us directly if we can provide more information to aid in your important decision.

Sincerely,

Curtis and Sharyl Bush

6225 Mineral Point Road, apt. A9

Madison, WI 53705 608-230-3763; [bushcurtis20@gmail.com](mailto:bushcurtis20@gmail.com)

March 2, 2022

Following is a summary of a phone interview with long-time client of A&J and resident of McFarland, Perry and Connie Hix regarding their thoughts on the following questions. Connie and Perry were more than happy to speak with me and shared our excitement of all the possibility an expanded location in the Village of McFarland would provide.

Q: How has A&J made a difference in your life?

A: *"I (Perry) am a U.S. Army Vet that is 100% disabled. A&J is in tune with the VA."* A&J maintains a close relationship with a multitude of funding sources, including the Veterans Administration. This allows us to provide a more efficient / trouble free experience when it comes to working through the necessary parameters of funding a mobility vehicle or equipment purchase.

*"The quality of the vehicles has been really good. The fact that we get a vehicle that is dependable and the service is so good makes it so much nicer. It takes a weight off our shoulders and makes a normal life out of an abnormal situation."* (Connie / Perry)

Q: How would a new location provide a better experience for you / and or your family?

A: When discussing what options the Hix family would like to see in a new building, they had the following suggestions:

*"Having more vehicles to see."* (Perry)

*"More private customer service areas would be nice. A definite plus"* (Connie)

Q: Is there any other feedback you would like to provide the Village of McFarland about your experience with A&J?

A: Perry and Connie Hix have purchased 5 mobility vehicles from A&J, never servicing with anyone else. They appreciate the high level of professionalism and care they receive when visiting our team in McFarland.

*"A&J is the only company we work with...never gone to other places to even look, we (Perry and Connie) are 100% behind you (A&J)."*

As many of our customers do, Connie Hix ended our conversation by bestowing blessings upon myself and A&J.

Perry & Connie Hix  
3334 Siggelkow Rd  
McFarland, WI 53558  
608-838-6603

#### **4603 TRIANGLE STREET SITE PLANS**

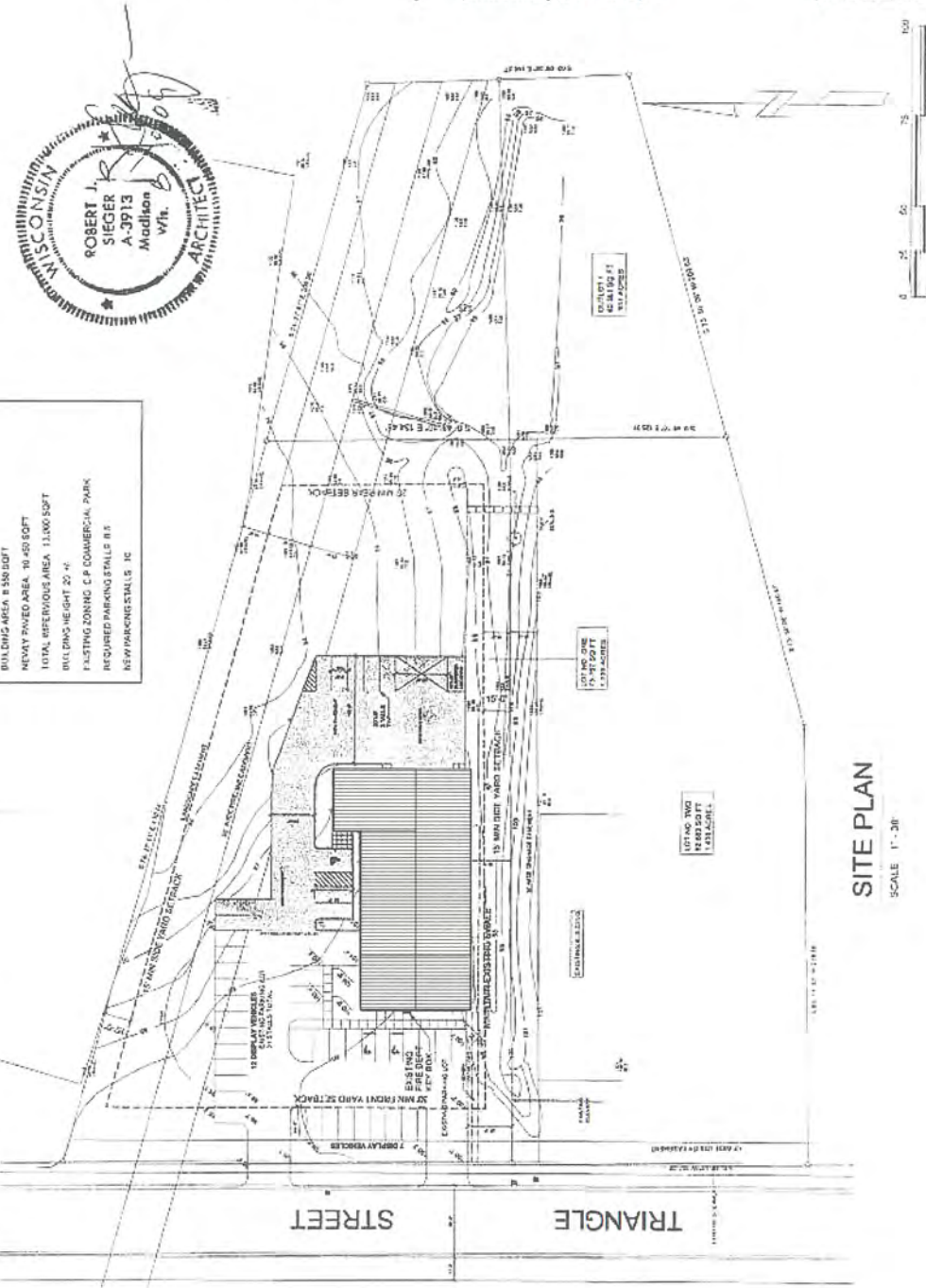
1. EXISTING SITE PLAN
2. CURRENT & PROPOSED INTERIOR  
CHANGES
3. LARGE SCALE PROPOSED INTERIOR FLOOR  
PLAN
4. BUILDING ELEVATION

**SHEET INDEX**  
1 SITE PLAN  
2 1ST FLOOR PLAN  
3 ELEVATIONS

**LEGAL DESCRIPTION**  
LOT ONE (1), CERTIFIED SURVEY MAP No. 7848, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN, ON NOVEMBER 7, 1994, IN VOLUME 40 OF CERTIFIED SURVEY MAPS, PAGES 38 AND 39, AS DOCUMENT NO. 2645807, LOCATED IN THE VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

**CONDITIONALLY APPROVED**  
Village of McFarland  
mm 7 Pgs 10-22-09  
(date)  
*per condition of approval*

**BUILDING INFORMATION**  
LOT AREA: 35.760 SQFT  
BUILDING AREA: 8,598 SQFT  
NET/AV PAVED AREA: 10,459 SQFT  
TOTAL PAVED/PAVED AREA: 13,900 SQFT  
BUILDING HEIGHT: 20'-4"  
PLASTING ZONING: C.P. COMMERCIAL PARK  
REQUIRED PARKING SPACES: 8.5  
NEW PARKING SPACES: 10



PROPOSED BUILDING FOR:  
**21-1895**  
CITY, WISCONSIN; COUNTY OF:

**SCALE VERIFICATION**

THIS SCALE VERIFICATION IS TO BE USED TO VERIFY THE SCALE OF THE DRAWING. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE SCALE OF THE DRAWING. THE SCALE VERIFICATION IS NOT A GUARANTEE OF THE SCALE OF THE DRAWING. THE SCALE VERIFICATION IS NOT A GUARANTEE OF THE SCALE OF THE DRAWING. THE SCALE VERIFICATION IS NOT A GUARANTEE OF THE SCALE OF THE DRAWING.

PROJECT: JEFF LABEL  
EXECUTIVE: JEFF LABEL  
DRAWN BY: DPO  
DATE: 03/04/22  
REVISIONS:

ISSUED FOR: CHECKED DATE:  
BY:  
☒ PRELIMINARY  
☐ MD SET  
☐ DESIGN REVIEW  
☐ CHECKSET  
☐ CONSTRUCTION

**SITE PLAN**  
SCALE: 1" = 30'

**SITE PLAN - OVERALL**  
1/31.0 SCALE = 1" = 30'-0"

**C1.0**

PROPOSED BUILDING FOR:  
21-1895  
CITY, WISCONSIN; COUNTY OF:

**SCALE VERIFICATION**  
1" = 16'-0"

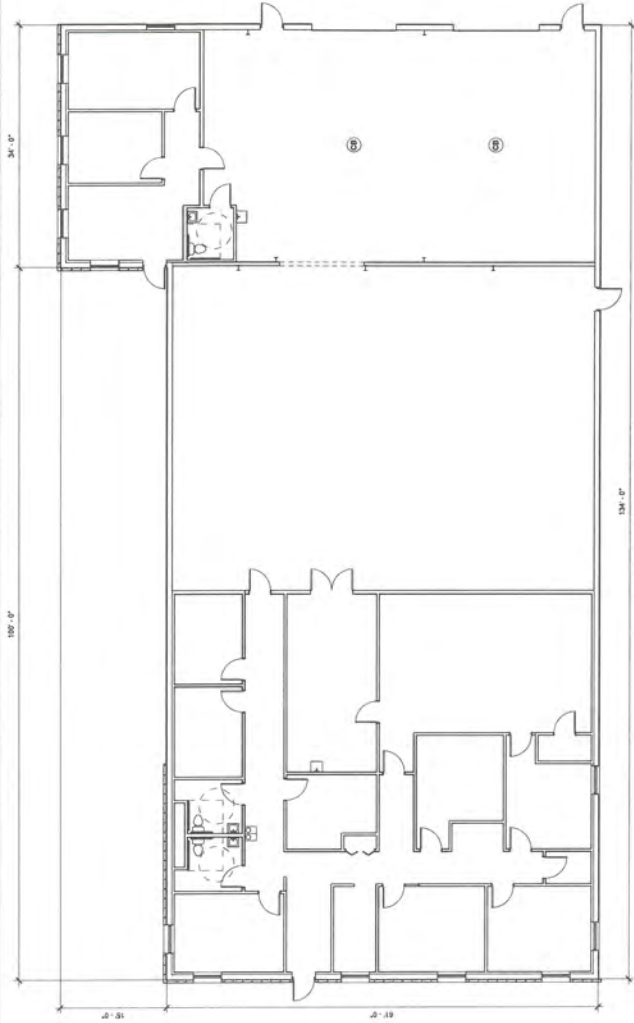
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JOB NUMBER: \*  
PROJECT: JEFF SABEL  
EXECUTIVE: (408) 519-7643  
DRAWN BY: DPO  
DATE: 03/04/22  
REVISIONS:

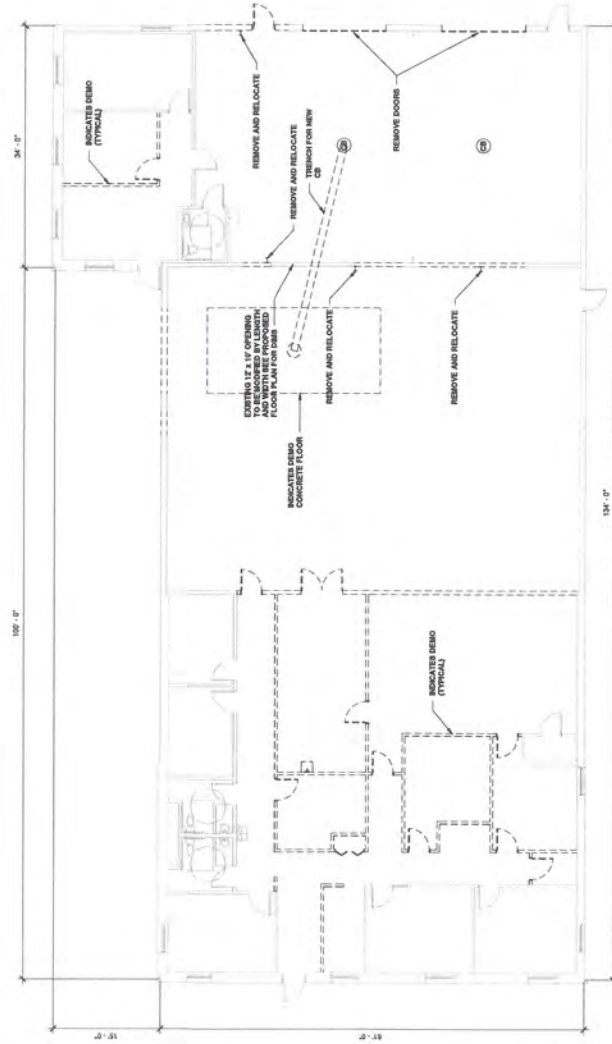
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BY:  
☒ PRELIMINARY  
☐ BID SET  
☐ DESIGN REVIEW  
☐ CHECKSET  
☐ CONSTRUCTION

OVERALL FLOOR PLAN

**A1.0**



**FLOOR PLAN - EXISTING**  
1/4" = 1'-0"



**FLOOR PLAN - DEMO**  
2/4" = 1'-0"



PROPOSED BUILDING FOR:  
 21-1895  
 CITY, WISCONSIN; COUNTY OF:

**SCALE VERIFICATION**  
 (SEE SCALE BAR)

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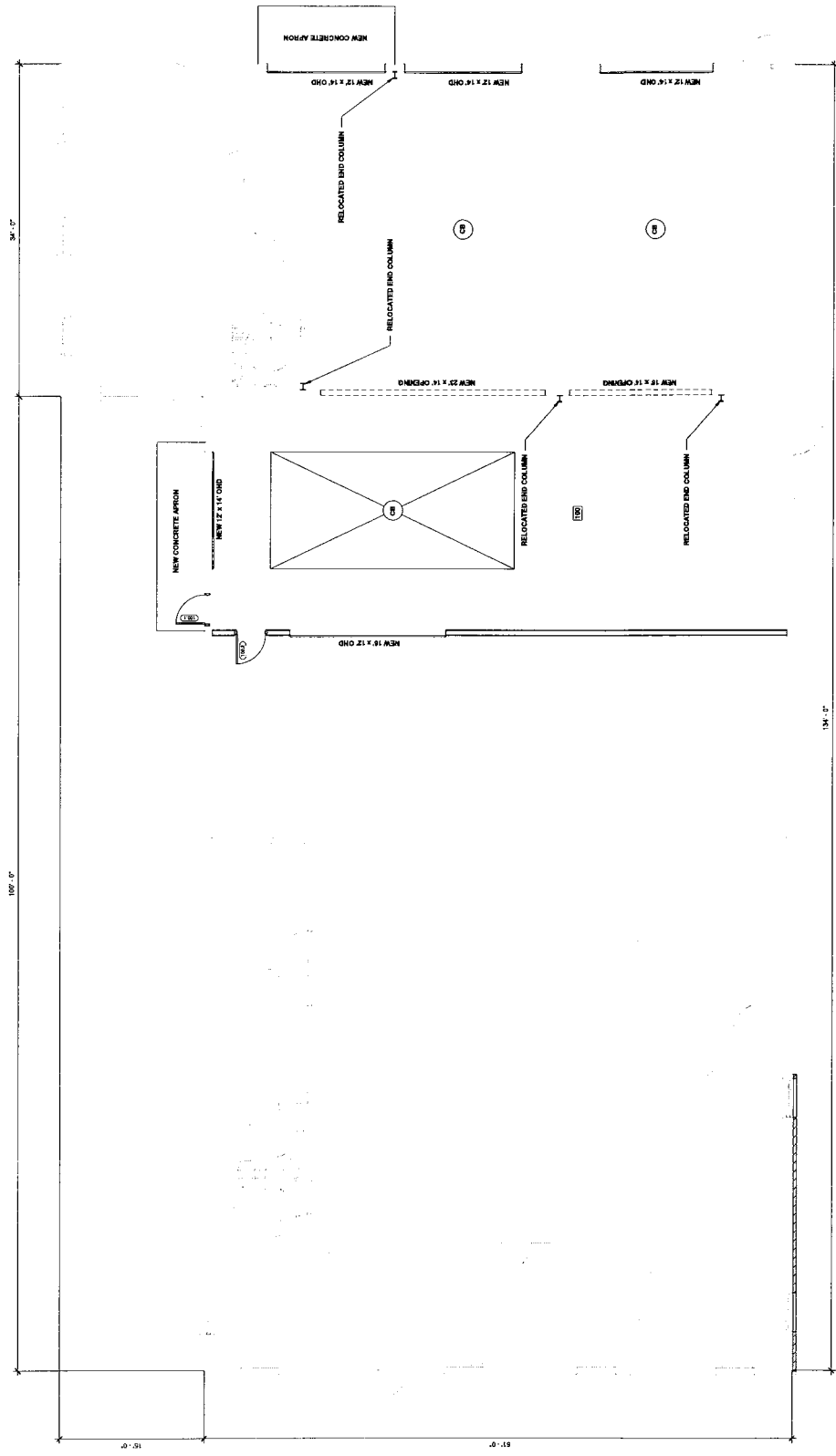
JOB NUMBER: \*  
 PROJECT: JEFF SABEL  
 EXECUTIVE: (503) 815-5625  
 DRAWN BY: DFO  
 DATE: 03/04/22  
 REVISIONS:

ISSUED FOR: CHECKED DATE: BY:

☒ PRELIMINARY  
☐ BID SET  
☐ DESIGN REVIEW  
☐ CHECKSET  
☐ CONSTRUCTION

ENLARGED FLOOR PLANS

**A1.1**



**FLOOR PLAN - PROPOSED**  
 T1A1.1 SCALE = 3/16" = 1'-0"

PROPOSED BUILDING FOR:  
21-1895  
CITY, WISCONSIN; COUNTY OF:

**SCALE VERIFICATION**  
THE EAR READINGS 1" ON CROSSING.  
ADULT 5'0" & ABOVE 5'0" & ABOVE 5'0"

[illegible]

|                       |                              |
|-----------------------|------------------------------|
| JOB NUMBER: *         | JEFF SABEL<br>(920) 619-9523 |
| PROJECT<br>EXECUTIVE: |                              |
| DRAWN BY:             | DPO                          |
| DATE:                 | 03/04/22                     |
| REVISIONS:            |                              |

ISSUED FOR: **CHECKED DATE:**  
BY:

