

Wednesday, May 11, 2022

4:30 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/82734877100>

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

Webinar ID: 827 3487 7100

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

1. CALL TO ORDER

2. PUBLIC APPEARANCES.

- a. This is an opportunity for members of the public to address the Landmarks Commission. Please remember this is a virtual meeting conducted through the Zoom online meeting platform. Zoom meeting attendees wishing to address the Commission 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 Commission for their consideration. Members of the public who are present in person and wish to address the Commission 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 community.development@mcfarland.wi.us to be included as part of the meeting.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the October 7, 2021 meeting.

4. BUSINESS.

- a. Commission introductions and discussion regarding the role of the Commission.
- b. Discussion and possible action on a Certificate of Appropriateness application submitted by Urso Bros. LLC for exterior site improvements to 5979 Siggelkow Road.
- c. Discussion regarding Commission Assistance and Mentoring Program (CAMP) training offered by the National Alliance of Preservation Commission, April 6th and 7th, 2022.
- d. Discussion regarding the Village's new Historic Properties GIS Story Map.
- e. Discussion and possible action on a Certificate of Appropriateness application submitted by Shaun O'Hearn for side and rear yard fence improvements to 5923 Exchange Street.

5. SCHEDULE NEXT MEETING DATE.

a. To Be Determined

6. ADJOURNMENT.

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

LANDMARKS COMMISSION

Working Draft Minutes

October 7, 2021

Members Present: Ron Larson, Gordon Kinder, Carrie Nelson, Kathy Krusiec, Virginia Nichols

Members Absent:

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

1. CALL TO ORDER

Nelson called the meeting to order at 4:34 p.m.

2. PUBLIC APPEARANCES

None

3. APPROVAL OF MINUTES

Review and possible approval of the July 14, 2021 Landmarks Commission meeting minutes.

Motion by Krusiec to approve the July 14, 2021 minutes, seconded by Larson. Motion carried 5-0.

4. BUSINESS

a. Discussion and possible action on a Certificate of Appropriateness application submitted by Ashley Graser, McFarland Tavern, for repairs to existing porches at 5915 Exchange Street.

Bremer summarized the property at 5915 Exchange Street was given a certificate of appropriateness in 2020 for an outdoor seating area. Graser would like to replace the front and side porches on her property located at 5915 Exchange Street due to recent storm and water damage. Thao reviewed the submittal for replacing the current wood overhangs with new ones with metal roofing, per the application as provided in packets. The property is a locally designated historical property. Per code prior to obtaining a building permit, applicants need to obtain a certificate of appropriateness from the Landmarks Commission. Thao reviewed the photos of the current overhangs and the proposed materials for the new one. Graser indicated the new materials and colors would match the current gates, and the design of the outdoor area, along with complementing the building across the street.

Nelson reviewed with Commissioner's, the questions per Sec. 62-395, A – C, which need to be reviewed for an application for a certificate of appropriateness. She indicated per

Bremer's memo this request would meet the standards. Bremer reviewed under the code 62-396, the criteria for review of alterations to a historic structure. He indicated some criteria might not apply to a specific request; Commissioners also looked at the possibility of a repair being detrimental to a historic building.

Commissioners discussed the design, proposed work, and timeframe of the project, the possibility of removal of the front awning or replacing with a fabric awning.

Kinder moved to approve a certificate of appropriateness for Ashley Graser, McFarland Tavern, for repairs to existing porches at 5915 Exchange Street as submitted. Nichols seconded the motion. Motion carried 5-0.

5. SCHEDULING NEXT MEETING DATE

- a. Next meeting date will be as needed.

6. ADJOURNMENT

Nelson moved to adjourn, Nichols seconded the motion. Motion carried meeting adjourned at 5:13p.m.


VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, May 11, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Commission introductions and discussion regarding the role of the Commission.

PREVIOUS ACTION:

ISSUE SUMMARY:

As part of the Village Board annual meeting in April, some reorganization of committee, commission, and board appointments occurred. The Landmarks Commission welcomes Trustee Mike Flaherty as the new chair in replacement of Trustee Nelson. In addition, Virginia Nichols has elected not to renew her term on the Commission. There is currently a vacancy with four of the five positions filled. We thank Trustee Nelson and Commissioner Nichols for their service. Finally, Kong Thao has accepted a promotion within the Department to the position of Associate Planner.

The roles and duties of the Landmarks Commission are identified under [Division 6, Historic Preservation of the McFarland Zoning Code](#) and can be reviewed as needed by the Landmarks Commission.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda is presented for discussion only.

ATTACHMENTS:

None


VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, May 11, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on a Certificate of Appropriateness application submitted by Urso Bros. LLC for exterior site improvements to 5979 Siggelkow Road.

PREVIOUS ACTION:

January 19, 2021, preapplication meeting with the Plan Commission

July 19, 2021, preapplication meeting with the Plan Commission

April 18, 2022, public hearing with the Plan Commission on Ordinance 2022-05, 2022-08 and proposed CSM

ISSUE SUMMARY:

Summary of Request

Urso Bros LLC (Applicant) is seeking approval of a Certificate of Appropriateness application for several exterior site improvements to 5979 Siggelkow Road (former Waubesa School). This improvements are shown on the Applicant's proposed site plans, but generally consist of the following:

1. Reconstructing the driveway and offstreet parking lot to improve access, safety, and parking.
2. Adding a small private bioretention basin to the west of the proposed driveway for stormwater management.
3. Adding a concrete ADA ramp along the west/rear entrance of the building from the parking lot to the interior of the building where a lift will be installed to provide ADA access to the main floor.
4. Adding concrete sidewalks around the west side of the building along the proposed parking lot.
5. Abandoning the existing private septic field and adding a new sewer lateral to connect to public sewer mains on Juniper Ridge Road.
6. Abandoning the existing private well and adding a new water lateral to connect to public water mains on Juniper Ridge Road.

The packet includes both the Applicant's Certificate of Appropriateness and Plan Commission application, which includes other project details that the Plan Commission and Village Board will act on as summarized in this staff report. The Applicant will be renovating the interior of the building for commercial office space for their business. Interior renovations do not require



approval of a Certificate of Appropriateness from the Landmarks Commission. The Applicant may consider window replacements in the future, and if so, this would require approval of a separate Certificate of Appropriateness prior to obtaining a building permit.

Background

Urso Bros LLC 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 11, 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 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 Siggeklow 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.
- **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.
- **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. Built in 2910 by McFarland contractor Lousis A. Harrison, the former Waubesa School shows the influence of the Craftsman style. An addition was



added to the south of the building in 1992, and a small shed in 1994, which are noncontributing elements to the historic designation of the property. 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 Regarding COA Application

Per Sec. 62-395(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.

In staff's opinion, questions a and b are found in the negative, and question c is not applicable.

The purpose of the site improvements are to improve safe access and parking to the property, improve ADA accessibility to the building, and improve site utilities by placing the building on public sewer and water utilities and to provide a required bioretention basin for stormwater management. These improvements do not impact the exterior of the original school house building. These improvements, plus the renovations of the interior of the building, represent reinvestment in the historic building. In addition, it is the Applicant's intent to restore the building's interior and exterior to more of its historical design, while working with modern building code requirements, such as installation of ADA features.

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. The related Plan Commission application includes a request to amend that designation to the Mixed-Use/Flex Commercial designation to facilitate rehabilitation and reuse of the building/property.

ORDINANCE REFERENCE:

Chapter 62, Article II, Division 6 - Historic Preservation

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to approve the Certificate of Appropriateness application as submitted by Urso Bros LLC for exterior site improvements to 5979 Siggelkow Road.

ATTACHMENTS:

1. 5979 Siggelkow Road_Urso PC Application_03.07.2022
2. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
3. McFarland Comp Plan Figure 4.1
4. 5979 Siggelkow Road Utilities_2021

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

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vierbicher
planners | engineers | advisors



**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, 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 (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	\$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

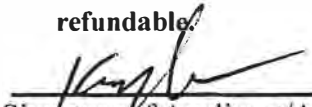
Schedule: The Village of McFarland Plan Commission normally conducts meetings on the third Monday of each month at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; all potential agenda item materials -are required to be submitted per the schedule listed below. **Three (3) copies** of all materials, **one (1) copy must be 8 ½ x 11, two (2) copies to be 11 x 17 and one (1) electronic copy** (*only one copy of application, completed in full, is necessary*) shall be submitted to the Community Development Department (608-838-3154), with fees paid by ***NOON of the deadline day**, according to the following schedule:

Village of McFarland Plan Commission 2021 Schedule

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

*** Submittal deadline:**

- I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. Materials submitted for review after the submittal deadline date, or incomplete submittals, may be held over until the next scheduled meeting.
- I understand any fees not paid for (i.e. legal notices, mailings, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.

X 

 Signature of Applicant/Agent

12-1-21

 Date

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 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) **Name of Applicant** _____
Address _____
Phone _____
Email _____

2) **Address of Property** _____
Parcel No. _____

Present use of property _____
Zoning classification _____
Owner's name/address _____
(if other than shown in #1) _____

1) Work/request proposed on the above property:

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:

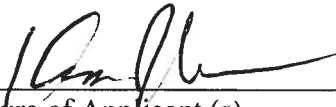
a. The proposed work would destroy, detrimentally change or adversely affect any existing exterior architectural feature of the improvement upon which said work is to be done; and

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	

FLOOR PLAN GENERAL NOTES:

1. SITE DATUM OF XXX' = FLOOR EL. 100' - 0" ON ARCHITECTURAL DRAWINGS.
2. FIELD VERIFY ALL DIMENSIONS. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT / ENGINEER FOR FINAL DECISION.
3. SEE SHEET A001 FOR PARTITION TYPES.
4. SEE SHEET A002 FOR DOOR SCHEDULE AND WINDOW TYPES AND DETAILS.
5. SEE SHEET A111 FOR REFLECTED CEILING PLAN.
6. SEE SHEET A121 FOR FINISH PLAN AND SCHEDULES.
7. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISH WALL TO FINISHED WALL (NOMINAL).
8. REFER TO DEMOLITION SHEETS FOR COORDINATION OF DEMOLITION SCOPE.
9. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL ITEMS AND NOTES.
10. CONTRACTORS ARE RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. ANY DISRUPTION IN SERVICE REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING DUCTWORK, PIPING, CONDUIT, CIRCUITS OR ANY ASSOCIATED EQUIPMENT, MUST BE COORDINATED IN ADVANCE WITH THE OWNER/ USER.

