

Tuesday, May 17, 2022

7:00 PM

McFarland Municipal Center
Community Room

AGENDA

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

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/89655343974>

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

Webinar ID: 896 5534 3974

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

1. CALL TO ORDER, ROLL CALL.

2. PUBLIC APPEARANCES.

- a. This is an opportunity for members of the public to address the Plan Commission. Please remember this is a virtual meeting conducted through the Zoom online meeting platform. Zoom meeting attendees wishing to address the 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 April 18, 2022 meeting.

4. PUBLIC HEARINGS.

- a. Public hearing on a Certified Survey Map (CSM) requested by Groundswell Conservancy for the purpose of separating one lot into two at 3985 Mahoney Road, Town of Dunn WI. The property is currently zoned NR-C and RR-4, Dane County Zoning.
- b. Public hearing on Resolution No. 2022-11, a Resolution Approving Planned Development Infill District-Detailed Plan for Phase 2 of the Atwater Development, 4719 Farwell Street, McFarland, requested by Lakestone Holdings LLC.

5. BUSINESS.

- a. Discussion and possible action on a Site Design Review Permit submitted by Matt Schuenke, Village Administrator for Phase 1 improvements to the new Community Park located at 3234 County Highway AB.

- b. Discussion and possible action on a Site Design Review Permit amendment submitted by Louis Cheramy, Bizy Lou LLC, for the Park Woods Condominium located at 4719-4747 Lorraine Way, McFarland, WI.
 - c. Discussion and possible action on a recommendation to the Village Board on a request by Waubesa Shores Condos, DBA Beach House Properties, LLC for approval of Amendment No. 2 to Declarations of Condominium for Waubesa Shores Condominiums relating to changes to electrical room, storage room locations, and parking spaces for the development located at 5600 - 5604 Lake Edge Road, McFarland, WI.
 - d. Discussion and possible action on a recommendation to the Village Board regarding Ordinance 2022-05: An Ordinance Adopting an Amendment to the Village of McFarland Comprehensive Plan for 5979 Siggelkow Road, McFarland, WI. Requested by Urso Bros, LLC to amend the Future Land Use designation from Institutional and Governmental to Mixed Use/Flex Commercial.
 - e. Discussion and possible action on Resolution 2022-13, A Resolution Approving and Recommending Amendment to the Village of McFarland Comprehensive Plan for 5979 Siggelkow Road.
 - f. Discussion and possible action on a recommendation to the Village Board regarding Ordinance No. 2022-08, an Ordinance Rezoning 5979 Siggelkow Road, McFarland, WI from A-1 Exclusive Agriculture to PD-I Planned Development Infill, General and Detailed Plan Approved. Rezoning requested by Urso Brothers, LLC.
 - g. Discussion and possible action on a Certified Survey Map (CSM) requested by Urso Brothers, LLC for the purpose of dedicating approximately 15,089 sq. ft. for public right-of-way purposes at 5979 Siggelkow Road, McFarland, WI.
 - h. Discussion and possible action on a recommendation to the Village Board regarding Ordinance No. 2022-07, An Ordinance Rezoning Lands in the Village of McFarland at 4603 Triangle Street, McFarland, WI from C-P Commercial Park to C-H Highway Commercial. Requested by A & J Mobility.
 - i. Discussion and possible action on a Conditional Use Permit (CUP) requested by A & J Mobility for a mobility auto retail sales and service business, at 4603 Triangle Street, McFarland, WI.
 - j. Discussion and possible action on a Site Design Review Permit requested by A & J Mobility for a mobility auto retail sales and service business, at 4603 Triangle Street, McFarland, WI.
 - k. Discussion regarding East Side Neighborhood Plan update.
6. SCHEDULE NEXT MEETING DATE.
- a. Tuesday June 21, 2022 at 7:00 p.m.

7. 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.suettlinger@mcfarland.wi.us

Plan Commission
Working draft - Minutes
April 18, 2022

Members Present: Carolyn Clow, Scott Peters, Christopher Reynolds, Peter Bloechl-Anderson, Chris St. Clair (arriving at 7:04 p.m.)

Members Absent: Tammy Olson, Eric Green

Staff Present: Andrew Bremer, Karen Knoll, Kongpheng Thao

1. CALL TO ORDER

Clow called the meeting to order at 7:02 P.M.

2. PUBLIC APPEARANCES.

None.

3. APPROVAL OF MINUTES.

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

Clow moved to approve the March 21, 2022 Plan Commission minutes. Reynolds seconded the motion. Motion carried 4-0.

4. PUBLIC HEARING

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

Clow opened the public hearing at 7:05 p.m.

Bremer reviewed the history of the project as included in packets. This is a small amendment that does not add anything to the building or the site; it does change some of the underground areas as outlined in packets. The general changes are to one parking area, the storage area and some electrical changes, as well as some outdoor parking stall from deeded ones to common use parking stalls.

Aaron Reungpinyophun – 1 Matson Court, McFarland WI representing Waubesa Shores Condos advised Commissioners that Bremer had described the request thoroughly; the condominium owners have been notified and given their approval as well as any of the lenders.

Jim Opoien – 5604 Lake Edge Road #105, McFarland - President of the condominium association indicated this is more of a clarification process and they have approval of the condominium association as well as the lenders.

Clow closed the public hearing at 7:12 p.m.

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

Clow opened the public hearing at 7:13 p.m.

Bremer summarized and reviewed there are three separate public hearings tonight which are part of the one proposal for this property, along with reviewing the history of this proposal with Commissioners per his report and the submittal as included in packets.

Bremer shared the current Comprehensive Plan with Commissioners as well as the proposed change, and how this would work if approved. Bremer also reviewed the CSM as included in packets, and the dedication of approximately 15,000 sq. ft. which would be dedicated to the public, along with the site plan as provided. The site plan shows the retention pond, driveway reconfiguration and the additional landscaping being proposed.

Bremer discussed the uniqueness of this site and how it is on well and septic. As part of the consideration for the PD zoning the well and septic would be abandoned and the building would be put on municipal sewer and water. Bremer indicated they are currently discussing at a staff level with Urso, the potential for a one-parcel rehabilitation conservation TID for this site. If it moved forward, it would go through the CDA and Village Board.

Kevin Urso - 4720 Farwell Street, McFarland Urso indicated the CSM along with bringing in municipal sewer and water are more of a cleanup of items, which could have been handled when the property was annexed. Urso indicated they have no issue with taking care of these items; they are not items, which are unique to their proposal, but items that have been there for years.

Melissa Hunt with Vierbicher – 999 Fourier Drive, Madison – indicated she is available to answer any questions.

Commissioners discussed the proposal as submitted along with other approvals needed for this project, the possibility of a TID, the historic nature of the building, and the possibility of rental space in the future.

Clow closed the public hearing at 7:29 p.m.

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

Clow opened the public hearing at 7:30 p.m.

Bremer indicated included in the packet is the general and detailed plan along with the applicant's responses to the Planned Development Infill standards. Staff had a few questions, and was looking for clarification for how the trash collection would be handled, and the snow removal on the site. Bremer indicated the described uses would be office space.

Urso indicated they do not create a lot of garbage at their current site, and it is handled off site. In addition, there will be plenty of space on the site for snow removal. Urso advised they would look into the potential for the need of dumpsters in the future. Bremer stated they could consider aiding it to the General and Detailed Plan with further discussions on if you would build it right away or later. This would avoid a plan amendment in the future.

Clow closed the public hearing at 7:35 p.m.

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

Clow opened the public hearing at 7:36 p.m.

Bremer wanted to add a note to the base of the CSM, likely on page 2 of 4 "to be abandoned" in reference to the existing septic and well. Bremer indicated he discussed this proposal earlier in the meeting.

Clow closed the public hearing at 7:38 p.m.

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

Clow opened the public hearing at 7:39 p.m.

Bremer summarized the proposal as included in packets. Bremer indicated this proposal also has multiple public hearings tonight. A & J mobility is an existing business in McFarland located at 4125 Terminal Drive along USH 51.

Cory Kupsh of A & J Vans, Inc. Reviewed their history and indicated they have been looking for a new location in McFarland for their business due to having outgrown their current location.

Bremer advised included in packets is the staff review of the differences between Commercial Highway and Commercial Park districts. Bremer reviewed the Comprehensive Plan as it relates to the proposal. Bremer discussed what rezoning means for the potential future of this site. If A & J Mobility were to ever leave the location, what other types of business may be introduced. Bremer referred to the tables as included in packets and reviewed them with Commissioners.

Commissioners questioned the potential the sales of vehicles and the number of vehicles on site at any time. Kupsh indicated they are classified as a car dealer per the State of Wisconsin, they provide a service, which is “on wheels”. They would anticipate no more than 20 – 25 total at most on display. They are not the typical car dealership; they do not put up banners, flags, large numerals in the windows. They only do mobility mechanical work on site, any bodywork is done out of their home office, there is no intent to do any bodywork at this site. The work they do is for vehicles with wheelchair accessibility, and light servicing as needed. Clow inquired of Bremer under item 4 (f) for this proposal, would we be permitting uses of auto repair if we permitted this zoning. Bremer replied, yes but there are options if this is a concern for Commissioners. The Village can make the CUP run with the occupant rather than the land. Bremer went over other options with issuing a CUP. Commissioners also reviewed changing the zoning along with having this property zoned differently than its adjoining properties. Bremer went over the staff review process in coming to the conclusion this would be the best option. Bremer indicated there would be a site design permit required for the changes to the building the applicant is looking to make in adding overhead doors. That will be coming before the Plan Commission in May.

Clow closed the public hearing at 7:57 p.m.

- f. Public hearing on a Conditional Use Permit (CUP) requested by A & J Mobility for a mobility auto retail sales and service business, at 4603 Triangle Street, McFarland, WI.

Clow opened the public hearing at 7:59 p.m.

Bremer reviewed the application with Commissioners; the applicant’s responses to the Conditional Use Standards are included in packets. Staff has reviewed them and

A & J Mobility did reply responses to all questions, which staff felt, were adequate, staff does not have any additional comments at this time, the majority of the presentation was covered at the previous public hearing under 4(e).

Clow closed the public hearing at 8:01 p.m.

5. BUSINESS

- a. Discussion and possible action on a site design review permit submitted by Spartan Bowl, for an approximately 3,000 square foot seasonal outdoor consumption and sport activity area at 4711 Farwell Street, McFarland, WI

Bremer indicated Spartan Bowl is looking to add a seasonal outdoor consumption and sport area for beanbag leagues. Located in the front of the building on the northeast corner of the property. The Public Safety Committee reviewed the application on April 10, 2022; they recommended approval to the Village Board with the same set of conditions as are in the staff report as provided. Bremer reviewed the location options staff looked at with the applicant for this proposal.

Mary Conklin – the general manager for Spartan Bowl, 5411 N. Cook Street, McFarland and Rob Bloxham 5718 Norfolk Drive, Fitchburg is the field supervisor for KPM and the liquor agent for Spartan Bowl. Bloxham reviewed their application with Commissioners as included in packets.

Bremer reviewed the application as submitted showing representative images of the fencing, the original site plan, and the amended area, which will not allow vehicles the opportunity to drive around the proposed area. Bremer also reviewed the recommended conditions of approval for the request and parking with Commissioners. St. Clair inquired of Bremer, is the condition of the pavement part of the application. St Clair felt it is in rough condition. Bloechl-Anderson agreed and felt it needs to meet ADA guidelines in the activity area. Bremer inquired of Bloxham and Conklin if they had any input into these concerns. Bloxham replied they would be ADA accessible and meet fire code. He understood the concerns over the condition of the parking lot and intend to do what they can to make it better. St Clair discussed what he felt is needed and what should be required to correct the areas of concern. Bremer suggested, upon reviewing photos of the site taken by staff, there are some potholes, which should be patched to avoid a trip hazard in the outdoor area. Peters concurred with that suggestion; there should be a requirement of safety prior to the establishment of games. Bloxham advised they have no issue taking care of the potholes, they had hoped to do more than that this year, and sealcoat next year. Bremer reviewed the parking layout, and traffic pattern of the proposal with Commissioners.

Kitty Brussock – 6214 South Court, McFarland – indicated she is the owner of 4712-4714 Burma Road, McFarland. Brussock expressed concerns over the noise

level, hours and ongoing issues with the bowling alley due to patrons cutting through their yards, littering, and causing noise issues. Brussock was also concerned over any changes to the parking lot causing runoff onto her and neighboring properties.

Clow asked for clarification of the hours of operation. Bremer replied it would be 11:00 a.m. – 9:00 p.m. This request does not include any amplified noise, any additional outdoor lighting, and they will also be installing cameras to monitor the area. Bremer clarified the hours of operation for an outdoor consumption area per Village ordinances with Commissioners.

St. Clair moved to approve the request for a site design review permit submitted by Spartan Bowl, for an approximately 3,000 square foot seasonal outdoor consumption and sport activity area at 4711 Farwell Street, with the conditions of

1. Adequate ingress/egress for the areas as required by the McFarland Fire & Rescue Department.
2. Installation of security cameras for the outdoor consumption area.
3. Installation of jersey barriers on the north and south side of the proposed outdoor area.
4. Seasonal limits placed on when the outdoor consumption/sporting activity area can be set-up to avoid conflicts with the “traditional” bowling league season. Recommendation is to limit the outdoor area from May 1st through August 31st.
5. Applicants to fill the potholes within the proposed 50’ x 55’ area.

Clow seconded the motion. Motion carried 5-0.

- b. Discussion and possible action on a site design review permit submitted by Rub a Dub Dub to expand the off-street parking lot. Property located at 5315 Paulson Road, McFarland, WI.

Bremer summarized the permit application as included in packets for a small driveway addition at 5315 Paulson Road. This will add additional off street parking which will primarily be used 2 weeks out of the year, in May and again in August when Lazy Bones is providing storage services to college students as part of their business. It will also be additional onsite parking for the businesses at this site. This is to clear up the problem of them parking their box trucks on the street overnight, which is not allowed under Village Ordinance, and the Village is looking at a potential redesign of Paulson Road. Bremer reviewed with Commissioners the site plan submitted as submitted.

Reginald Mathelier -5315 Paulson Road – owner of Lazy Bones, and partial owner of the building. He advised Bremer summarized their submittal well, they offer a pick-up and delivery storage business which operates about 10 days in the spring and 10 days in the fall. They need an area to park the approximately 15 moving trucks rather than parking on the road. They have tried to work with neighboring

properties but need the additional space and want a solution to work for them and the neighboring properties at an affordable price to them.

Blake George – Lee & Associates – indicated he was part of the submittal team when Lazy Bones moved their business into the site. Summarized his history with the site and business. George feels they can get the gravel in place before the May move but the paving may not be done until the August move.

St. Clair asked of Bremer if the Village Engineer has any concerns with this, and the potential reconstruction of Paulson Road. Bremer responded he specifically discussed that with the Village Engineer and it was indicated he did not see any issues with the proposal.

Clow moved to approve a site design review permit submitted by Rub a Dub Dub to expand the off-street parking lot. Property located at 5315 Paulson Road, McFarland, WI. as submitted conditioned upon obtaining a driveway permit from the Building Inspector. Peters seconded the motion. Motion carried 5-0.

c. Discussion regarding East Side Neighborhood Plan update.

Clow reviewed the consideration of the placement of the updates for the East Side Neighborhood Plan on the agenda for meetings.

Bremer reviewed the update as included in packets, the project website, how to stay informed of the plan and the community survey with Commissioners. The survey will be available May 3rd through May 29th. There is an article in the Outlook going out May 5th through the McFarland Thistle that will be delivered to all households in the McFarland zip code.

Bremer reviewed upcoming meeting discussions, where the consultant is in relation to the process and indicated there will be a joint meeting between the CDA and Plan Commission on Thursday June 23, 2022 at 7:00 p.m. to discuss the draft housing and market analysis with the consultant. Included in packets is a draft copy of the community survey. Bremer reviewed the draft with Commissioners, discussed comments and questions, and indicated he will be providing the feedback to the consultants.

6. STAFF REPORTS

- a. Property Maintenance Report – No comments
- b. Director's Report - Bremer reviewed his staff report as provided in packets along with upcoming meeting items and the next meeting is the start of the new schedule with Plan Commission meetings on the third Tuesday of the month.

7. SCHEDULE NEXT MEETING DATE.

- a. Tuesday May 17, 2022 at 7:00 p.m.

8. ADJOURNMENT.

Peters motioned to adjourn, Reynolds seconded the motion. Motion carried 5-0.
Meeting adjourned at 9:12 p.m.