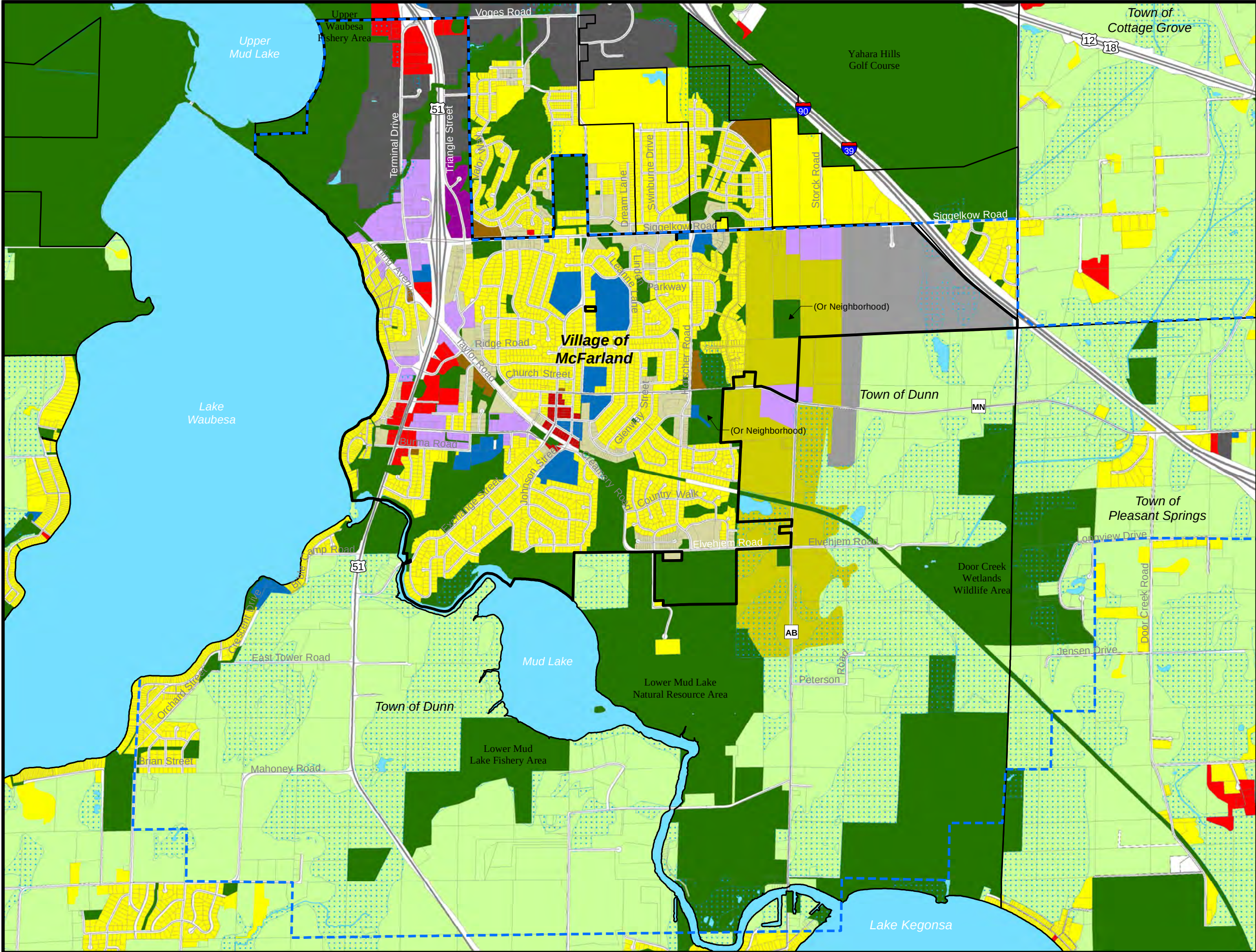
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☐ DESIGN REVIEW  
☐ CHECKSET  
☐ CONSTRUCTION

## EXTERIOR ELEVATIONS

A2.0







# MAP 6

## FUTURE LAND USE



### COMPREHENSIVE PLAN

#### Legend

##### Future Land Use

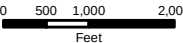
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor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





**Figure 4-1: Future Land Use Categories and Policies**

| Future Land Use Category                    | General Description of Land Uses Allowed                                                                                                                                                                                                                                                  | Typical Implementing Zoning Districts                                                                                                                                               | Development Policies<br>(see also Village zoning, subdivision, stormwater management, and other ordinances)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Single Family Residential</b>            | Predominantly single family detached homes, generally in “subdivision” settings. May include limited two family residences where compatible with a predominantly single family environment. Within the Village, all such areas will be served by public sanitary sewer and water systems. | Within Village, R-1, R-1A, and R-1B Residence Districts and R-2 Single- and Two-Family Residence (more limited)<br><br>CO Conservancy (for parks, stormwater, and other open areas) | <ol style="list-style-type: none"> <li>1. Prepare or require a neighborhood plan/concept development plan in advance of each subdivision proposal.</li> <li>2. Promote interconnection in road and trail networks; minimize long cul-de-sacs and dead-end streets.</li> <li>3. Require submittal of stormwater management and erosion control plans for new developments.</li> <li>4. Encourage conservation neighborhood design, including allowing smaller lots and preservation of large open space corridors, in areas with soil limitations and natural resource amenities.</li> <li>5. Where smaller lots are permitted, pay careful attention to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements.</li> <li>6. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.</li> </ol>                                                                                                                                                                                                      |
| <b>Two Family and Townhouse Residential</b> | Duplexes and two-flats, townhouses, single family residences, home occupations, and small-scale institutional and recreational uses, all served by public sanitary sewer and water systems.                                                                                               | R-2 Single- and Two-Family Residence<br><br>R-E Elderly Residence<br><br>PD, PD-I Planned Development                                                                               | <ol style="list-style-type: none"> <li>1. Disperse two family and townhouse residential uses through the Village, rather than repeating blocks of this type of future land use in just a few areas.</li> <li>2. Encourage design of two family houses and townhouses to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with garage-door dominance.</li> <li>3. Hold new two family houses and townhomes to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), and garage parking.</li> <li>4. Work with County, State, and local lenders to assist with rehabilitation of older duplexes in the Village.</li> <li>5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.</li> </ol>                                                                                           |
| <b>Multiple Family Residential</b>          | A range of housing types, including multiple family residences (e.g., condominiums, apartments, multiplexes), including independent elderly housing. May also include single family residences. Served by public sanitary sewer and water systems.                                        | R-3 General Residence<br><br>R-E Elderly Residence<br><br>PD, PD-I Planned Development                                                                                              | <ol style="list-style-type: none"> <li>1. Disperse higher-density residential uses through the Village, rather than high concentrations in a few areas.</li> <li>2. Encourage design of multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with large parking lot dominance.</li> <li>3. Hold new multiple family housing to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), garage or underbuilding parking, and responsible management.</li> <li>4. Monitor areas of aging multiple family housing so that they are community assets. Work with owners and property managers to address problems, and direct them to County and State programs and local lenders.</li> <li>5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.</li> </ol> |

| Future Land Use Category       | General Description of Land Uses Allowed                                                                                                                                                                                                                                                                                                                                                                                               | Typical Implementing Zoning Districts                                                                                                                                                                                     | Development Policies<br>(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<br>R-2 Single- and Two-Family Residence<br>R-3 General Residence<br>R-E Elderly Residence<br>PD, PD-I Planned Development<br>(Village may also wish to establish a "neighborhood" zoning district) | <ol style="list-style-type: none"> <li>1. Unless the developer is following the Village's <a href="#">East Side Neighborhood Growth Area Plan</a>, 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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol> |
| 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<br>PD-I Planned Development-Infill<br>R-3 General Residence (limited use)                                                                                                                          | <ol style="list-style-type: none"> <li>1. Follow the recommendations of more detailed plans for the Downtown area, such as the <a href="#">TID #4 Project Plan</a>, the <a href="#">Downtown Strategic Market Analysis and Opportunities Assessment</a>, the Downtown Plan (1999), and the <a href="#">Village Center Master Plan</a>. Per the recommendations of the Economic Development chapter, the Village may update and possibly consolidate such plans.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol>                                     |
| 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<br>C-G General Commercial<br>PD, PD-I Planned Development                                                                                                                                          | <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |



| Future Land Use Category         | General Description of Land Uses Allowed                                                                                                                                                                                                                                                                                                                                                                                                                         | Typical Implementing Zoning Districts                                                                                                                                                                               | Development Policies<br>(see also Village zoning, subdivision, stormwater management, and other ordinances)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Commercial Park</b>           | Light industrial, office, research, testing, health care, and other compatible and support uses (e.g., day care, health club, bank). Arranged in a controlled commercial, business, or office park setting, where allowable uses and activities include those associated with low levels of environmental impact, noise, odor, vibrations, and particulate emissions. Served by public sewer and water.                                                          | C-P Commercial Park<br>PD Planned Development<br>C-H Highway Commercial (limited use)<br>C-G General Commercial (limited use)                                                                                       | <ol style="list-style-type: none"> <li>1. Design Commercial Park areas to result in higher-end business campus settings, with high quality building, site, landscape, lighting, signage, and other aspects of project design.</li> <li>2. Direct heavy industry, truck terminals, large warehouses, and other higher-impact uses to planned Industrial areas instead.</li> <li>3. Restrict outdoor storage and activities, except where essential to the business operation and fully screened from nearby uses and streets. Fully screen loading and other less attractive areas from off-site views.</li> <li>4. Rezone sites designated for Commercial Park use only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered.</li> <li>5. Promote lot sizes and site design that enables future on-site expansion.</li> </ol>                                                                                                                                                                                                                                                                                                      |
| <b>Industrial</b>                | Manufacturing, warehousing, distribution, office, storage, utility, and other compatible businesses and support uses (e.g., day care, health club, bank). May include screened outdoor storage, and more intensive uses than in other future land use categories. All uses served by public sewer and water systems.                                                                                                                                             | M-IC Manufacturing-Intensive Commercial<br>C-H Highway Commercial (limited use)<br>C-G General Commercial (limited use)<br>Some lands may also be mapped within the "Terminal and Triangle Design Overlay District" | <ol style="list-style-type: none"> <li>1. Rezone sites designated for Industrial use only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered.</li> <li>2. Require performance standards as necessary to avoid placing excessive demand on municipal utilities and roads, or creating environmental hazards or unwanted neighborhood impacts.</li> <li>3. Encourage the redevelopment or intensification of older industrial, storage, and contractor uses and buildings in the Terminal and Triangle District area. Refer to more detailed plans such as the <a href="#">TID #3 Project Plan</a> and <a href="#">Terminal and Triangle District Plan</a> for more detailed policies and recommendations for planned Industrial areas.</li> <li>4. Encourage the redevelopment of older fuel storage or blending facilities and sites. See the Economic Development chapter for the Village's updated policy related to new or expanded fuel storage and blending operations.</li> </ol>                                                                                                                                          |
| <b>Mixed Use/Flex Commercial</b> | A carefully designed blend or option of commercial services, retail, office, business park, multiple family residential, and/or institutional land uses, including mixed use sites and/or buildings. Compared to the Neighborhood future land use category, Mixed Use/Flex Commercial areas typically are denser, include some non-residential component, and do not typically include single family housing. All uses served by public sewer and water systems. | Appropriate traditional zoning districts (e.g., C-H, C-P, R-3) or PD or PD-I Planned Development zoning                                                                                                             | <ol style="list-style-type: none"> <li>1. Design "Mixed Use/Flex" areas to skillfully mix different uses on the same area, site, and/or building, and/or to serve as transitions between broader areas of different land uses. This future land use category is NOT intended to enable an unplanned or haphazard mix of different uses on any site or in any area.</li> <li>2. Preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, screening, signs, and limited traffic and loading, and access from the adjacent collector or arterial street. Utilize the approach and standards in Figure 4-2 in such settings.</li> <li>3. Rezone sites designated for Mixed Use/Flex use only after public sanitary sewer and water service is available, the land is within Village limits, and a development proposal is offered.</li> <li>4. Refer also to policies applicable to Two and Multiple Family Residential, Highway and General Commercial, Commercial Park, and other more specific future land use categories that logically guide the development of each planned Mixed Use/Flex area given the range of proposed uses there.</li> </ol> |





| Future Land Use Category                                                                                                     | General Description of Land Uses Allowed                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Typical Implementing Zoning Districts                                                                                                                                                                                                                                                            | Development Policies<br>(see also Village zoning, subdivision, stormwater management, and other ordinances)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Institutional and Governmental</b>                                                                                        | Buildings and land owned by governmental, educational, religious, and other non-profit organizations intended for public uses, gathering places, membership clubs, or elderly care. Small-scale institutional uses may be located in areas mapped in other future land use categories.                                                                                                                                                                                                                                | Different residence or commercial districts (Village may wish to establish a "public and institutional" zoning district; current standards in residential districts may not fit institutional use needs)                                                                                         | <ol style="list-style-type: none"> <li>1. Assure high quality building, site, landscape, lighting, signage, and other aspects of project design.</li> <li>2. Preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, screening, signs, and limited traffic and loading, and access from the adjacent collector or arterial street. Utilize the approach and standards in Figure 4-2 in such settings.</li> <li>3. Continue to work with institutions with larger areas of vacant land and/or additional land needs, including the McFarland Cemetery Association and McFarland School District. Coordinate uses and activities on District-owned land, including the vacant site at the southeast corner of Broadhead Street and Holscher Road.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Public Lands, Recreation, and Environmental Corridors</b>                                                                 | Publicly owned lands used for recreation, natural areas, stormwater management areas, or cemeteries. Also includes continuous systems of open space that include environmentally sensitive lands, natural resources, and endangered or threatened species habitat intended for long-term open space, whether or not in public ownership. See CARPC environmental corridor maps by clicking <a href="#">here</a> in digital versions. Future parks may also be on lands mapped under other future land use categories. | CO Conservancy<br><br>For Village parks, different residential or commercial districts may also be used, though the Village may wish to establish and use a "public and institutional" zoning district.<br><br>Such areas may also be subject to wetland, floodplain, or shoreland zoning rules. | <ol style="list-style-type: none"> <li>1. Utilize the <a href="#">Outdoor Recreation &amp; Open Space Plan</a> and Utilities and Community Facilities chapter to guide the siting and development of future parks and recreation areas.</li> <li>2. Designate environmental corridors with CARPC when land is added to the Urban Service Area.</li> <li>3. Where compatible with natural resource and farmland preservation objectives, permit within environmental corridors cropping, grazing, underground utilities, and passive recreational and educational activities such as trails and low-impact athletic fields. Direct other development away from environmental corridors.</li> <li>4. Collaborate with Dane County and others on the preservation of the large environmental corridors adjacent to Upper Mud Lake, "Lower" Mud Lake, and the Yahara River.</li> <li>5. Where development is proposed near a mapped environmental corridor, determine the exact boundaries based on the features that define those areas. In consultation with CARPC and where consistent with the County Water Quality Plan, the Village Board will de-map any such area as environmental corridor by resolution if: <ol style="list-style-type: none"> <li>a. More detailed information or studies reveal that the characteristic(s) that resulted in its designation as an environmental corridor is not actually present,</li> <li>b. Approvals from appropriate agencies are granted to alter a property so that the characteristic that resulted in its designation will no longer exist, and/or</li> <li>c. A mapping error has been identified and confirmed.</li> </ol> </li> </ol> |
| <b>DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands</b><br><br>(blue dot pattern overlay areas on Map 6) | WisDNR mapped wetlands, along with other areas with soil or other conditions that indicate prior and possible wetlands, such as hydric soils, but that are not yet designated as wetland by the WisDNR. Such areas may have building limitations.                                                                                                                                                                                                                                                                     | CO Conservancy, or development-based zoning districts if soil limitations and associated regulations can be overcome                                                                                                                                                                             | <ol style="list-style-type: none"> <li>1. Where such areas are mapped over a property, require a wetland screening in advance of development. If the screening suggests the possibility of actual wetlands, require a wetland delineation in advance of development and buffer such wetlands in accordance with CARPC policy. Some of these areas may be redesignated as environmental corridor in the future.</li> <li>2. Areas within this designation should remain undeveloped if other, more appropriate building sites can be found on the property. If more appropriate building sites are not available, the underlying land use designation should guide future land use types and density (e.g., Single Family Residential).</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Agricultural Preservation</b>                                                                                             | Envisioned for long-term (15+ year) farming and open space. Also allows farmsteads, limited non-farm housing, and associated home occupations and family businesses. May be served by private well and septic.                                                                                                                                                                                                                                                                                                        | Generally A-1 (Ex) Exclusive Agriculture in the County's zoning jurisdiction                                                                                                                                                                                                                     | <ol style="list-style-type: none"> <li>1. Support continued farming, open space uses, and operations that process farm products grown mainly on-site and agricultural entertainment, where farming remains the primary activity.</li> <li>2. Limit non-farm residential development to a maximum density of 1 home per 35 acres of lands in contiguous single ownership, within clusters of smaller individual home sites as opposed to housing on 35+ acre lots.</li> <li>3. Assure that rural uses do not impede very long-term urban development or road or utility extensions.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |



| Future Land Use Category | General Description of Land Uses Allowed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Typical Implementing Zoning Districts                                                                                                                                                                                                                                            | Development Policies<br>(see also Village zoning, subdivision, stormwater management, and other ordinances)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Urban Reserve</b>     | The Village has applied this future land use category to lands near the eastern edge of the Village's planned growth area. Lands designated as Urban Reserve are appropriate for future urban (Village) development following extension of sewer, water, road, and other urban infrastructure and services. Such lands may be annexed to the Village and remain in agricultural or other rural uses for years, pending the property owners' and Village's future determination that they are ripe for more intensive development served by a full range of urban services. | Upon annexation to the Village, A1 Agriculture-Transition and other zoning districts consistent with the then-current use of the land. Development-based zoning districts will be assigned following future amendment to this Comprehensive Plan, per the policies to the right. | <ol style="list-style-type: none"> <li>1. Within the area mapped as Urban Reserve, enable the continuation of farming, existing housing, and other rural uses, and generally limit new development per the Agricultural Preservation future land use category policies, until such time when the Village identifies that particular mapped area as appropriate for more intensive development. In such case, this Comprehensive Plan and the Urban Service Area will be amended accordingly.</li> <li>2. Approve non-farm/rural residential development projects within the Urban Reserve only if designed and laid out to not impede the orderly future development and extension of utilities and roads when Village designates the area as appropriate for more intensive development.</li> <li>3. Consider amending this Comprehensive Plan to redesignate all or part of the Urban Reserve to one or more specific development-based future land use categories, once the Village determines that the following standards are met: <ol style="list-style-type: none"> <li>a. The Village has received a property owner request for more intensive development following annexation.</li> <li>b. The property owner or developer has submitted a conceptual development plan for the property, showing proposed land use patterns, existing and proposed roads and trails including connections to adjacent properties, proposed parks or other recreational spaces, stormwater management systems, and environmentally sensitive areas.</li> <li>c. There is a plan for extension of public utilities, which is feasible, cost-effective, and environmentally sound.</li> <li>d. The proposed development is justified by community growth forecasts or by a particular identified community need, such as for economic (generally non-residential) development.</li> <li>e. The proposed development will not have a substantial adverse effect upon adjacent property, the planned character of the area, the environment, or the fiscal health of the Village.</li> </ol> </li> <li>4. Prioritize future economic development within areas marked as Urban Reserve, rather than residential/neighborhood development, per the recommendations in Chapter 5—Economic Development, until and unless the Village can verify that economic development will not be viable in the future.</li> </ol> |





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

March 16, 2022

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

RE: 4603 Triangle Street

Andrew,

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

The Department of Public Works does not have any issue with this plan as presented.