- FLOOR TO BE INFILLED
- FLOOR TO BE DEMO-ED
- CENTERLINE

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

No.	Description	Date

URSO BROTHERS

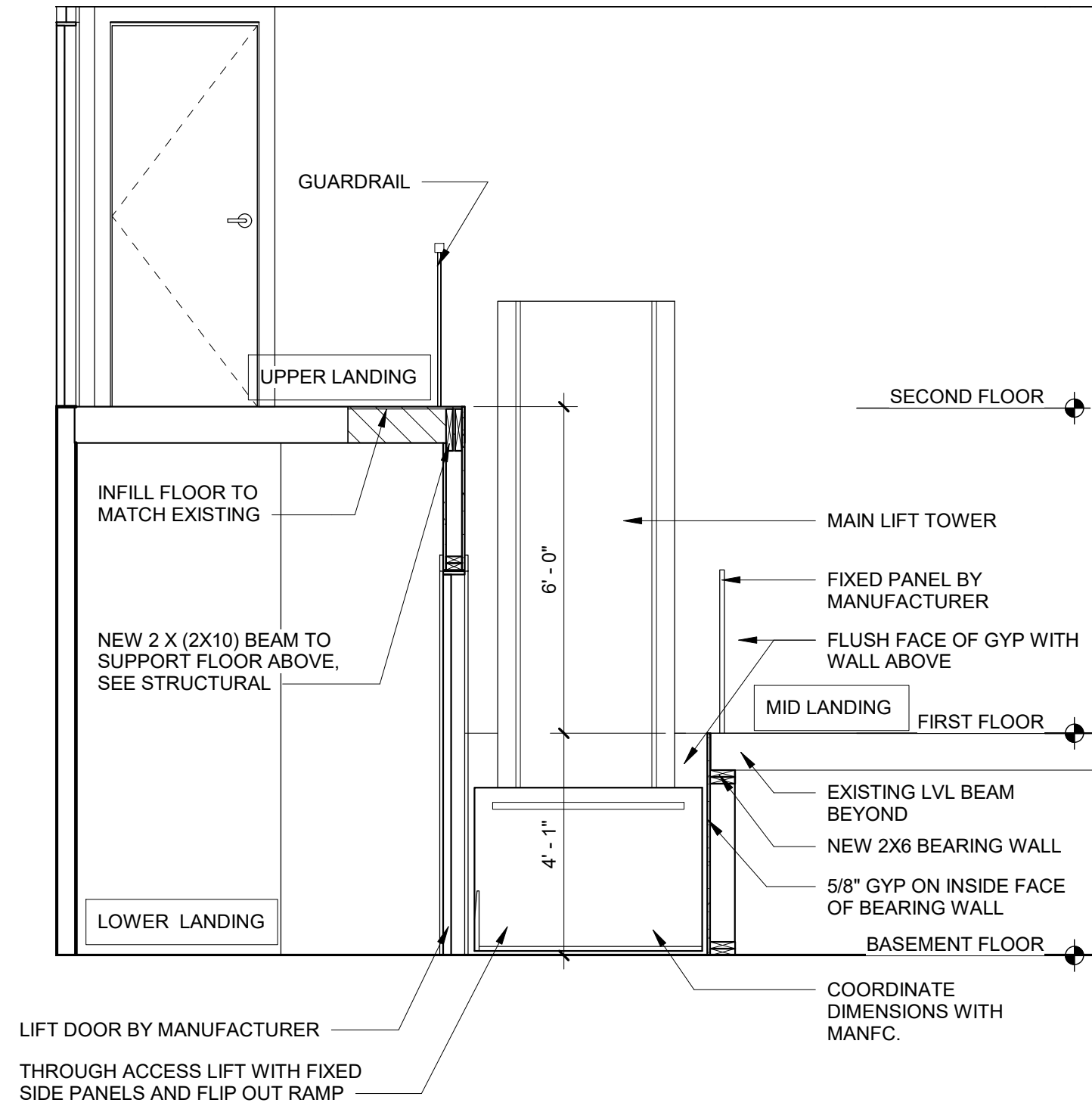
MCFARLAND SCHOOL HOUSE

Madison, WI 53703

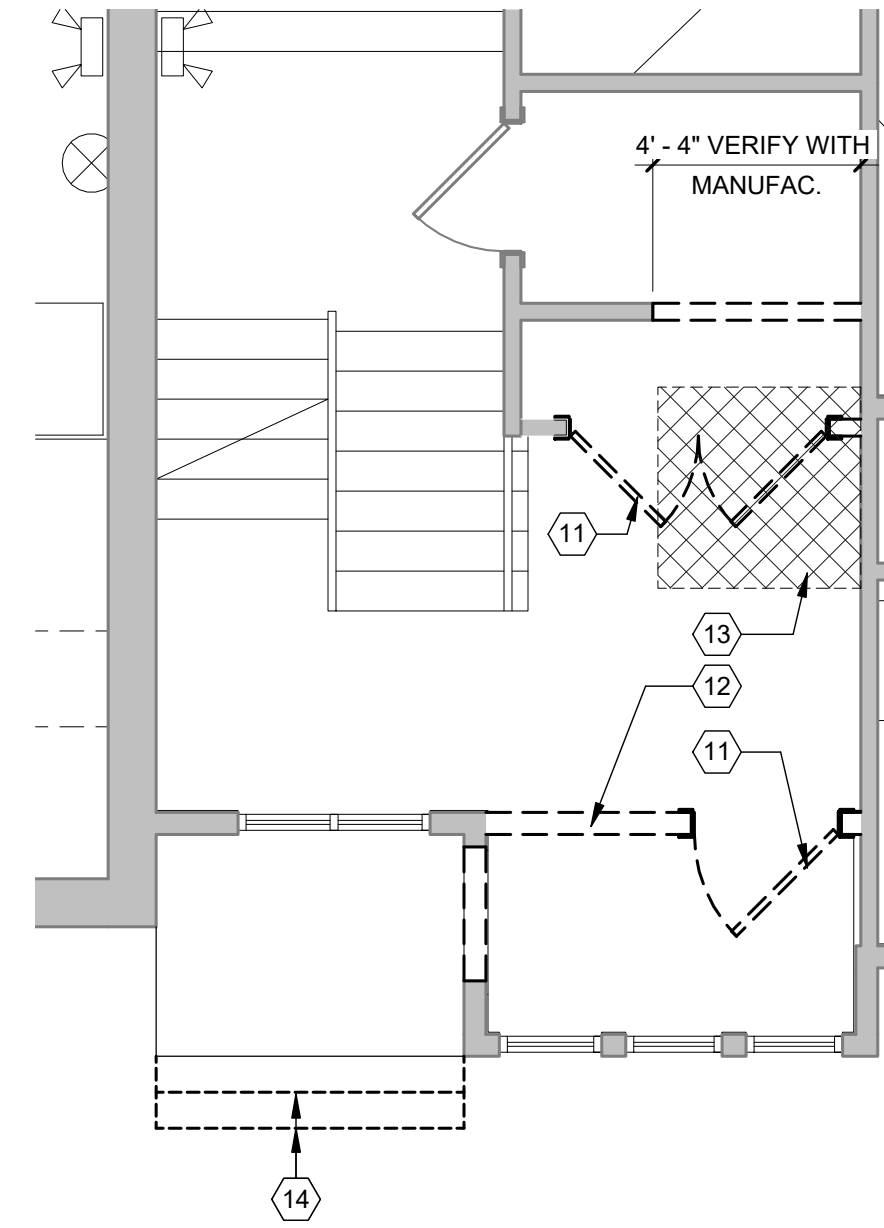
FIRST AND BASEMENT FLOOR PLAN

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

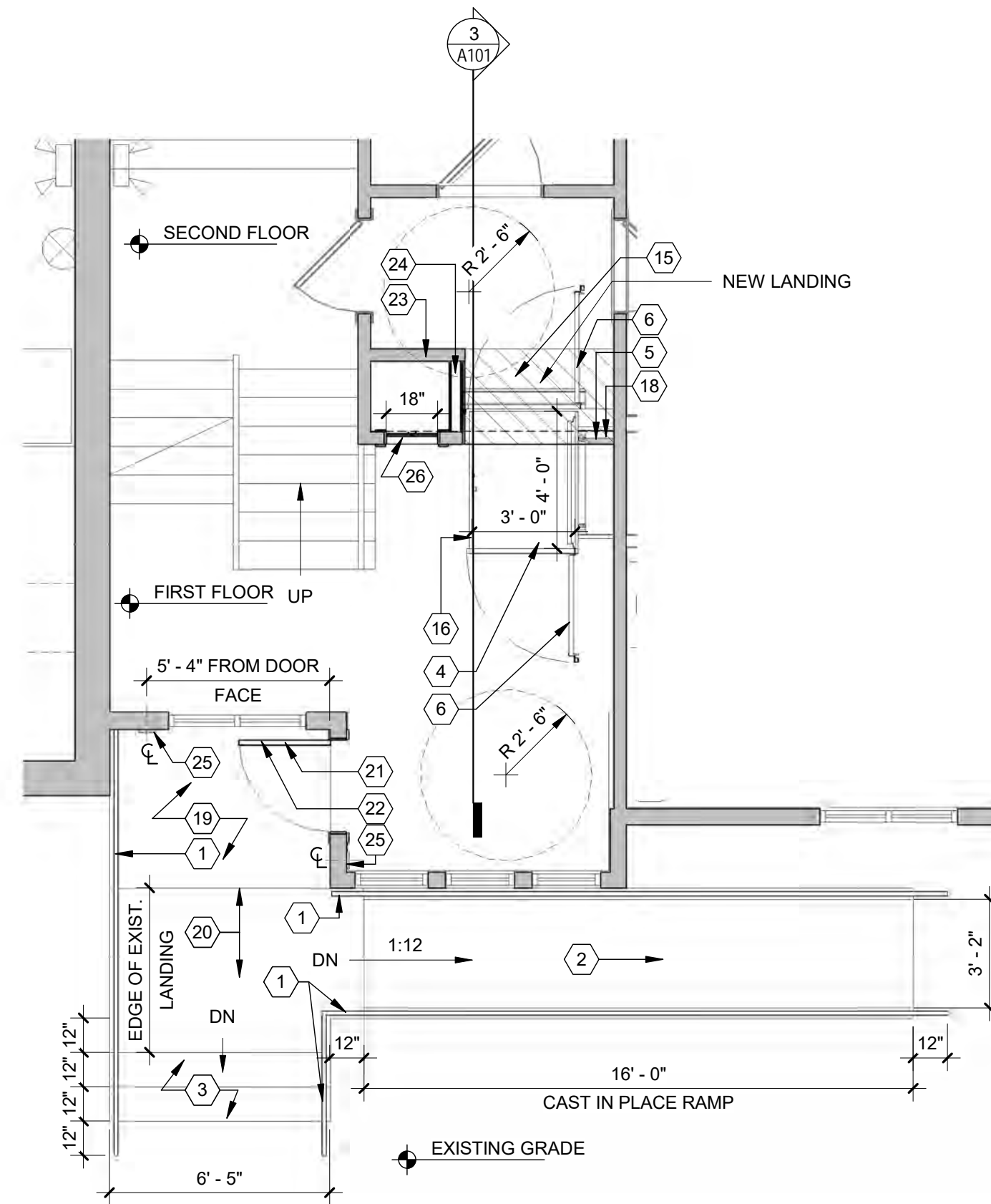
A101



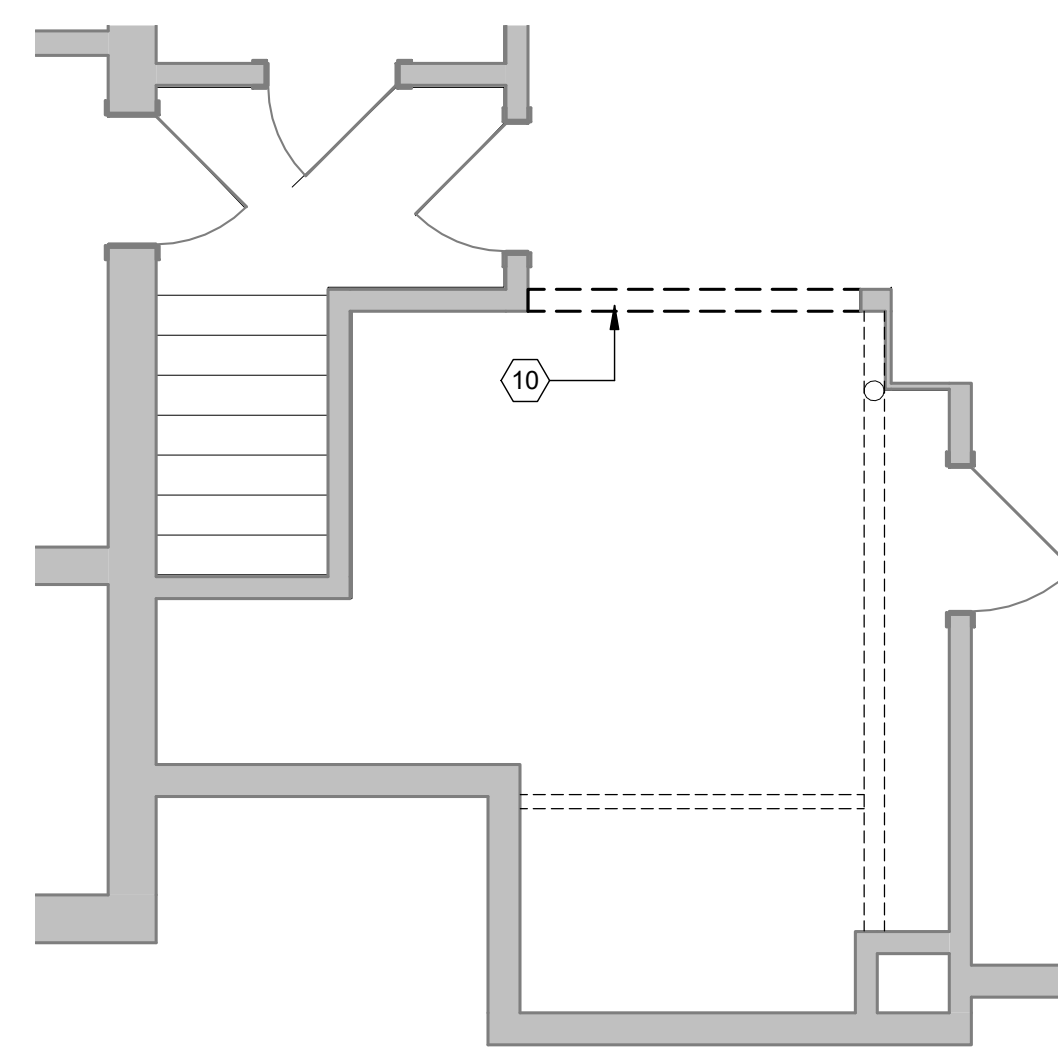
3 SECTION THOROUGH LIFT- NORTH SOUTH
3/8" = 1'-0"