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 17, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing on a Certified Survey Map (CSM) requested by Groundswell Conservancy for the purpose of separating one lot into two at 3985 Mahoney Road, Town of Dunn WI. The property is currently zoned NR-C and RR-4, Dane County Zoning.

PREVIOUS ACTION:

None

ISSUE SUMMARY:

Summary of Request

Groundswell Conservancy is seeking approval of a Certified Survey Map to divide parcel 028/0610-161-8030-1 into two parcels in order to purchase a portion of the property from the existing landowner (Craig and Renae Sherven). The location of the property is within the Town of Dunn, within the Village's extraterritorial plat review jurisdiction.

Existing Conditions

The existing property 38.8 acres and contains a single family residence. The majority of the property contains wetlands that are zoned FP-35 under the Dane County Zoning Code while the existing home is zoned SFR-1 under Dane County Zoning. The CSM will divide the wetland area from the existing homestead, leaving a 6.37 acre property (Lot 1). Groundswell Conservancy owns property adjacent to the 32.43 acre site they would acquire. In order to execute the transfer of the property, the applicant was required to rezone Lot 1 to the County's RR-4 Zoning District and the remaining wetland areas to the NR-C District. Other conditions of approval are described in the attached letter dated March 17, 2022 from the Dane County Planning & Development Department.

The proposed rezone and CSM have already been reviewed and approved by Dane County and the Town of Dunn.

Under Sec. 56-6(b) of the Village's Subdivision Code, requests to subdivide property within 1.5 miles of the Village are required to obtain Village approval in addition to approval by Dane County and the applicable Township. The purpose of the extraterritorial plat review is to enable the Village to review and approve any proposals for land divisions or subdivision within 1.5 miles of the Village to ensure said land divisions would not impede the normal and orderly growth of the Village, have an adverse impact on existing or planned Village improvements or services, and would meet land suitability and design standards within the Village's Subdivision Code.

Department Head Comments

There are no issues, concerns or recommended conditions of approval from Village Staff regarding this application. Given the proposed CSM does not include the proposal for



additional development (new development lots, streets, etc.), and the purpose is to separate the wetland areas for transfer from the current property owner (Sherven) to the adjacent property owner (Groundswell Conservancy), Village Staff recommend approval as submitted.

Public Comments

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

FINANCIAL/BUDGET IMPACT:

None

VILLAGE PLAN REFERENCE:

The property is identified as Agricultural Preservation on the Future Land Use Map of the Village's Comprehensive Plan. Figure 4.1 identifies the General Description of Land Uses Allowed under this classification as "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." The Development Policies further describe "support continued farming, open spaces..." and "assure that rural uses do not impede very long-term urban development or road or utility extensions." The proposed CSM does not include the proposals for additional development (new development lots, streets, etc.) and the purpose is to separate the wetlands areas for transfer from the current property owner to the adjacent property owner Groundswell Conservancy. In Staff's opinion, the proposed CSM is consistent with the Village's Comprehensive Plan.

ORDINANCE REFERENCE:

Chapter 56, Subdivisions

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for public hearing only. Action on this application will be considered at the June Plan Commission meeting.

ATTACHMENTS:

1. 5.17.22 - Goundswell Cons.- CSM - 3985 Mahoney Rd
2. 3985 Mahoney Road_Sherven CSM_03.17.22
3. 3985 Mahoney Road_Dane County Pln Ltr_03.17.2022

Please publish in the
McFarland Thistle on
April 28, 2022

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

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Tuesday May 17, 2022 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

A Certified Survey Map (CSM) requested by Groundswell Conservancy for the purpose of separating one lot into two at 3985 Mahoney Road, Town of Dunn WI. The property is currently zoned NR-C and RR-4, Dane County Zoning.

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

ZOOM INFORMATION

Due to the COVID-19 Pandemic, the Village recommends all residents to view the meeting that evening live on the Charter cable channel 982; TDS channel 1009 or online at mcfarlandcablechannel.com and those who wish to participate and provide public comment do so via Zoom (the Village's virtual meeting software). You can join the Zoom Webinar by visiting <https://us02web.zoom.us/j/89655343974> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 896 5534 3974

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

Plan Commission Application – 2022

~Application must be completed in full~

Applicant - Owner	Craig & Renae Sherven	Applicant's Agent	Mike Foy - Groundswell Conservancy
		Name	
Address	3985 Mahoney Rd, McFarland	Address	303 S Paterson St Ste 6, Madison 53703
Email		Email	mike@groundswellconservancy.org
Phone #		Phone #	608-258-9797
Fax #		Fax #	

Parcel No(s). 0610-161-8030-1

Type of Proposal – Please check boxes below that apply

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
☐ Preliminary Plat	\$500+AF	☐ Conditional Use	\$425+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	\$500+BF	☐ Rezoning (map)	\$475+F	☐ Dev. Agreement Including Addendums	\$400 F
☒ Certified Survey Map	\$300+FG	☐ Zoning Amendment (text)	\$475 +F	☐ Final Plat	\$500 +CF
☐ Condominium	\$300+EF	☐ USA/MMSD Annexation	At cost	☐ Final Plat (reapplication)	\$400 +DF
☐ Comprehensive Plan Amendment	\$500+F			☐ Site/Design Review	\$400 + F

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

Escrow Deposits
(covers costs for outside consultants;
e.g., engineers, attorneys, etc.)

☐ R-E, R-3 & PD (up to 50 acres) \$5,000

☐ R-E, R-3 & PD (greater than 50 acres) \$10,000

☐ Site/Design Review (less than 2,000 sq. ft.) \$1,000

☐ Site/Design Review (2,000 sq. ft. or more) \$2,000

☐ All Plats including condominiums \$5,000

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

The Groundswell Conservancy is purchasing the land from the Sherven's but they need to separate the existing home and sheds from that land before this purchase can be completed.

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

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

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

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

Village of McFarland Plan Commission 2022 Schedule

The Village of McFarland Plan Commission normally conducts meetings on the third Monday of each month, unless otherwise noted below at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; potential agenda item materials are required to be submitted per the schedule listed below.

*Submittal Deadline Noon on:

For Scheduled 2022 Meeting date of:

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

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

Acknowledgements:

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

X

Signature of Applicant/Agent

for GROUNASWELL CONSERVANCY

Date

03/17/2022

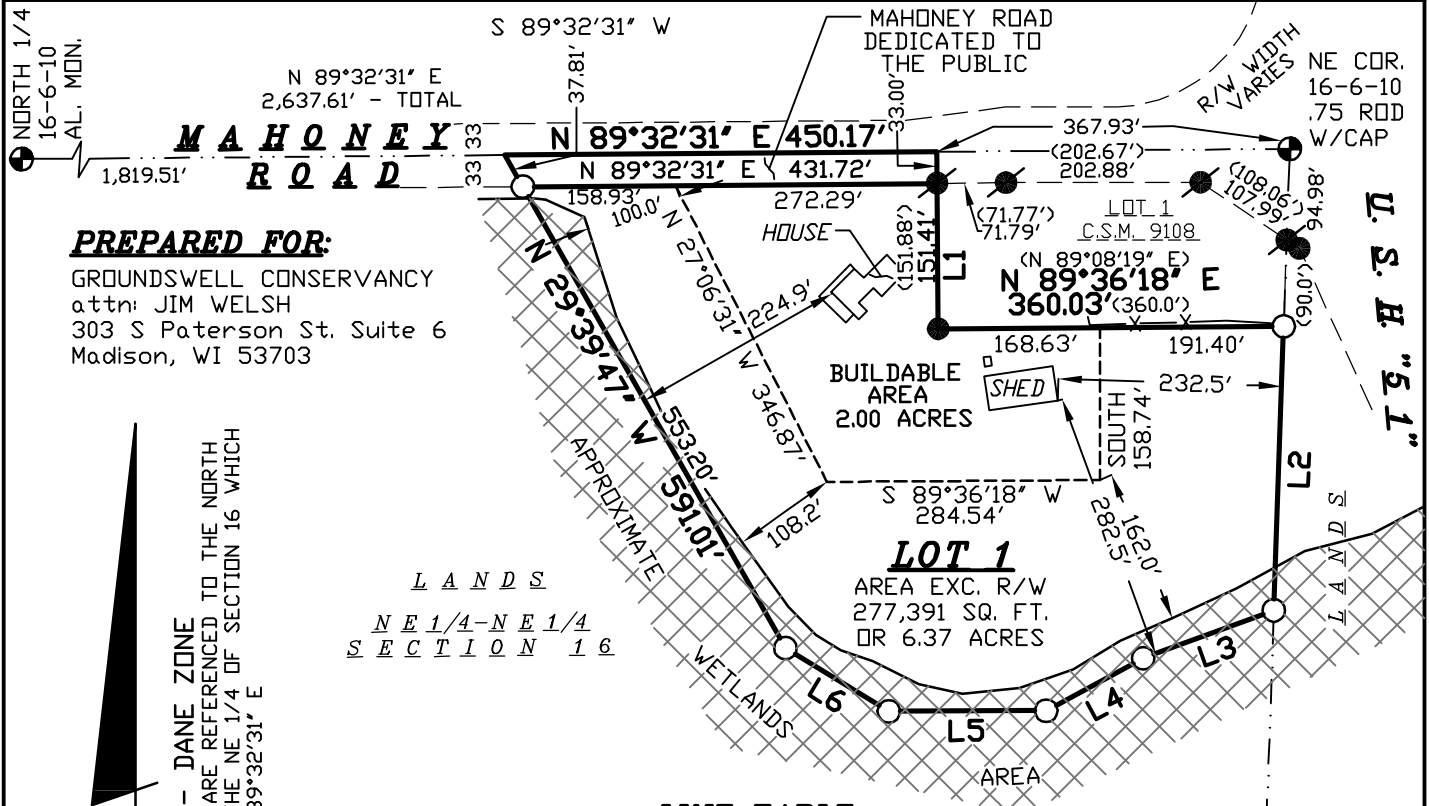


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NE 1/4 of the NE 1/4 of Section 16, T6N,
R10E, Town of Dunn, Dane County, Wisconsin.



PREPARED FOR:

GROUNDWELL CONSERVANCY
attn: JIM WELSH
303 S Paterson St. Suite 6
Madison, WI 53703

W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE NE 1/4 OF SECTION 16 WHICH
BEARS N 89°32'31" E

LANDS
NE 1/4-NE 1/4
SECTION 16

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 00°27'03" E (S 00°51'41" E)	184.41 (184.88')
L2	S 01°59'45" W	296.12
L3	S 69°55'29" W	144.89
L4	S 61°37'25" W	114.93
L5	S 89°44'39" W	163.97
L6	N 58°34'02" W	126.17

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊗ = FOUND 1 1/4" PIPE
- ⊕ = FOUND SECTION CORNER
(TYPE NOTED)
- (##) = RECORDED AS

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A
TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS
AND IS THEREFORE SUBJECT TO ANY EASEMENTS,
AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS
REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN SHOWN.
THE WETLANDS SHOWN ON THIS MAP ARE APPROXIMATE
AND HAVE NOT BEEN DELINEATED.
- 3.) ALL SECTION CORNER TIES FOR THE NORTH 1/4, NE
CORNER, AND EAST 1/4 CORNERS HAVE BEEN CHECKED
AND VERIFIED PER THE MOST RECENT SECTION CORNER
TIE SHEET AVAILABLE.
- 4.) SEE SHEET 3 FOR BUILDING DETAIL.

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 4

SURVEYORS SEAL

21W-383



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NE 1/4 of the NE 1/4 of Section 16, T6N,
R10E, Town of Dunn, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the NE 1/4 of the NE 1/4 of Section 16, T6N, R10E, Town of Dunn, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northeast Corner of said Section 16; thence S 89°32'31" W along the north line of the Northeast 1/4, 367.93 feet to the point of beginning.

Thence S 00°27'03" E, 184.41 feet; thence N 89°36'18" E, 360.03 feet; thence S 01°59'45" W, 296.12 feet; thence S 69°55'29" W, 144.89 feet; thence S 61°37'25" W, 114.93 feet; thence S 89°44'39" W, 163.97 feet; thence N 58°34'02" W, 126.17 feet; thence N 29°39'47" W, 591.01 feet to the north line of the Northeast 1/4 of said Section 16 and also the centerline of Mahoney Road; thence N 89°32'31" E, 450.17 feet to the point of beginning. The above described parcel contains 291,942 square feet or 6.70 acres and is subject to a 33.0 foot wide right of way over the most northerly part thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. We also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Craig Sherven

Rena Sherven

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named Craig and Rena Sherven to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Sheet 2 of 4

SURVEYORS SEAL

21W-383



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NE 1/4 of the NE 1/4 of Section 16, T6N,
R10E, Town of Dunn, Dane County, Wisconsin.

MAHONEY ROAD

N 89°32'31" E 450.17'

R/W WIDTH VARIES

DEDICATED TO THE PUBLIC

N 89°32'31" E 431.72'

290.00'

33'

33.00'

0.33'

71.79'
(71.77')

⊕
SEPTIC
VENTS

SEPTIC
TANKS

CONCRETE

HOUSE

DECK

COND.

WELL

ASPHALT

151.41' (151.88')
184.41' (184.88')
S 00°27'03" E
(S 00°51'41" E)

L O T 1
C. S. M. 9 1 0 8

(N 89°08'19" E)
N 89°36'18" E
360.03' (360.0')

168.63'

2.7'

158.74'
SOUTH

LOT 1

277,391 SQ. FT.
OR 6.37 ACRES

SHED

BUILDABLE
AREA
2.00 ACRES

20% SLOPES NOTE:

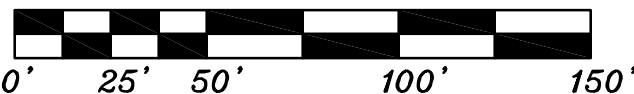
20% SLOPES OR HIGHER SHOWN ABOVE
ARE UNBUILDABLE PER THE TOWN OF
DUNN.

S 89°36'18" W 284.54'

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⦿ = FOUND 1 1/4" PIPE
- ⊕ = FOUND SECTION CORNER
(TYPE NOTED)
- (##) = RECORDED AS

SCALE 1" = 50'



Sheet 3 of 4

SURVEYORS SEAL

21W-383

W.C.S. - DANE ZONE

BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE NE 1/4 OF SECTION 16 WHICH
BEARS N 89°32'31" E



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NE 1/4 of the NE 1/4 of Section 16, T6N,
R10E, Town of Dunn, Dane County, Wisconsin.

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Dunn and accepting the dedication on this _____ day of _____, 20____.

Cathy Hasslinger
Town Clerk

NOTE:

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

DANE COUNTY APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20___ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 4

SURVEYORS SEAL

21W-383



Dane County Planning & Development

Land Division Review

March 17, 2022

Williamson Surveying
104A West Main St.
Waunakee, WI 53597

Re: Sherven (CSM 10607)
Town of Dunn, Section 15
(1 lot, 6.37 acres)
Rezone Petition: 11800

Attn: Noa Prieve, S-2499

The proposed CSM is hereby conditionally approved as follows:

1. The document is to be completed in accordance with S.236.34, Wisconsin State Statutes.
2. Rezone Petition #11800 is to become effective and all conditions established are to be timely satisfied. (County Board approved the Petition on March 3, 2022)
 - *Recording of an approved CSM with a 2 acre building and driveway envelope depicted on the map. All buildings and driveways constructed on the property shall be located within the building envelope area.*
 - *A deed restriction shall be recorded on the RR-4 property, stating the following:*
 1. *Future land divisions of the property is prohibited.*
 2. *The development rights for the property have been exhausted and further residential development of the property is prohibited.*
 - *A deed restriction shall be recorded on the NR-C property, stating the following:*
 1. *All structures on land within Section 10 of the Town of Dunn may be no taller than 14 feet in height (mean of roof) in order to help mitigate impacts to views from Lower Mud Lake and better protect the Town's Lower Mud Lake Viewshed.*
 - *Any future parks on this property shall only be for outdoor passive recreational uses that do not require a developed site or facilities to participate. Future parking lots and nonresidential buildings or structures accessory to any permitted use are allowed with proper permitting and Town siting approval.*
 - *Within 90 days of Dane County approval of the rezone petition, the transfer of the roughly 32 acres to Groundswell Conservancy shall be conducted via a quit claim deed, which adds this land to Groundswell's neighboring properties through a lot line adjustment.*

3. All owners of record are to be included in the owner's certificate. Spouse's signature, middle initials are required and a certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.