Sincerely,

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

James R. Hessling  
Director of Public Works

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# VILLAGE OF McFarland

## *Police Department*

5915 Milwaukee St, McFarland, WI 53558 | 608.838.3151 | [www.mcfarland.wi.us/police](http://www.mcfarland.wi.us/police)

Aaron P. Chapin | Chief of Police

**DATE:** March 18, 2022

**TO:** Andrew Bremer – Community and Economic Development Director

**FROM:** Aaron P. Chapin, Chief of Police

**REFERENCE:** Recommendation of Approval

I have reviewed the plans for 4603 Terminal Drive and do not have any issues with the plan as presented.

**Respectfully,**



Aaron P. Chapin  
Chief of Police



## McFarland Fire & Rescue Department

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

(608) 838-3278 • Fax: (608) 838-3619

**Emergency: 911**

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March 24, 2022

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

RE: 4603 Triangle Street-A&J Mobility

Dear Andrew,

The McFarland Fire & Rescue Department does not observe any conflicts regarding fire department access or the IFC-2015, Appendix D with the proposed business office and service facility for the A&J Mobility at 4603 Triangle Street within the Village of McFarland.

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

Sincerely,

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

Mitchell Sutter  
Fire Inspector/Public Education Specialist

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





**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Monday, April 18, 2022

**SECTION:** Business

**DEPARTMENT:** Community Development

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

**AGENDA ITEM:** Public hearing on a Conditional Use Permit (CUP) requested by A & J Mobility for a mobility auto retail sales and service business, at 4603 Triangle Street, McFarland, WI.

**PREVIOUS ACTION:**

The majority of the background information and association application for this agenda item are presented under Agenda Item 4.e.

**ISSUE SUMMARY:**

**Summary of Request**

Corey Kupsh (Applicant), of A&J Vans, Inc. (dba A&J Mobility) is requesting to rezone 4603 Triangle from C-P Commercial Park to C-H Commercial Highway, along with an associated Conditional Use Permit (CUP) to operate a vehicle repair body shop and auto dealer, and an associated site design review permit for exterior renovations to the building. The latter will be consider for approval at the May 17, 2022 meeting while public hearings on the rezoning and conditional use permit will be held at the April 18, 2022 Plan Commission meeting. The applicant has an accepted offer to purchase the property at 4603 Triangle Street contingent on the approval of the rezone and CUP for the property. Rezoning the property to C-H allows for A&J Mobility to operate as a conditional use. The current C-P zoning does not allow the Applicant's business types, that being an auto dealer (NAICS 441100) and vehicle repair body shop (NAICS 811111 & 811121) while these uses are allowed with a CUP under the C-H zoning district. Alongside offering their customers conversion options which supports individual needs, they sell and service accessible vehicles and other mobility equipment.

A&J Mobility is currently located within the center of a shared commercial strip mall building facing US Hwy-51 at 4125 Terminal Drive. They have been at this location since 2009. This location is one of five locations around the state of Wisconsin. The parcel lot is 3.3 acres and is occupied by two commercial buildings, leased by several other businesses. The leasing businesses that occupy the same building with A&J Mobility include Advance Building Corporation, Madison Cabinetry, and Miracle Method. The space A&J Mobility currently occupies is approximately 5,000 SF and includes two service bays. The driving reason for the relocation to 4603 Triangle Street is to enable growth of the business and to improve efficiency of services and access to their clientele. A&J Mobility has a team of 30 employees at their current location and operates Monday through Friday, 7:30 AM – 5:00 PM. The business serves approximately 5-10 customers (vehicles) daily and roughly 75-100 vehicles annually.



### **Existing Property Conditions**

The existing property at 4603 Triangle Street is situated along US Hwy-51. The lot is 1.74 acres and currently zoned C-P Commercial Park. The existing building is approximately 6,674 square feet and includes 31 parking spaces on the property. There are no free-standing signs and/or monumental signs in the front of the building facing Triangle Street. The only visible sign is on the building's front, facing Triangle Street. The current occupant of the building is BioIonix, a company specialized in custom installation of technology systems used to disinfect products.

North of 4603 Triangle Street is 4517 Triangle Street, Klemm Tank Lines. This property is currently zoned M-IC, Manufactured Intensive Commercial. To the south is 4609 Triangle Street, Madison Sheet Metal, LLC. This property is zoned C-P Commercial Park. To the west, across Triangle Street, is a fence and tree line screening US Hwy-51. The parcel of land to the east is a stormwater basin owned by the Village.

### **Conditional Use Standards**

The packet includes the Applicant's written responses to Sec. 62.111, Conditional Use Standards, along with their proposed site plan. Sec. 62-114 provides that prior to granting of any conditional use, the Plan Commission may stipulate or impose such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the conditional use as deemed necessary to promote the public health, safety, and general welfare of the community and to secure compliance with the standards and requirements specified in Sec. 62-111.

The property is zoned C-P Commercial Park, "Auto dealers (new and used)" and "Vehicle Repair Body Shops" are not allowed in C-P District under Sec. 62-71 of the Zoning Code. For properties zoned C-H Highway Commercial, both are conditional uses and the applicant is seeking an associated rezone to the C-H district. Sec. 62- 68(n), Statement of Purpose, C-H, Highway Commercial District, states that this district is *"intended to provide an area for those business and commercial activities which especially have to do with motor vehicles or highway transportation, or which provide goods or services primarily to travelers on a highway, or for which location adjacent to a major thoroughfare or highway is a compelling practical consideration, or for which is especially appropriate for some other reason to be located adjacent to a major thoroughfare or highway."* In staff's opinion, the proposed use at this location is consistent with the statement of purpose for the C-H District. C&ED staff finds the Applicant's responses meet the minimum requirements described in Sec. 62-111, Conditional Use Standards, pending any items of discussion from the public hearing.

### **Department Head Comments**

The packet includes project review letters from the McFarland Fire and Rescue Department, Police Chief, and Director of Public Works, with no concerns or recommended condition of approval identified. In addition, the Village Engineer notified Department Staff of no items of concern or recommended conditions of approval.

### **Public Comments**

The Department did not receive any public comments regarding this request prior to the publication of the meeting packet.

**FINANCIAL/BUDGET IMPACT:**

The applicant will assume all costs related to the activity of the request. The property resides on Triangle Street but is not included in the boundaries of TID 3.

**VILLAGE PLAN REFERENCE:**

Future Land Use Map, 2017 – The property is identified as Commercial Park in Map 6 of the Future Land Use Map. The application includes a rezoning request from C-P, Commercial Park, to C-H, Highway Commercial. The general descriptions of land uses allowed for Commercial Park in Figure 4.1 includes the following, *“Light industrial, office, research, testing, health care, and other compatible and support uses (e.g., day care, health club, bank). Arranged in a controlled commercial, business, or office park setting, where allowable uses and activities include those associated with low levels of environmental impact, noise, odor, vibrations, and particulate emissions. Served by public sewer and water.”* Figure 4.1 for Commercial Park includes C-H High Commercial (limited use) as a Typical Implementing Zoning District. A&J Mobility’s function is consistent with the limited use of C-H zoning (regulated through a CUP) residing within the Commercial Park future land use classification. This includes limited retail and commercial services. The applicant has stated in their application, A&J Mobility does not utilize traditional methods of dealership advertisements such as billboards signs, bright lights, and balloons. The majority of their customers are received by referral, mailings and the government. The general description of the use is consistent with low levels of environmental impact, noise, odor, vibrations, and particular emissions.

**ORDINANCE REFERENCE:**

Chapter 62, Division II Conditional Uses  
Sec. 62-68, Statement of Purpose  
Sec. 62-71, Permitted or conditional uses – Commercial Districts  
Sec. 62-72, Bulk Standards - Commercial Districts

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

This agenda item is presented for discussion only. Action on the proposed CUP will be scheduled for the Tuesday, May 17, 2022 Plan Commission meeting.

**ATTACHMENTS:**

1. 4.18.22 - A & J Mobility - 4603 Triangle st - CUP

Please publish in the  
McFarland Thistle on  
March 31, and April 7, 2022

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

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Monday April 18, 2022 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

A Conditional Use Permit (CUP) requested by A & J Mobility for a mobility auto retail sales and service business, at 4603 Triangle Street, McFarland, WI. Property zoned C-P Commercial Park with an included proposal to rezone to C-H Highway Commercial.

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

**ZOOM INFORMATION**

Due to the COVID-19 Pandemic, the Village recommends all residents to view the meeting that evening live on the Charter cable channel 982; TDS channel 1009 or online at [mcfarlandcablechannel.com](http://mcfarlandcablechannel.com) and those who wish to participate and provide public comment do so via Zoom (the Village's virtual meeting software). You can join the Zoom Webinar by visiting <https://us02web.zoom.us/j/83729163092> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 837 2916 3092

If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to [community.development@mcfarland.wi.us](mailto:community.development@mcfarland.wi.us) or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Thursday prior to the meeting date.

  
**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Monday, April 18, 2022

**SECTION:** Business

**DEPARTMENT:** Community Development

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

**AGENDA ITEM:** Discussion and possible action on a site design review permit submitted by Spartan Bowl, for an approximately 3,000 square foot seasonal outdoor consumption and sport activity area at 4711 Farwell Street, McFarland, WI

**PREVIOUS ACTION:**

4.13.2022. The Public Safety Commission met to review the proposed expansion of the outdoor consumption and sports activity area and recommended approval with those conditions noted in the staff report.

**ISSUE SUMMARY:**

**Summary of Request**

Spartan Bowl, 4711 Farwell St. has applied to expand their licensed premise to include an approximately 3,000 square foot outdoor consumption area in which the outdoor sporting activity of cornhole would be played. Attached is the staff report including full review and proposed conditions. Spartan Bowl submitted the original application for an approximately 2,000 square foot consumption area that would allow an approximately 24 foot access lane to the east for cars and emergency vehicles. In working with the applicant, staff has proposed an alternate design for safety reasons that would increase the size of the area to approximately 3,000 square feet and not allow egress on the east side of the proposed area. Attached is the updated site plan (refer to staff memo dated April 8, 2022) with Staff's recommendation regarding the location and size of the area. The applicant is agreeable to the revised site plan and proposed area.

**Existing Property Conditions**

The existing property is 1.5 acres and currently zoned C-G, General Commercial. The existing building is approximately 17,100 SF. The existing building is used primarily as a bowling alley and includes sales of alcohol and food. The existing building has multiple entries on the west-, north-, and east-facing sides. Staff's inspection of the lot showed there were 102 available parking stalls around the building. Due to faded parking lines, it was difficult to determine an exact amount. An outdoor patio space was established in 2013 on the northwest corner of the property facing Farwell Street. This patio space measures 12'x56', 672 square feet and provides outdoor dining options for patrons. The adjacent properties to 4711 Farwell Street include a Kwik Trip gas station to the west, zoned C-H, Commercial Highway; Ken's Automotive Services to the east, zoned C-G, General Commercial; across Farwell Street to the north are two restaurants, Culver's and Angelo's McFarland, zoned C-G. The adjacent properties to the south





and southeast are zoned R-3, General Residential.

#### **Site Design Permit Review, Sec. 62-310(e)**

- Grading. The request does not include an alteration or make a significant change to impact the existing grading.
- Landscaping. The request does not include additions of impervious surfaces or structures to the existing property that will require additional landscaping.
- Building Relationship. The request does not include any permanent changes to the location of the existing building.
- Lighting. The request does not include additional lighting fixtures to the outdoor area.
- Utility Service. The request does not include any additional permanent utilities to the property.
- Building Design. The request does not include a new permanent structure to the existing property.

#### **Article VII.- Fences and Hedges, Sec. 8-369**

- Materials. The proposed fence will include aluminum fencing secured to concrete blocks. Portable plastic traffic barriers will be used to add additional protection. The proposed materials meet the standard for temporary fences.
- Location. The location of the temporary fence meets the standard for this.
- Maximum Height. The proposed temporary fence will be 48" or four feet in height. This meets the height specification described in Sec. 8-369(cr).
- Orientation. The proposed fence meets the standard for this section.
- Maintenance. The applicant intends to meet standard for this section.
- Prohibited fences. The proposed fence meets the standards described in this section.

#### **Other Staff Comments**

The packet includes project review letters from the Community & Economic Development Director, Clerk/Treasurer, McFarland Fire and Rescue Department, and Police Chief. The Village Engineer indicated to Department Staff no issues or concerns with this application.

#### **Public Comments**

The Department did not receive any public comments regarding this request prior to the publication of the meeting packet.

#### **FINANCIAL/BUDGET IMPACT:**

The applicant will assume all costs related to the request.

#### **VILLAGE PLAN REFERENCE:**

##### **2017 TID #5 Project Plan**

This property is located within Tax Increment District 5. The applicant is not requesting TIF



funding for this project.

**2017 Comprehensive Plan**

Future Land Use Map, Map 6 – The property is identified as Highway and General Commercial. The zoning of the lot is not being changed as part of this request. The use of the property is consistent with the current zoning.

**ORDINANCE REFERENCE:**

Sec. 11-64(n) Outdoor Consumption  
Sec. 11-69 Outdoor Sports Activities  
Sec. 8-369, Fences and Hedges Standards  
Sec. 62-310(e), Site Design Review

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

Motion to approve the site design review permit requested from Spartan Bowl Inc., 4711 Farwell St. to expand their licensed premise for the consumption of alcohol for an approximately 3,000 sq. foot outdoor area, including an outdoor sporting activity with the following conditions:

1. Adequate ingress/egress for the areas as required by the McFarland Fire & Rescue Department.
2. Installation of security cameras for the outdoor consumption area.
3. Installation of jersey barriers on the north and south side of the proposed outdoor area.
4. Seasonal limits placed on when the outdoor consumption/sporting activity area can be set-up to avoid conflicts with the “traditional” bowling league season. Recommendation is to limit the outdoor area from May 1st through August 31st.

**ATTACHMENTS:**

1. 4711 Farwell Street (Spartan Bowl) Outdoor Area Application\_03.07.22
2. 4711 Farwell\_Staff Review and Recommendation\_04.08.22
3. Spartan Bowl 200-Foot Buffer Map
4. CSM 13439(2)
5. 4711 Farwell Street\_DPW Ltr\_03.16.22
6. 4711 Farwell Street\_F&RD Ltr\_03.24.22
7. 4711 Farwell Street\_PD Ltr\_04.07.22

Received

MAR 07 2022

# VILLAGE OF McFarland

Community & Economic Development

Village of McFarland

## Plan Commission Application – 2022

~Application must be completed in full~

|                   |                                       |                   |                                     |
|-------------------|---------------------------------------|-------------------|-------------------------------------|
| Applicant - Owner | Carter Smith                          | Applicant's Agent | Robert Bloxham                      |
|                   |                                       | Name              |                                     |
| Address           | 444 Grand Canyon Dr. Madison WI 53719 | Address           | 5718 Norfolk Dr. Fitchburg WI 53719 |
| Email             | carter.smith@kpmwi.com                | Email             | robbloxham@kpmwi.com                |
| Phone #           | 608-831-2185                          | Phone #           | 608-228-6930                        |
| Fax #             |                                       | Fax #             |                                     |

Parcel No(s). 0610-032-5327-1 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      |
|-----------------------------------------------------------|----------|--------------------------------------------------|----------|-------------------------------------------------------------|-----------|
| <input type="checkbox"/> Preliminary Plat                 | \$500+AF | <input type="checkbox"/> Conditional Use         | \$425+F  | <input type="checkbox"/> Annexation                         | At cost   |
| <input type="checkbox"/> Preliminary Plat (reapplication) | \$500+BF | <input type="checkbox"/> Rezoning (map)          | \$475+F  | <input type="checkbox"/> Dev. Agreement Including Addendums | \$400 F   |
| <input type="checkbox"/> Certified Survey Map             | \$300+FG | <input type="checkbox"/> Zoning Amendment (text) | \$475 +F | <input type="checkbox"/> Final Plat                         | \$500 +CF |
| <input type="checkbox"/> Condominium                      | \$300+EF | <input type="checkbox"/> USA/MMSD Annexation     | At cost  | <input type="checkbox"/> Final Plat (reapplication)         | \$400 +DF |
| <input type="checkbox"/> Comprehensive Plan Amendment     | \$500+F  |                                                  |          | <input checked="" type="checkbox"/> 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<br>(covers costs for outside consultants;<br>e.g., engineers, attorneys, etc.) |          |
|------------------------------------------------------------------------------------------------|----------|
| <input type="checkbox"/> R-E, R-3 & PD (up to 50 acres)                                        | \$5,000  |
| <input type="checkbox"/> R-E, R-3 & PD (greater than 50 acres)                                 | \$10,000 |
| <input type="checkbox"/> Site/Design Review (less than 2,000 sq. ft.)                          | \$1,000  |
| <input type="checkbox"/> Site/Design Review (2,000 sq. ft. or more)                            | \$2,000  |
| <input type="checkbox"/> All Plats including condominiums                                      | \$5,000  |

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

See sheet.

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

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.)

**Submittal Requirements:** One (1) hard copy 8 ½ x 11, except site plan sheets which should be 11 x 17, and one (1) electronic (pdf) copy. A completed in full application can be submitted to the Community Development Department (5915 Milwaukee Street, McFarland, WI 53558, [community.development@mcfarland.wi.us](mailto:community.development@mcfarland.wi.us)), with fees included with submittal **by \*NOON of the deadline day**, according to the schedule below.

### Village of McFarland Plan Commission 2022 Schedule

The Village of McFarland Plan Commission normally conducts meetings on the third Monday of each month, unless otherwise noted below 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; potential agenda item materials are required to be submitted per the schedule listed below.

**\*Submittal Deadline Noon on:**

**For Scheduled 2022 Meeting date of:**

|                        |                                  |
|------------------------|----------------------------------|
| December 7 (2021)----- | Tuesday, January 18              |
| January 11-----        | February 21                      |
| February 8-----        | March 21                         |
| March 8-----           | April 18                         |
| April 5-----           | May 16                           |
| May 10-----            | June 20                          |
| June 7-----            | July 18                          |
| July 5-----            | August 15                        |
| August 9-----          | September 19                     |
| September 6-----       | October 17                       |
| October 11-----        | November 21                      |
| November 8-----        | December 19 (Pending)            |
| December 6-----        | Tuesday, Jan. 17, 2023 (Pending) |

Note, applications requiring a public hearing will be scheduled for a hearing according to the schedule above, with action considered at the next scheduled Plan Commission meeting following the public hearing. Applicants are encouraged to contact the Community & Economic Development Director for a pre-application meeting to review the project and submittal requirements prior to submitting an official application.

**Acknowledgements:**

- 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, consultant review costs, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.
- I understand Plan Commission applications requiring a Public Hearing will not be acted on the same night as the Public Hearing.

X

  
Signature of Applicant/Agent

3-5-22  
Date



**Application for an Expansion of Licensed Premise**  
Pursuant to Village Ordinance Chapter 11

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

No Fee

**1. Applicant Information**

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

DBA:Spartan Bowl

Address of establishment:  
4711 Farwell St

City, State and Zip Code:  
McFarland WI 53558

Contact Name::  
Mary Conklin

Contact Telephone Number:  
608-838-8014

**2. Premise information**

Current Licensed Premise:  
The liquor license covers all the area inside the bar and bowling center plus the current outside patio.

Proposed Licensed Premise:  
We are looking to add a seasonal fenced in area in our parking lot.