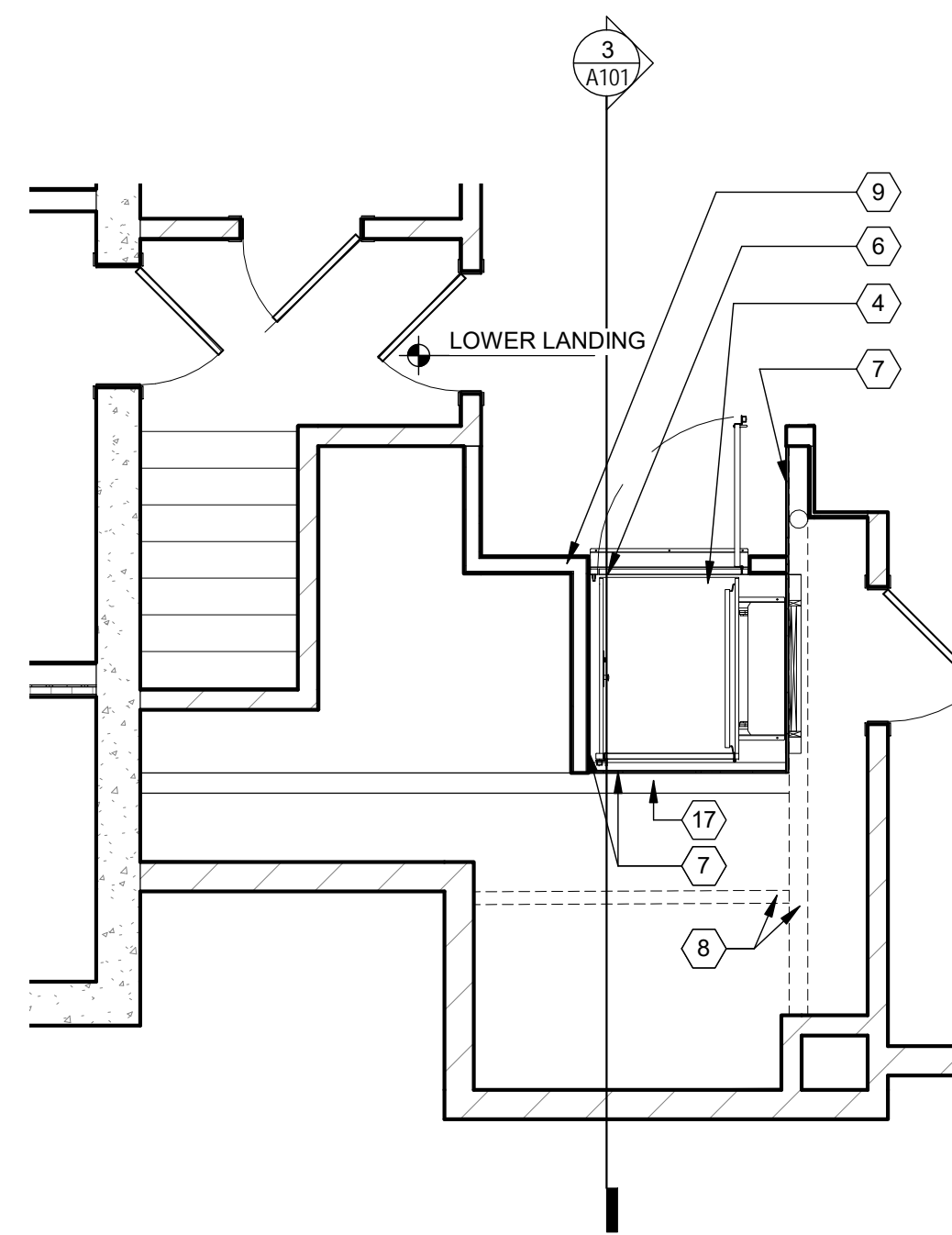
5 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



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



4 01 BASEMENT FLOOR - DEMOLITION
1/4" = 1'-0"



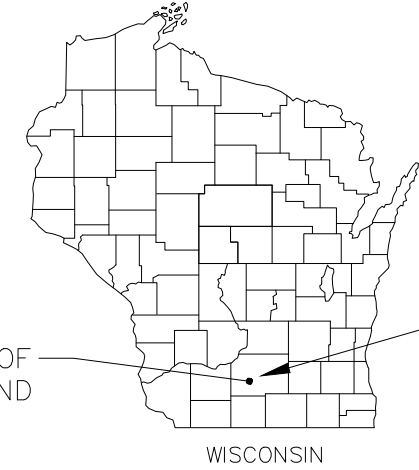
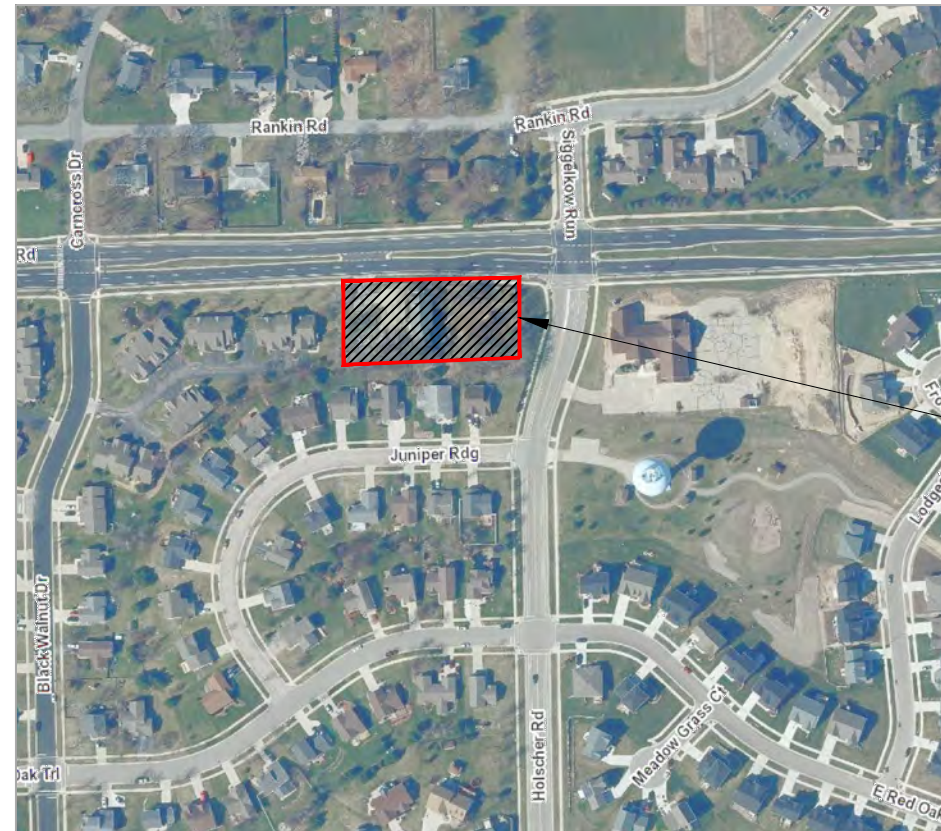
2 BASEMENT FLOOR
1/4" = 1'-0"

SIGGELKOW ROAD SCHOOL HOUSE

SITE IMPROVEMENTS VILLAGE OF MCFARLAND, WI



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



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

NOT FOR CONSTRUCTION

TITLE SHEET

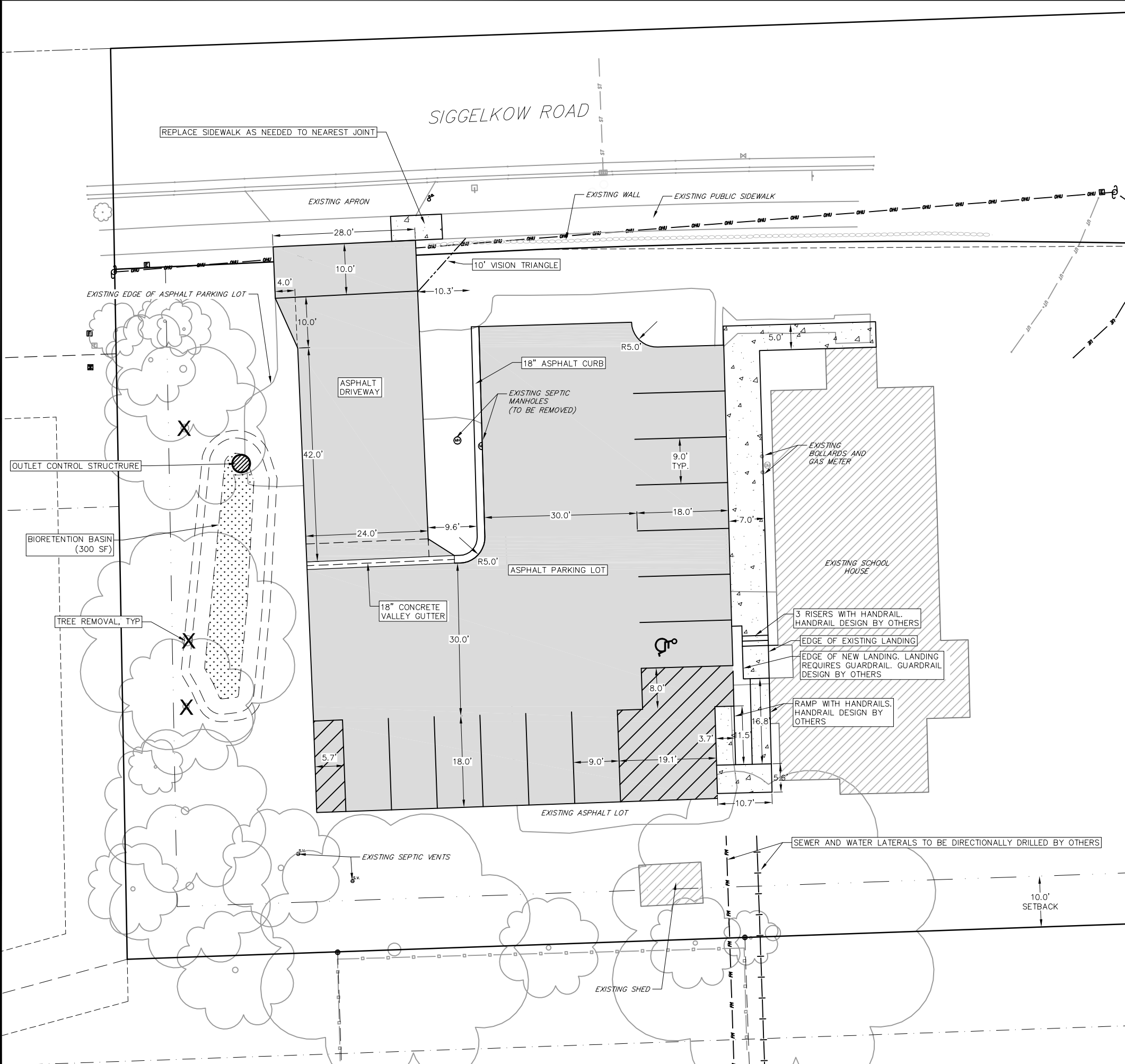
SIGGELKOW ROAD SCHOOL HOUSE
VILLAGE OF MCFARLAND
DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE
03/08/2022
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DPER

PROJECT NO.
210087

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Page 26 of 56



SITE PLAN LEGEND

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

GRAPHIC SCALE FEET
0 5 10 20

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

REVISIONS	NO.	DATE	REMARKS

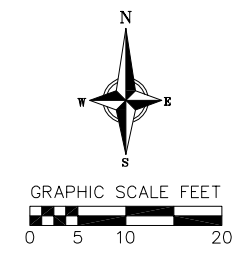
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PROJECT NO.: 210087



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 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.