County records indicate the following owners:

- *CRAIG SHERVEN & RENAE SHERVEN*
4. Unless waived, a Village of McFarland approval certificate shall be added with respect to their ETJ review authority.
 5. The required approval certificates are to be executed.
 - *Town of Dunn*
 - *Village of McFarland*
 - *Dane County*
 6. Comments from the Dane County Surveyor are to be satisfied:
 - **Pending**
 7. The recordable document is to be submitted for review and approval.



When the above conditions have been fully satisfied, the original document along with a copy of this letter may be submitted for final review and the Dane County approving signature will be affixed. Please allow for ten (10) working days for approving signature. Any questions regarding this letter, please contact myself.

Sincerely,

Daniel Everson
Assistant Zoning Administrator
267.1541

CC:
Town of Dunn
Village of McFarland

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 17, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing on Resolution No. 2022-11, a Resolution Approving Planned Development Infill District-Detailed Plan for Phase 2 of the Atwater Development, 4719 Farwell Street, McFarland, requested by Lakestone Holdings LLC.

PREVIOUS ACTION:

July 22, 2019. Village Board approval of Ordinance 2019-13, rezoning the property from C-G Commercial General to Planned Development Infill District - General Plan Approved and Phase I Detailed Plan Approved.

October 30, 2019. Village Board approval of a Real Estate Acquisition and Development Agreement for Phase I of the Atwater project

May 11, 2022. CDA recommended approval of a Tax Increment Finance Development Incentives Application for Phase II of \$305,000 in the form of a Developer Pay-Go payment.

ISSUE SUMMARY:

Summary of Request

Lakestone Properties (Brett Riemen and Brian Spanos) are requesting approval of a Planned Development Infill District - Detailed Plan for Phase II of the Atwater Development located at 4719 Farwell Street. The development project consists of the construction of an approximate 12,078 square foot multi-tenant commercial building. The building will consist of 4 to 6 businesses with targeted businesses consisting of food & drink, general retail, and medical. The total estimated construction budget for the project is \$3,589,300, with an estimated assessment value of \$1,932,480 upon project completion (January 1, 2024 assessment). A copy of the Detailed Plan and associated site plans, building renderings, and stormwater management plan are included in the packet. On July 22, 2019, the Village Board approved Ordinance 2019-13, rezoning Lot 1 and 2 of CSM 15246 from C-G Commercial General to Planned Development Infill District - General Plan Approved and Phase I Detailed Plan Approved. Under Sec. 62-67(i)(2) the Village Plan Commission has the final authority to approve a Detailed Plan once a General Plan has been approved by the Village Board.

Existing Property Conditions

The property consists of Lot 1 of CSM 15246 and is 1.210 acres in size with a 2021 fair market assessed value of \$228,788. The lot is currently vacant as the prior commercial building was razed when the Atwater Phase 1 building was constructed on the adjacent Lot 2. Lot 2 of CSM 15246 consists of a mixed-use 3-story apartment building, Atwater Phase I (4721 Farwell Street), which was constructed in 2020. Adjacent to the south are properties zoned R-3, General Residence. The adjacent property to the west is an automotive repair shop zoned C-G, General Commercial. Across Farwell Street to the north includes three parcel all zoned C-G, General Commercial.



Tentative Project Schedule

The following outlines a tentative schedule for various permits/project approvals pending CDA/PC/VB review and approvals:

- May 11, CDA review and recommendation regarding the TIF Development Incentives Application
- May 17, Plan Commission public hearing on the Phase II Detailed Plan
- May 24, Village Board action on the TIF Development Incentives Application
- June 21, Plan Commission action on the Phase II Detailed Plan
- July 13, CDA review and recommendation regarding the TIF Development Agreement
- July 26, Village Board action on the TIF Development Agreement
- August, obtain building permits
- August or September, commencement of building construction
- April or May 2023, completion of building construction

Conformance with Zoning Requirements

Under Sec. 62-67(i)(2) the Village Plan Commission shall determine whether the plan complies with the standards set forth in Sec. 62-66 and 62-67 and is in general conformance with the approved General Plan. In Staff's opinion, the proposed Phase 2 Detailed Plan is in general conformance with General Plan approved under Ordinance 2019-13, which identified an approximate 12,800 square foot multi-tenant 1.5-story commercial building fronting Farwell Street with front yard patios and rear yard parking. The only notable difference between the General Plan and Phase 2 Detailed Plan is the inclusion of a drive-thru along the east side of the building, which was previously identified as additional patio and bioretention areas.

Sec. 62-66(d)1-3, Standards and criteria for approval of a PD-I in addition to the general requirements for approval listed in Section 62-67. The Applicant's site plan meets standards #2 (maximum flood area) and #3 (minimum required useable open space) but does not meet standard #1.

- *1. Maximum impervious surface ratio for nonresidential and mixed use is 0.70.* The impervious surface ratio for this development exceeds the maximum ratio standard at 0.74. Staff considers this a minor deviation which will be further brought closer into compliance by adding the 1-3 feet of green space between the front lot line and proposed patios as recommended in the Village Engineer's staff report. Also noting, that the Phase 1 Detailed Plan had a impervious surface ratio of 0.68; therefore, the site likely balances out near the 0.70 standard for both Phases 1 & 2 combined. Exceptions to this standard may be approved by the Plan Commission under Sec. 62-66(f).

Sec. 62-66(e)1-8, Additional Standards for approval of a PD-I. Staff finds the Applicant's responses to standards 1-8 of Sec. 62-66(e) acceptable with the exception of #4.

- *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.* The location of the trash enclosure is shown on the proposed site plans; however, the application does not provide details on the types of materials or dimensions



of the proposed trash enclosure.

Sec. 62-67(3) Off-street parking and loading. Per Sec. 62-67(3) there are no prescribed requirements for the number of off-street parking spaces; however, consideration should be given to the off-street parking requirements of the Zoning Code. The proposed development provides 54 additional off-street parking spaces as well as the opportunity to utilize unoccupied Phase 1 off-street parking spaces. The Zoning Code requires 1 space per 300 gross square feet of office and retail spaces, which would equate to a minimum of 40 spaces. Restaurants require spaces equal to 30% of capacity in persons plus 4 spaces per 1,000 gross square feet. The portion of the building that may be devoted to restaurants and the corresponding capacity is not known. However, in addition to the 54 off-street parking spaces, and on-street parking, there are opportunities to utilize unoccupied Phase 1 off-street parking spaces and the Applicant intends to lease commercial spaces to businesses that vary in peak customer times

Sec. 62-67(4)a-j, Standards for approval of a PD. Staff finds the Applicant's responses to standards a-j of Section 62-67 acceptable.

Sec. 62-310(e), Site Design Standards.

- Grading. Refer to the attached letter from the Village Engineer regarding their comments on the proposed Erosion Control and Stormwater plan.
- Landscaping. The tables below includes items that were missing from the scheduled landscaping plan and calculations for the new total. Additional comments are also included. After calculations, the corrected total for points provided are still above the required 672 points at 783 points.
 - WBC, White Birch Clump - identified on the landscaping plan, but are of different circular sizes (+0)
 - TA, Techny Arborvitae, four plants labeled but not included in the plant schedule (+20 points)

Key	Quantity	Common Name	Points deducted
RM	1	Red Maple	40
IHL	1	Imperial Honey Locust	25
GLS	6	Gro Low Sumac	6
EA	9	Emerald Arborvitae	45
Total	17		116

Total Points Provided	879
Points deducted	-116
Points added	20
Corrected Total	783

- Building Relationship. The proposed Phase 2 building will be setback from the front lot line at a similar distance as the Phase 1 building providing a consistent appearance and relationship. In addition the Phase 2 building and site design relate well with regards to



site access from abutting streets, parking areas, service areas, height of structures and color and materials of adjacent and nearby buildings.

- **Lighting.** The lighting plan is consistent with what was used for Phase 1 and standards for this section.
- **Utility Service.** Refer to the attached letter from the Village Engineer regarding their comments on the proposed utility service.
- **Building Design.** The proposed building's design and its features are consistent with what was used for the Phase 1 mixed-used building. These includes utilization of a flat roof, articulation of building massing and facades, and complimentary building materials and colors.

TID #5 Design Guidelines. A copy of the TID #5 Design Guidelines are provided in the packet. In Staff's opinion, the proposed application generally meets these guidelines. One item of consideration is the use of the aluminum/metal building materials along some of the facades. This material is the secondary facade material to the primary brick veneer and serves to aid in breaking up the facades including the identification of different store fronts. In most locations, except for the east facade, this material is further limited and broken up through ample use of glass. Of potential concern is the durability of this material and whether consideration should be given to continuing the brick veneer along the bottom base (~3', up to the first window lines) where this material is present. In addition, potential incorporation of additional glass windows along the east facade to break up this blank wall. Recommend some additional feedback from the Applicant on these design materials.

Department Head Comments

The packet includes review letters from the Village Engineer/Director of Public Works and the Fire Chief. In addition, the Police Chief indicated to Department Staff no issues, concerns, or recommended conditions of approval.

Public Comments

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

FINANCIAL/BUDGET IMPACT:

Lakestone Properties has submitted to the Village's Community Development Authority (CDA) a separate Tax Increment Financing Development Incentives Application for the Phase II project in the amount of \$305,000, in the form of a Developer Pay-Go payment, with a minimum assessment guarantee of \$1,932,480 upon project completion. Under a Developer Pay-Go incentive, there are no upfront costs to the Tax Increment District for the development of the building. Rather, a portion of the new tax increment that is created from the improvements to the property is returned to the Developer in annual payments spread across several years until the requested \$305,000 is paid.

This form of payment carries the least risk to the TID as funding is only provided after the tax increment is generated (i.e. beginning in 2025 assuming completion of the building in 2023.) The CDA and Village Board will take action on this portion of the development request.

VILLAGE PLAN REFERENCE:

2020 Strategic Plan



Goal C: Promote responsible growth, increase economic development, and retain existing businesses.

2017 TIF District #5 Project Plan

The property is identified as a potential mixed-use redevelopment site within the TID Project Plan.

2017 Comprehensive Plan

The property is identified as Mixed Use/Flex Commercial on the Future Land Use Map of the Village's Comprehensive Plan. Figure 4.1 provides a General Description of Land Uses allowed including "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.

Figure 4.1 also describes Typical Implementing Zoning Districts to include the PD or PD-I districts. Page 58 of Volume II, notes that McFarland is particularly interested in attracting and retain the following types of businesses: A wider variety of retailers, restaurants, and services, including one or more coffee shops, bakeries, delis, cafes, brewpubs, wine and cheese shops, specialty grocery, jewelry, clothing/shoes, specialty retail/gifts, toys, health care/wellness, dry cleaners, florists, galleries (art/book store), family-oriented entertainment, and lesson space (sports/dance/music).

The project also supports the following plan policies, objectives, and initiatives:

- Actively promoting infill development and redevelopment where opportunities present themselves, particularly for underutilized properties along Terminal and Triangle Drive, Highway 51, Farwell Street, and the downtown area.
- Encourage employment, retail, service, and recreational uses in areas that conveniently serve Village neighborhoods and the greater McFarland community that includes Dunn and the Madison subdivisions that border the Village.
- Proactively work to retain and grow existing businesses.
- Expand the local tax base and good paying jobs through business park development and redevelopment.
- Continued private reinvestment in the downtown and Farwell Street areas. This is further illustrated on Map 7, McFarland's "Main Street" Vision.

ORDINANCE REFERENCE:

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

Sec. 62-67, PD Planned Development District

Sec. 62-310, Site/Design Review

TID #5 Design Guidelines

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for public hearing only. Action on this application will be



considered at the June Plan Commission meeting.

ATTACHMENTS:

1. 5.17.22 - Lakestone - rezone - 4719 Farwell St
2. 2022-11 - PD-I Detailed Plan 4719 Farwell Street
3. 4719 Farwell Street_Atwater Phase II PD-I Detailed Plan_04.05.22
4. 4719 Farwell Street_ECSWM Submittal Ph 2_04.05.22
5. 4719 Farwell Atwater Phase II MFR Ltr_05.05.2022
6. 4719 Farwell Atwater Phase II Village Engineer Ltr_05.05.2022
7. TID 5 Design Guidelines_8.13.18
8. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
9. Figure 4.1(page 36)
10. Map 7 McFarland's 'Main Street' Vision

Please publish in the
McFarland Thistle on
April 28, and May 5, 2022

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

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Tuesday May 17, 2022 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Resolution No. 2022-11, a Resolution Approving Planned Development Infill District Detailed Plan Phase 2 of the Atwater Development, 4719 Farwell Street, McFarland, requested by Lakestone Holdings LLC.

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

ZOOM INFORMATION

Due to the COVID-19 Pandemic, the Village recommends all residents to view the meeting that evening live on the Charter cable channel 982; TDS channel 1009 or online at mcfarlandcablechannel.com and those who wish to participate and provide public comment do so via Zoom (the Village's virtual meeting software). You can join the Zoom Webinar by visiting <https://us02web.zoom.us/j/89655343974> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 896 5534 3974

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

RESOLUTION NO. 2022-11

**PLAN COMMISSION RESOLUTION APPROVING DETAILED PLAN OF
DEVELOPMENT FOR LOT 1 OF CSM 15246**

WHEREAS, on July 22, 2019, the McFarland Villag Board approved Ordinance No. 2019-13 rezoning the following described real estate to the Planned Development Infill-General Plan Approved:

PARCEL A (Phase 1):

All of Lot 3 of Certified Survey Map #3119 and approximately the easterly 61 feet of Lot 2, being located in the SE ¼ - NW ¼, Section 3, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin.

PARCEL B (Phase 2):

All of Lot 1 of Certified Survey Map #3119 and approximately the westerly 88 feet of Lot 2, being located in the SE ¼ - NW ¼, Section 3, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin; and

WHEREAS, Ordinance No. 2019-13 also approved a Planned Development Infill-Detailed Plan for Parcel A (Phase 1); and

WHEREAS, on August 19, 2019, the McFarland Plan Commission approved a Certified Survey Map (recorded as CSM #15246 in the Dane County Register of Deeds) creating Lot 1 (Parcel B) and Lot 2 (Parcel A); and

WHEREAS, the Developer has submitted a Detailed Plan for the Parcel B (Lot 1 of CSM 15246) in compliance with all the requirements of Section 62-67(i)(1) of the McFarland Municipal Code sufficient for the Plan Commission to complete its review; and

WHEREAS, the Plan Commission has reviewed the Detailed Plan as required by Section 62-67(i)(2)a of the McFarland Municipal Code, and has determined that the Detailed Plan complies with the standards set forth in Section 62-67(i)(1) and is in general conformance with the approved General Plan of the Development;

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of McFarland as follows:

1. The Detailed Plan for the Property is hereby approved.
2. The Village Attorney shall record in the Office of the Register of Deeds of Dane County a certified copy of this resolution as well as a copy of the approved Detailed Plan.
3. The Zoning Administrator is hereby directed to label these changes on the Official Zoning Map of the Village following recording of this Resolution.

The above and foregoing Resolution was duly adopted by the Plan Commission at a regular meeting held on _____, 2022

**VILLAGE OF MCFARLAND PLAN
COMMISSION**

Carolyn Clow,
Village President/Plan Commission Chair

Attest:

Cassandra Suettinger,
Village Clerk/Treasurer

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

Plan Commission Application – 2022

~Application must be completed in full~

Applicant - Owner	Lakestone Holdings LLC	Applicant's Agent	
	5910 Main St #1	Name	Brian Spanos
Address	McFarland, WI 53558	Address	5910 Main St #1 McFarland WI
Email	Brian@lakestoneproperties.com	Email	Brian@lakestoneproperties.com
Phone #	608-219-5247	Phone #	608-219-5247
Fax #		Fax #	

Parcel No(s). 154/0610-0327010-1

Type of Proposal – Please check boxes below that apply

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
☐ Preliminary Plat	\$500+AF	☐ Conditional Use	\$425+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	\$500+BF	☒ Rezoning (map)	\$475+F	☐ Dev. Agreement Including Addendums	\$400 F
☐ Certified Survey Map	\$300+FG	☐ Zoning Amendment (text)	\$475 +F	☐ Final Plat	\$500 +CF
☐ Condominium	\$300+EF	☐ USA/MMSD Annexation	At cost	☐ Final Plat (reapplication)	\$400 +DF
☐ Comprehensive Plan Amendment	\$500+F			☒ Site/Design Review	\$400 + F

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

Escrow Deposits
(covers costs for outside consultants;
e.g., engineers, attorneys, etc.)