Gross floor area of the indoor licensed premise within a permanent building:  
  
9,118

Proposed Square Footage of Outdoor Area:\*

797

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

**3. Outdoor Consumption Section**

Will the proposed expansion involve an outdoor consumption area:?  
☒ - Yes   ☐ - No, skip the remainder of section 3 of the application.

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

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

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

Will the outdoor area have amplified sound including but not limited to live music, loud speakers, call systems, etc.?  
☐ - No   ☒ - Yes.

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

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

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

☒ - Yes ☐ - No

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

#### 4. Outdoor Sporting Activity Section

Will the proposed expansion involve an outdoor sporting activity area:?

☒ - Yes ☐ - No

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

#### 5. Attachments/Requirements

The following must be submitted with your application:

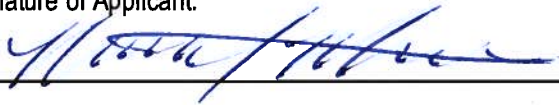
☒ - Site Plan or drawings demonstrating the size, location, surface, and building materials, fencing (if required) (not less than 4 ft in height)..

☒ - Picture of proposed fencing/fencing material. \*\*Only required for expansion of premise with an outdoor consumption area.\*\*

#### 6. Certification

I certify that the information contained in this application is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Village Code of Ordinances and State Law.

Signature of Applicant:



Date:

3-7-22

#### 7. Standards for Outdoor Consumption Area

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

b. Hours of outdoor consumption are restricted to 11:00 a.m. to 10 p.m. Sunday through Thursday, and 11:00 a.m. to 11:00 p.m. on Friday and Saturday.

c. Amplified music, speakers, microphones, televisions and other audio video devices shall be subject to Chapter 20, Article III of the Village Code of Ordinances regarding Noise and section 11-69(f) if applicable. Commercial zoned shall be limited to 70 db at all times. Noise is measured at the property line. Outdoor amplification of noise is not allowed after 10 p.m.

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

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



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

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

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

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

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

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

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

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

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

Proposed distance from residential lot line: \_\_\_\_\_

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

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

Proposed Hours of Outdoor consumption area: \_\_\_\_\_

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

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3. The perimeter of any outdoor portion of a licensed premise shall be enclosed by a permanent, secure fence not less than four feet in height. Such fence shall be constructed of wood, plastic, or metal and erected and maintained in accordance with all Village Ordinances.

*Proposed fence height and materials:* \_\_\_\_\_

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

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

*Variance requested:* \_\_\_\_\_

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

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

*Proposed size of outdoor area:* \_\_\_\_\_ *Percentage of gross floor area:* \_\_\_\_\_

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

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**Application for an Outdoor Sporting Activity License**  
Pursuant to Village Ordinance Chapter 11

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

No Fee

**1. Applicant Information**

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

DBA: Spartan Bowl

Address of establishment:  
4711 Farwell St

City, State and Zip Code:  
McFarland WI, 53558

Contact Name and address:  
Rob Bloxham 5718 Norfolk Dr. Madison WI 53719

Contact Telephone Number:  
608-228-6930

**2. Outdoor Sport Activity Questionnaire**

Description of Sporting activity:

Bags (cornhole) area

Date and duration of time for the proposed activity or event:

April 15<sup>th</sup> to September 1<sup>st</sup>.

Proposed square footage and accurate description of portion of licensed property to be used:  
797 square feet. We are using the corner of the parking lot on Kens automotive side.

Good Faith Estimate of the number of participants and spectators:

We hope to have 3 sets of boards so 12 people will play at a time plus about 4 to 6 tables. Our estimate would be 40 to 50 people max.

**3. Outdoor Sporting Activity Standards**

Are the restroom facilities on the premise currently adequate for the increase in participants and spectators?

☒ - Yes ☐ - No

If No, the licensee shall provide a number of portable restrooms sufficient to service the estimated number of persons.

Is the proposed outdoor sporting activity area within 200 feet of any dwelling?

☐ - Yes ☒ - No

Will persons under the age of 21 be allowed to be present on the licensed premise?

☐ - Yes ☒ - No

\*If Yes, all persons 21 years of age or older who intend to consume alcohol in the outdoor sports area, shall be issued a wristband that is brightly colored and only issued upon showing a valid identification proving they are 21 years or old. .

**4. Attachments/Requirements**

The following must be submitted with your application:

☒ - Site Plan or drawings demonstrating the size, location, surface, and building materials, fencing(if required) (not less than 4 ft in height). In addition, the site plan should identify adequate parking is available for the proposed activity or event.



## 5. Certification

I certify that the information contained in this application is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Village Code of Ordinances and State Law.

Signature of Applicant:

Date:

3-18-22

## 6. Standards for Outdoor Sporting Activities

a. Approval of an application shall not act to permit outdoor consumption of alcohol beverages on the property. Outdoor consumption shall be permitted only in outdoor areas included within licensed premises pursuant to [Section 11-64\(n\)](#). \*\*All conditions of an outdoor consumption area must be followed in addition to the provisions outlined below.\*\*

b. If the proposed outdoor sports area is on a property that, at the time of the original application is adjacent to any residential property or within 70 feet of any residential property the following regulations shall apply:

1. Outdoor lighting shall conform to an approved lighting plan prepared by a professional lighting engineer. The plan shall certify that the outdoor lighting shall not permit any light trespass onto any residential property greater than .01 footcandles.
2. Whistles shall not be used except as required to call for stoppage of play.
3. Use of the outdoor sports area shall be limited to the period between April 1 and November 1.

For purposes of this section, a "residential property" is any property, located in a zoning district identified in [Section 62-69](#) of the McFarland Municipal Code, excluding the A-1 or CO district, upon which a residential use exists as a legal or legal-nonconforming use, or upon which a residential use is to commence as evidenced by a building permit authorizing creation of a residential use having been filed with the Building Inspector

c. The outdoor sports area shall have all lights for competition turned off and no alcohol shall be possessed or consumed within the outdoor sports area after 9:30 p.m.

d. Amplified music, audio speakers, microphones, televisions or other audio or video devices are prohibited.

e. The licensee shall clean up all garbage and debris relating to the activity or event at least once per 24 hours during the activity or event.

f. The licensee shall not permit the noise level of the activity or event to exceed 75 dB, measured at any border of the licensee's real property.

g. Failure of the licensee to comply with any of the provisions of this Section shall be grounds for suspension, nonrenewal or revocation of the licensee's alcohol beverage license.



4711 Farwell St.  
McFarland, WI 53558  
(608) 838-8014  
[www.spartanbowl.com](http://www.spartanbowl.com)

To Whom It May Concern,

This proposal is for Spartan Bowl at 4711 Farwell St. Spartan Bowl is looking to add a seasonal area in their parking lot. This area would be used for some bags (cornhole) leagues and tournaments. We would also propose some outside tables and chairs for people to sit and have food and beverages. The attached sheets will show the general style of tables and chairs we plan to use.

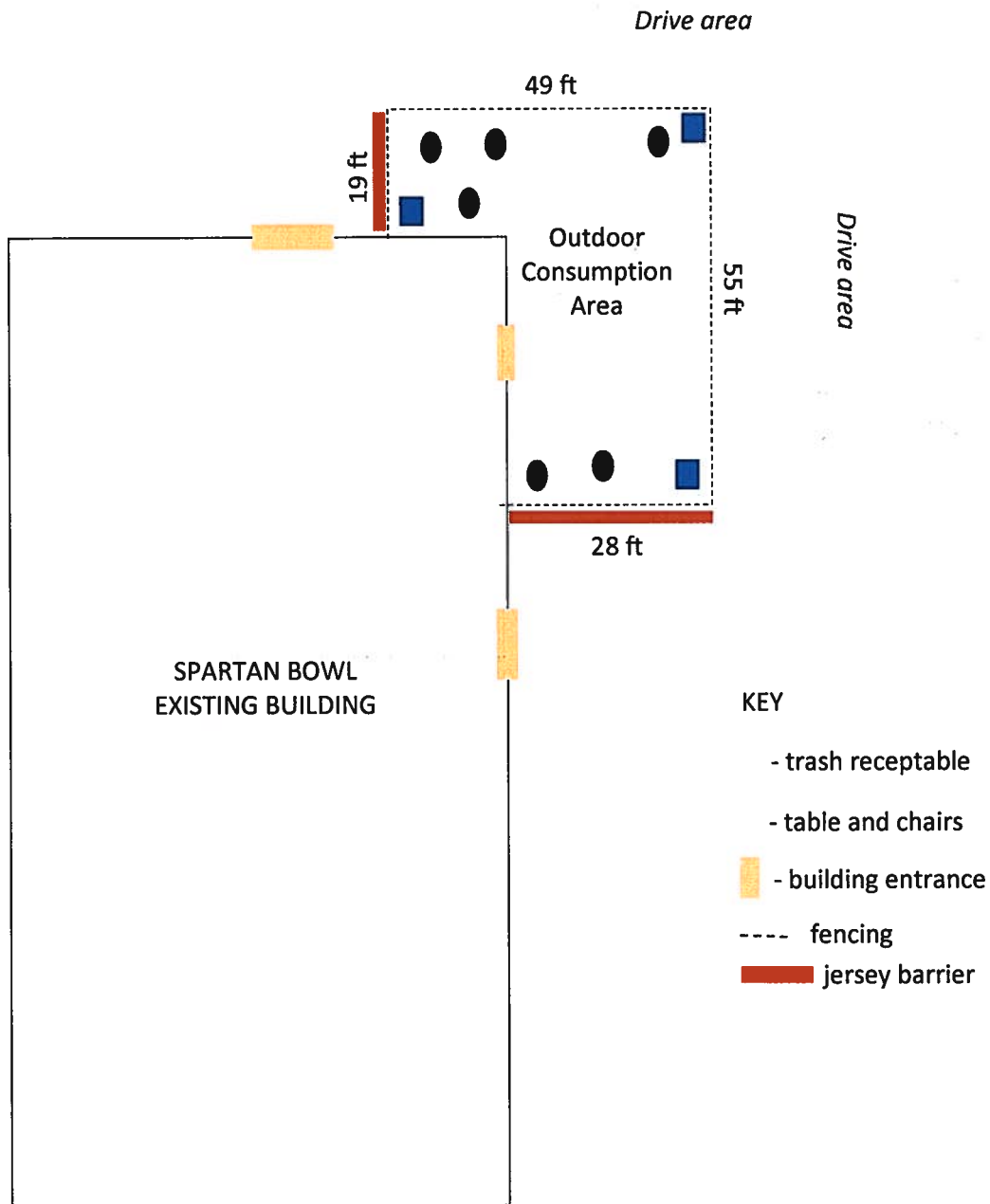
We propose to have the area fenced in to allow for the consumption of alcohol. There will be a gate included in the fence. The fence will be secured by concrete blocks. The attached sheets show the general style of fence. We will only lose 12 parking spots and 0 handicap spots. With the obvious decline in business Spartan Bowl experiences during the summer the loss of these spots will not be an issue. The proposed hours of operation for this outside area would be 9am to 9pm 7 days a week. As mentioned, this would be a seasonal area. The proposed months would be May through September.

We would be installing a camera system for the outside area. We also are going to have waitress service available. Both items will help keep track of what is taking place outside. The tables and chairs will provide seating for about 24 people. The area primarily being used for Cornhole will need a lot of the overall square footage for the playing area.

Thank you and please feel free to contact us with any questions.

Mary Conklin  
General Manager

Rob Bloxham  
Field Supervisor/Liquor License Agent





## Spartan Bowl

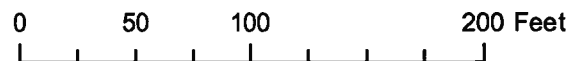


February 24, 2022

## Dane County Mask

## Dane County Mask

## Parcels



Trans Supply's operations are continuing as normal during the COVID-19 pandemic, construction is considered an essential business at this time.

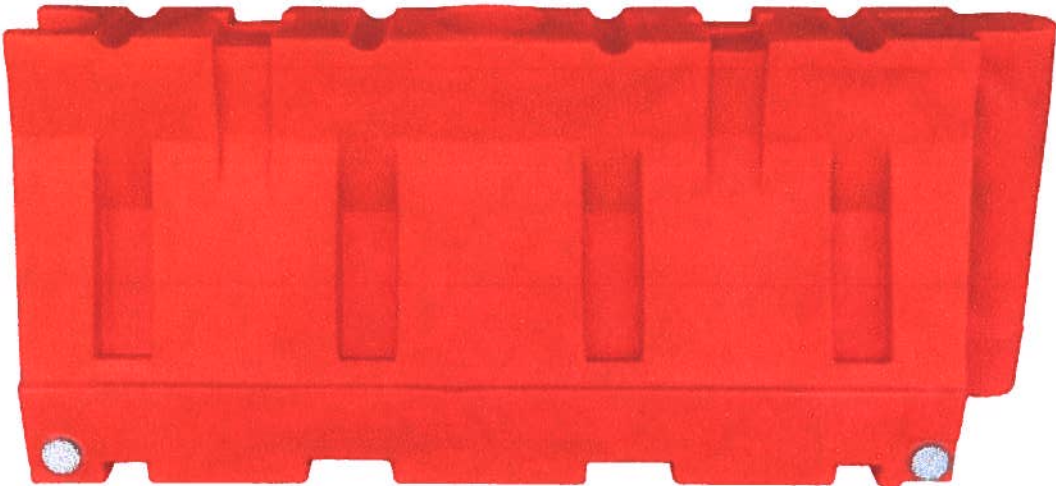


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  (/co/contact)

 **1-866-708-2252 (tel:1-866-708-2252)**

# PORTABLE 32 X 72 TRAFFIC BARRIERS





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**SKU:** TBAR32CH

Regular Price: **\$324.95**

**On Sale For: \$314.95**

QTY: 4

 **ADD TO CART**



 (mailto:?subject=Portable 32 x 72 Traffic Barriers&body=)

## DESCRIPTION

### Specifications

Click Here To Download Spec Sheet (<https://www.trans-supply.com/32X72SpecSheet.pdf>)

**Dimensions:** 32" x 24" x 72" (H x W x L)

**Wall Thickness:** .275"

**Capacity:** 120 gallons





★★★★★



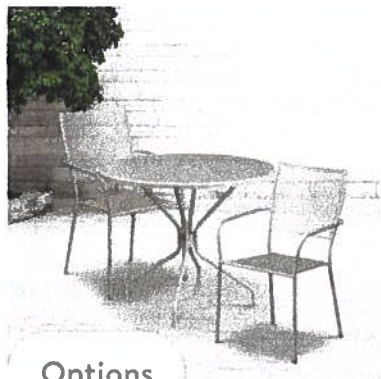
28.75" H



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| <br><b>\$547.95</b> | <br>\$547.95 | <br>\$241.57 | <br>\$388.00 | <br>\$455.50 |
| <br>\$462.04        |                                                                                                 |                                                                                                 |                                                                                                  |                                                                                                   |

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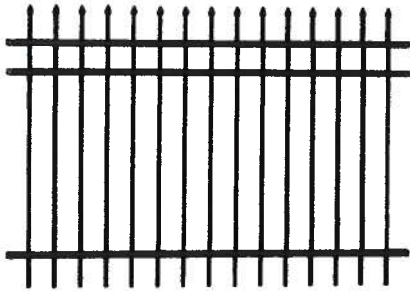
 Free 30-Day returns [Details](#)

 [Add to list](#)

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EZ Fence Belleville 4 x 6 Black 3-Rail Spear top Aluminum Fence Panel  
(Actual Size 48" H x 70-1/2" W )  
Model Number: 1716750 | Menards • SKU: 1716750



EVERYDAY LOW PRICE \$94.99  
11% MAIL-IN REBATE Good Through 3/5/22 \$10.45  
**FINAL PRICE** **\$84<sup>54</sup>** each

You Save \$10.45 with Mail-In Rebate

\* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.



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Available for Special Order at  
**MADISON WEST**  
Get it as soon as 03/11/2022



**Delivery**  
Available

Description & Documents

The Belleville Speartop Aluminum Fence Panel has a traditional fence style, featuring an accent of spear points across the top. The external post bracketing system makes this product easy to install.

Brand Name: **Specrail**



Features

- Quality aluminum construction
- Easy and fast installation
- This maintenance-free product doesn't require painting as it will keep its attractive finish without rusting or peeling
- Powder coated for durability
- Posts sold separately

Specifications

|                  |                   |                     |                                                                  |
|------------------|-------------------|---------------------|------------------------------------------------------------------|
| Product Type     | Metal Fence Panel | Material            | Aluminum                                                         |
| Thickness        | 1-5/8 inch        | Special Features    | Rust Resistant                                                   |
| Overall Height   | 48 inch           | Weight              | 12 pound                                                         |
| Overall Width    | 70-1/2 inch       | Color/Finish        | Black                                                            |
| Installed Height | 48 inch           | Rough Opening Width | 70 inch                                                          |
| Top Style        | Pointed           | Shipping Dimensions | 72.00 H x 48.00 W x 1.50 D                                       |
| Shipping Weight  | 12.0 lbs          | Return Policy       | Special Order Merchandise ( <a href="#">view Return Policy</a> ) |

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at [www.rebateinternational.com](http://www.rebateinternational.com)®

## MEMORANDUM

To: Public Safety Committee and Village Board

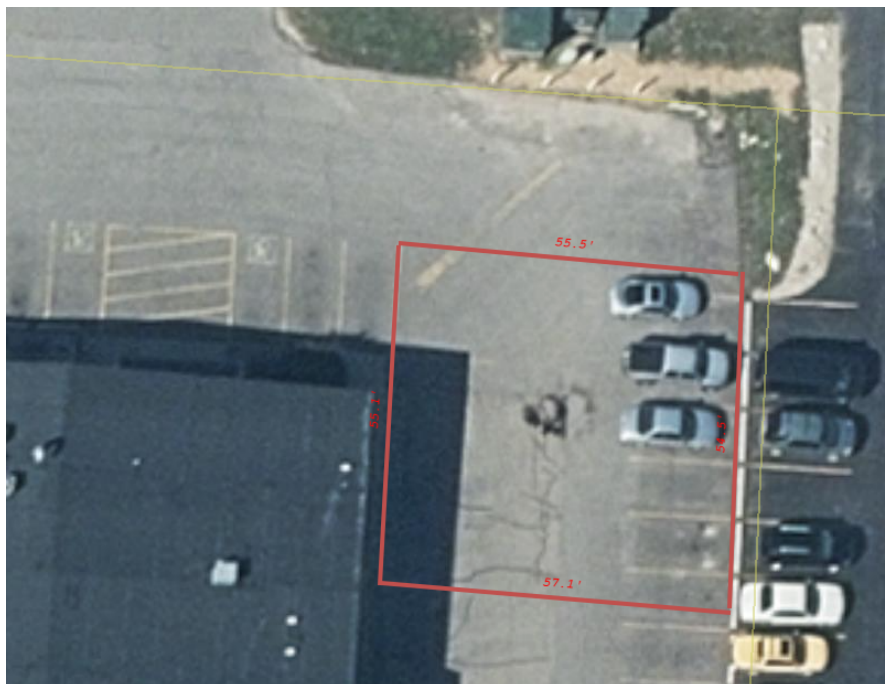
From: Cassandra Suettinger, Village Clerk/Treasurer, Andrew Bremer, Community & Economic Development Director, Aaron Chapin, Police Chief, Chris Dennis, Fire & Rescue Chief.