NOT FOR CONSTRUCTION

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

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 03/08/2022
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 PROJECT NO.: 210087
C2.0

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:

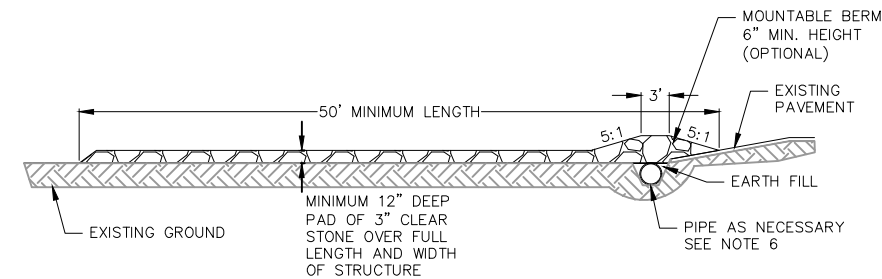
TEMPORARY AND PERMANENT:

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

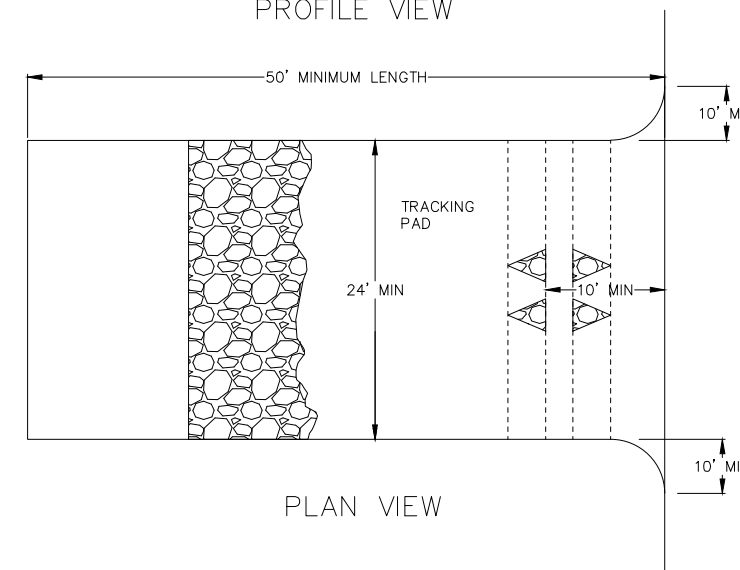
MULCHING RATES:

TEMPORARY AND PERMANENT:

- USE 1/2" TO 1-1/2" 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

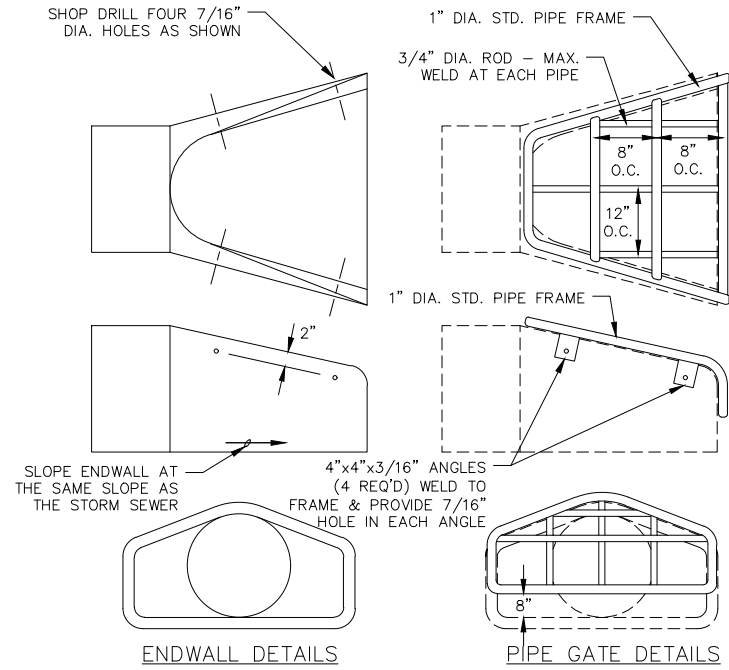
1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH - MINIMUM OF 50'
3. WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WSDOT 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.

1 TRACKING PAD
C3.0 NOT TO SCALE

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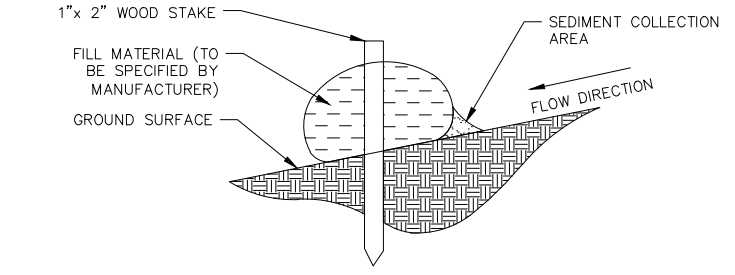


NOTES:
 - THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.
 - THE CONTRACTOR SHALL PROVIDE JOINT TIES ON STORM SEWER SYSTEM INFALL AND OUTFALL PIPES. TIE THE ENDWALL AND THE LAST 2 PIPE SECTIONS.

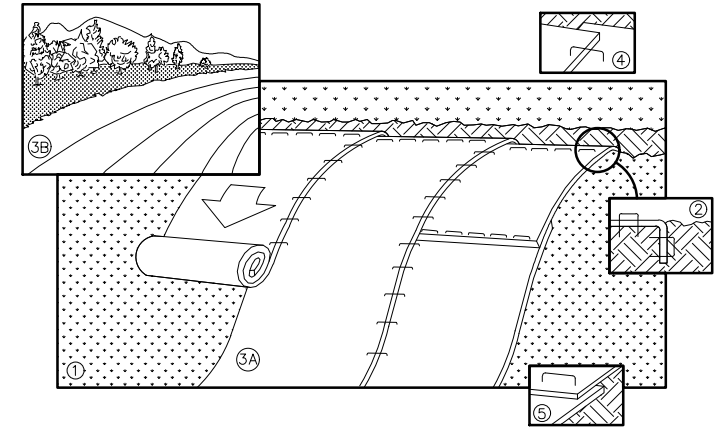
PAINTING SPECIFICATIONS:
 - THE PIPE GATE SHALL RECEIVE THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS-OLEUM X-60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUS-OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS-OLEUM 1282 HIGH GLOSS 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
 C3.1 NOT TO SCALE



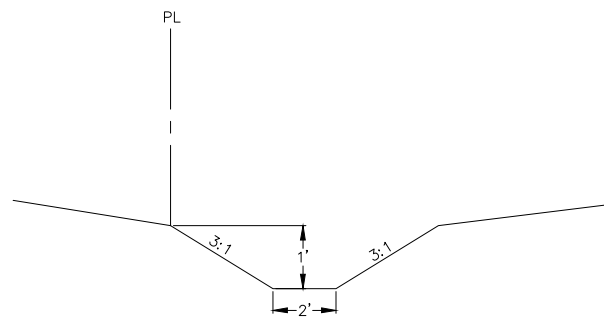
2 SILT SOCK
 C3.1 NOT TO SCALE



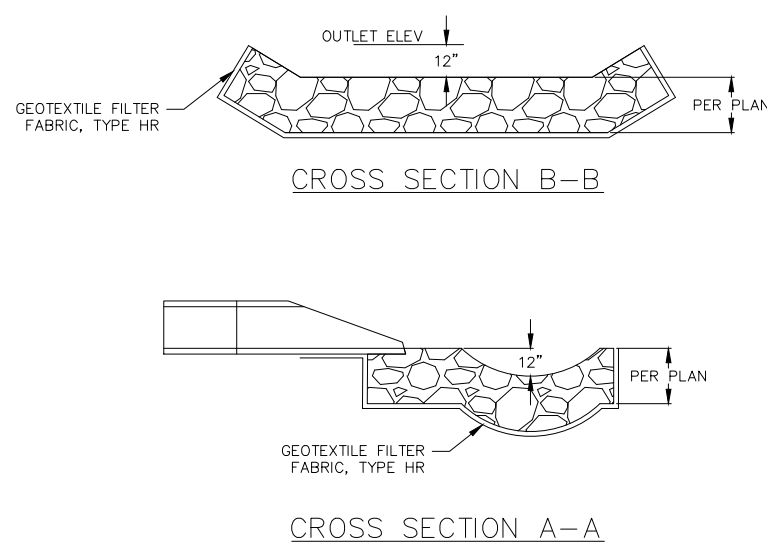
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
 NOTE: WHEN USING CELL-0-SEED, DO NOT SEED PREPARED AREA. CELL-0-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.

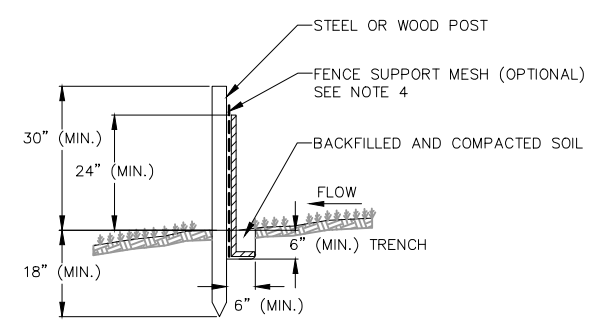
3 EROSION MAT
 C3.1 NOT TO SCALE



4 DITCH CROSS SECTION
 C3.1 NOT TO SCALE



5 RIP-RAP OUTLET
 C3.1 NOT TO SCALE



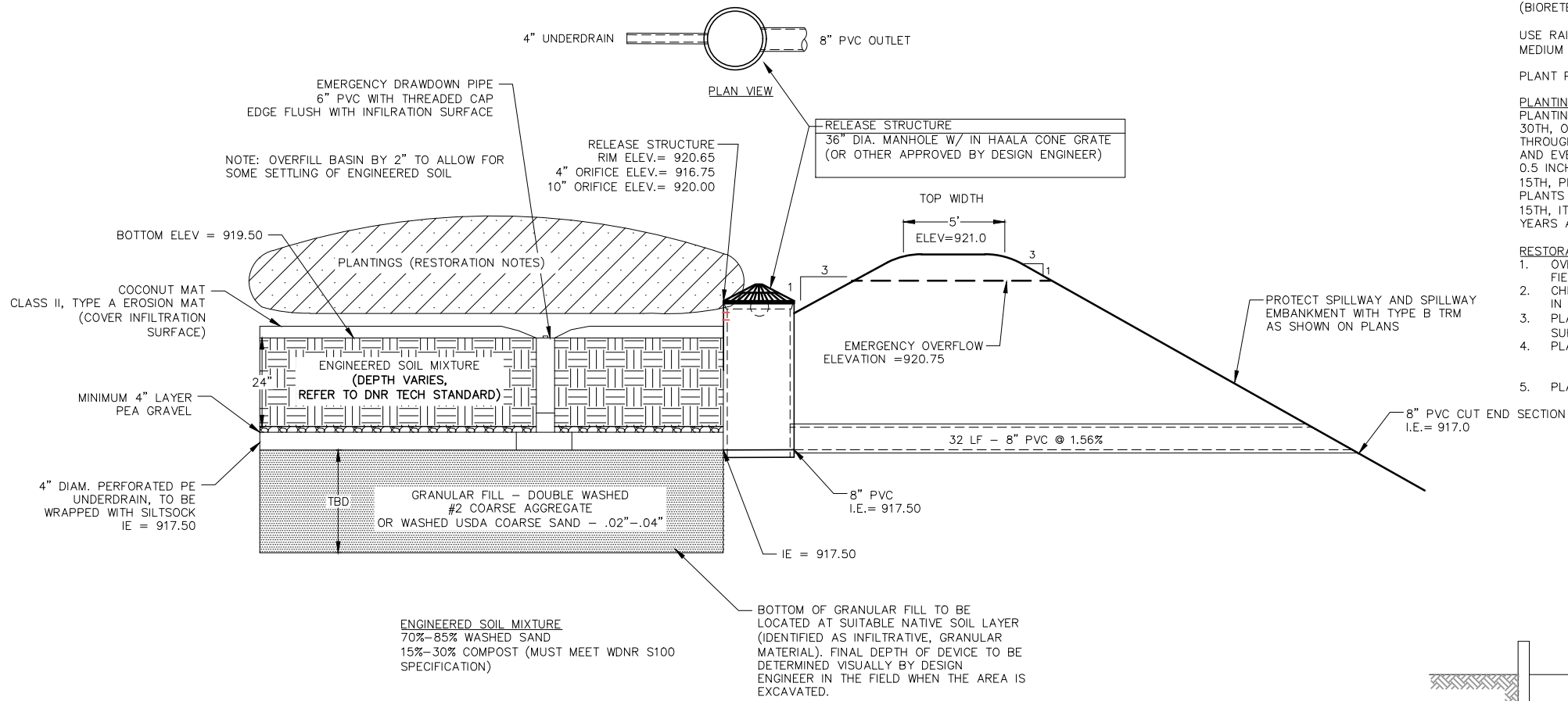
6 SILT FENCE
 C3.1 NOT TO SCALE

NOTES:

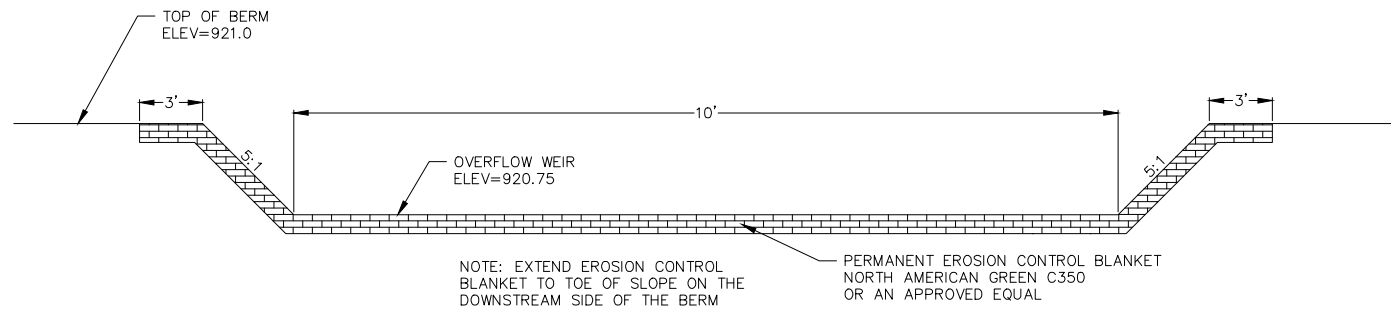
1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
 POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS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

REVISIONS	NO.	DATE	REMARKS

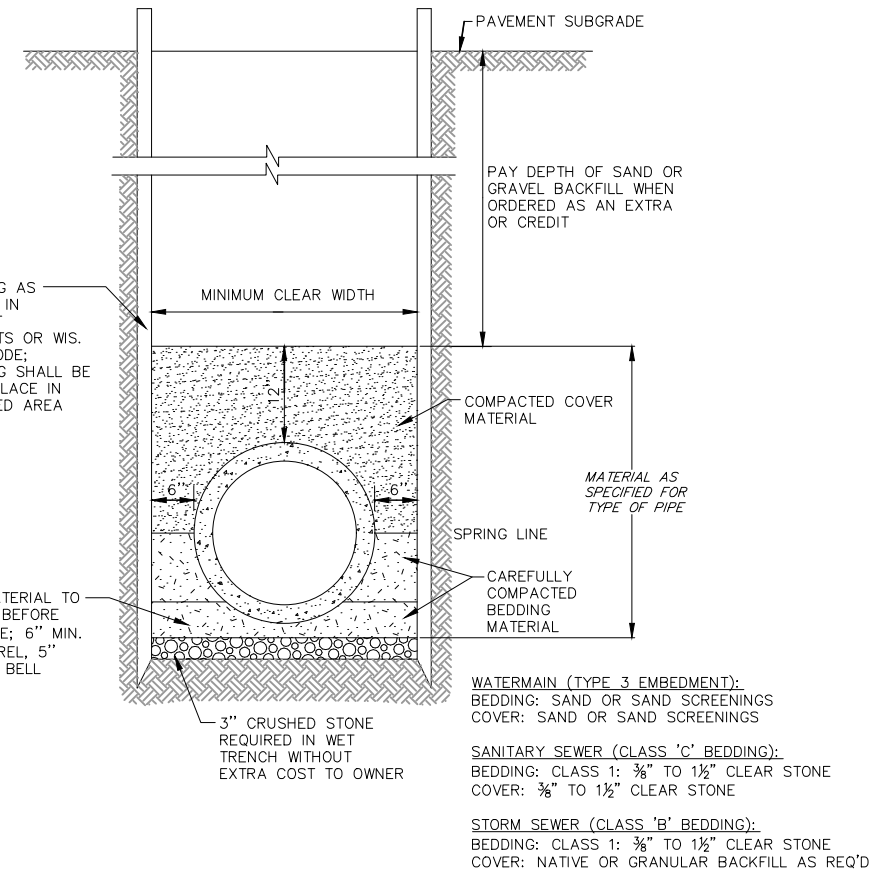
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1 BIO-RETENTION BASIN
C3.2 NOT TO SCALE



2 OVERFLOW WEIR
C3.2 NOT TO SCALE



3 STANDARD TRENCH SECTION
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)

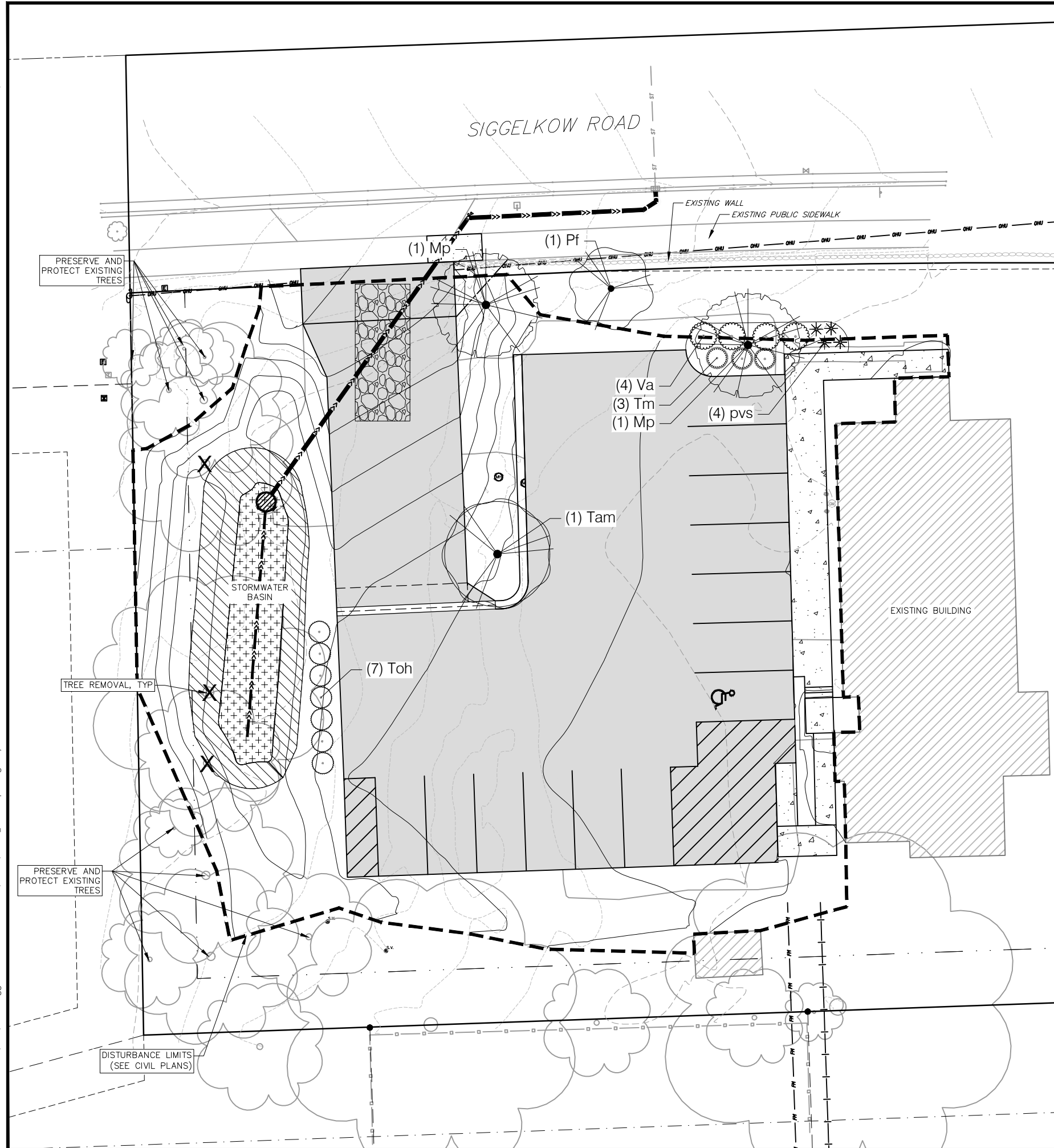
USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE) – OR ENGINEER APPROVED EQUAL.

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

REVISIONS	NO.	DATE	REMARKS



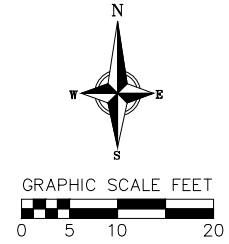
SITE INFORMATION

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

UNDERSTORY TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
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
DECIDUOUS TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Tam	Tilia americana 'McSentry' TM / American Sentry Linden	B & B	2.5"Cal	1
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Va	Viburnum dentatum 'Christom' TM / Blue Muffin Arrowwood Viburnum	Cont.	5 Gal.	4
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Tm	Taxus x media 'Everlow' / Everlow Yew	Cont.	5 Gal.	3
Toh	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	B & B	5' ht.	7
PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
pvs	Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass	Cont.	1 Gal.	4

BASIN SEEDING SCHEDULE

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

NATIVE SEEDING	QTY
	667 sf

PLANT MATERIAL NOTES:

- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- 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.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- 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:

- 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 SEEDED/SODDED.
- 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.
- 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:

- 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 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.
- 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.
- 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 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.