☐ R-E, R-3 & PD (up to 50 acres)	\$5,000
☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
☐ Site/Design Review (less than 2,000 sq. ft.)	\$1,000
☒ Site/Design Review (2,000 sq. ft. or more)	\$2,000
☐ All Plats including condominiums	\$5,000

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

4719 Farwell St. McFarland WI (see attached intro letter)

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

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

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

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

Village of McFarland Plan Commission 2022 Schedule

The Village of McFarland Plan Commission normally conducts meetings on the third Monday of each month, unless otherwise noted below at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; potential agenda item materials are required to be submitted per the schedule listed below.

***Submittal Deadline Noon on:**

For Scheduled 2022 Meeting date of:

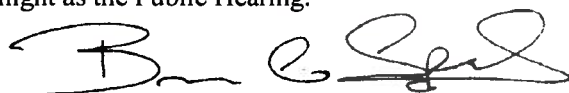
December 7 (2021)-----	Tuesday, January 18
January 11-----	February 21
February 8-----	March 21
March 8-----	April 18
April 5-----	May 16
May 10-----	June 20
June 7-----	July 18
July 5-----	August 15
August 9-----	September 19
September 6-----	October 17
October 11-----	November 21
November 8-----	December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

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

Acknowledgements:

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

X



Signature of Applicant/Agent

04/05/2022

Date



5910 MAIN ST. MCFARLAND, WI 53558
P: 608-838-1800
F: 608-531-2800
WWW.LAKESTONEPROPERTIES.COM

April 5, 2022

Village of McFarland
Department of Planning
5915 Milwaukee Street
McFarland, WI 53558

RE: Atwater Phase II

Dear Commission Members, Planning and Development Staff:

Lakestone Properties is excited to submit the application for Phase II of the Atwater development. The Mixed-Use Phase I building was completed in January of 2021 and has a positive impact on the Farwell corridor. The apartments leased up very quickly and the two commercial spaces recently leased up as well.

Phase II will have approximately 12,000 square feet of commercial space and we are currently working with three tenants that would be new to the McFarland community.

The architecture of the building will be similar to Phase I but will differentiate itself with a commercial design. Storefront windows, flat roof, outdoor patios, and attractive building lines will be a nice compliment to the mixed-use building.

We are hoping to start construction this August with tenants opening up for business by April of 2023.

Project Information:

Address:	4719 Farwell Street
Zoning:	Planned Development
Lot Size:	1.2 acres
Proposed Use:	Commercial Space
Parking Counts:	54 stalls
Total Square Feet:	12,078

Project Team:

Owner

Lakestone Holdings LLC
Lakestone Properties & Management LLC
Brett Riemen & Brian Spanos
5910 Main Street, Suite 1
McFarland, WI 53558
608-838-1800

Architect

Sketchworks Architecture, LLC
Nick Badura
2501 Parmenter Street, Suite 100B
Middleton, WI 53592
608-836-7570

Civil Engineer & Landscape Architect:

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

Please feel free to contact us with any questions.

Sincerely,

By: Lakestone Properties & Management LLC

By: 

Brett Riemen, CCIM
Partner

By: 

Brian Spanos
Partner

Site and Design Plans

Check List

Date received: _____

Subject property address: 4719 Farwell St
McFarland, WI 53558

Landowner's name: Lakestone Holdings LLC

Landowner's address: 5910 Main St #1
McFarland, WI 53558/

Landowner's phone/fax: 608-219-5247

Landowner's email: Brian@lakestoneproperties.com

Agent's name:	_____
Agent's address:	_____ _____
Agent's phone/fax:	_____
Agent's email:	_____

- Intro Letter A. Title Block that indicates name and address of the current property owner.
- Intro Letter B. Name and signature of the designer.
- A-1 C. Date of original plan and latest date of revised plan.
- Quam C-1 D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.
- Intro Letter E. Existing zoning PD Proposed rezoning yes ^x no
- Quam C-1 F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- Quam C-2 G. All required building setback lines.
- Quam C-2 H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.
- Quam C-2 I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.
- N/A J. Existing and proposed site and building signage.
- A-1/A-8 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._
- Quam C-3 M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.
- Quam C-2 N. The location and type of any permanently protected green space areas.
- N/A O. The location and elevation of any wetlands or floodplains.

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

Quam C-2 & 5 Q. In the legend, data for the subject property:

- (1) Lot area
- (2) Building area
- (3) Paved area
- (4) Total impervious area
- (5) Landscaping points provided and required for building foundations, gross floor area, street frontage, and paved area.
- (5) Building height
- (6) Existing zoning, proposed zoning
- (7) Number of parking stalls provided and required.

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

Quam C-4 S. Hydrant locations and Fire Department Connection.

Quam C-6 T. Lighting Plans including photometrics and description of fixture types, heights and orientation.

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

Quam C-2 V. Existing or proposed easements.

General Comments W. A legal description of the subject property.

General Comments: Lot 1 of CSM 15246

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.

Planned Development District – Infill

Statement of Owners Intent

Detailed Plan for Phase 2 Development

04-05-2022

Project:

Atwater Phase II

4719 Farwell Street Development

Developer:

Lakestone Properties & Management, LLC

Brian Spanos & Brett Riemen

Statement of Owners Intent

It is the intent of the developer to develop the property currently addressed as 4719 Farwell into a commercial development. The purpose of this submittal is to seek the following approvals:

1. Detailed Plan for Phase 2 Development

Legal Description

Legal description is as follow:

Lot 1 of CSM 15246

Existing Site

The Existing Site Plan is included as sheet C-1. Site features are as follows:

1. Lot 1 is 1.210 total acres
2. Currently zoned PD - Planned Development
3. The site is a vacant lot that was previously an office building. (building was removed in 2020).
4. The site is relatively flat with a downward sloping grade of approximately 4 feet from the southeast corner of the site to the northwest corner. All but one of the stormwater ponds have been installed during the construction of Phase I.
5. Lot 1 of CSM 15246 abuts commercial properties to the west and across Farwell Street north of the development. There are existing multifamily buildings along the western and southern edge.

Description of General Plan the Development

The General Plan proposes one building, associated drive aisles, parking, and stormwater management ponds as shown on sheet C-2. The building and site layout are described as follows:

1. Commercial Building
 - a. One story commercial building with approximately 12,078 S.F. of leasable space.
2. Approximately 54 parking stalls.

3. Site layout

- a. The building has been placed up near Farwell Street to make a strong connection to the street to promote visibility and to activate the street with the commercial spaces.
- b. A possible patio space has been placed between the buildings and Farwell St. This space will contain outdoor seating for the retail tenants.
- c. Approximately 54 parking stalls will be constructed for the retail tenants.
- d. The tenant space furthest to the east will have a drive-through option.
- e. Multiple ponds are located to meet the runoff control, sediment control, and infiltration requirements for all proposed impervious surfaces.
- f. The single story building has a 22.9% floor area ratio.
- g. Impervious surface percentage 74.3% of the total lot area.

4. Schedule

- a. Construction to start late Summer of 2022 with tenant occupancy by Spring of 2023.

Description of Detailed Plan for Lot 1

A single-story commercial building including the following details:

1. The Site Plan is included as sheet C-1 with features as follows:
 - a. 12,078-14,266 S.F. of commercial space (with two possible mezzanines)
 - b. 54 surface stalls
2. The grading plans are included on sheet C-3 with features as follows:
 - a. The commercial spaces have accessible entrances from the parking lot side of the building as well as from the north side of the building along Farwell Street.
3. Building elevation drawings are shown on sheets A1-A8. Exterior materials are high quality, low maintenance materials and comply with the design guidelines in TIF #5.

- a. Exterior materials consist of aluminum storefronts, brick veneer, and composite lap siding and trim.
- 4. The Landscape Plan is included on sheet C-5 and meets the Village of McFarland requirements.
- 5. The Site Lighting Plan is included on sheet C-6 and fixture cut sheets have been included. Site lighting is cut-off downlight to minimize night sky light pollution. The cut-off fixture allows for the control of light to or site and prevents light spill over to adjacent properties.
- 6. The Utility Plan is included as sheet C-4.
 - a. The 6" sanitary sewer lateral will connect to the existing 8" sanitary sewer under Farwell Street.
 - b. The 6" water service lateral will connect to the 6' stub on phase one of this development.
 - c. The Inlets, catch basins, and bioretention ponds will collect from all impervious surfaces with overflows being connected to the storm sewer under Farwell Street.

Planned Development Infill District Standards and Responses

Section 62-66(d) lists the standards that shall apply in the review of all general and details plans proposed for the Planned Development Infill District (PD-I). The standards and this submittal responses are as follows:

- 1. *Maximum impervious surface ratio: seven-tenths nonresidential and mixed use. **The impervious surface ratio is .74***
- 2. *Maximum floor area ratio: 0.70. **The floor area ratio is below .70 at 0.23***
- 3. Additional standards
 - a. *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 development. 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. **Buffer yards and landscape screening have been provided along the southern property line to provide separation from the multifamily unit to the south including landscape screening along the parking edge. It should also be noted the multifamily units sit higher in elevation than the parking area providing additional protection from headlights.***

- b. 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 by public walkways. **Appropriate pedestrian circulation has been provided by providing direct pedestrian routes from the public sidewalk to the buildings. Having one driveway also limits the vehicular interaction between pedestrians and vehicles.***
- c. The useable open space required for residential development projects and mixed use residential project 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 maximize privacy and usability to the residence. **No residential uses for this Phase however we will be providing outdoor patios for the commercial tenants.***
- d. 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. **There is a trash enclosure located in the south portion of the commercial parking lot.***
- e. 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 designed proposed. Compatibility will also be judged on the basis of how 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. **The Comprehensive Plan has designated***

this site as Mixed Use-Flex Commercial. This proposal complies with that designation. This site is surrounded by commercial and residential development. This commercial proposal is ideally compatible.

- f. Snow removal areas and procedures must be described in the plans. **Snow can be placed on the perimeter of the site and if weather conditions dictate it can be trucked off site.***
- g. 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 on the plans. **Cutoff fixtures are being used. Lighting Plan is on sheet C-6, which shows the light sheds being controlled on site.***
- h. The physical attributes of the site shall be respected with particular concern for preservation of natural features, tree growth and open space. **The site has been designed to work with the natural topography of the site, for site drainage, ground water, and the building relationship to the street.***
- 4. Exceptions to standards. Exceptions to these standards may be recommended by the Village Plan Commission subject to final approval given by the Village Board.*

Planned Development District Standards and responses

- 1. Standards. The following standards shall apply in the review of all general or detailed plans proposed for the Planned Development District (PD).*
 - a. The uses proposed in the PD shall be in general conformance with the Village Comprehensive Plan. **See 3(e) above***
 - b. The establishment, maintenance or operation of the uses proposed in the PD shall not substantially impair or diminish the use, value and enjoyment of other properties within the neighborhood. **The proposed development will not impair or diminish the use, value and enjoyment of other properties. On***

the contrary, this project will enhance the character of the neighborhood and bring additional opportunities for retail, employment and enjoyment.

- c. *Traffic circulation into and within the PD shall be design to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also for the safe and convenient movements of both vehicles and pedestrians. **See 3 (b) above***
- 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 erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances. **See 3 (h) above. Erosion Control and Stormwater Management will comply with Village standards.***
- e. *The PD shall provide for convenient and harmonious groups of buildings, structures and uses; and building shall be spaced and sited to ensure adequate safety, light, ventilation and privacy. **The site and buildings have been carefully designed to provide a cohesive, enjoyable, and safe development.***
- f. *The following provisions shall apply:*
 - i. *In a PD for residential use, adequate open space and recreation 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. **See 3 (c) above***
 - ii. *PDD 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 demand on 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. **N/A***
- g. *The PD will not adversely affect the ability of public agencies to provide school or other municipal services. **This proposal will not adversely affect municipal services and schools.***

- h. The width of street right-of-way, width paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based on a determination of the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village. **The construction will meet Village standards.***
- i. The proponents of a PDD application provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties. **The developer will be going through the TIF application process.***
- j. The proponents of a PD shall submit a reasonable schedule for the implementation of the development to the satisfaction of the Village Board, including suitable provisions for assurance that each Phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point. **The project is scheduled to start construction late Summer of 2022 with tenant occupancy in Spring of 2023.***