Date: April 8, 2022

RE: Expansion of Premise for Spartan Bowl, 4711 Farwell St.

**Background:** The current licensed premise for Spartan Bowl is the approximately 9,100 square foot building and approximately 813 foot outside patio in the front of the building.

**Proposal:** Spartan Bowl is proposing to add an approximately 3,000 square feet outdoor consumption/sporting activity area. The area would be active from May through September based on the application. Note, page three of the application describes the proposed size of the site as 797 square feet; however, based on the dimensions of the site plan on page 10 of the application, the size of the site is 1,939 square feet. In conversations with Staff after submittal of the application, the applicant desires to expand the area to roughly 55'x55' as show in the image below. This would provide them additional playing and seating areas, while reducing the amount of jersey barriers they might need to install. The applicant initially assumed that a fire lane would be necessary between the eastern side of the proposed fenced in area and the eastern lot line (i.e., where the vehicles are shown parked in the image below). The Fire Inspector has indicated that since the Fire & Rescue Department has access to almost 75% of the building from threes sides, and there is no fire hydrant within the area, a fire lane would not be required within this corner of the site. For references purposes a regulation cornhole court is approximately 10'x40'.



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

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

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

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

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

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

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

No restrictions recommended.

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

Staff's inspection of the lot showed there were approximately 102 parking stalls; however, due to faded parking stall striping it was difficult to determine an exact amount. The 55' x 55' outdoor area would eliminate approximately 14 parking stalls. The outdoor area is intended to be temporary and would only be active May through September according to the application. This period is the slow period for the bowling alley, so parking would not be an issue as the proposed cornhole sporting activity would not be occurring at the same time as bowling league activities, except for September. It's unclear when fall bowling leagues start-up again but it is assumed at

the beginning of September. The proposed 55'x55' area will shift more patron vehicle traffic to the west and rear of the property near Kwik Trip. As noted in the CSM in the packet, there is an existing ingress and egress easement along the shared lot line with Kwik Trip, which presumably allows for access to the rear of the bowling alley along the shared lot line.

Staff recommends setting the dates for the outdoor area to ensure it won't conflict with traditional bowling leagues due to the higher parking demand. For example, May 1<sup>st</sup> through August 31<sup>st</sup>.

*c. Regulation of lighting and screening;*

The request does not include additional lighting fixtures to the outdoor area. There are lighting fixtures by the adjacent entry doors. Given that the proposed use will occur during the summer, and the stated daily ending time of 9pm, natural day lighting should be sufficient to serve the area.

Staff recommends the area be monitored by security camera. Spartan Bowl has confirmed they will utilizing Mid-Wisconsin Security and likely have a multi-camera and DVR system.

*d. Any conditions recommended by the Public Safety Committee;*

To be determined as part of the discussion in the meeting.

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

Plan Commission will take up discussion on the outdoor area on April 18<sup>th</sup>.

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

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

**Compliant.** The outdoor patio area is not within 50 feet of the lot line of a parcel zoned for residential purposes.

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

**Compliant.**

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

**Compliant.** The applicant is proposing to surround the playing area with 4-foot high metal fence panels that would be secured by concrete blocks for weight, but not affixed to the pavement. Because the outdoor consumption/sporting activity area is located in the parking lot adjacent to locations of vehicle movement, staff recommends consideration for jersey barriers to be installed on the perimeter of the consumption area to protect patrons. The application includes an example of the proposed jersey barriers. With the updated site plan and extending the consumption area to the east lot line, jersey barriers would only be necessary on the northern and southern sides of the proposed area. Additionally, the Fire Inspector is requiring the installation of two egress exists for the area.

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

**Compliant.**

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

**Compliant.**

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

**Compliant.** The total gross floor area of the current indoor licensed area is 9118, Spartan Bowl currently has an approximately 820 square foot patio in front. The proposed 3,000 consumption area would be within what is allowable within the 50% threshold provided by ordinance.

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



**Compliant.** Applicant is aware of requirement.

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

**Complaint.** Applicant is aware of requirement.

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

**Compliant.**

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

**Compliant.**

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

**Compliant.**

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

**Compliant.** Applicant is aware of requirement. See additional outdoor sporting activity review below.

**Recommendation:** As noted in sub section (3) above:

11-69 Outdoor Sporting Activity: Additionally Spartan Bowl has applied to have an outdoor sporting activity which additionally triggers the standards of Village ordinance 11-69 regarding outdoor sport activities.

Standards are as follows:

*(1) Approval of an application shall not act to permit outdoor consumption of alcohol beverages on the property. Outdoor consumption shall be permitted only in outdoor areas included within licensed premises pursuant to [Section 11-64\(n\)](#).*

**Not applicable.** Applicant has applied to expand the licensed premise to include outdoor consumption in the outdoor sporting activity as part of the same application.

*(2) If the estimated number of participants and spectators shall bring the number of persons on the property above the number for which licensed premises' restroom facilities are rated*

*adequate, the licensee shall provide a number of portable temporary restrooms sufficient to service the estimated number of persons.*

**Compliant.** On-site restroom facilities will be adequate for both participants and spectators as the proposed cornhole season is during is during the Bowling Alley League off season

*(3) The Public Safety Committee shall not grant approval to any applicant where the outdoor sports area is within 200 feet of any dwelling.*

**Compliant.** The proposed outdoor activity is at least 200 feet from the nearest residential dwelling. Refer to map in the packet.

*(4) The applicant shall provide parking adequate for the proposed activity or event, whether on-site or through agreements with property owners shown to the Public Safety Committee's satisfaction to permit their property to be used for parking for the proposed activity or event.*

**Compliant.** On-site parking will be adequate for proposed activity.

*(5) The applicant shall show the Public Safety Committee plans adequate to provide reasonable access to participants and spectators for the event, and to limit access for all other persons.*

**Compliant.**

*(6) If the proposed outdoor sports area is on a property that, at the time of the original application is adjacent to any residential property or within 70 feet of any residential property the regulations set forth in subparagraphs a. through c. of this paragraph shall apply. For purposes of this section, a "residential property" is any property, located in a zoning district identified in [Section 62-69](#) of the McFarland Municipal Code, excluding the A-1 or CO district, upon which a residential use exists as a legal or legal-nonconforming use, or upon which a residential use is to commence as evidenced by a building permit authorizing creation of a residential use having been filed with the Building Inspector.*

*a. Outdoor lighting shall conform to an approved lighting plan prepared by a professional lighting engineer. The plan shall certify that the outdoor lighting shall not permit any light trespass onto any residential property greater than .01 footcandles.*

*b. Whistles shall not be used except as required to call for stoppage of play.*

*c. Use of the outdoor sports area shall be limited to the period between April 1 and November 1.*

**Not applicable.** Proposed outdoor sporting activity is not within 70 feet of any residential property.

*(7) If persons under the age of 21 are allowed to be present on the licensed premises, all persons 21 years of age or older who intend to consume alcohol beverages in the outdoor sports area, shall be issued a wristband that is bright in color which shall be issued only upon showing valid identification proving the person is 21 years of age or older.*

**Compliant.** Applicant is aware of requirement and prepared to be compliant.

*(8) The outdoor sports area shall have all lights for competition turned off and no alcohol shall be possessed or consumed within the outdoor sports area after 9:30 p.m.*

**Compliant.** Applicant is aware of requirement and prepared to be compliant. While general outdoor consumption areas may serve until 10 p.m., those with outdoor sporting activities must shut down at 9:30 p.m.

*(9) Amplified music, audio speakers, microphones, televisions or other audio or video devices are prohibited.*

**Compliant.** Applicant is aware of requirement.

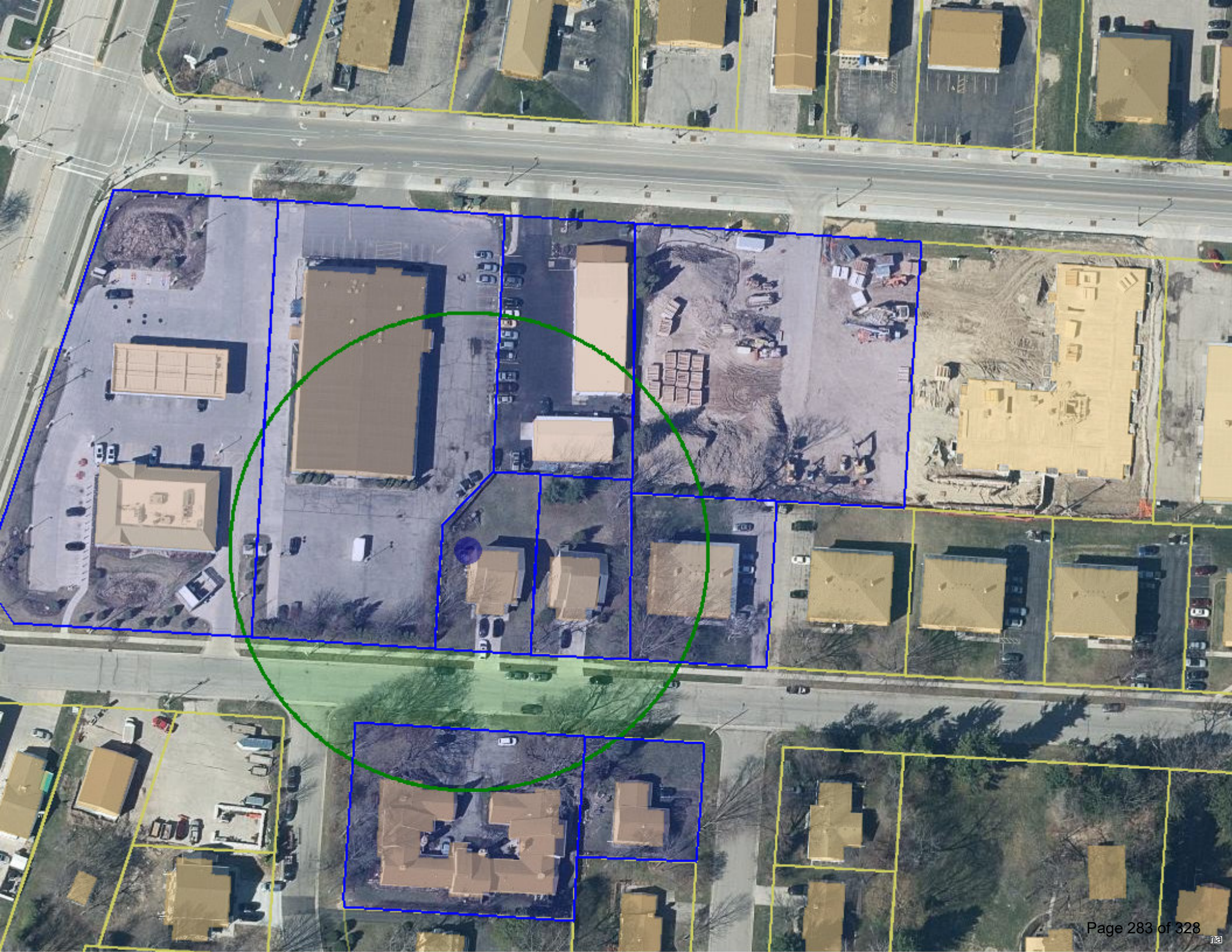
The Village Board may impose conditions specific to any outdoor areas of the licensed premises as deemed necessary to prevent undue adverse impacts on neighboring property, the character of the surrounding neighborhood, traffic conditions, parking or any other matter to protect the public health, safety, welfare or convenience, including, but not limited to:

- a. Restricting the hours during which alcohol consumption may be permitted within the outdoor area;
- b. Requiring additional parking beyond the minimum required by the Zoning Code;
- c. Regulation of lighting and screening;
- d. Any conditions recommended by the Public Safety Committee;
- e. Any conditions imposed by the Plan Commission as part of its required site plan review under Section 62-310 of this Code.

If recommended for approval, staff recommends the following conditions be required as part of approval along with any other conditions provided from the Committee:

1. Adequate ingress/egress for the areas as required by the McFarland Fire & Rescue Department.
2. Installation of security cameras for the outdoor consumption area.
3. Installation of jersey barriers on the north and south side of the proposed outdoor area.
4. Seasonal limits placed on when the outdoor consumption/sporting activity area can be set-up to avoid conflicts with the “traditional” bowling league season. Recommendation is to limit the outdoor area from May 1<sup>st</sup> through August 31<sup>st</sup>.







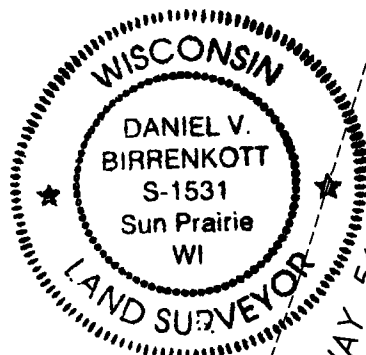


**BIRRENKOTT  
SURVEYING, INC.**

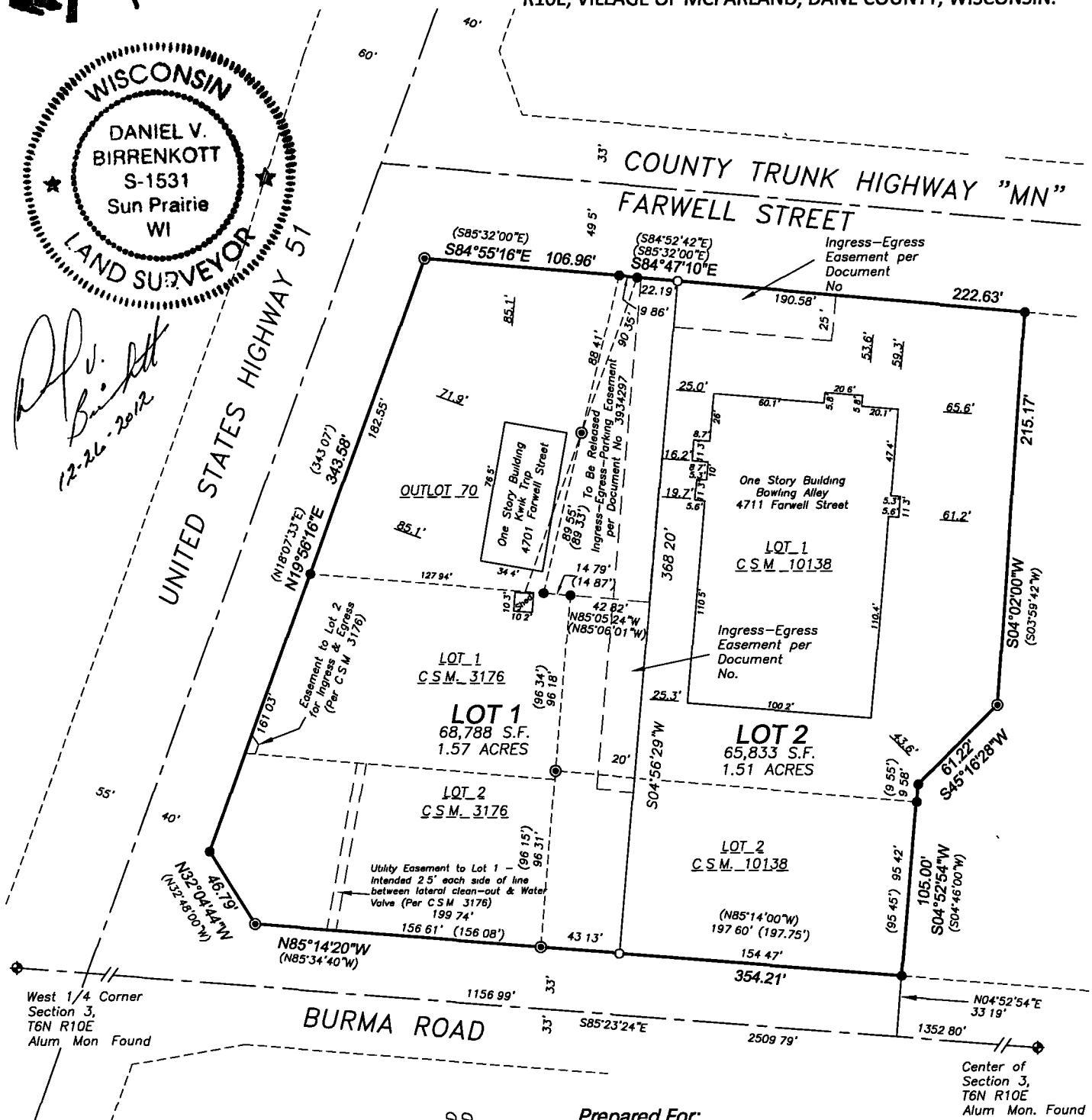
P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

**CERTIFIED SURVEY MAP**

LOT 1 AND 2, CERTIFIED SURVEY MAP 3176, LOTS 1 AND 2 OF  
CERTIFIED SURVEY MAP NO. 10138, OUTLOT 70, ASSESSOR'S  
PLAT OF THE VILLAGE OF MCFARLAND LOCATED IN THE  
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE  
SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, T6N,  
R10E, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.



*D.V. Birrenkott*  
12-26-2012



**Legend:**

- = Found 3/4" Iron Bar
- ⊙ = Found 1" Iron Pipe
- = 1"x24" Iron pipe set  
min wt = 1.13#/ln ft.
- ( ) = Recorded as data



BEARINGS REFERENCED TO THE  
EASTERLY LINE OF LOT 1, CERTIFIED  
SURVEY MAP NO. 10138, RECORDED  
BEARING S04°02'00"W

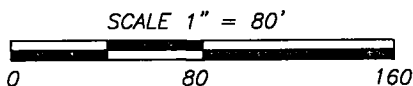
**Prepared For:**

KWIK TRIP  
1626 Oak Street  
La Crosse, WI 54602

**Notes:**

Utility Easement: No poles or buried cables are to be  
placed on any lot line or corner.  
The disturbance of a survey stake by anyone is in  
violation of Section 236.32 of Wisconsin Statutes.  
Wetlands if present have not been delineated.  
This survey is subject to any and all easements and  
agreements both recorded and unrecorded.  
Refer to building site information contained in the Dane  
County Soil survey.