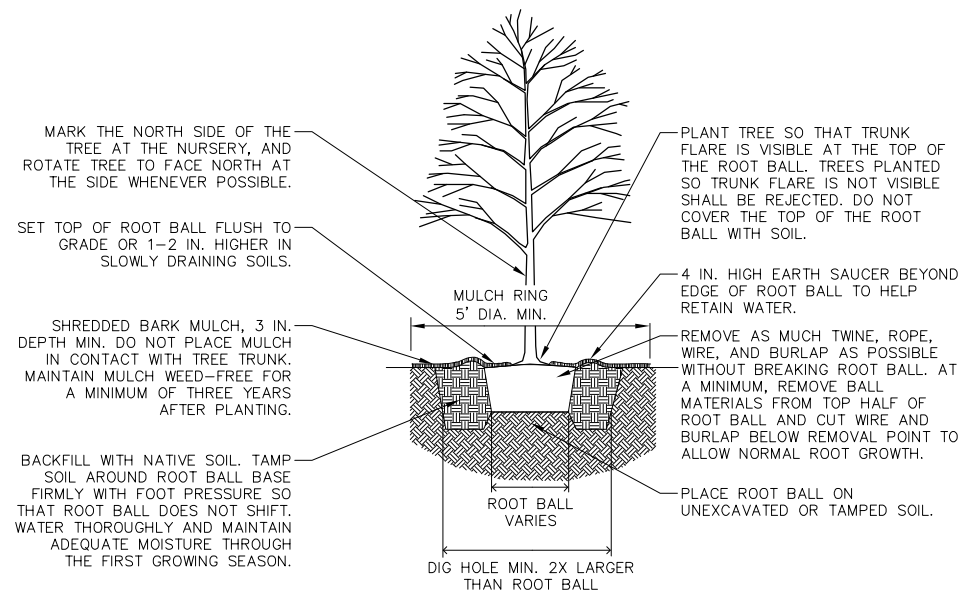
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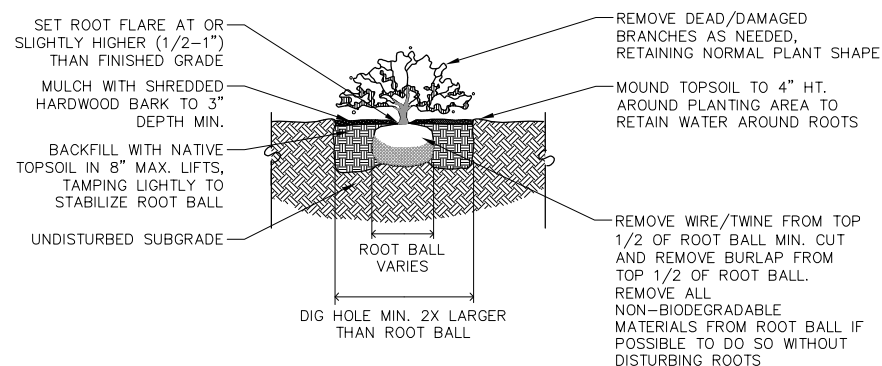
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- WRAP TREES ONLY UPON THE APPROVAL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



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

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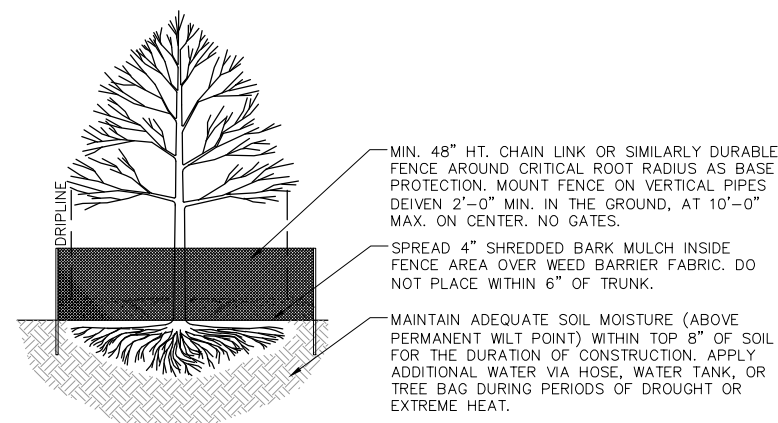
- KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
- APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SOIL SURFACE PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
-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



2 SHRUB PLANTING DETAIL
L1.1 NOT TO SCALE

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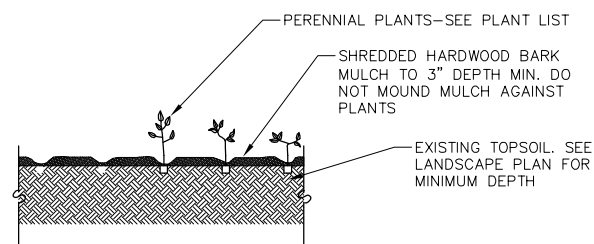
- CRITICAL ROOT RADIUS (IN FEET) = 1' X DBH
1.1. EXAMPLE: 6" DBH TREE = 6' RADIUS
- ONLY HANDWORK ALLOWED WITHIN CRITICAL ROOT RADIUS. NO TRAFFIC OR STORAGE OF MATERIALS ALLOWED. NO EQUIPMENT SHALL BE OPERATED WITHIN THE CRITICAL ROOT RADIUS INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
- NO PRUNING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



4 TREE PROTECTION
L1.1 NOT TO SCALE

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

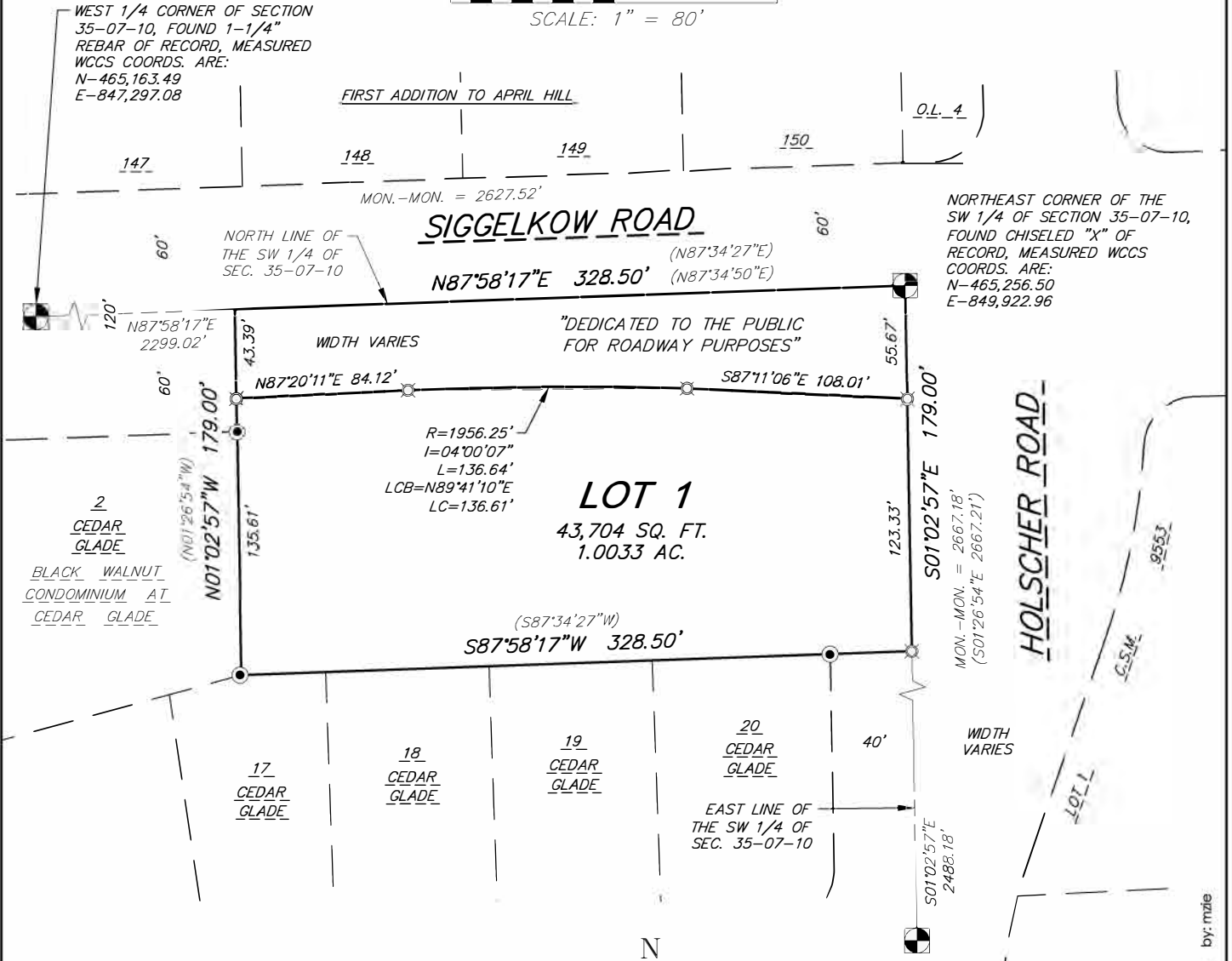
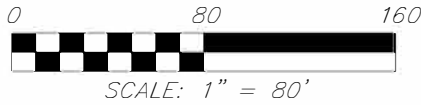
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

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

NOT FOR CONSTRUCTION

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" Ø 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



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 _____

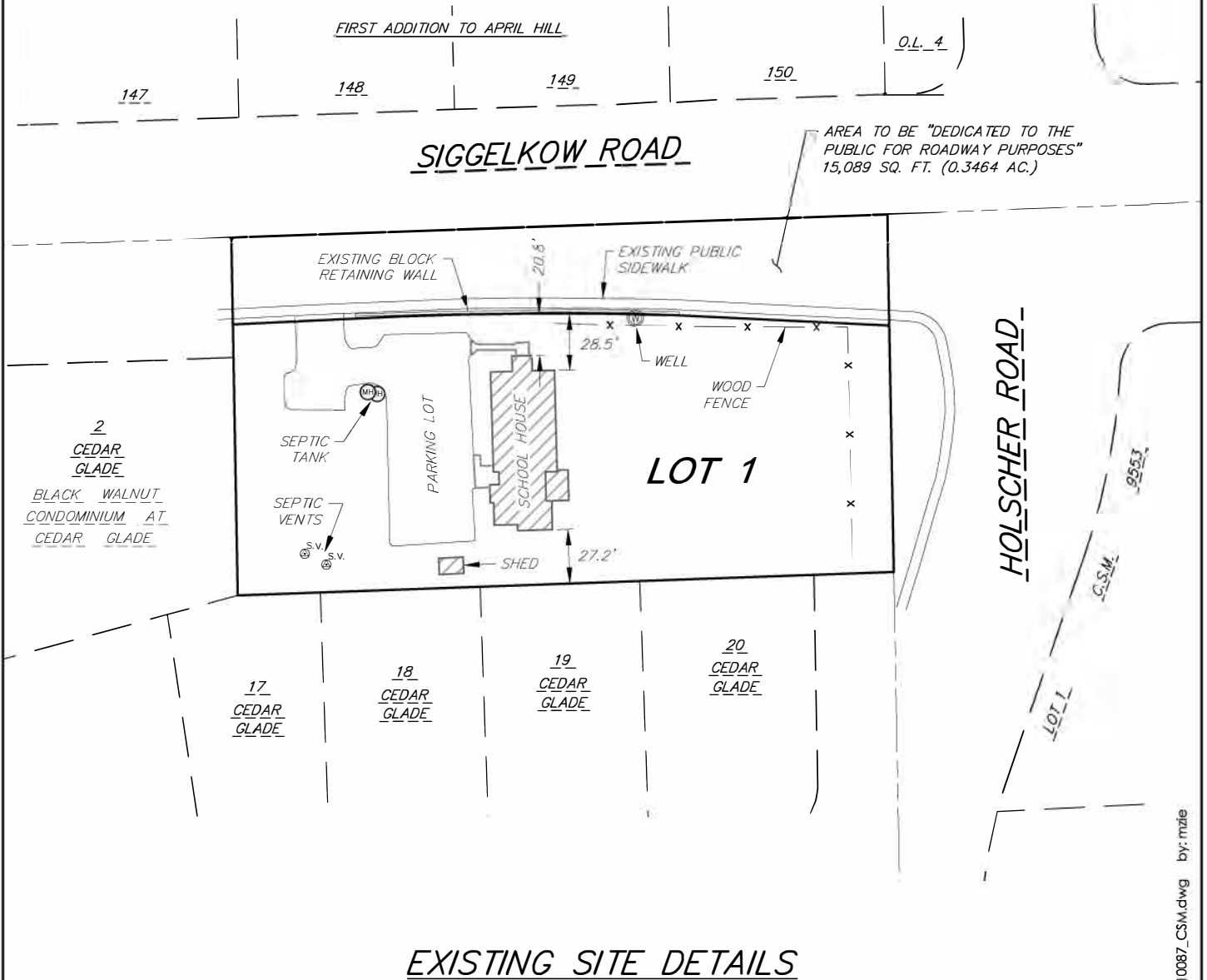
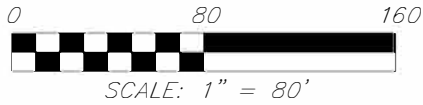
SHEET
1 OF 4

Phone: (800) 261-3898

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



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planners | engineers | advisors



FN: 210087
DATE: 12/01/2021
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Checked By: MMAR

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McFarland, WI 53558

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

**SHEET
2 OF 4**

Phone: (800) 261-3898

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

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

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

MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

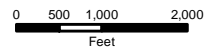
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor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