Drawing Not to Scale



Exterior Imagery

PROPERTY OF SUPREME STRUCTURES INC, COPYRIGHT 2021

4.4.22



Drawing Not to Scale



Exterior Imagery

PROPERTY OF SUPREME STRUCTURES INC, COPYRIGHT 2021

4.4.22



Drawing Not to Scale



Drawing Not to Scale



Exterior Imagery

PROPERTY OF SUPREME STRUCTURES INC, COPYRIGHT 2021

4.4.22



Drawing Not to Scale



Exterior Imagery

PROPERTY OF SUPREME STRUCTURES INC, COPYRIGHT 2021

4.4.22



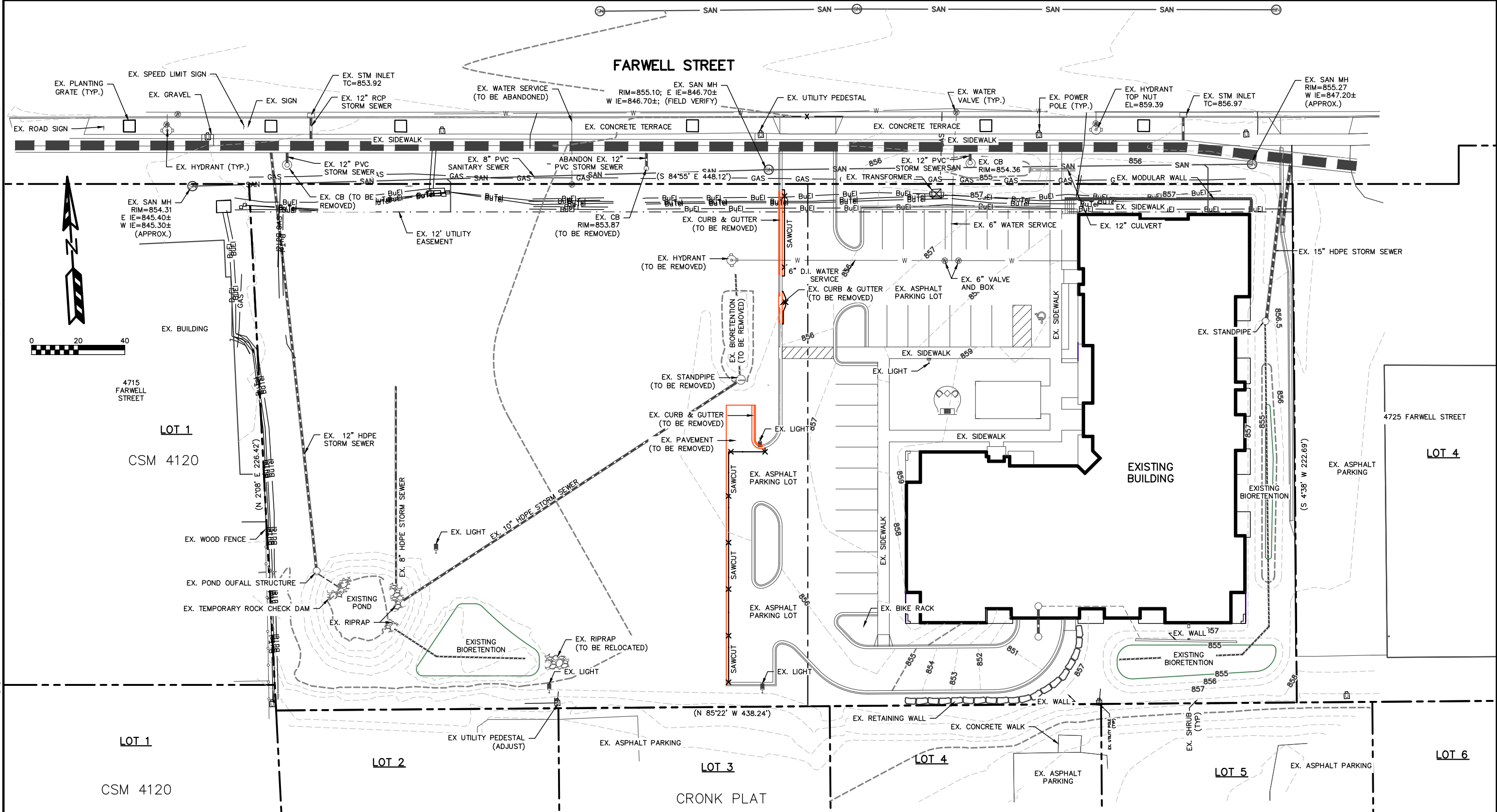
Drawing Not to Scale



Drawing Not to Scale



Drawing Not to Scale



4721 FARWELL STREET DEVELOPMENT

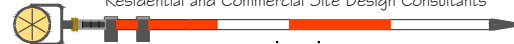
EXISTING SITE PLAN

SHEET: C-1

DATED: APRIL 5, 2022

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

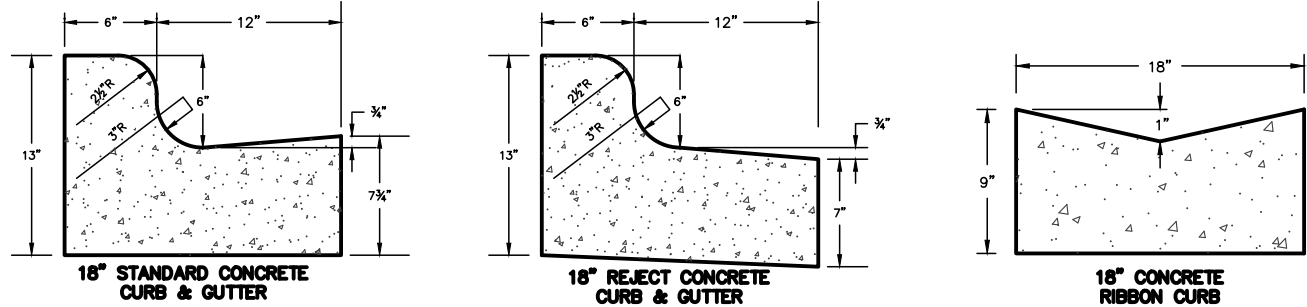
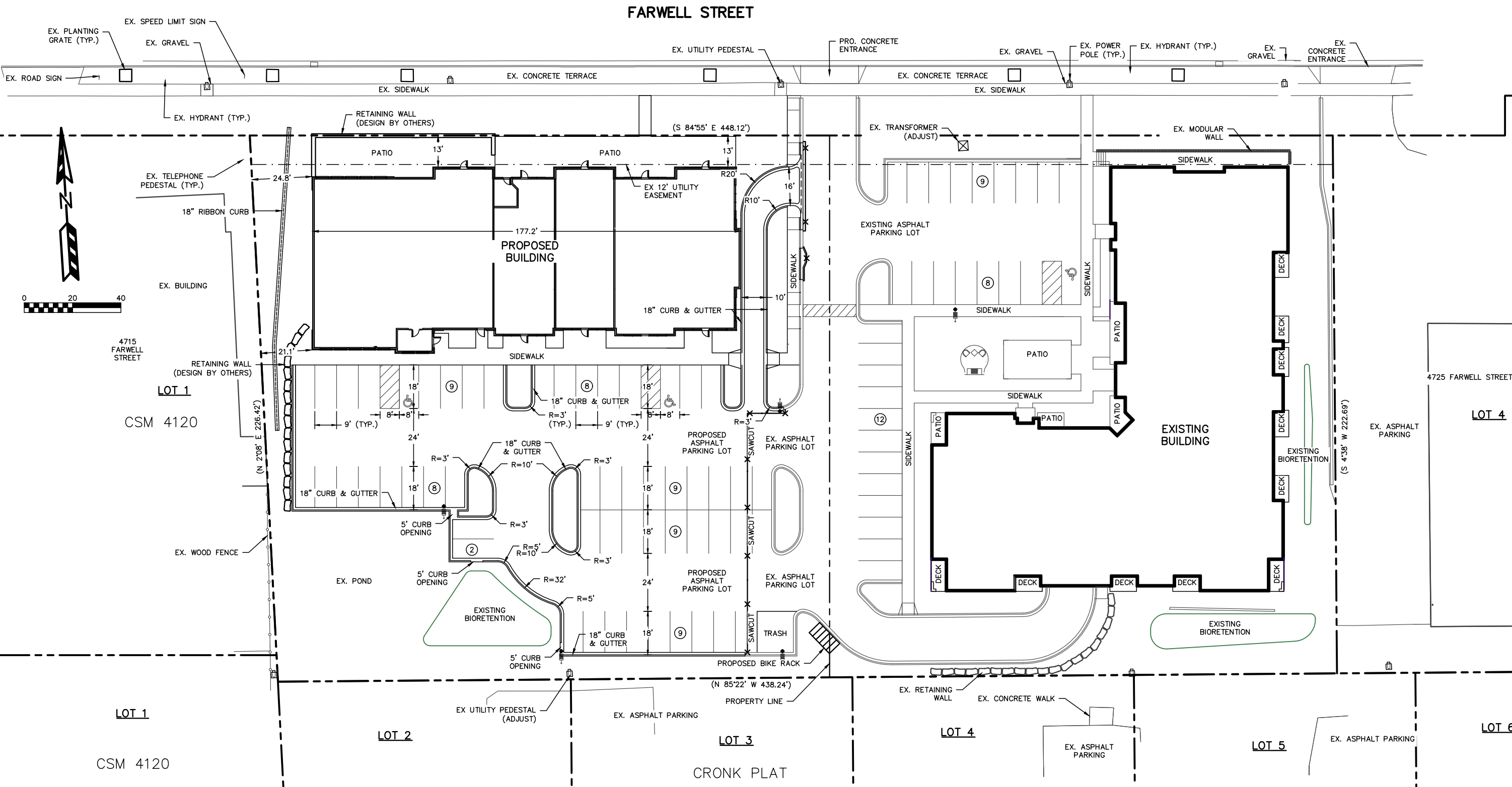


www.quamengineering.com

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

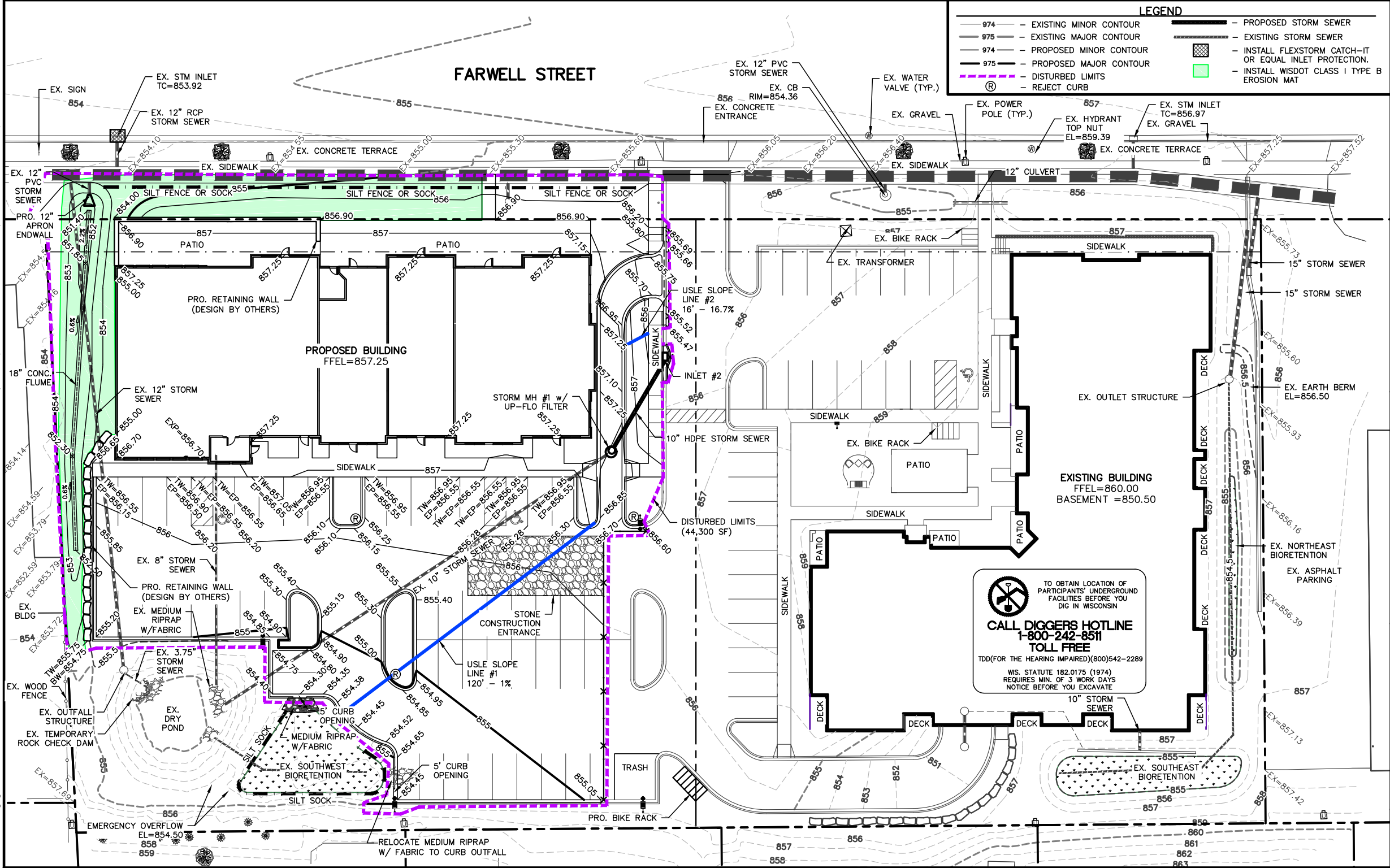
WESTERN LOT AREAS

TOTAL LOT AREA	52,731 SQFT
BUILDING AREA	12,078 SQFT
PAVED AREA	27,113 SQFT
IMPERVIOUS AREA	39,201 SQFT



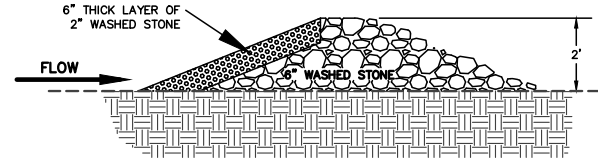
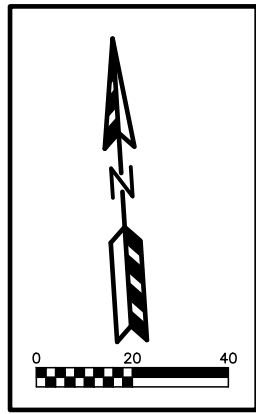
4721 FARWELL STREET DEVELOPMENT
PROPOSED SITE PLAN
SHEET: C-2
DATED: APRIL 5, 2022

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



PER DNR PRESCRIPTIVE COMPLIANCE, SLOPES STEEPER THAN 5:1 MUST HAVE THE INDICATED EROSION MATTING (PER DNR TECH STANDARD 1052) AND SLOPE INTERRUPTION DEVICES (PER DNR TECH STANDARD 1071) INSTALLED. THE AREA SHALL BE STABILIZED IMMEDIATELY AFTER REACHING PROPOSED GRADE OR IF THE AREA REMAINS INACTIVE FOR 14 DAYS. SOIL EXPOSURE SHALL BE LIMITED TO 30 CALENDAR DAYS.

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542-2289
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



ROCK CHECK DAM DETAIL

EROSION NOTES:
THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

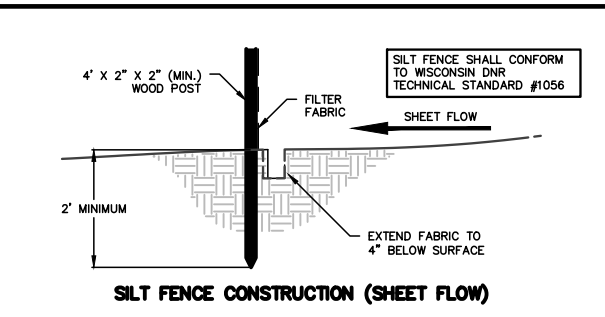
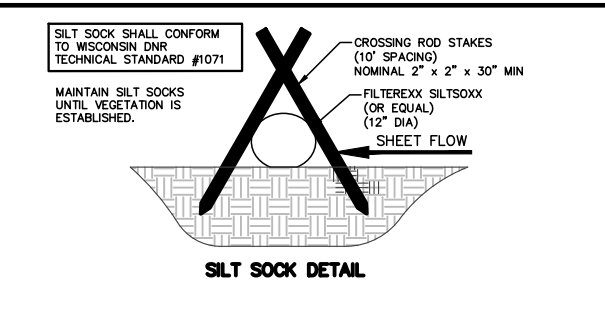
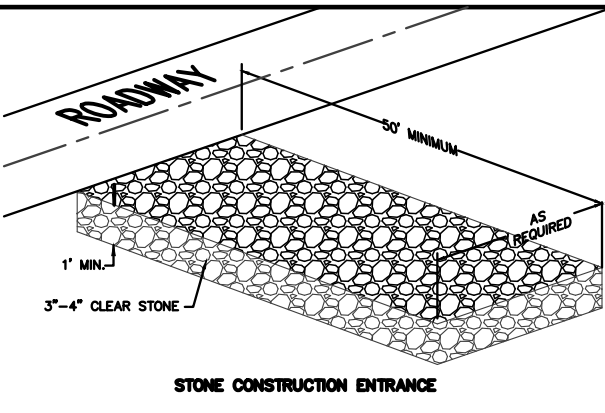
EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION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

TIME SCHEDULE:
JULY 20 - 31, 2022
AUGUST 1, 2022 - MAY 1, 2023
AUGUST 22, 2022
INSTALL INITIAL EROSION CONTROL DEVICES AND ROUGH GRADE SITE.
CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.
APPLY TEMPORARY MULCH, WOODCHIPS, OR TARPS TO PERVIOUS DISTURBED AREAS.

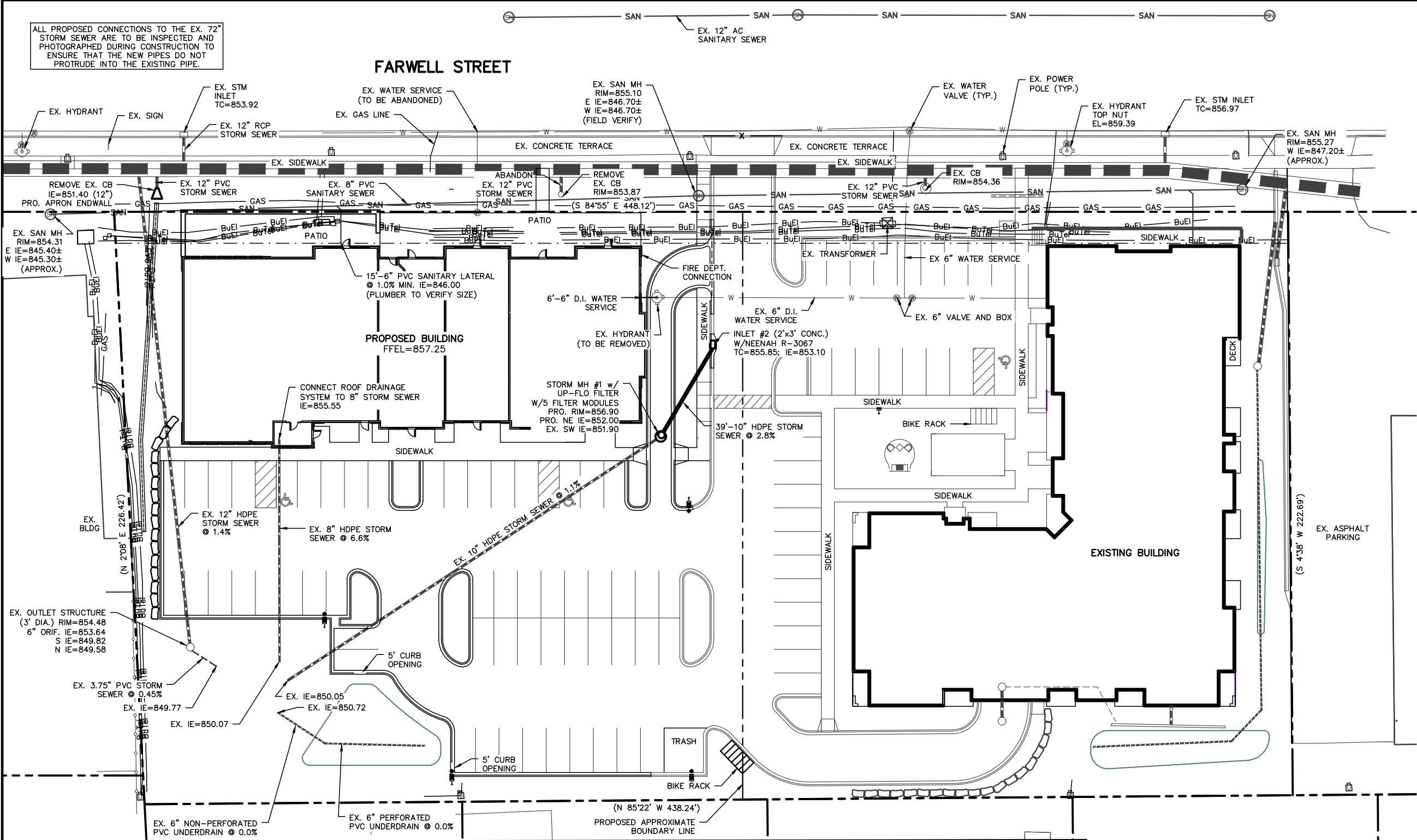
RESTORATION NOTES:
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON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

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

OWNER:
LAKESTONE PROPERTIES & MANAGEMENT, LLC
ATTN: BRIAN SPANOS
5910 MAIN STREET, SUITE 1
MCFARLAND, WI 53558
ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



4721 FARWELL STREET DEVELOPMENT
GRADING & EROSION CONTROL PLAN
SHEET: C-3
DATED: APRIL 5, 2022
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



UTILITY NOTES:

- CONTACT VILLAGE PRIOR TO CONNECTING PROPOSED UTILITIES INTO EXISTING UTILITIES. ALL CONNECTIONS SHALL BE PHOTOGRPAHED AND NEW STORM PIPES SHALL NOT EXTRUDE INTO EXISTING STORM PIPES.
- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MOST CURRENT EDITION OF VILLAGE OF MCFARLAND STANDARD SPECIFICATIONS FOR PUBLIC WORKS IMPROVEMENTS AND WISCONSIN DSPS STANDARDS.
- THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
- ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.
- THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF COTTAGE GROVE PRIOR TO CONNECTING TO THE WATER SERVICE.
- BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.
- GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
- SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.
- WATER SERVICE SHALL BE DUCTILE IRON UNLESS INDICATED OTHERWISE.
- ALL EXISTING WATER LATERALS AND UNNECESSARY WYES TO THE SITE ARE TO BE ABANDONED WITH CAPS AT THE MAIN.