SHEET 1 OF 2  
Office Map No. 120291



CERTIFIED SURVEY MAP NO. 13439  
VOLUME 87 PAGE 168  
DOCUMENT NO. 4955661





# CERTIFIED SURVEY MAP

DATED: August 6, 2012

## Birrenkott Surveying, Inc.

P O Box 237  
1677 N Bristol Street  
Sun Prairie, Wisconsin 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

### Surveyor's Certificate:

I, Daniel V. Birrenkott, herby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Daniel V. Birrenkott 12-26-2012  
Daniel V. Birrenkott, Registered Land Surveyor No. S-1531

### Description:

Lot 1 and 2, Certified Survey Map (C S M ) 3176, recorded in Vol. 12 of C S M , Page 233, as Document No 1621369, in the Village of McFarland, Dane County, Wisconsin, except that part conveyed by Warranty Deed recorded in Volume 18128 of records, Page 1 as Document No 2330769, also Lots 1 and 2 of C S M. No 10138 recorded in Volume 59 of C S M's of Dane County on Pages 191, 192 and 193, as Document No 3359815 and all of Outlot 70, Assessor's Plat of the Village of McFarland Located in the Southwest 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 3, T6N, R10E, Village of McFarland, Dane County, Wisconsin. Described as follows Commencing at the West 1/4 Corner of said Section 3, thence S85°23'24"E, 1156.99 feet along the South line of said Northwest 1/4, thence N04°52'54"E, 33 19 feet to a point on North right-of-way line of Burma Road and the Southeast corner of Lot 2 C. S M No 10138 and the point of beginning, thence N85°14'20"W (recorded as N85°34'40"W), 354 21 feet along said right-of-way line; thence continuing along said right-of-way line N32°04'44"W (recorded as N32°48'00"W), 46 79 feet to a point on the East right-of-way line of United States Highway '51'; thence N19°56'16"E, 343.58 feet (recorded as N18°07'33"E, 343 07 feet) along said East line to a point on the South right-of-way line of County Trunk Highway 'MN' (a k a Farwell Street) thence S84°55'16"E (recorded as S85°32'00"E), 106 96 feet along said right-of-way line, thence S84°47'10"E (recorded as S85°32'00"E & S84°52'42"E), 222.63 feet to the Northeast corner of Lot 1 of C S M No 10138 Thence S04°02'00"W, 215 17 feet along the East line of Lots 1 and 2 of C S M No.10138 , thence continuing along said East line S45°16'28"W, 61.22 feet, thence continuing along said East line S04°52'54"W (recorded as S04°46'00"W), 105 00 feet to a point on the North right-of-way line of Burma Road and the point of beginning Containing 134,621 square feet or 3.09 acres.

### Owners Certificate:

As owner, I hereby certify that I have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map I also certify that this Certified Survey Map is required to be submitted to the Village of McFarland for approval.

HRZ LLP

Donald P. Zietlow  
Donald P. Zietlow, Managing Partner

State of Wisconsin)

Dane County SS)

Personally came before me this 31<sup>st</sup> day of November, 2012, the above owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same

James R. Herrick  
Notary Public, Dane County, Wisconsin

### Owners Certificate:

As owner, I hereby certify that I have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map I also certify that this Certified Survey Map is required to be submitted to the Village of McFarland for approval

Ore, Inc

Jim Walker, V.P.  
Jim Walker, Vice President

State of Wisconsin)

Dane County SS)

Personally came before me this 26<sup>th</sup> day of Dec., 2012, the above owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same

Andrea M. Dalson  
Notary Public, Dane County, Wisconsin

### Village of McFarland Approval Certificate:

This Certified Survey Map, including any dedications herein, has been duly filed and approved by the Village of McFarland, Dane County, Wisconsin

This 19<sup>th</sup> day of NOVEMBER, 2012

Deb Neal, Village Clerk

### Surveyed For:

KWIK TRIP  
1626 Oak St.  
La Crosse, WI 54602

Surveyed: TAS  
Drawn: TK  
Checked: DVB  
Approved: DVB  
Field book: 329/21-27  
Tape/File: J:\2012\

Sheet 2 of 2  
Office Map No 120291CSM

### Register of Deeds Certificate:

Received for recording this 28<sup>th</sup> day of JAN, 2012-2013

at 3:11 o'clock P m and recorded in Volume 87 of Certified Survey

Dane  
Maps of 1 County on Pages 168-169

Document No. 4955661

Certified Survey Map No. 13439, Volume 87, Page 169

Received by 1/25/2013 4:00pm



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

March 16, 2022

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

RE: 4711 Farwell Street

Andrew,

I would like to take this opportunity to comment on the proposed site/design review for the outside consumption area at the above mentioned address.

The Department of Public Works does not have any issue with this plan as presented.

Sincerely,

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

James R. Hessling  
Director of Public Works



## McFarland Fire & Rescue Department

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

(608) 838-3278 • Fax: (608) 838-3619

**Emergency: 911**

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March

RE: Spartan Bowl Outdoor Consumption Area

I have reviewed the proposed outdoor consumption area for the Spartan in the Village of McFarland.

The proposed areas are utilizing a building exit to gain access from the inside going into the outdoor area. Therefore, there will be gates required with this proposal to accommodate emergency exits and egress of the combined occupancy load of the interior and outdoor area. The exit gates must have clearance to swing freely outward during the winter and opening hardware meeting exit requirements. Snow and ice will need to be cleared from these exits to accommodate gate function and egress.

Additional information is to provide a definitive direction on the proposal. The building occupant load of the bar and bowling area would be required to determine the exit requirements from the proposed consumption areas. The proposed location will require two exits and a possible third due to the added occupant load from the building.

Due to the proposed size of the areas and the relationship of the interior capacity, it would be recommended that the owner develop a severe weather plan for occupants during larger events. If this proposal were to proceed, it would possibly add an additional occupant load thus exceeding the 99 person occupant load limit during a severe weather event. While the building is built to code that was in place at the time, it would require additional fire prevention features if built under the current building code.

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](mailto: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 name "Mitchell" and last name "Sutter" clearly distinguishable.

Mitchell Sutter

Fire Inspector/Public Education Specialist

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

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# VILLAGE OF McFarland

*Police Department*

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**DATE:** April 7, 2022

**TO:** McFarland Public Safety Committee

**FROM:** Aaron P Chapin, Chief of Police

**REFERENCE:** Recommendation of Approval

I have reviewed the Outdoor Area Application and Application for an Expansion of Licensed Premise submitted by Spartan Bowl.

I recommend approval of this application, with the conditions that were outlined by Community Development Director Bremer. The 55x55 area on the northeast corner of the building should work well if there is decent camera coverage for security cameras and as long as the staff is vigilant about not allowing underage consumption in the space. The application states persons under 21 will not be allowed in the space and the staff needs to ensure this is adhered to.

I believe that if staff follows the plan laid out in the application and the conditions offered by other Village staff, Spartan Bowl can have a successful outdoor Area at their venue.

**Respectfully,**



Aaron P. Chapin  
Chief of Police



  
**VILLAGE OF**  
**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Monday, April 18, 2022

**SECTION:** Business

**DEPARTMENT:** Community Development

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

**AGENDA ITEM:** Discussion and possible action on a site design review permit submitted by Rub a Dub Dub to expand the off-street parking lot. Property located at 5315 Paulson Road, McFarland, WI.

**PREVIOUS ACTION:**

**ISSUE SUMMARY:**

**Summary of Request**

The Applicant is requesting the approval of a site design review permit to add an additional 11 parking spaces (1,672 square feet) to the 32 existing stalls on the property. The new parking stalls added will measure 8' x 19'. The extra spaces are intended to resolve the overnight parking issues of box/moving trucks associated with the property owner's business (Lazy Bones Laundry & Storage). The business provides college student laundry and storage services.

Twice a year (mid-May and mid-August), the business rents a dozen or more box moving trucks as part of their storage services for college students transitioning into and out of student housing. These trucks have been parked on the street overnight, which is a violation of Sec. 35-149(b)(2)(a) which provides that "no person, firm or corporation shall park or leave standing any large vehicle upon any Village street between the hours of 6:00 p.m. and 6:00 p.m. unless lawfully parked and engaged in the continuous loading or unloading of goods, wares or merchandise." The parking of these trucks narrows the drive lanes, which in turn could create issues with access by emergency service vehicles to this area of Paulson Road. The north and south portions of Paulson Road are currently closed off at the end of the subject property. The Village Engineer is currently studying Paulson Road for a future reconstruction project. If the north and southern portions of Paulson Road were connected in the future, the parking of box trucks on the road would increase Staff's concern regarding pedestrian and vehicle safety. The parking lot will be expanded to accommodate the box trucks and to support the general parking needs of the site. A small area of trees has been removed to accommodate the additional parking spaces. The paved area will be leveled with 6" of  $\frac{3}{4}$ " gravel and then finished with recycled black top. The Applicant's site plan includes the area highlighted in yellow where they intend to add the additional 11 parking spaces. Note the information presented describing the existing parking area's count is incorrect and should read as follows, 11 New Stalls, 32 Existing Stalls, 43 Total Stalls.

**Existing Property Conditions**

The property is 3 acres with one commercial building approximately 42,000 square feet. The building is occupied by two tenants. The other occupant of the building is Transit Solutions, an



organization that provides transportation options to their clients. The existing property has 32 parking stalls. The property has over 30,000 square feet of natural trees located south of the building. There are trees that also surround the existing building. This naturally buffers the building and minimizes noise, benefiting the adjacent lots. The property is zoned M-IC Manufactured Intensive Commercial. To the east of the property are five lots zoned R-1, Single Family Residence. Southeast of the property are two adjacent properties zoned R-2 Single & Two Family Residence. These properties are elevated above the building and parking lot area. South of the property are a collection of duplexes zoned R-3, General Residence. West of the property is a property zoned M-IC, Manufactured Intensive Commercial. To the north is a treeline, separating a row of duplexes along Paulson Road. The duplex homes are zoned R-3, General Residence and one property at end of a cul-de-sac on Rustic Way is zoned R-2, Single & Two Family Residence.

#### **Site Design Permit Review, per Sec. 62-310(e)**

- Grading. The Village Engineer has confirmed with Department Staff that the proposed changes on this site are below the trigger points for erosion control (<4,000 square feet of disturbance) and stormwater management (<20,000 square feet of new imperviousness).
- Landscaping. Staff finds the existing landscaping on the property was minimally impacted by the removal of the trees. The existing trees around the perimeter of the lot continue to maintain a screening buffer for the surrounding residential properties to the south and west.
- Building Relationship. The addition of the parking space enhances the existing parking area while providing a resolution to the overnight parking on the right of way.
- Lighting. The request does not include the addition of lighting fixtures or illumination to the property.
- Utility Service. The request does not include any additional utility work.
- Building Design. The request does not include the addition of a building or standing structure.

#### **Other Staff Comments**

The packet includes project review letters from the McFarland Fire and Rescue Department and Police Chief. In addition, the Village Engineer indicated to Staff no questions or concerns and that they will incorporate the new parking lot layout with the design options related to Paulson Road.

#### **Public Comments**

The Department did not receive any public comments regarding this request prior to the publication of the meeting packet.

#### **FINANCIAL/BUDGET IMPACT:**

The applicant will assume all costs related to the parking lot expansion.

#### **VILLAGE PLAN REFERENCE:**



The Future Land Use designation of the property per the 2017 Comprehensive Plan is Mixed Use/Flex Commercial. The property is currently zoned M-IC Manufactured Intensive Commercial. The purpose of the expansion of the parking lot is to support the existing commercial businesses on the property and to mitigate safety concerns regarding on-street overnight parking of box trucks.

**ORDINANCE REFERENCE:**

Sec. 62-310 – Site Design Review

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

Motion to approve the site design review permit as submitted, conditioned on obtaining a driveway permit from the Building Inspector.

**ATTACHMENTS:**

1. 5315 Paulson Road\_Rubadubdub\_Plan Commission Application\_03.02.22
2. 5315 Paulson Rd\_PD Ltr\_03.18.22
3. 5315 Paulson Rd\_F&RD Ltr\_03.25.22

# VILLAGE OF McFarland

## Community & Economic Development

### Plan Commission Application – 2022

Application must be completed in full~

|                   |                                        |
|-------------------|----------------------------------------|
| Applicant - Owner | Applicant's Agent                      |
| Ruba DubDub       | N/A                                    |
| Name              | Reg Mathelier                          |
| Address           | 5315 Paulson Rd<br>McFarland, WI 53558 |
| Email             | reg@mylazybones.com                    |
| Phone #           | 608-213-3917                           |
| Fax #             | 608-292-9966                           |

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

| Requires Public Hearing<br>(Class One)                    | FEES     | Requires Public Hearing<br>(Class Two)           | FEES      | Public Hearing<br>Not required                              | FEES      |
|-----------------------------------------------------------|----------|--------------------------------------------------|-----------|-------------------------------------------------------------|-----------|
| <input type="checkbox"/> Preliminary Plat                 | \$500+AF | <input type="checkbox"/> Conditional Use         | \$425+F   | <input type="checkbox"/> Annexation                         | At cost   |
| <input type="checkbox"/> Preliminary Plat (reapplication) | \$500+BF | <input type="checkbox"/> Rezoning (map)          | \$475+F   | <input type="checkbox"/> Dev. Agreement Including Addendums | \$400 F   |
| <input type="checkbox"/> Certified Survey Map             | \$300+FG | <input type="checkbox"/> Zoning Amendment (text) | \$475 + F | <input type="checkbox"/> Final Plat                         | \$500 +CF |
| <input type="checkbox"/> Condominium                      | \$300+EF | <input type="checkbox"/> USA/MMSD Annexation     | At cost   | <input type="checkbox"/> Final Plat (reapplication)         | \$400 +DF |
| <input type="checkbox"/> Comprehensive Plan Amendment     | \$500+F  |                                                  |           | <input checked="" type="checkbox"/> 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.)

|                                                                       |          |
|-----------------------------------------------------------------------|----------|
| <input type="checkbox"/> R-E, R-3 & PD (up to 50 acres)               | \$5,000  |
| <input type="checkbox"/> R-E, R-3 & PD (greater than 50 acres)        | \$10,000 |
| <input type="checkbox"/> Site/Design Review (less than 2,000 sq. ft.) | \$1,000  |
| <input type="checkbox"/> Site/Design Review (2,000 sq. ft. or more)   | \$2,000  |
| <input type="checkbox"/> 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)

5315 Paulson Rd McFarland WI 53558 LOT 1 CSM 1188 C55/78-79-6/29/73  
DESC AS SEC 34-7-10 PRT E 1/2 SW 1/4 (2.955 Acres)  
M-1C - Manufacturing Intensive (Amended Commercial)  
- Additional info attached -

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

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.)

**Submittal Requirements:** One (1) hard copy 8 ½ x 11, except site plan sheets which should be 11 x 17, and one (1) electronic (pdf) copy. A completed in full application can be submitted to the Community Development Department (5915 Milwaukee Street, McFarland, WI 53558, [community.development@mcfarland.wi.us](mailto:community.development@mcfarland.wi.us)), with fees included with submittal **by \*NOON of the deadline day**, according to the schedule below.

### Village of McFarland Plan Commission 2022 Schedule

The Village of McFarland Plan Commission normally conducts meetings on the third Monday of each month, unless otherwise noted below 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; potential agenda item materials are required to be submitted per the schedule listed below.

**\*Submittal Deadline Noon on:**

**For Scheduled 2022 Meeting date of:**

|                        |                                  |
|------------------------|----------------------------------|
| December 7 (2021)----- | Tuesday, January 18              |
| January 11-----        | February 21                      |
| February 8-----        | March 21                         |
| March 8-----           | April 18                         |
| April 5-----           | May 16                           |
| May 10-----            | June 20                          |
| June 7-----            | July 18                          |
| July 5-----            | August 15                        |
| August 9-----          | September 19                     |
| September 6-----       | October 17                       |
| October 11-----        | November 21                      |
| November 8-----        | December 19 (Pending)            |
| December 6-----        | Tuesday, Jan. 17, 2023 (Pending) |

Note, applications requiring a public hearing will be scheduled for a hearing according to the schedule above, with action considered at the next scheduled Plan Commission meeting following the public hearing. Applicants are encouraged to contact the Community & Economic Development Director for a pre-application meeting to review the project and submittal requirements prior to submitting an official application.

**Acknowledgements:**

- 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, consultant review costs, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.
- I understand Plan Commission applications requiring a Public Hearing will not be acted on the same night as the Public Hearing.

X

Signature of Applicant Agent

Date

3/2/22

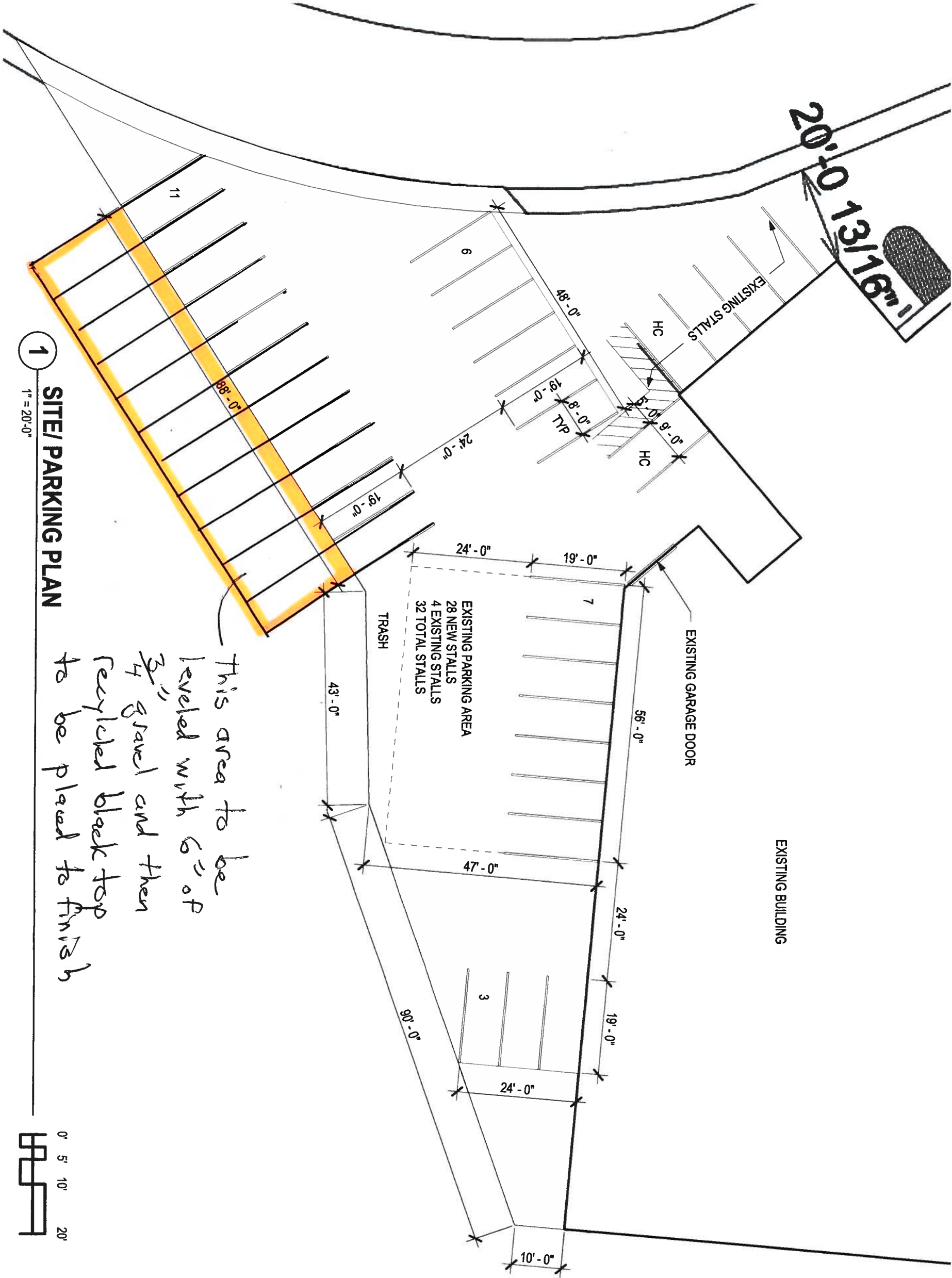


Description: Requesting approval of parking box/moving trucks for a period of 7-10 days two times a year. The proposed parking is to resolve the overnight parking. We believe extending the parking stalls into the gravel area. See attached map.