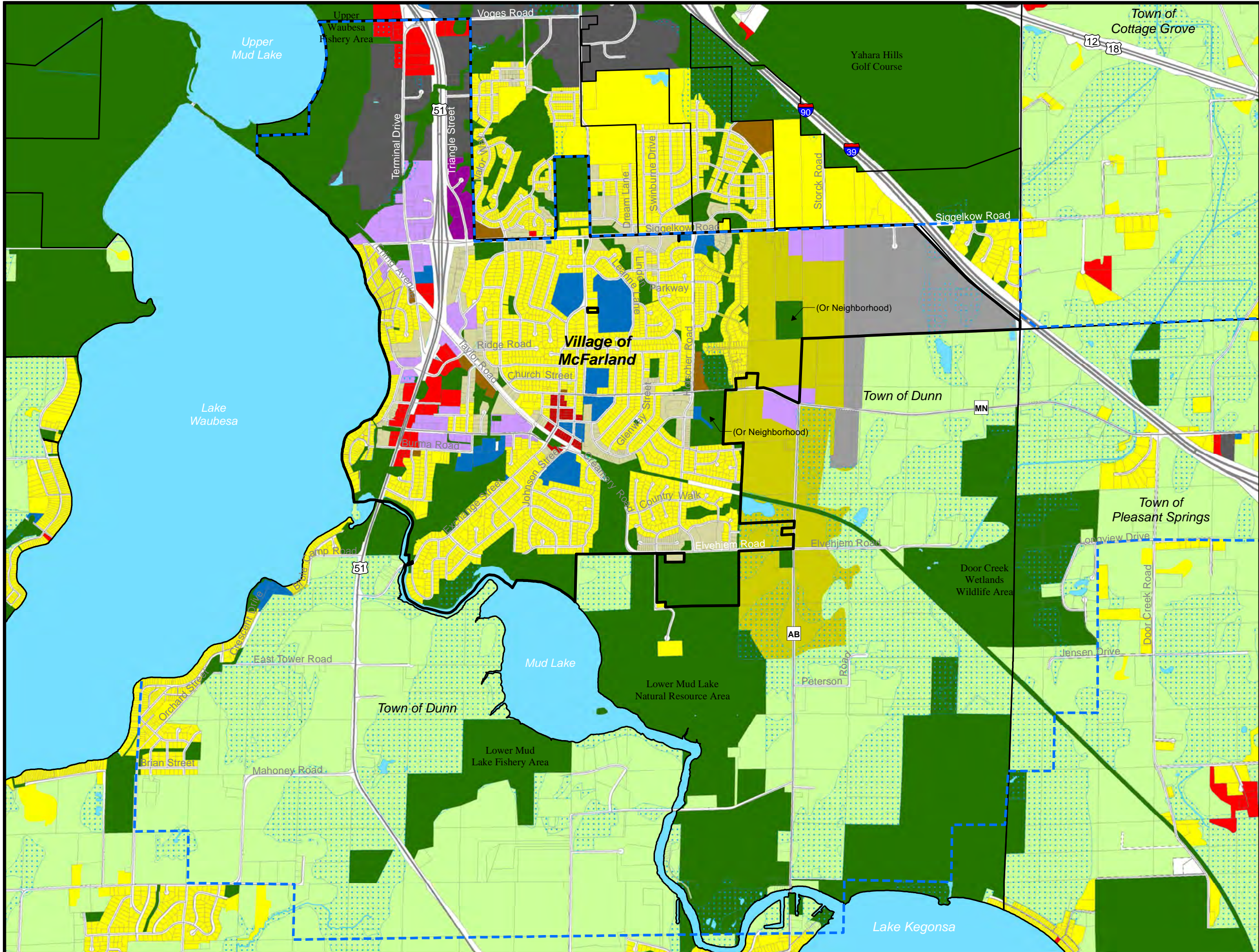


Figure 4-1: Future Land Use Categories and Policies

Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Single Family Residential	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) CO Conservancy (for parks, stormwater, and other open areas)	<ol style="list-style-type: none"> 1. Prepare or require a neighborhood plan/concept development plan in advance of each subdivision proposal. 2. Promote interconnection in road and trail networks; minimize long cul-de-sacs and dead-end streets. 3. Require submittal of stormwater management and erosion control plans for new developments. 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. 5. Where smaller lots are permitted, pay careful attention to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements. 6. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.
Two Family and Townhouse Residential	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 R-E Elderly Residence PD, PD-I Planned Development	<ol style="list-style-type: none"> 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. 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. 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. 4. Work with County, State, and local lenders to assist with rehabilitation of older duplexes in the Village. 5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.
Multiple Family Residential	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 R-E Elderly Residence PD, PD-I Planned Development	<ol style="list-style-type: none"> 1. Disperse higher-density residential uses through the Village, rather than high concentrations in a few areas. 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. 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. 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. 5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.



Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Neighborhood	A carefully planned mix of mostly single-family residential development, with well-designed, limited components of two family and townhouse residential, multiple family residential, institutional, and recreational land uses. All served by public sanitary sewer and water systems.	R-1 Residence District R-2 Single- and Two-Family Residence R-3 General Residence R-E Elderly Residence PD, PD-I Planned Development (Village may also wish to establish a "neighborhood" zoning district)	<ol style="list-style-type: none"> 1. Unless the developer is following the Village's East Side Neighborhood Growth Area Plan, require preparation of detailed neighborhood plans in advance of development applications in planned Neighborhood areas. Neighborhood development plans specify the arrangement of different land uses, environmentally sensitive areas, roadways, parks and trails, and other major infrastructure investments. 2. Accommodate a mixture of housing types, costs, and densities, while maintaining the predominance of single-family housing in the community. The Village policy is that at least 65% of new housing units in the planned Neighborhood area as a whole should be single family residences. 3. Promote neighborhoods that instill a sense of community with their design – including gathering places, parks, open spaces, pedestrian and bicycle access, schools, and churches. 4. Refer also to policies applicable to Single Family Residential, Two Family and Townhouse Residential, Multiple Family Residential, and other future land use categories that comprise each Neighborhood area.
Downtown	Mapped within the historic Downtown area of the Village, generally aligning with the Village's TID #4 boundary. Land uses and activities here are designed to create vibrant places and community gathering spots. Desirable land uses include commercial services, retail, restaurants, lodging, office, multiple family residential (mainly in upper stories), and institutional, including on sites and/or buildings that mix uses.	C-C Central Commercial PD-I Planned Development-Infill R-3 General Residence (limited use)	<ol style="list-style-type: none"> 1. Follow the recommendations of more detailed plans for the Downtown area, such as the TID #4 Project Plan, the Downtown Strategic Market Analysis and Opportunities Assessment, the Downtown Plan (1999), and the Village Center Master Plan. Per the recommendations of the Economic Development chapter, the Village may update and possibly consolidate such plans. 2. Preserve the architectural and historic character of the Downtown with the application of such detailed plans, design standards there and in the zoning ordinance, and incentives where practical. 3. Arrange uses in a bike and pedestrian oriented environment with off- and on-street parking; minimal building setbacks; and building materials, designs, placement, and scale that are compatible with existing development form. 4. Retain and expand governmental facilities in the Downtown area to reinforce public commitment and enhance activity, perhaps including a new family-oriented recreational facility and/or municipal campus expansion.
Highway and General Commercial	A range of retail, commercial service, office, restaurant, lodging, health care, outdoor sales, and institutional uses, with limited outdoor display and storage. Mapped mainly along Highway 51. All uses served by public sanitary sewer and water services.	C-H Highway Commercial C-G General Commercial PD, PD-I Planned Development	<ol style="list-style-type: none"> 1. Rezone sites designated for Highway and General Commercial use on Map 6 only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered. 2. Require larger-scale commercial developments to address traffic, environmental, and neighborhood impacts, including neighborhood-sensitive recommendations in areas adjacent to existing single family uses using the standards in Figure 4-2 and the zoning code.



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



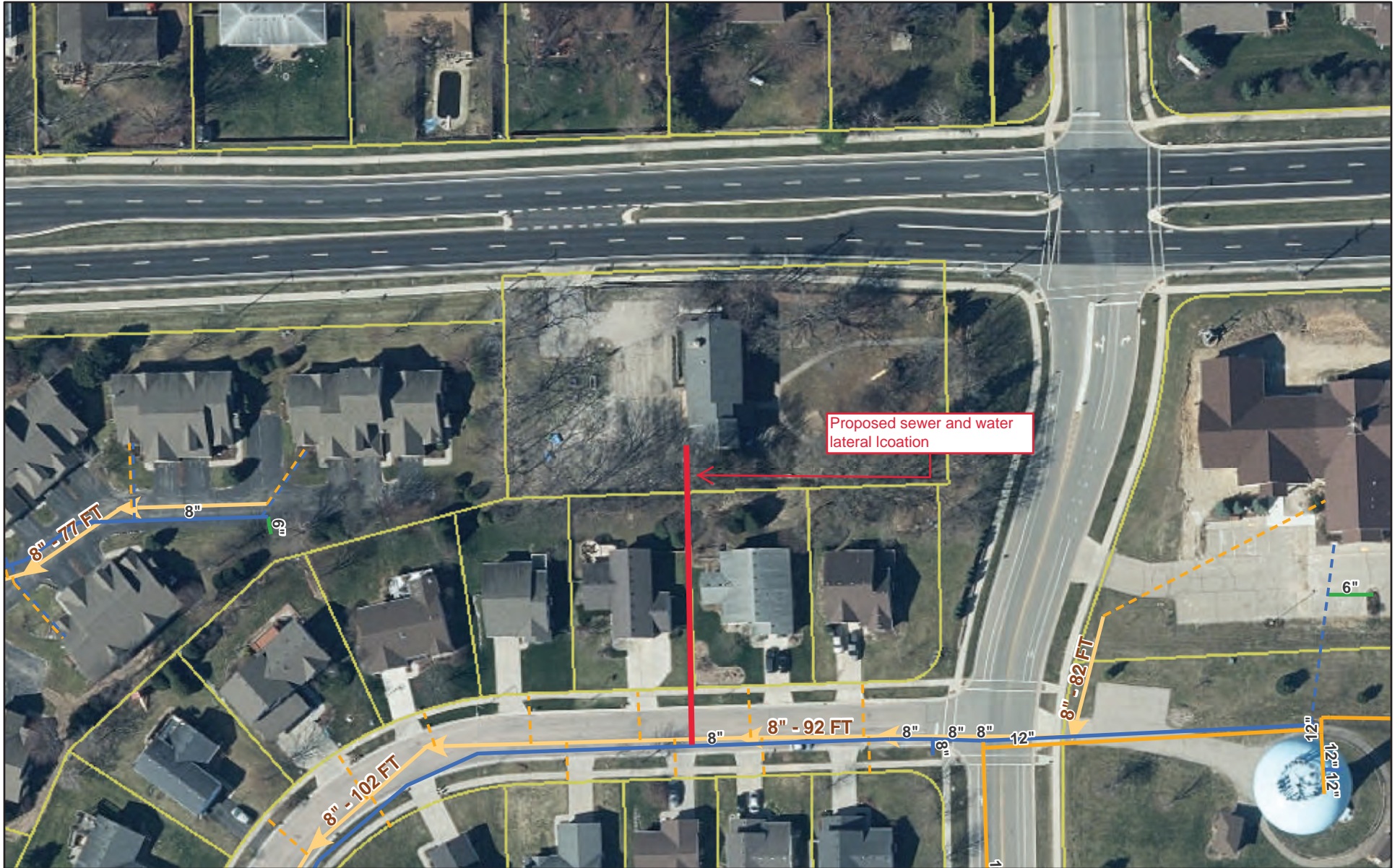
Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Institutional and Governmental	Buildings and land owned by governmental, educational, religious, 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"> 1. Assure high quality building, site, landscape, lighting, signage, and other aspects of project design. 2. Preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, screening, signs, and limited traffic and loading, and access from the adjacent collector or arterial street. Utilize the approach and standards in Figure 4-2 in such settings. 3. 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.
Public Lands, Recreation, and Environmental Corridors	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 here in digital versions. Future parks may also be on lands mapped under other future land use categories.	CO Conservancy 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. Such areas may also be subject to wetland, floodplain, or shoreland zoning rules.	<ol style="list-style-type: none"> 1. Utilize the Outdoor Recreation & Open Space Plan and Utilities and Community Facilities chapter to guide the siting and development of future parks and recreation areas. 2. Designate environmental corridors with CARPC when land is added to the Urban Service Area. 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. 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. 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"> a. More detailed information or studies reveal that the characteristic(s) that resulted in its designation as an environmental corridor is not actually present, 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 c. A mapping error has been identified and confirmed.
DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands (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"> 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. 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).
Agricultural Preservation	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"> 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. 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. 3. Assure that rural uses do not impede very long-term urban development or road or utility extensions.



Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Urban Reserve	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"> 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. 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. 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"> a. The Village has received a property owner request for more intensive development following annexation. 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. c. There is a plan for extension of public utilities, which is feasible, cost-effective, and environmentally sound. 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. 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. 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.



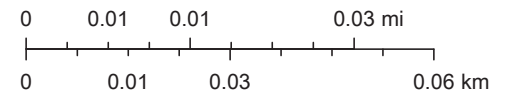
5979 Siggelkow Road Utilities



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

- Water Laterals
- 8"
- Water Mains
- 12"
- 6"
- Sanitary Laterals
- Gravity Sewer
- 8"
- Parcels

1:1,520



na


VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, May 11, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding Commission Assistance and Mentoring Program (CAMP) training offered by the National Alliance of Preservation Commission, April 6th and 7th, 2022.

PREVIOUS ACTION:

ISSUE SUMMARY:

On April 6 and 7, Commissioner Larson participated in an online video conference, Commission Assistance and Mentoring Program (CAMP), offered by the National Alliance of Preservation Commissions, which was hosted by the Wisconsin Historical Preservation Office. Attached are Ron's summary notes which he will review with the Commission members.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for discussion only.

ATTACHMENTS:

1. National Alliance of Preservation Commissions - Ron Larson

National Alliance of Preservation Commissions

CAMP

(Commission Assistance and Mentoring Program)

April 6 and 7

On April 6 and 7, I participated in the online video conference offered by the National Alliance of Preservation Commissions, which was hosted by the Wisconsin Historical Society's Preservation Office.

During the two-day video conference, several topics were discussed. I will briefly outline the highlights of the various speakers from my perspective.

Legal Basics

- *Local communities have the authority and power to regulate historic landmarks and districts
- *Benefitting the public may at times restrict personal rights
- *Our approach to regulating historic landmarks must be fair, orderly, unbiased and provide clear and unambiguous
- *Ethical issues, we need to avoid any conflict of interest, be objective.
- *NACP offers a code of ethics for commissioners

Design Review Standards and Guidelines

- *A written guide for citizens, property owners and contractors
- *Guidelines should provide images and examples
- *Helps to avoid arbitrary decisions
- *Helps to legitimize the local ordinance
- *wisconsinhistory.org/Records/Article/CS138

Meeting Procedures

- *Preparation
- *Be familiar with rules and procedures
- *Visit location
- *Don't discuss a case privately with an applicant
- *Be aware of conflict of interests
- *Stay within the Commission's purview
- *Keep motions simple and to the point

Infill Design

- *Infill is a new house/building on a vacant lot or a house/building that replaces one that has been torn down
- *Historically referred to construction on vacant land in urban settings
- *Is the new construction compatible with surrounding structures, does it fit with the community/neighborhood character
- *Things to take into consideration – height, massing, setbacks, proportion, detailing, materials

Public Outreach

- *Relationship building, public awareness
- *Increase understanding and demonstrate the value of historic preservation
- *Website
- *Awards programs
- *Building our brand



McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, May 11, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding the Village's new Historic Properties GIS Story Map.

PREVIOUS ACTION:

ISSUE SUMMARY:

One of the powers and duties of the Landmarks Commission is to facilitate continuing citizen education about the historical heritage of the Village and the structures and sites designated as historic. In addition, one of the goals of the Village's 2017 Comprehensive Plan is to reinvigorate McFarland's historic preservation efforts, including continuing to modernize presentations of McFarland's history. To this end, C&ED Department Staff have created a new [GIS Story Map](#) of the locally designated historic properties in McFarland. Staff will provide an overview of this new educational tool at the Commission's meeting. A link to the story map can be found under the Related Information and Documents portion of the [Landmark Commission website](#).

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for discussion only.

ATTACHMENTS:

None


VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, May 11, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on a Certificate of Appropriateness application submitted by Shaun O'Hearn for side and rear yard fence improvements to 5923 Exchange Street.

PREVIOUS ACTION:

5.2.2022 Public Safety Committee met to recommend approval of the associated application to expand the outdoor consumption area. The Outdoor Consumption Area Application will be considered for approval by the Village Board at their May 24th meeting.

ISSUE SUMMARY:

Summary of Request

Shaun O'Hearn (Applicant) is seeking approval of a Certificate of Appropriateness application for the addition of a side yard picket fence and a rear yard gabion wall to 5923 Exchange Street (McFarland House Cafe).

Background

The McFarland House Cafe has applied to expand their licensed premise for alcohol sales and consumption to include an approximately 8,225 outdoor consumption area and to also license what is currently Lily's ice cream parlour. The main portion of the request is to have an approximately 7,775 square foot outdoor area in the back yard. This area would remain in its current grassy natural state. The McFarland House Cafe intends this to be a family friendly area for patrons, their families and even pets. The entire backyard portion would be enclosed with a fence as shown on the site plan in the packet. The proposed side yard fence would be a 4-foot high white picket fence to match the existing front yard fence. The proposed rear yard fence would consist of a 4-foot high gabion stone wall, a sample image of this material is included in the application. The walls would be galvanized steel garden fence filled with a material likely gravel or stones. According to the Applicant, the style of wall has a natural look that resembles the style of a fieldstone wall without the use of mortar, has the ability to be moved if needed in the future, has lower maintenance, and can provide a variety of options to include plantings and seating locations. Note, Sec. 8-369(a)(2) of the Building Code, provides acceptable fence materials for nonresidential districts includes wood, plastic, stone, brick, wrought iron, and chain-link.

Department Head Comments Regarding COA Application

Per Sec. 62-395(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.

In staff's opinion, questions a and b are found in the negative, and question c is not applicable.

The purpose of the site improvements is to enclose the proposed outdoor consumption area, which requires installation of a permanent, secure fence not less than 4-feet in height. These improvements do not destroy, detrimentally change, or adversely affect the exterior of the original McFarland House building. The proposed side yard fence will be visible from Exchange Street and the design materials have been chosen to match the existing front yard fence to harmonize with the external appearance of the property as viewed from the public street. The proposed rear yard gabion wall is a modern take on an old field stone wall which was not uncommon for properties built in the era of the McFarland House. It's location is more remote from the historic structure being located along the rear lot line and it is less visible from streetview. An alternative to the gabion wall is to use the same 4-foot high white picket fence.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

2017 Comprehensive Plan

The property is identified as Downtown on the Future Land Use Map of the Village's Comprehensive Plan. Per Figure 4.1, Desirable land uses include commercial services, retail, restaurants, lodging, office, multiple family residential (mainly in the upper stories), and institutional, including on sites and/or buildings that mix uses.

1986 Historic McFarland Walking Tour (Historical Society), Property #24

This is McFarland's oldest home built in 1857. It was built by village founder William H. McFarland for use as a family residence and hotel. A third floor hall was used in the early years for Saturday night dances and Sunday morning church services. The vernacular Italianate style house remained in the McFarland family until the 1960's when Harold and Martha Fager bought it. Fern Allen had a floral shop on the first floor until 2009. Steve and Donna Washa bought the historic home from the Fagers. Steve's construction company turned the first floor into a coffee shop where Ann and Bill Barker and now Shaun and Jessica O'Hearn operate a cafe.

ORDINANCE REFERENCE:

Sec. 8-369(a)(2) - Fence Materials
Chapter 62, Article II, Division 6 - Historic Preservation



BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to approve a Certificate of Appropriateness application as submitted by Shaun O'Hearn for side and rear yard fence improvements to 5923 Exchange Street.

ATTACHMENTS:

1. 5923 Exchange Street_COA App_5.3.22

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) **Name of Applicant** Shara O'Brien
 Address 5205 Linden Parkway
 McFarland WI 53558
 Phone 608 217 6356
 Email mcfarlandcaf@gmail.com
- 2) **Address of Property** 5923 Exchange Street
 Parcel No. _____

Present use of property Mixed - Restaurant, apartment, TRH
Zoning classification Central Commercial
Owner's name/address _____
(if other than shown in #1) _____

- 1) Work/request proposed on the above property:
A north-south picket fence to match between MH and adjacent fence line with 3/8" gate. Fencing @ 48"
A north-south Gabion Wall from "Garden House" to adjacent fence line with a minimum (2) 3/8" gates. Height to be no less than 48". Work would engage the rear garden area.

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.



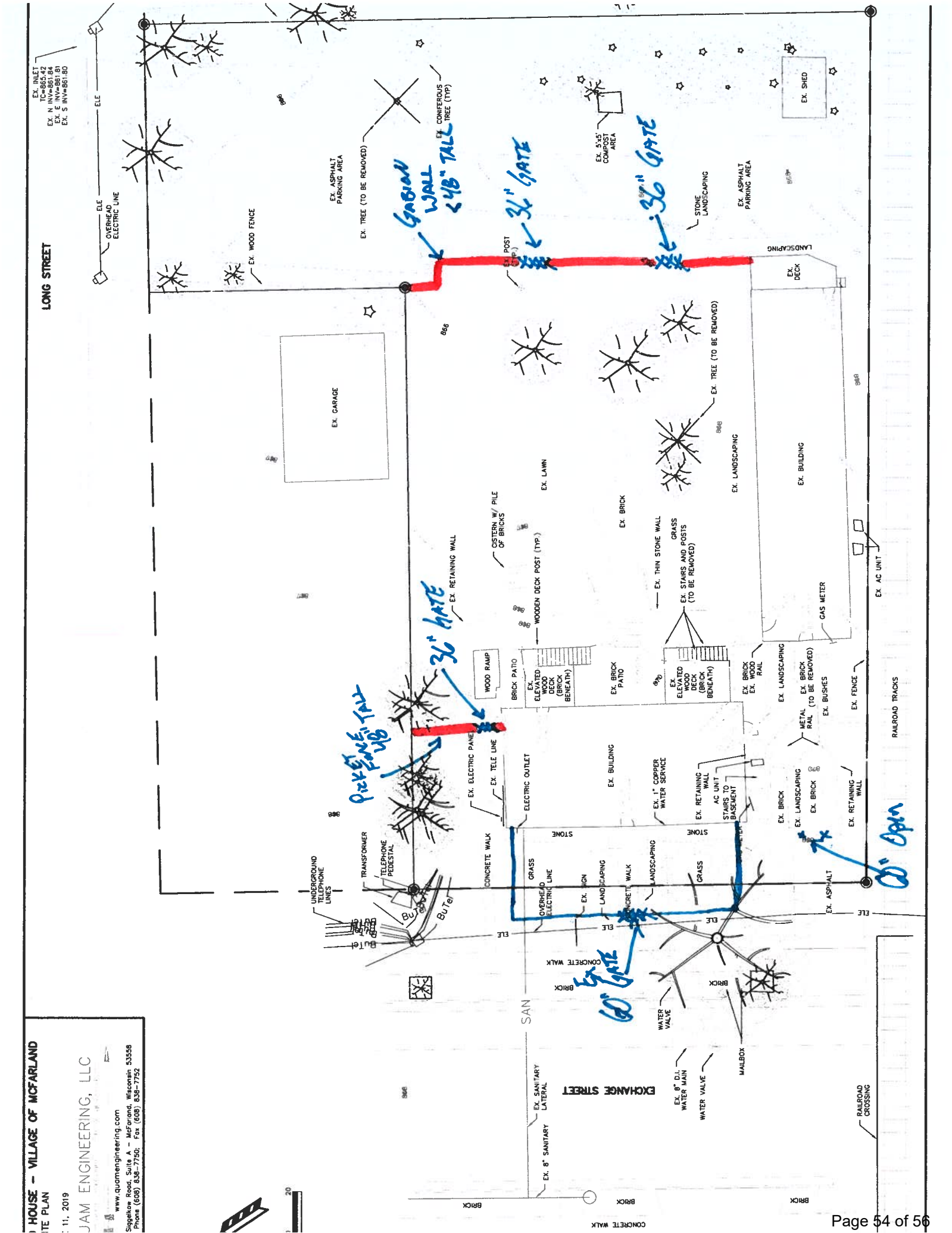
Signature of Applicant (s)

5/3/22

Date

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

HOUSE - VILLAGE OF MCFARLAND
 SITE PLAN
 11, 2019
 JAM ENGINEERING, LLC
 www.quamengineering.com
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