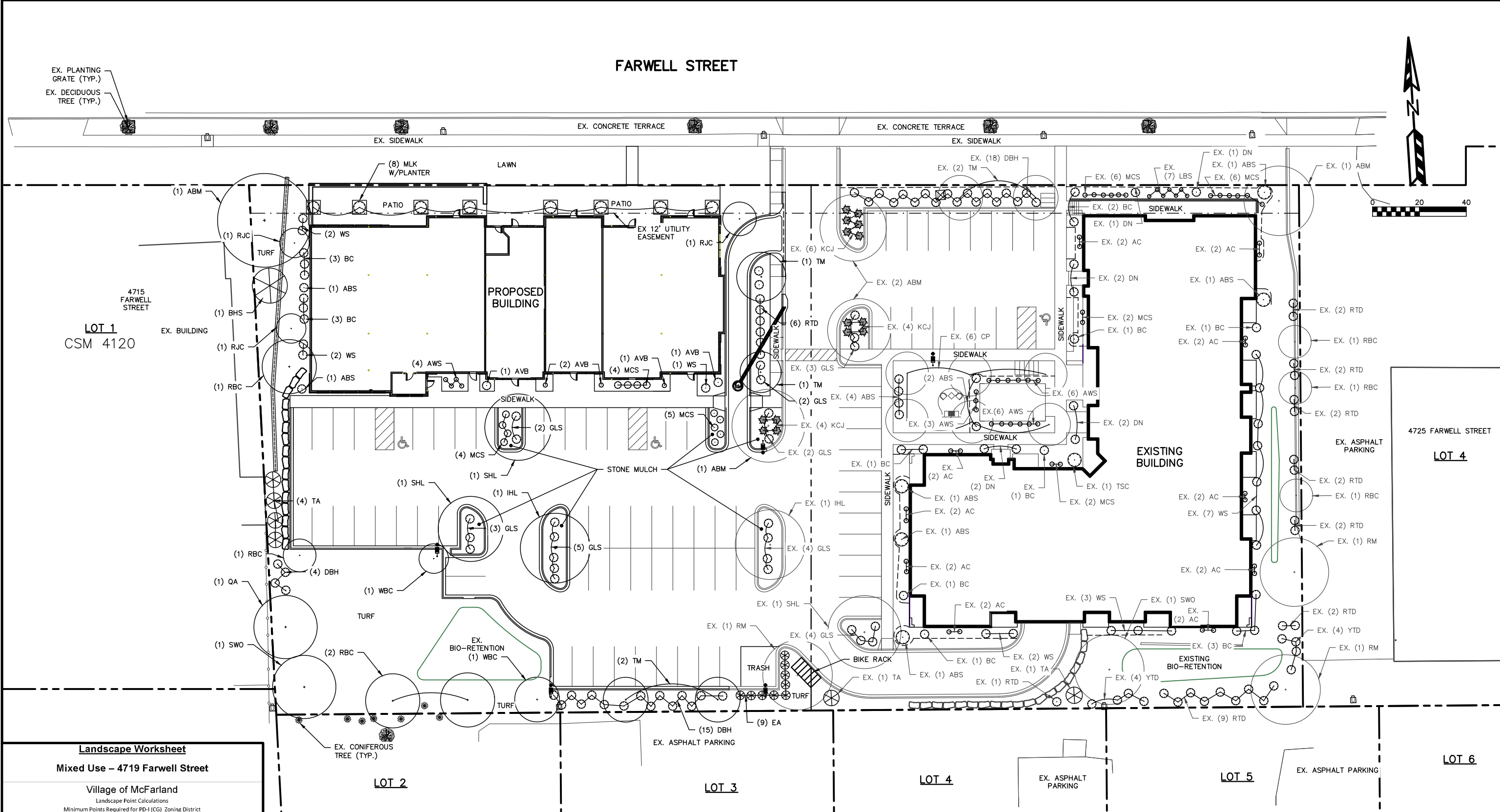

TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542-2289
WS. STATUTE 182.0715 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

4721 FARWELL STREET DEVELOPMENT

UTILITY PLAN

SHEET: C-4
DATED: APRIL 5, 2022


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



Landscape Worksheet			
Mixed Use - 4719 Farwell Street			
Village of McFarland			
Landscape Point Calculations			
Minimum Points Required for PD-1 (CG) Zoning District			
	Site Measurement	Points Calculation	Points Required
Building Foundation	536	40 Per 100 ft.	214
G.F.A.	12,078	10 Per 1,000 ft.	121
Street Frontage	240	50 Per 100 ft.	120
Paved Area	27,113	80 Per 10,000 sq. ft.	217
672 Total Points Required			
Total Landscape Points Supplied: 879			

PLANT LIST - 1				
KEY	QUAN	SIZE	COMMON NAME	POINTS
Large Deciduous Trees (40 Points)				
ABM	1	2"	Autumn Blaze Maple	40
QA	1	2"	Quaking Aspen	40
RM	1	2"	Red Maple	40
SWO	1	2"	Swamp White Oak	40
Medium Deciduous Trees (25 Points)				
HL	2	2"	Imperial Honey Locust	50
RBC	4	10"	River Birch Clump	100
SHL	2	2"	Skyline Honey Locust	50
TM	4	2"	Tatarian Maple	100
WBC	2	10"	White Birch Clump	50
Small Deciduous Trees (15 Points)				
RJC	2	1 1/2"	Red Jade Crab	30
ABS	2	5"	Autumn Brilliance Serviceberry	10
AVR	5	3"	Arrowwood Viburnum	25
PLANT LIST - 2				
KEY	QUAN	SIZE	COMMON NAME	POINTS
Medium deciduous shrubs (3 Points)				
AW	4	18"	AW Spirea	12
BC	6	24"	Black Chokeberry	18
DBH	19	24"	Dwarf Bush Honeysuckle	57
MLK	8	36"	Miss Kim Lilac	24
RTD	6	24"	Red Twig Dogwood	18
WS	5	24"	White Snowberry	15
Low deciduous shrubs (1 Points)				
GLS	20	18"	Gro Low Sumac	20
MCS	13	18"	Magic Carpet Spirea	13
Large Evergreen Trees (30 Points)				
BHS	1	5"	Black Hills Spruce	30
Medium evergreen shrub (5 Points)				
EA	9	4"	Emerald Arborvitae	45
Low evergreen shrub (3 Points)				
KCJ	4	4"	Kalley Compact Juniper	12
Total Landscape Points:				
879				

- NOTES:
- 1) Designated lawn areas to be seeded (Madison Parks seed mix), fertilized, and mulched with straw mat.
 - 2) Designated turf areas to be seeded (No-mow seed mix), fertilized, and mulched with straw mat.
 - 3) Drainage swales and lawns with slopes steeper than 3/1 shall be mulched with erosion control fabric (installed per manufacturer's specifications).
 - 4) Foundation planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".
 - 5) Designated parking lot islands to be mulched with #2 washed stone mulch spread to a depth of 3" over weed barrier fabric.
 - 6) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3".
 - 7) Designated planting beds to be separated from lawn areas with 5" black vinyl edge.
 - 8) Planters to be 5' x 5' x 4" High fiberglass or masonry.
 - 9) Owner will be responsible for landscape maintenance after completion.

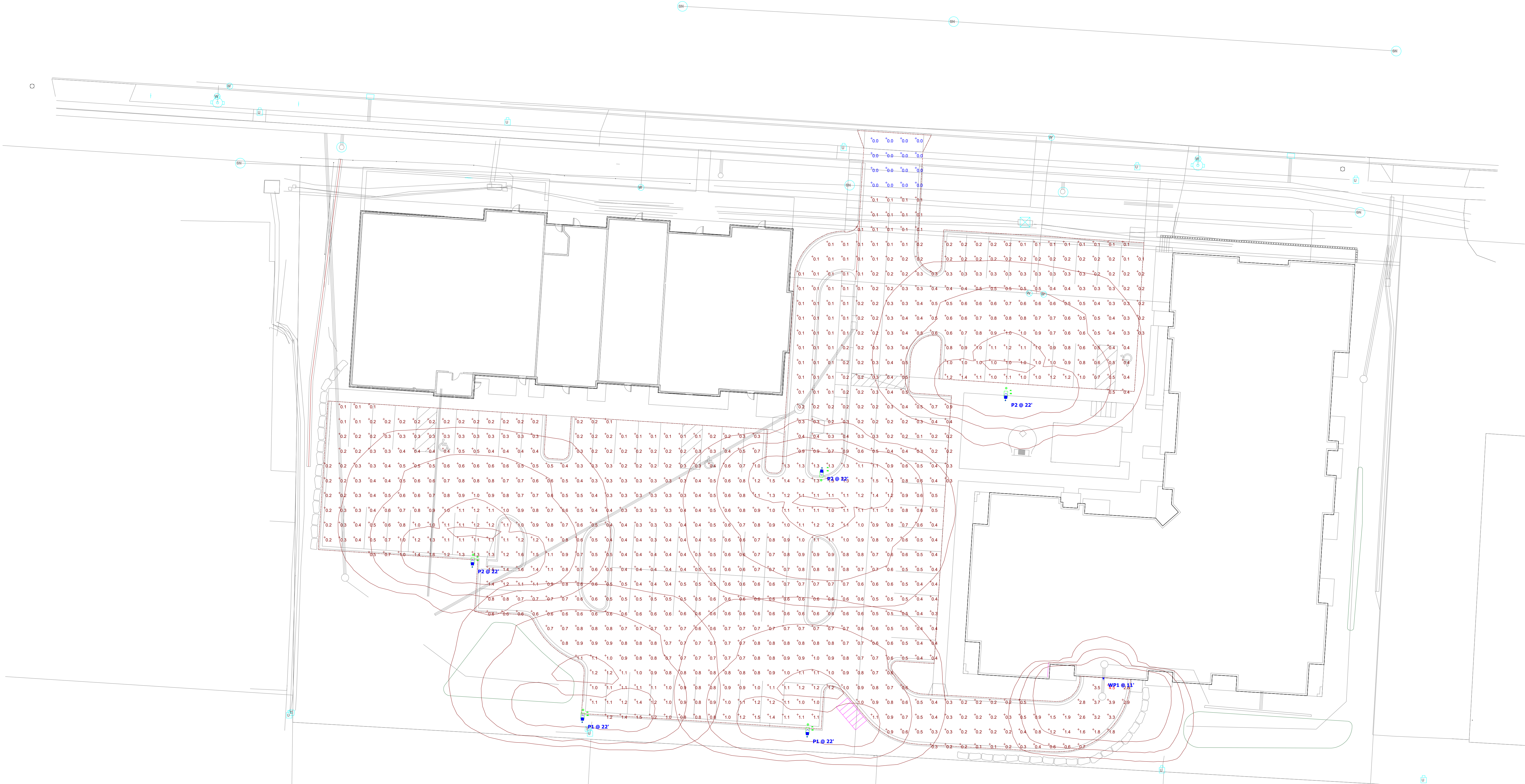
s.p.s.
Paul Skidmore, Landscape Architect LLC
Paul Skidmore, ASLA
Landscape Architect
13Red Maple Trail (608) 826-0032
Madison, WI 53717 (608) 335-1529 (c)
paulskidmore@tds.net

4721 FARWELL STREET DEVELOPMENT
LANDSCAPE PLAN
SHEET: C-5
DATED: APRIL 5, 2022

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558

Schedule										
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	P1		2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-CL1-D-UNV-14-BZ-7030-HSS	PREVALE AREA AND ROADWAY LUMINAIRE (1) 70 CR, 3000K LED AND TYPE IV OPTIC WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	1	6320	0.9	52
	P2		3	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-CL1-D-UNV-14-BZ-7030	PREVALE AREA AND ROADWAY LUMINAIRE (1) 70 CR, 3000K LED AND TYPE IV OPTIC, BRONZE PAINTED FINISH	1	6959	0.9	52
	WP1		1	COOPER LIGHTING SOLUTIONS - PROGRAM-ESSION (FORMERLY EATON)	DWC-AF-01-LED-E1-T4W-8030	GALLEON WALL LUMINAIRE (1) 80 CR, 3000K, 1050MA LIGHTSQUARE WITH 16 LENS EACH AND TYPE IV WIDE OPTICS	16	322	0.9	99
										Plot
										Max: 385cd
										Max: 3870cd
										Max: 4133cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	0.6 fc	4.5 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 20ft

C-6



April 5, 2022

Village of McFarland

Attn: Andrew Bremer

P.O. Box 110

McFarland, WI 53558

Re: 4719 Farwell Street Development – Phase 2
Village of McFarland

Enclosed are the following documents for the above referenced project:

1. Erosion Control Application;
2. Existing Site Plan – Phase 2;
3. Grading and Erosion Control Plan – Phase 2;
4. Utility Plan – Phase 2;
5. Existing Drainage Plan;
6. Proposed Drainage Plan – Phase 2;
7. Universal Soil Loss Equation (USLE) Worksheets;
8. Pre-Development HydroCAD Calculations;
9. Post-Development HydroCAD Calculations – Revised;
10. Sediment Control Calculations – Revised;
11. Soils Analysis;
12. Revised Stormwater Management Maintenance Agreement.

The documents are being submitted to address erosion control and storm water management requirements for phase 2 of the proposed development. The development will meet the following performance standards as defined in the Village of McFarland Ordinance and NR151 as follows:

Erosion Control

The proposed construction shall include erosion control measures to prevent gully and bank erosion and limit total off-site erosion to less than 5.0 tons per acre per year.

All runoff during construction shall be directed to flow through erosion control measures as shown on the Grading and Erosion Control Plan. The USLE calculation worksheet is included as Exhibit #7 and indicates soil loss will be less than 5.0 tons per acre per year.

Sediment Control

The proposed development shall include design practices to retain soil particles greater than five microns (80% reduction) on the new developed site, and twenty-five microns (40% reduction) on the redeveloped site resulting from the one-year 24-hour storm event.

The previously approved stormwater plan contained three proposed bio-retention basins to remove more than 66.6% of total suspended solids (TSS), which is the weighted average TSS for the project. Phase 2 proposes an Up-Flo filter to replace the north bio-retention basin to maintain sediment control. The revised Sediment Control Calculations are included as Exhibit #10.