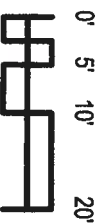
The trucks have been parked on the street over the past three years. Prior to parking the box/moving trucks for these 7-10 days, we contacted the neighboring businesses to ensure that this would not be an issue. The neighboring business did not have any issues with this. In addition, we spoke with the McFarland Fire Inspector about the way our vehicles were parked, he did not see any issues and even parking the vehicles overnight, he did not believe it would create any issue for the Fire Department.

DIMENSION

Madison Design Group  
architecture · engineering · interior design  
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719  
608.829.4444 608.829.4445 dimensionmadison.com



1 SITE/ PARKING PLAN  
1" = 20'-0"



5315 Paulson Rd, McFarland WI 53558

PARKING PLAN  
06/27/19

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# VILLAGE OF McFarland

## *Police Department*

5915 Milwaukee St, McFarland, WI 53558 | 608.838.3151 | [www.mcfarland.wi.us/police](http://www.mcfarland.wi.us/police)

Aaron P. Chapin | Chief of Police

**DATE:** March 18, 2022

**TO:** Andrew Bremer – Community and Economic Development Director

**FROM:** Aaron P. Chapin, Chief of Police

**REFERENCE:** Recommendation of Approval

I have reviewed the plans for 5315 Paulson Road and do not have any issues with the plan as presented.

**Respectfully,**



Aaron P. Chapin  
Chief of Police



## McFarland Fire & Rescue Department

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

(608) 838-3278 • Fax: (608) 838-3619

**Emergency: 911**

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March 25, 2022

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

RE: 5315 Paulson Road-Rubadubdub Staff Review

Dear Andrew,

The McFarland Fire & Rescue Department does not observe any conflicts regarding fire department access or the IFC-2015-Appendix D with the proposed parking lot expansion for the Rubadubdub Laundry at 5315 Paulson Road within the Village of McFarland.

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

Sincerely,

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

Mitchell Sutter  
Fire Inspector/Public Education Specialist

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



**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Monday, April 18, 2022

**SECTION:** Business

**DEPARTMENT:** Community Development

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

**AGENDA ITEM:** Discussion regarding East Side Neighborhood Plan update

**PREVIOUS ACTION:**

**ISSUE SUMMARY:**

This month's activities include the creation of an article for the Spring/Summer Outlook Newsletter regarding the project and the upcoming community survey. A copy of the article content is included in the packet for preference. The Outlook Newsletter is mailed to all households in the 53588 zip code and will be delivered on May 5th. The article references an online community survey that will be available May 5th through May 29th. The purpose of the survey is to collect community input on questions related to housing, transportation, retail goods and services, etc. The results of the survey will be used to supplement the housing and market analysis components of the East Side Plan. The packet includes a draft copy of the survey questions. The survey is longer in nature given the variety of topics we are covering. MSA has developed a dynamic survey that reduces the total question based on responses to questions (see comments in red boxes regarding how the online survey will work and who will be responding to each section). This agenda item is presented for discussion to provide Village Staff with any comments regarding the draft survey. Staff will be working with our consultant to finalize the survey questions by the end of the month.

Our consultant will be attending the May 17th Plan Commission meeting to discuss finalizing the planning area boundary for the project, to discuss existing conditions within the planning area, and initial Plan Commission comments regarding land use planning within the neighborhood.

Looking ahead to June, the Village is planning to hold a joint Plan Commission and Community Development Authority meeting on Thursday June 23rd, at 7:00PM to discuss the results of the draft housing and market analysis with our consultant.

**FINANCIAL/BUDGET IMPACT:**

**VILLAGE PLAN REFERENCE:**

**ORDINANCE REFERENCE:**

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**





This agenda item is presented for discussion only.

**ATTACHMENTS:**

1. 4.2022 East Side Neighborhood Plan Outlook Article
2. 9362025\_McFarland\_Community Survey\_draft\_2022\_04\_15

### **Village Update to East Side Neighborhood Plan Underway**

The Village is in the process of updating its 2008 East Side Neighborhood Growth Area Plan. The East Side Plan is a component, or subarea plan, of the Village's Comprehensive Land Use Plan. The East Side Plan provides general and detailed recommendations regarding the character of future development on the Village's east side including the location, type, density, and intensity of a variety of land uses including residential, commercial, industrial, parks, trails, and open spaces. The recommendations within the East Side Plan are used to guide short and long-term investments in future growth and preservation areas of the Village and is used to assist in the review and approval of development requests, subdivision reviews, and zoning amendments within the boundaries of the plan.

### **Staying Informed and Being Involved**

There will be multiple opportunities for residents, stakeholders, and members of the public to provide input in the planning process including online surveys, public meetings and hearings. Please visit [www.mcfarland.wi.us/eastsideplanupdate](http://www.mcfarland.wi.us/eastsideplanupdate) to sign up to receive email notification of future public involvement meetings and community surveys regarding the East Side Plan Update. The project is anticipated to be completed by March of 2023.

### **Complete our Community Survey**

Our first project survey is underway, and the Village would like to hear from you. This community survey covers such topics as housing, retail goods and services, and desired types of development and will be available through May 29th. Please consider completing this online survey so we can learn more about the challenges and opportunities in the Village of McFarland. While this plan is focused on future growth to the east, this process is also evaluating the overall housing and economic stability of the entire Village. The survey can be found at:

[www.surveymonkey.com/r/McFarlandWis](http://www.surveymonkey.com/r/McFarlandWis)

Residents are encouraged to complete the survey online; however, paper copies are available for pick-up and drop-off at the Community Development Department, within the Municipal Center located at 5915 Milwaukee Street.

About this survey

All Respondents

**The Village is conducting an Economic Development Study to support growth of the community. This survey will assist Village decision-makers in understanding present and future needs related to housing, employment, shopping and development preferences.**

**The survey is anonymous and should take 10-15 minutes to complete.**

## Demographics

All Respondents

### 1. Please indicate your age:

- |                                |                                    |
|--------------------------------|------------------------------------|
| <input type="radio"/> Under 18 | <input type="radio"/> 45-54        |
| <input type="radio"/> 18-24    | <input type="radio"/> 55-64        |
| <input type="radio"/> 25-34    | <input type="radio"/> 65-84        |
| <input type="radio"/> 35-44    | <input type="radio"/> 85 and older |

### 2. Please indicate your race or ethnicity:

- |                                                 |                                                                 |
|-------------------------------------------------|-----------------------------------------------------------------|
| <input type="radio"/> White or Caucasian        | <input type="radio"/> American Indian or Alaska Native          |
| <input type="radio"/> Black or African American | <input type="radio"/> Native Hawaiian or other Pacific Islander |
| <input type="radio"/> Hispanic or Latino        | <input type="radio"/> 2 or more races                           |
| <input type="radio"/> Asian or Asian American   | <input type="radio"/> Another race                              |

### 3. What is your gender?

- |                              |                                         |
|------------------------------|-----------------------------------------|
| <input type="radio"/> Female | <input type="radio"/> Non-binary        |
| <input type="radio"/> Male   | <input type="radio"/> Prefer not to say |

### 4. How many children live in your home per the following age brackets at least part of the year?

|                    | 0                     | 1                     | 2                     | 3                     | 4                     | 5 or more             |
|--------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Under 5 years old  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 5-10 years old     | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 11-14 years old    | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 15-18 years old    | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 19 years and older | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

### 5. How would you describe your living situation?

- |                                                                               |                                                        |
|-------------------------------------------------------------------------------|--------------------------------------------------------|
| <input type="radio"/> I live with my parent(s) or my parent(s) and sibling(s) | <input type="radio"/> I live with roommates or friends |
| <input type="radio"/> I live with my spouse/partner                           | <input type="radio"/> I live with other family members |
| <input type="radio"/> I live with my spouse/partner and children              | <input type="radio"/> I live alone                     |
| <input type="radio"/> I live with my children                                 |                                                        |

Demographics

All Respondents

6. In what community is your primary place of residence?

- |                                              |                                                |
|----------------------------------------------|------------------------------------------------|
| <input type="radio"/> Village of McFarland   | <input type="radio"/> Village of Cottage Grove |
| <input type="radio"/> City of Fitchburg      | <input type="radio"/> Village of Oregon        |
| <input type="radio"/> City of Madison        | <input type="radio"/> Town of Dunn             |
| <input type="radio"/> City of Monona         | <input type="radio"/> Town of Blooming Grove   |
| <input type="radio"/> City of Stoughton      | <input type="radio"/> Town of Pleasant Springs |
| <input type="radio"/> Other (please specify) |                                                |

7. If you don't live in McFarland, indicate what factored into that decision (select all that apply).

- |                                                                            |                                                            |
|----------------------------------------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> NA - <b>I live in McFarland</b>                   | <input type="checkbox"/> To live closer to my job          |
| <input type="checkbox"/> I couldn't find the housing I wanted in McFarland | <input type="checkbox"/> To live closer to my spouse's job |
| <input type="checkbox"/> Property taxes are too high                       | <input type="checkbox"/> Neighborhood character            |
| <input type="checkbox"/> Housing prices are too high                       | <input type="checkbox"/> School District                   |
| <input type="checkbox"/> To live closer to family                          |                                                            |
| <input type="checkbox"/> Other (please specify)                            |                                                            |

8. Are you currently a full-time student at any of the following?

- ☐ No, I am not currently a full-time student
- ☐ UW-Madison
- ☐ Madison College
- ☐ Other University/College/Technical College

9. What is your total household income before taxes?

- |                                         |                                            |
|-----------------------------------------|--------------------------------------------|
| <input type="radio"/> Under \$25,000    | <input type="radio"/> \$70,000-\$99,999    |
| <input type="radio"/> \$25,000-\$34,999 | <input type="radio"/> \$100,000-\$149,999  |
| <input type="radio"/> \$35,000-\$49,999 | <input type="radio"/> \$150,000-\$199,999  |
| <input type="radio"/> \$50,000-\$69,999 | <input type="radio"/> \$200,000 or greater |



\* 10. Please indicate your employment status.

- ☐ Employer 

Goes to #11
- ☐ Salaried employee 

Skips to #25
- ☐ Hourly employee 

Skips to #25
- ☐ Stay at home parent 

Skips to #27
- ☐ Unemployed 

Skips to #27
- ☐ Retired 

Skips to #27

Employment

Business Owners Only

11. What is the nature of your business?

- ☐ Restaurant / Bar / Coffee Shop
- ☐ Retail / Service
- ☐ Professional Service
- ☐ Other (please specify)
- ☐ Industrial / Manufacturing
- ☐ Developer / Property Management / Realtor

12. How long have you been operating this business?

- ☐ Less than 1 year
- ☐ 1-3 years
- ☐ 4-6 years
- ☐ 7-9 years
- ☐ 10 or more years

13. Before the pandemic, how would you characterize your business activity level?

- ☐ NA - I did not operate the business prior to 2020
- ☐ Business was rapidly expanding
- ☐ Business was moderately growing/increasing
- ☐ Holding your own
- ☐ Declining business activity

14. How would you characterize your business activity level in the last 6 months?

- ☐ Business is rapidly expanding
- ☐ Business is moderately growing/increasing
- ☐ Holding your own
- ☐ Declining business activity

15. Which community is your business based out of?

- |                                              |                                           |
|----------------------------------------------|-------------------------------------------|
| <input type="radio"/> Village of McFarland   | <input type="radio"/> City of Monona      |
| <input type="radio"/> Town of Dunn           | <input type="radio"/> City of Stoughton   |
| <input type="radio"/> City of Fitchburg      | <input type="radio"/> City of Sun Prairie |
| <input type="radio"/> City of Madison        | <input type="radio"/> City of Verona      |
| <input type="radio"/> City of Middleton      |                                           |
| <input type="radio"/> Other (please specify) |                                           |

\* 16. Does your business have a physical location (e.g., store, office, storage, etc.) in McFarland?

- |                           |                         |
|---------------------------|-------------------------|
| <input type="radio"/> Yes | <div>Goes to #17</div>  |
| <input type="radio"/> No  | <div>Skips to #27</div> |

Employment

McFarland Business Owners Only

17. Do you rent or own your space?

- ☐ Rent/Lease
- ☐ Own

18. How many people do you employ, including yourself, both part-time and full-time?

|                       | 1                     | 2-5                   | 6-20                  | 21-50                 | 51-99                 | 100+                  |
|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Full - Time Employees | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Part - Time Employees | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

19. What percent of your employees live in McFarland (combined part-time and full-time)?

- ☐ Not Sure / Prefer not to answer
- ☐ Less than 10%
- ☐ 10% - 25%
- ☐ 26% - 50%
- ☐ 51% - 74%
- ☐ 75% - 100%

20. What is your primary market area from which the MAJORITY of your sales are derived?

- ☐ McFarland area
- ☐ Madison area
- ☐ Dane County
- ☐ Surrounding Counties
- ☐ Travelers/Tourists
- ☐ Internet
- ☐ Unsure

21. In the past 5 years, have housing-related issues impacted your ability to attract quality employees?

- ☐ Yes
- ☐ No

If yes, please describe the issue(s) you've seen

22. In addition to a strong/recovering economy, what are the critical **private sector** factors for the success and expansion of your business? (check all that apply)

- ☐ Qualified Labor
- ☐ Availability of Childcare for Employees
- ☐ Tourism
- ☐ Current Inventory
- ☐ Up-to-date Equipment/Technology
- ☐ Financing
- ☐ Telecommunication Infrastructure
- ☐ Foot traffic
- ☐ More space or New Facility
- ☐ Operations Efficiencies

23. What are the **public sector** factors for the success and expansion of your business? (check all that apply)

- ☐ Workforce Development programming
- ☐ Event promotions
- ☐ Land availability
- ☐ Access to public transportation for employees
- ☐ Public service capacity
- ☐ Gap financing

24. Which description below BEST characterizes your operation plans in the next 18 months?

- ☐ Plan to expand operations
- ☐ Plan to reduce operations
- ☐ No plans to change
- ☐ Plan to sell business
- ☐ Plan to relocate within McFarland
- ☐ Plan to relocate outside of McFarland
- ☐ Uncertain

Skips to #27



Employment

Salaried Employees Only

25. In what community is your primary place of work?

- |                                              |                                                |
|----------------------------------------------|------------------------------------------------|
| <input type="radio"/> City of Fitchburg      | <input type="radio"/> City of Sun Prairie      |
| <input type="radio"/> City of Madison        | <input type="radio"/> City of Verona           |
| <input type="radio"/> City of Middleton      | <input type="radio"/> Village of Cottage Grove |
| <input type="radio"/> City of Monona         | <input type="radio"/> Village of McFarland     |
| <input type="radio"/> City of Stoughton      | <input type="radio"/> Village of Oregon        |
| <input type="radio"/> Other (please specify) |                                                |

26. How long have you worked for your employer?

- ☐ Less than 1 year
- ☐ 1-3 years
- ☐ 4-6 years
- ☐ 7-9 years
- ☐ 10 or more years

Employment

All Respondents

27. What mode(s) of transportation do you use to get to work? (select all that apply)

- |                                                    |                                                             |
|----------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> NA - Work from home, etc. | <input type="checkbox"/> Employer-provided carshare/carpool |
| <input type="checkbox"/> Bike                      | <input type="checkbox"/> Drive alone                        |
| <input type="checkbox"/> Bus                       | <input type="checkbox"/> Walk                               |
| <input type="checkbox"/> Carpool/drive with others |                                                             |
| <input type="checkbox"/> Other (please specify)    |                                                             |

28. How far do you live from your primary place of employment?

- ☐ 0 - Work from home
- ☐ Less than 1 mile
- ☐ 1-5 miles
- ☐ 6-10 miles
- ☐ 11-20 miles
- ☐ Greater than 20 miles

29. How long does it take you to travel from home to your primary place of employment?

- ☐ 0 - Work from home
- ☐ Less than 10 minutes
- ☐ 10-19 minutes
- ☐ 20-29 minutes
- ☐ 30-44 minutes
- ☐ 45 minutes or more

## Your Housing Today

All Respondents

### 30. What type of structure do you live in?

- ☐ Detached (single-family) home
- ☐ Duplex or Side-by-side condo (2 unit structure)
- ☐ 3-4 unit building (triplex, fourplex, small apartment building)
- ☐ 5-19 unit Apartment/Condo Building
- ☐ 20+ unit Apartment/Condo Building
- ☐ Townhouse/Rowhouse (attached single-family homes w/ common walls)
- ☐ Accessory Dwelling Unit (secondary unit in or outside of the principal structure)
- ☐ Shelter/transitional facility
- ☐ Assisted living/other group facility
- ☐ Dormitory

### 31. How many bedrooms does your current home have?

- ☐ Efficiency - no separate bedroom
- ☐ One
- ☐ Two
- ☐ Three
- ☐ Four or more

### 32. What were the important factors in deciding to live at your current residence? (select all that apply)

- |                                                             |                                                                                                 |
|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Familiarity / In my hometown       | <input type="checkbox"/> Proximity to amenities (grocery stores, shopping, entertainment, etc.) |
| <input type="checkbox"/> Cost                               | <input type="checkbox"/> Schools                                                                |
| <input type="checkbox"/> Dwelling type (type of house/unit) | <input type="checkbox"/> Quiet and safe                                                         |
| <input type="checkbox"/> Easy Commute to work               | <input type="checkbox"/> Neighborhood character                                                 |
| <input type="checkbox"/> Proximity to family                | <input type="checkbox"/> Property Taxes                                                         |
| <input type="checkbox"/> Other (please specify)             |                                                                                                 |

### \* 33. Do you rent or own your place of residence?

- ☐ Rent Goes to #34
- ☐ Own Skips to #36

Your Housing Today

Renters only

34. Approximately how much do you currently pay for your housing each month, including rent, insurance and utilities (water, heat, electricity, etc.)?

- ☐ Less than \$500 (<\$6,000/yr)
- ☐ \$500 to \$999 (\$6,000-\$11,999/yr)
- ☐ \$1,000 to \$1,499 (\$12,000-\$17,999/yr)
- ☐ \$1,500 to \$1,999 (\$18,000-\$23,999/yr)
- ☐ \$2,000 to \$2,499 (\$24,000 - \$29,999/yr)
- ☐ \$2,500 or more (\$30,000 or more/yr)

35.

Would you consider living in an accessory dwelling unit (ADU)/granny flat/mother-in-law suite?

*ADU: A smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home.*



- ☐ Yes
- ☐ No

Skips to #44

36. What is your monthly cost, including utilities, mortgage payments, taxes, insurance, and any amount saved specifically for future maintenance (if applicable?)