Oil and Grease Control

The first ½" runoff shall be treated using oil and grease removal technology.

Oil and grease control will be provided by the existing bio-retention basins and the proposed Up-Flo filter.

Runoff Rate Control

All stormwater facilities shall be designed, installed and maintained to effectively maintain pre-development peak runoff rates for the 1, 2, 10, 25, and 100 year, 24-hour storm event.

The two bio-retention basins and dry pond provide runoff rate control for the development. The revised Pre and Post-Development HydroCAD calculations are included as Exhibits #8 and #9. A summary table of those results is shown below.

Storm Event (Year)	Total Existing Flow Rate (cfs)	Total Proposed Flow Rate without Controls (cfs)	Total Proposed Flow Rate with Controls (cfs)
1	2.85	7.94	0.38
2	3.68	9.38	0.45
10	6.86	14.52	4.94
25	9.33	18.27	6.48
100	13.86	24.97	9.49

Outlets

Discharges from the site must have a stable outlet capable of carrying the designed flow at a non-erosive velocity.

The proposed storm sewer and the existing bio-retention basins, dry pond outlet structures and storm sewer will provide stable discharge from the site. Additionally, riprap has been installed at the storm sewer outlets to provide stable outlets into the basins and pond.

Infiltration

All downspouts, driveways, and other impervious areas shall be directed to pervious areas, where feasible. Additionally, for residential and non-residential developments design practices to infiltrate sufficient runoff volume so that post-development infiltration volume shall be at least 90% of the pre-development infiltration volume, based on average annual rainfall per Village Ordinance.

Downspouts, driveway, and other impervious areas have been directed to two bio-retention basins and dry pond, as shown on the Proposed Drainage Plan. Due to the presence of redox features within a few feet of the surface, the site is prohibited from providing an infiltration practice. Additionally, clay is present between 4.5-9 feet below the surface throughout the site, which makes the site exempt from infiltration.

If the documents are satisfactory, please approve the project for an erosion control and storm water management permit. The Erosion Control Permit fee will be submitted separately to the Village. If you have any questions or comments, please feel free to contact me.

Sincerely,



Aaron Falkosky, P.E.
Project Manager

CC: Matt Schuenke, Village of McFarland, w/enc. via email
Brian Berquist, Town and Country Engineering, w/enc. via email
Brian Spanos, w/enc. via email
Brett Riemen, w/enc. via email

FN: SP-20-19



Village of McFarland
Erosion Control Plan – Simplified Checklist

Permit No. _____

Parcel No. _____

The short form, pages 1 & 4, may be utilized for the following:

All sites administered by the Village of McFarland under the Wisconsin Uniform Building Code (UDC).

All sites administered under the Village of McFarland Erosion Control Ordinance whenever the following conditions exist:

1. The site is not more than 20,000 square feet in area.
2. The site is not adjacent to and does not drain directly into any sensitive areas nearby; such as streams, lakes, or wetlands.
3. The slope throughout the site is less than 10 percent (10 feet vertical and 10 feet horizontal).

If the construction involves a land disturbance of more than 20,000 square feet or has a slope of more than 10 percent, then an engineering plan must be filed and pages 1 through 4 must be completed.

Instructions

1. Complete this plan by filling in requested information on the inside of this form and completing the site diagram page. (Refer to page 2 for assistance in completing the site diagram.)
2. Submit this plan at the time of permit application.
3. In completing this form, give consideration to minimizing the disturbed area, prompt seeding, and proper planning of water runoff patterns throughout all stages of development.

Project Location (Address)	4719 Farwell Street
Builder (include telephone no.)	To be determined
Owner (include telephone no.)	Village of McFarland
Plan/Worksheet Completed by (Signature)	Quam Engineering, LLC, Aaron Falkosky 
Date	April 5, 2022

Erosion Control Fees

	2011	Notes
To 20,000 sq. ft.	\$350	
20,000 sq. ft. to 2 acres	\$500	Disturbed limits = 44,300 SF
2 – 5 acres	\$750	
5+ acres	\$1000 deposit and actual cost	

Date Paid		Receipt No.	
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Erosion Control Plan – Simplified Checklist

Complete the site diagram with the following information:

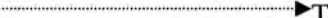
Site Characteristics

- North arrow and site boundary. Indicate and name adjacent streets or roadways.
- Location of existing drainage ways within and nearby the site and direction of flow.
- Location of existing and planned storm sewer inlets and culvert crossings nearby the site indicating size and direction of flow.
- Location of existing and proposed buildings, paved areas and elevations relative to final site grades.
- Location and approximate dimensions of the disturbed area on the site.
- Approximate gradient and direction of:
 1. existing and planned slopes; and
 2. planned drainageways on site.
- Location and approximate watershed area of overland runoff (sheet flow) and drainageways runoff (concentrated) flow coming onto the site and adjacent areas.
- Representative soil type of the disturbed area on the site (i.e., sandy, silt loam, clay loam, clay). _____

Site Diagram

See Grading and Erosion Control Plan

Erosion Control Plan Legend

	Property line		Limits of grading
	Existing drainage		Finished drainage
 TD	Temporary diversion		Silt fence
	Sod/Seed	Please indicate north by including an arrow.	

Note: Straw hay bales are not an acceptable erosion control measure.

Erosion Control Practices

Location of temporary soil storage piles

- Note: ✓ Soil storage piles will be contained by a downslope sediment fence or be covered with a tarp. It is recommended that they be located more than 25 feet from any downslope road or drainageway.
- ✓ It is recommended that they be temporarily seeded.

Location of temporary gravel access drives (s).

- Note: ✓ Gravel drive will have 2 to 3 inch aggregate stone laid at least 7 feet wide and 6 inches thick.
- ✓ Drives will extend from the roadway 50 feet or to the building (whichever is less).

Location of sediment controls (filter fabric fence, straw bale fence, or other planned practices) that will minimize amount of eroded soil leaving the site.

- Note: ✓ Sediment controls may not be necessary if permanent seeding and mulching is completed within 30 days of the start of grading except around soil storage piles, around inlets and within drainageways.

Location of sediment barriers around storm sewer inlets.

Location of diversions.

- Note: ✓ It is recommended that areas of concentrated flow be properly diverted around disturbed areas. Overlay runoff (sheet flow) from adjacent areas greater than 10,000 square feet is also recommended to be diverted around disturbed areas in a manner that will not adversely impact adjacent landowners.
- ✓ Diversions will be stabilized with seeding and mulching **within 24 hours** of completion of diversion.

Location of practices that will control erosion in areas of concentrated flow.

- Note: ✓ Drainageways will be stabilized with seeding, mulching, and other appropriate measures within 24 hours of completion of construction of drainageways unless erosion is controlled through use of such practices as properly supported filter fabric barriers or straw bale barriers.

Management of Erosion Control

Temporary stabilization of disturbed areas.

- Note: ✓ It is recommended that rough graded disturbed areas (planned to be left inactive for more than 60 days during the summer or for more than 6 months of the rest of the year) have temporary soil stockpiled (planned to be left inactive for more than 7 days) and stabilized by temporary seeding (April 15 and October 15) or by other cover, such as tarping or mulching.
- ✓ Temporary seeding of oats or sudan grass are normally sown between May 15 and July 15, and rye grass or winter wheat are normally sown between July 15 and September 15.

Permanent stabilization of site by re-vegetation or other means.

- Note: ✓ Permanent seeding will be completed by September 15 or sodding placed by November 15.
- ✓ Straw or grassy hay mulching is recommended on all disturbed areas that are planned to be seeded.

Permanent Seeding Type	Rate of Application
See Grading and Erosion Control Plan	See Grading and Erosion Control Plan

Maintenance of erosion control practices.

- Note: ✓ All erosion control practices will be inspected daily and maintained in working condition.
✓ Accumulated sediment will be removed from behind sediment fences and barriers before it reaches a depth that is equal to half the barrier height.
✓ All sediment that moves off-site due to construction activities will be cleaned up by the end of the workday.
✓ All sediment that moves off-site due to storm events will be cleaned up as soon as possible but at least by the end of the next day.
✓ Temporary gravel access drives will be maintained throughout construction in working condition.
✓ All erosion control practices will be maintained until the disturbed areas they protect are permanently stabilized and established. Upon permanent stabilization establishment, the temporary erosion control practices will be removed.

Schedule of erosion control practice installation and site grading.

- Note: ✓ Necessary erosion control practices will be installed prior to beginning grading.

Activity	Completion Date	Inspection Date
Install Erosion Control Practices	See Grading and Erosion Control Plan	
Start Grading		
Apply Temporary Stabilization		
Apply Permanent Stabilization		

Permanent Seeding Responsibility of:

Name: To be determined

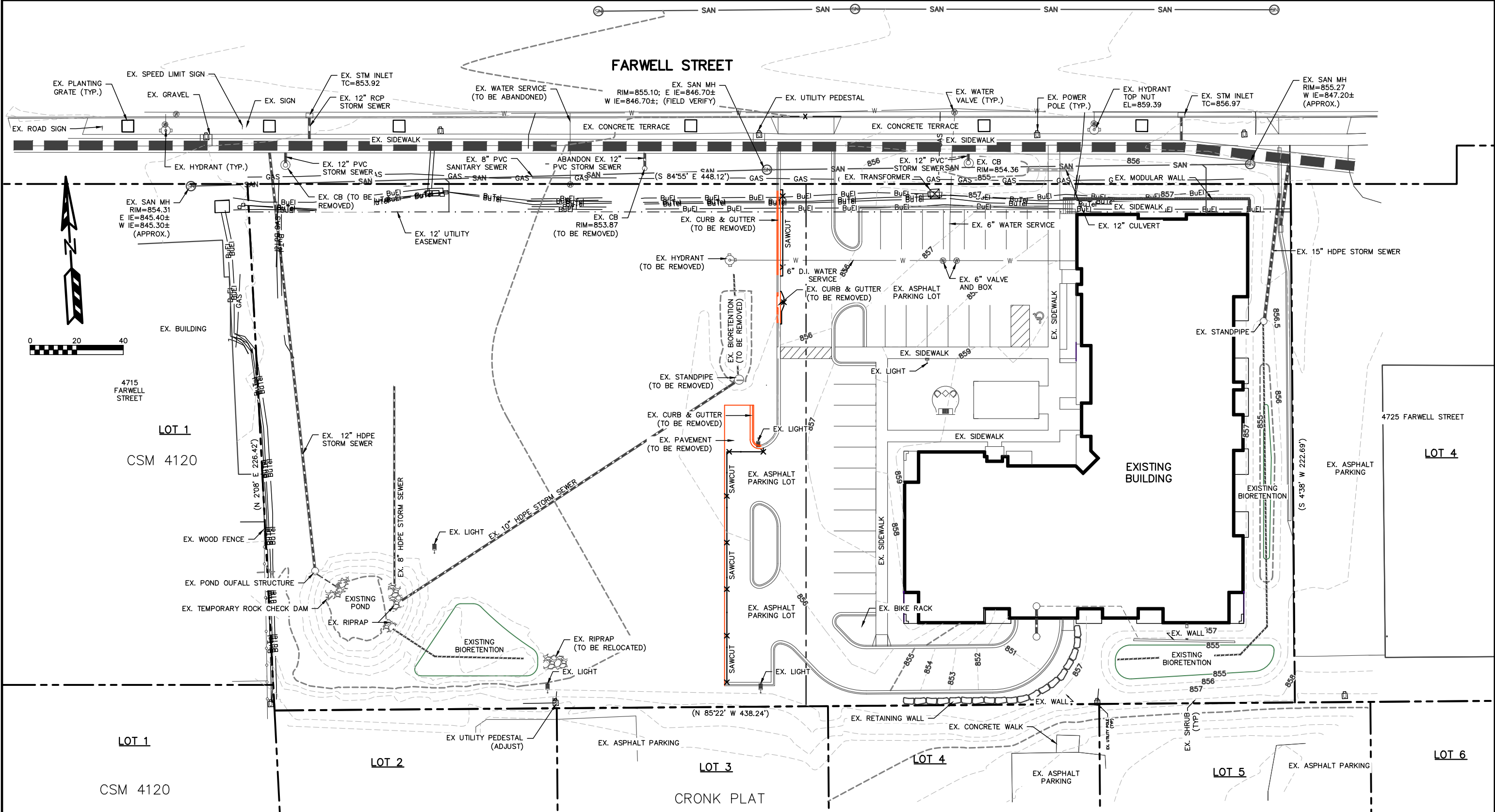
Telephone No.: _____

Installation and Maintenance of Erosion Control Practices Responsibility of:

Name: To be determined

Telephone No.: _____

- For more assistance on plan preparation, refer to Chapter 15-5-1 of Village of McFarland Municipal Code, the Wisconsin DNR, Wisconsin Construction Site Best Management Handbook, and the UW-Extension publication, "Erosion Control for Home Builders."
- The Wisconsin Construction Site Best Management Handbook is available through State of Wisconsin Document Sales at (608) 266-3358.
- Erosion Control for Home Builders (GWQ001) can be ordered through Cooperative Extension Publications (608) 262-3346.



4721 FARWELL STREET DEVELOPMENT

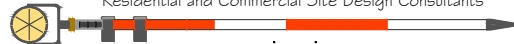
EXISTING SITE PLAN

SHEET: C-1

DATED: APRIL 5, 2022

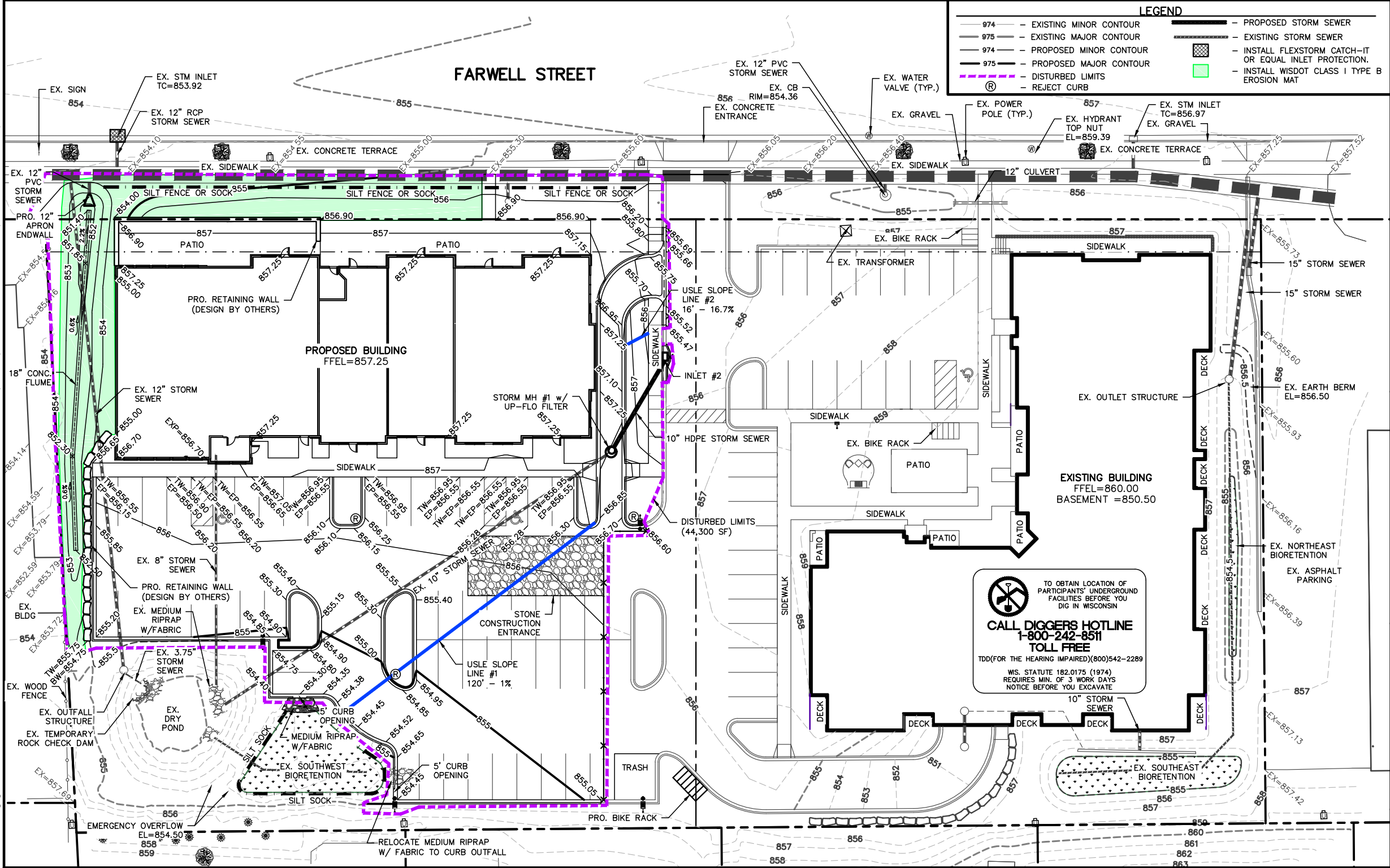
QUAM ENGINEERING, LLC

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www.quamengineering.com

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



PER DNR PRESCRIPTIVE COMPLIANCE, SLOPES STEEPER THAN 5:1 MUST HAVE THE INDICATED EROSION MATTING (PER DNR TECH STANDARD 1052) AND SLOPE INTERRUPTION DEVICES (PER DNR TECH STANDARD 1071) INSTALLED. THE AREA SHALL BE STABILIZED IMMEDIATELY AFTER REACHING PROPOSED GRADE OR IF THE AREA REMAINS INACTIVE FOR 14 DAYS. SOIL EXPOSURE SHALL BE LIMITED TO 30 CALENDAR DAYS.