- ☐ Less than \$500 (< \$6,000)
- ☐ \$500 to \$999 (\$6,000-\$11,999/yr)
- ☐ \$1,000 to \$1,499 (\$12,000-\$17,999/yr)
- ☐ \$1,500 to \$1,999 (\$18,000-\$23,999/yr)
- ☐ \$2,000 to \$2,499 (\$24,000-\$29,000/yr)
- ☐ \$2,500 to \$2,999 more (\$30,000-\$35,999/yr)
- ☐ \$3,000 or more (\$36,000 or more/yr)

37. What is the approximate **assessed** value of your home?

- ☐ Less than \$50,000
- ☐ \$50,000 to \$99,999
- ☐ \$100,000 to \$149,999
- ☐ \$150,000 to \$199,999
- ☐ \$200,000 to \$299,999
- ☐ \$300,000 to \$499,999
- ☐ \$500,000 to \$599,999
- ☐ \$600,000 or more

38. If you were to sell your home right now, what do you believe would be a fair market price?

- ☐ Less than \$50,000
- ☐ \$50,000 to \$99,999
- ☐ \$100,000 to \$149,999
- ☐ \$150,000 to \$199,999
- ☐ \$200,000 to \$299,999
- ☐ \$300,000 to \$499,999
- ☐ \$500,000 to \$599,999
- ☐ \$600,000 or more

39. Are you currently renting your primary residence as a short term rental (e.g. Airbnb)?

- ☐ Yes
- ☐ No

40. Would you be interested in adding an accessory dwelling unit (ADU), granny flat/mother-in-law suite to your property?

*ADU: A smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home.*



- ☐ Yes
- ☐ No
- ☐ I already have an accessory dwelling unit/granny flat/mother-in-law suite on my property
- ☐ None of the above

41. Would you be interested in purchasing an investment property to rent out (e.g. single-family home, duplex where one half is owner-occupied)?

- ☐ Already own an investment property that I rent out
- ☐ Yes
- ☐ No



Your Housing Today

Homeowners Only

42. In the past 5 years, have you invested more than \$2,500 in improvements to an existing home, not including storm or flood damage repair? If so, approximately how much have you invested?

- ☐ NA - I haven't owned a home in the past 5 years
- ☐ NA - I have not invested in significant improvements in the past 5 years
- ☐ Up to \$2,500
- ☐ \$2,500 to \$9,999
- ☐ \$10,000 to \$49,999
- ☐ \$50,000 to \$100,000
- ☐ \$100,000 or more

Please summarize the improvements made if you spent more than \$2,500:

43. In the next 5 years, do you intend to invest more than \$2,500 in home improvements?

- ☐ NA - I don't expect to own a home in the next 5 years
- ☐ Yes
- ☐ Likely
- ☐ Unlikely
- ☐ No

If you intend to invest more than \$2,500 in home improvements in the next 5 years, please summarize the likely improvements:

## Housing Preferences All Respondents

44. What is the condition of your home or apartment? Consider both the building systems (plumbing, heating, electrical) and the interior and exterior finishes (roofing, siding, paint, flooring, counter tops, etc.).

- ☐ Excellent - all systems and finishes in good repair
- ☐ Good - all systems in good repair, but finishes are showing some signs of age and/or wear
- ☐ Fair - systems all functional but with recurring or impending repair needs, but the unit is safe; some finishes are visibly worn or dated
- ☐ Poor - systems have current or frequent repair needs, some finishes are significantly worn and unsightly, there are building code violations and/or safety concerns

45. In the past 5 years, have you had to forego other needs such as food, healthcare, or childcare to ensure you could continue to pay for your housing?

- ☐ Yes
- ☐ No

46. If you were to move in the next 5 years, would you rather rent or own your housing?

- ☐ Rent
- ☐ Own - conventional ownership
- ☐ Own - condo ownership

47. If you were to move in the next 5 years, what type of structure types would appeal to you? check all that apply.

- ☐ New Construction Single-family home
- ☐ Older Single-family home
- ☐ Duplex or Side-by-side condo (2 unit structure)
- ☐ 3-4 unit building (triplex, fourplex, small apartment building)
- ☐ 5-19 unit Apartment/Condo Building
- ☐ 20+ unit Apartment/Condo Building
- ☐ Townhouse/Rowhouse (attached single-family homes w/ common walls)
- ☐ Accessory dwelling unit/granny flat/mother-in-law suite
- ☐ Shelter/transitional facility
- ☐ Assisted living/other group facility
- ☐ Dormitory

\* 48. Are you currently planning to purchase a home somewhere in the next 2-3 years?

☐ Yes Skips to #50

☐ No Goes to #49

☐ Unsure Skips to #54

## Housing Preferences

Not looking to buy in next 2-3 yrs

49. What are the main barriers to purchasing a home? Select all that apply.

- ☐ Happy where I am right now
- ☐ Lack of preferred dwelling type
- ☐ Lack of downpayment
- ☐ Too much existing debt (student loans, car loans, etc.)
- ☐ Monthly payment would be too high/unaffordable
- ☐ Credit history unreliable to secure loan
- ☐ Increased commute for other household members
- ☐ Lack of access to basic need amenities (grocery stores, shopping, etc.)
- ☐ Don't want to change schools/district

Skips to #54

Future Home

Looking to buy in next 2-3 yrs

50. How likely are you to purchase your next home in McFarland?

- ☐ Very likely
- ☐ Somewhat likely
- ☐ Unsure
- ☐ Unlikely. Can you share your TOP reason why not?

51. What size of a lot are you looking for in this next purchase?

|                           | Desirable             | Neutral               | Undesirable           |
|---------------------------|-----------------------|-----------------------|-----------------------|
| 1/8 Acre Lot (~5,500 SF)  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 1/4 Acre Lot (~11,000 SF) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 1/2 Acre lot (~22,000 SF) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 3/4 Acre Lot (~33,000 SF) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 1 Acre Lot (~44,000 SF)   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| More than 1 Acre Lot      | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

52. How many bedrooms are you looking for in this next purchase?

|             | Desirable             | Neutral               | Undesirable           |
|-------------|-----------------------|-----------------------|-----------------------|
| 2 Bedrooms  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 3 Bedrooms  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 4 Bedrooms  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 5+ Bedrooms | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

53. How much down payment will you likely have available for purchasing a new home?

- ☐ \$0 - \$4,999
- ☐ \$5,000 - \$9,999
- ☐ \$10,000 - \$19,999
- ☐ \$20,000 - \$29,999
- ☐ \$30,000 - \$49,999
- ☐ \$50,000 - \$69,999
- ☐ \$70,000 - \$89,999
- ☐ \$90,000 or More

McFarland's Housing Market

All Respondents

54. Have you perceived changes in housing options and availability in McFarland over the past 5 years?

- ☐ Not sure / No opinion
- ☐ Yes, adequate housing has gotten easier to find
- ☐ Yes, adequate housing has gotten harder to find
- ☐ No, it has always been difficult to find adequate housing
- ☐ No, it has always been relatively easy to find adequate housing

55. In your opinion, what effect do each of the following issues have on decisions to choose housing in McFarland?

|                                 | Positive              | Neutral               | Negative              | Not sure/no opinion   |
|---------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| School district                 | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Housing affordability           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Housing availability            | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Housing quality                 | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Housing type options            | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Neighborhood character          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Access to amenities             | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Access to public transportation | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

56. In your opinion, what are the greatest unmet housing needs in McFarland right now? (select up to 3)

- ☐ I'm not sure
- ☐ Housing/shelter for persons experiencing homelessness
- ☐ Affordable home ownership opportunities
- ☐ Affordable rental opportunities
- ☐ Housing for persons with disabilities/special needs
- ☐ Housing for seniors
- ☐ Housing for students
- ☐ Housing rehabilitation (poor quality of housing)
- ☐ Larger homes (4+ bedrooms)
- ☐ Larger rental units (3+ bedrooms)



57. If the Village were to use/create programs that target a specific housing type, is there a specific type of investment you feel would have the GREATEST benefit?

- ☐ Construction of new affordable owner-occupied housing
- ☐ Construction of new affordable rental housing
- ☐ Construction of new income-restricted rental housing
- ☐ Rehabilitation of owner-occupied housing
- ☐ Rehabilitation of rental housing

Shopping

All Respondents

58. Where do you do most of your NON-GROCERY shopping?

- ☐ Village of McFarland
 ☐ City of Madison  
☐ City of Fitchburg
 ☐ Outside of Dane County  
☐ City of Monona
 ☐ Internet and/or Mail Order  
☐ Other (please specify)

59. What are important factors that lead you to shop where you do?

|                     | Not Important         |                       | Neutral               |                       | Very Important        |
|---------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Convenience         | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Familiarity/Loyalty | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Price               | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Quality             | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Selection           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Service             | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

60. How often do go out to a restaurant/eatery for...?

|           | Rarely/Never          | 1-2 times a<br>Month  | 1-2 times a Week      | 2-4 times a Week      | 5+ times a Week       |
|-----------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Breakfast | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Lunch     | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Dinner    | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

61. How often do you shop in McFarland for the following?

|                             | Rarely/Never          | 1-2 times a<br>Month  | 1-2 time s a<br>Week  | 2-4 times a Week      | 5+ time is a<br>Week  |
|-----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Groceries                   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Non-grocery Retail Shopping | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Restaurant/Cafe             | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Tavern/Bar                  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Personal Care               | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Professional Services       | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

62. Are there enough options in McFarland in the following categories?

|                                                             | Not Enough            | Right Amount          | More than Enough      | No Opinion            |
|-------------------------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Sit-down restaurants                                        | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Fast food restaurants                                       | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Bakery/Coffee Shops                                         | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Deli/Butcher Shops                                          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Clothing/Apparel                                            | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Furniture/home furnishings                                  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Specialty/local food                                        | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Arts/craft supplies                                         | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Hardware/Building & Garden Supply Stores                    | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Personal Care                                               | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Veterinary/pet supplies                                     | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Clinics (medical, dental, etc.)                             | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Professional Services (accountants, insurance agents, etc.) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Thank you!

All Respondents

**Thank you for helping shape discussions around the local economy and housing market in McFarland and the surrounding area! If you have any questions about this project, please contact the McFarland Community & Economic Development Department at 608-838-2313 or email [andrew.bremer@mcfarland.wi.us](mailto:andrew.bremer@mcfarland.wi.us).**

**Memorandum**

**To:** McFarland Plan Commission  
**From:** Karen Knoll, Property Maintenance Officer  
**Date:** April 13, 2022

**Re: March Property Maintenance Report**

| Date    | Address                 | Owner                   | Complaint Type             | Complaint Comments                                      | Status        |
|---------|-------------------------|-------------------------|----------------------------|---------------------------------------------------------|---------------|
| 3.1.22  | 4705 Siggelkow Road     | Brittany Woods LLC      | Snow Removal               | thick ice and snow on sidewalks                         | Resolved      |
| 3.10.22 | 4709 Terminal Drive     | Waubesa village         | Other                      | mailbox left up after raze                              | Resolved      |
| 3.11.22 | 5405 N. Cook Street     | Bloyer, Stormer         | Vehicle Improperly Parked  | RV in backyard, unlicensed                              | Letter Sent   |
| 3.15.22 | 5219 Church Street      | Hazimze                 | Junk/Debris                | junk, brush, debris, non running, non licensed vehicles | Resolved      |
| 3.15.22 | 6403 Crestwood          | Dodge                   | Other Property Maintenance | failed pool with dirt bottom                            | Ticket Issued |
| 3.16.22 | 5211 Broadhead Street   | Scott/Steltenpohl       | Work w/o Permit            | work w/out permit                                       | Resolved      |
| 3.16.22 | 5312 Broadhead Street   | Burke                   | Work w/o Permit            | roofing w/out a permit                                  | Resolved      |
| 3.18.22 | 5613 Holscher Road      | Waterford Apts. LLC     | Other Property Maintenance | Noise - all night - construction crew working           | Resolved      |
| 3.28.22 | 5015 Terminal Drive     | Lingk                   | Junk/Debris                | brush, junk, broken mowers etc.                         | Letter Sent   |
| 3.29.22 | 5951 Prairie Wood Drive | Rettkowski              | Work w/o Permit            | work w/out permit                                       | Letter Sent   |
| 3.31.22 | 5902 Spartan Drive      | Manning/Hell Yeah Ranch | Work w/o Permit            | electrical work no permit & elec. Code violation        | Phoned        |

## Memorandum

To: McFarland Plan Commission

From: Andrew Bremer, AICP  
Community & Economic Development Director

Date: April 14, 2022

Re: **March 2022, Community & Economic Development Department Highlights**

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

### YTD New Construction Building Permits

|                                        | 2021       | 7-Year     | 5-Year     | 3-Year     | 2022          |
|----------------------------------------|------------|------------|------------|------------|---------------|
| Building Permits<br>(new construction) | Actual     | Average    | Average    | Average    | Actual<br>YTD |
| SF (Total Units)                       | 18         | 47         | 53         | 45         | 9             |
| Duplex (Total Units)                   | 0          | 9          | 11         | 5          | 0             |
| MF (Total Units)                       | 104        | 44         | 54         | 77         | 4             |
| <b>Total Res. Units</b>                | <b>122</b> | <b>100</b> | <b>118</b> | <b>127</b> | <b>13</b>     |
| Commercial                             | 0          | 3          | 3          | 2          | 1             |

51 total building permits issued in the month with three new single family housing permits issued for Rosewood Fields, bringing the total to 12 for Phase 1 of this development.

### YTD Department Revenues

| Account   |                                  | 2021<br>Actual    | 7-Year<br>Average | 5-Year<br>Average | 3-Year<br>Average | 2022<br>Budget    | 2022<br>Actual YTD | YTD % of<br>Budget |
|-----------|----------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|
| 44300-101 | Building Permit                  | \$ 83,031         | \$ 86,357         | \$ 103,223        | \$ 99,408         | \$ 95,000         | \$ 16,560          | 17%                |
| 44300-102 | HVAC Permit                      | \$ 22,960         | \$ 30,602         | \$ 35,823         | \$ 29,921         | \$ 37,000         | \$ 5,994           | 16%                |
| 44300-103 | Plumbing Permit                  | \$ 26,399         | \$ 32,606         | \$ 37,894         | \$ 32,838         | \$ 37,000         | \$ 7,403           | 20%                |
| 44300-104 | Electrical Permit                | \$ 34,549         | \$ 41,582         | \$ 48,559         | \$ 43,995         | \$ 45,000         | \$ 8,978           | 20%                |
| 44300-105 | Sprinkler Fee                    | \$ 8,870          | \$ 4,007          | \$ 5,594          | \$ 5,934          | \$ 6,500          | \$ 120             | 2%                 |
| 44300-106 | Fire Alarm Inspection Fee        | \$ 1,790          | \$ 2,386          | \$ 3,340          | \$ 2,923          | \$ 3,500          | \$ 1,110           | 32%                |
| 44300-108 | CD Occupancy Inspection Fee      | \$ 6,645          | \$ 7,933          | \$ 8,926          | \$ 8,210          | \$ 8,000          | \$ 1,185           | 15%                |
| 44900-000 | Misc. CD Permit Fees (fence, sig | \$ 89,959         | \$ 120,198        | \$ 143,569        | \$ 110,296        | \$ 50,000         | \$ 1,114           | 2%                 |
| 46800-000 | Community Development Fees (     | \$ 11,240         | \$ 11,795         | \$ 12,272         | \$ 14,524         | \$ 12,500         | \$ 4,117           | 33%                |
| 47210-000 | City - Building Inspection       | \$ -              | \$ 16,025         | \$ 8,127          | \$ -              | \$ -              | \$ -               | 0%                 |
|           | <b>Total Revenue</b>             | <b>\$ 285,442</b> | <b>\$ 353,492</b> | <b>\$ 407,327</b> | <b>\$ 348,050</b> | <b>\$ 294,500</b> | <b>\$ 46,582</b>   | <b>15.8%</b>       |

\* As of 3/31, 25% through calendar year

Total C&ED deposits for the month were \$60,492.42.



**Summary of Department Activities:**

- Draft revisions to Tax Increment Finance Development Incentives Policy Manual & Application.
- Preliminary planning for potential Madison Metro transit future service opportunities.
- Coordination of final punch list for Juniper Ridge subdivision improvements
- Coordination with CARPC regarding feedback on 2050 Regional Framework Report
- Economic development planning and development meetings for various properties in TID #3, 4, & 5.
- Village Board action on prior month C&ED related applications/projects:
  - Resolution 2022-10: approval to create an affordable housing fund and commit funds per 2022 Budget
  - Ordinance 2022-03: Approval of changes to Landmarks Commission.
  - Approval of design services proposal from SEH related to replacement of the Village's two community gateway signs along USH 51.
- Status update of larger private development projects previously approved:
  - 4313 Triangle Street (CTW). Raze permit approved, building demolition underway.
  - 5411 Bashford (Dan Chin Homes). Building permits approved, working on foundation.
  - Rosewood Fields (Veridian, CTH AB). Construction of Phase 1 site utilities, roads and sidewalks complete. Department has received 12 building permits to date.
  - Northpointe Development (Holscher & Broadhead). Basement/foundation complete on all three buildings, first floor framing complete on three story apartment building.
- Public Meetings, Webinars & Conferences attended by Department Director:
  - March 4<sup>th</sup>, 5411 Bashford groundbreaking ceremony
  - March 10<sup>th</sup>, 4712 Farwell Gallery ribbon cutting
  - March 11<sup>th</sup>, 5923 Exchange Street Lilly's Ice Cream ribbon cutting
  - March 14<sup>th</sup>, Village Board meeting
  - March 15<sup>th</sup>, Chamber Board meeting
  - March 21<sup>st</sup>, Plan Commission meeting
  - March 22<sup>nd</sup>, [Dane County Accelerate Solar Webinar](#)
  - March 28<sup>th</sup>, Village Board meeting

**Look ahead to potential May 11<sup>th</sup> CDA Agenda Items:**

- 4917 Farwell Street (Atwater Phase II), review of TIF development incentive application from Lakestone Properties for 12,000 square foot multi-tenant commercial building.
- Continued review of Village TIF Development Incentives Policy Manual & Application

**Look ahead to potential May 17<sup>th</sup> PC Agenda Items:**

- 4719 Farwell Street (Atwater Phase II), public hearing on a PUD Detailed Implementation Plan for a 12,000 square foot multi-tenant commercial building.
- 3985 Mahoney Road (Sherven), public hearing on an extraterritorial Certified Survey Map.
- 5600 Lake Edge Road (Waubesa Shores Condominiums), recommendation on Amendment #2 to the Declaration of Condominium for revisions to underground mechanical, storage, parking stalls.
- 5979 Siggelkow Road (former Waubesa School), recommendation on Comprehensive Plan amendment, rezone, and certified survey map as part of renovations by Urso Bros, LLC.
- 4603 Triangle Street (A&J Mobility), recommendation on rezone, conditional use permit, and site design review permit for relocation of this vehicle repair and sales business.
- 3234 CTH AB Community Park Phase 1 site design review permit.
- Parkwoods Condominium, action on site design review (fence amendment), postponed from March Plan Commission meeting to allow applicant to meet with the Condo Association/Board.