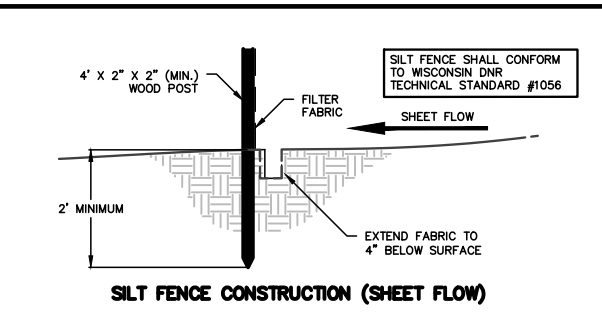
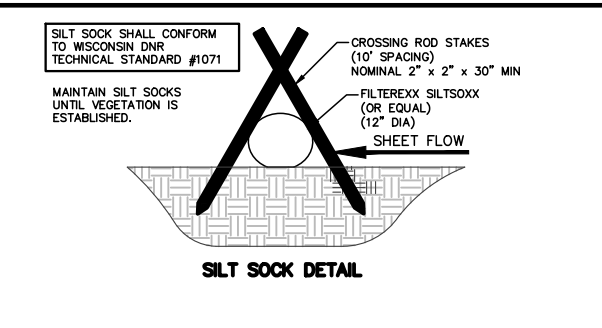
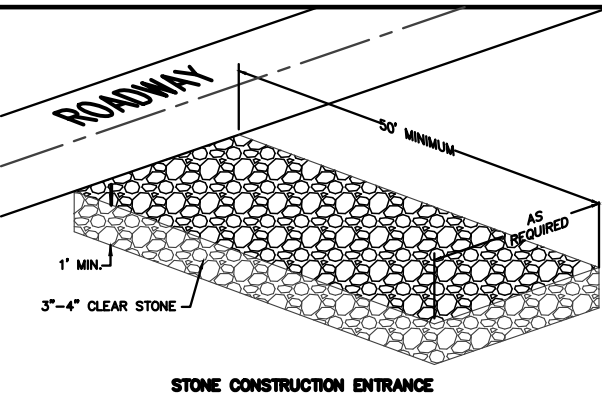
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542-2289
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

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

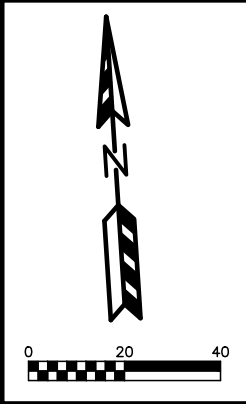
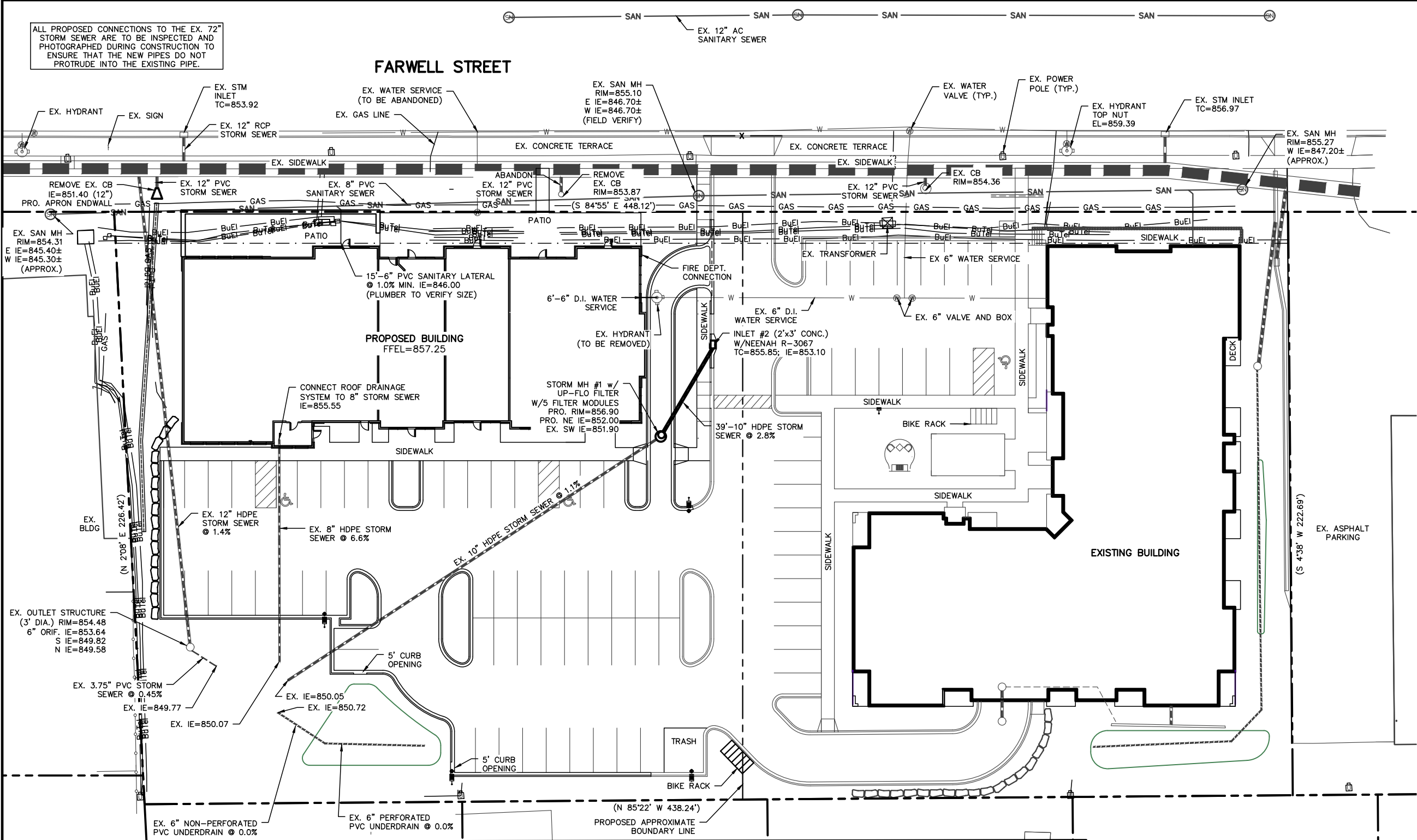
TIME SCHEDULE:
JULY 20 - 31, 2022
AUGUST 1, 2022 - MAY 1, 2023
AUGUST 22, 2022
INSTALL INITIAL EROSION CONTROL DEVICES AND ROUGH GRADE SITE.
CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.
APPLY TEMPORARY MULCH, WOODCHIPS, OR TARPS TO PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
LAKESTONE PROPERTIES & MANAGEMENT, LLC
ATTN: BRIAN SPANOS
5910 MAIN STREET, SUITE 1
MCFARLAND, WI 53558
ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



4721 FARWELL STREET DEVELOPMENT
GRADING & EROSION CONTROL PLAN
SHEET: C-3
DATED: APRIL 5, 2022
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



UTILITY NOTES:

- CONTACT VILLAGE PRIOR TO CONNECTING PROPOSED UTILITIES INTO EXISTING UTILITIES. ALL CONNECTIONS SHALL BE PHOTOGRPAHED AND NEW STORM PIPES SHALL NOT EXTRUDE INTO EXISTING STORM PIPES.
- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MOST CURRENT EDITION OF VILLAGE OF MCFARLAND STANDARD SPECIFICATIONS FOR PUBLIC WORKS IMPROVEMENTS AND WISCONSIN DSPS STANDARDS.
- THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
- ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.
- THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF COTTAGE GROVE PRIOR TO CONNECTING TO THE WATER SERVICE.
- BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.
- GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
- SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.
- WATER SERVICE SHALL BE DUCTILE IRON UNLESS INDICATED OTHERWISE.
- ALL EXISTING WATER LATERALS AND UNNECESSARY WYES TO THE SITE ARE TO BE ABANDONED WITH CAPS AT THE MAIN.



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

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

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

WS. STATUTE 182.0715 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

4721 FARWELL STREET DEVELOPMENT

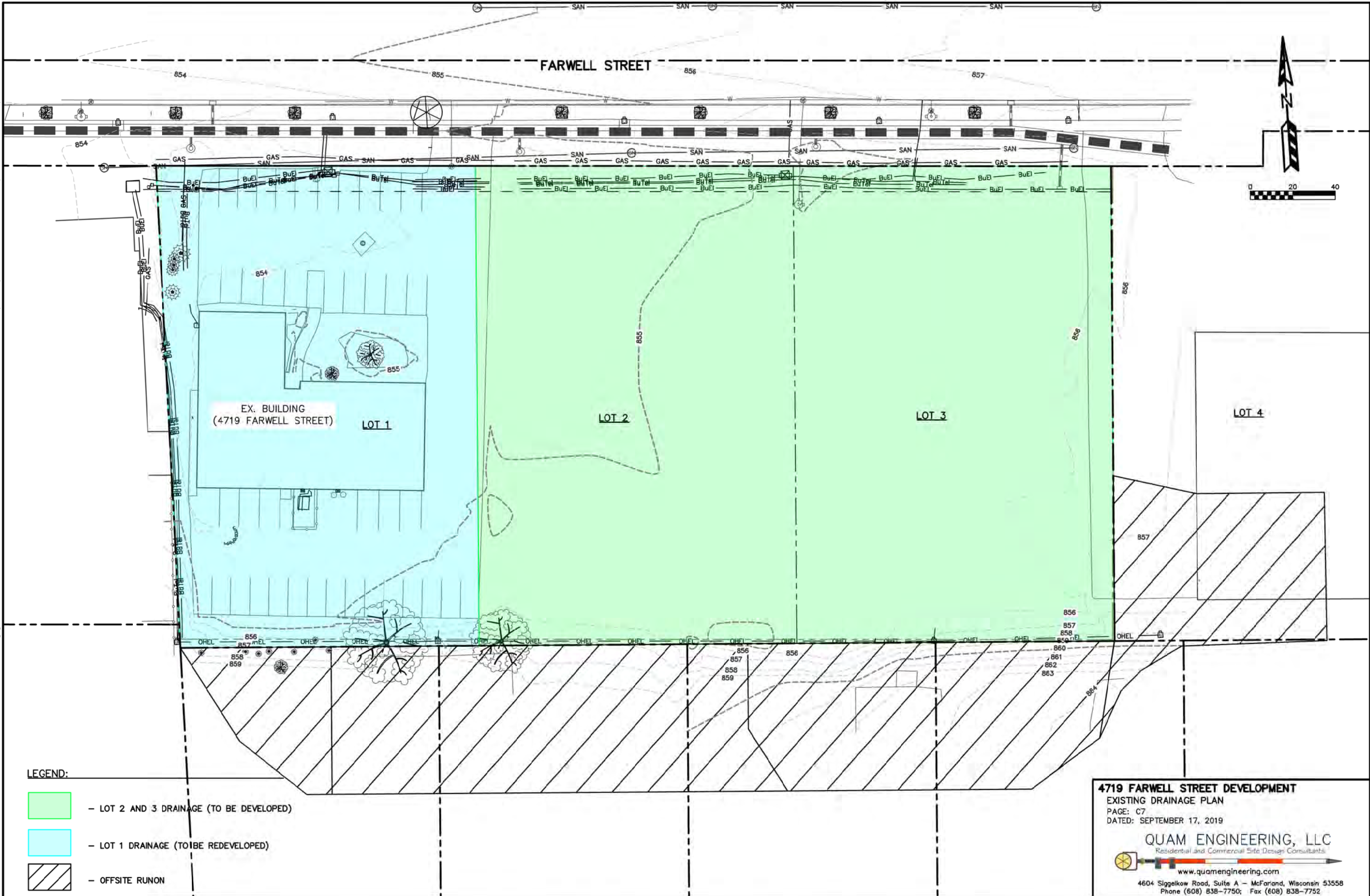
UTILITY PLAN
SHEET: C-4
DATED: APRIL 5, 2022

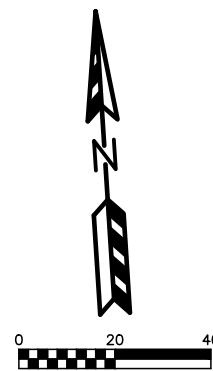


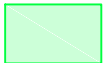
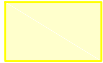
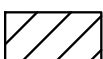
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

www.quamengineering.com

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





- LEGEND:**
- | | |
|---|---|
|  | - DRAINAGE TO SOUTHEAST BIO-RETENTION |
|  | - DRAINAGE TO INLET #2
AND UP-FLO FILTER |
|  | - DRAINAGE TO DRY POND |
|  | - DRAINAGE TO SOUTHWEST BIO-RETENTION |
|  | - UNCONTROLLED |
|  | - OFFSITE RUNON |

PROPOSED BUILDING

STORM MH #1 w/
UP-FLO FILTER

INLET #2

10" HDPE STORM SEWER

SIDEWALK

EX. 10" STORM SEWER

EX. OUTLET STRUCTURE

EX. NORTHEAST BIORETENTION

PROPOSED BUILDING

EX. OUTFALL
STRUCTURE

EX. DRY POND

EX. SOUTHWEST
BIORETENTION

EX. SOUTHEAST BIORETENTION

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Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)



YEAR 1

Developer: Lakestone Properties

Project: 4719 Farwell Drive

Date: 04/05/22

County: Dane

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	07/20/22	08/01/22	7.8%	150	Silt Loam	0.43	1.0%	120	0.14	1.00	0.7	0.790	Silt Fence	0.3
Bare Ground	08/01/22	08/29/22	15.6%	150	Silt Loam	0.43	16.7%	9	0.93	1.00	9.4	0.530	Silt Fence	3.0
Mulch or Erosion Mat	08/29/22	05/01/23	30.4%	150	Silt Loam	0.43	16.7%	9	0.93	0.20	3.6	0.530	Silt Fence	1.2
Seed with Mulch or Er	05/01/23	06/30/23	29.3%	150	Silt Loam	0.43	16.7%	9	0.93	0.10	1.8	0.530	Silt Fence	0.6
End	06/30/23	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	0.000		0.0
		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	0.000		0.0
TOTAL												15.4	TOTAL	5.0
													% Reduction Required	0%

Notes:

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

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

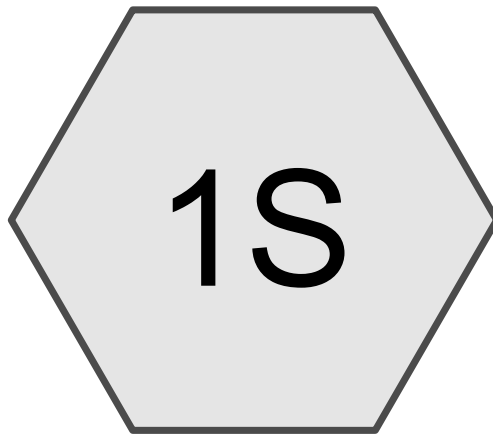
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

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

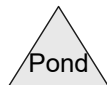
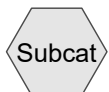
Recommended Permanent Seeding Dates:

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

Designed By:	BLB
Date	4/5/2022



Full Site



Routing Diagram for predevelopment (rev 9-10-19)
Prepared by Quam Engineering, LLC, Printed 9/10/2019
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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.060	61	HSG B Lawn (1S)
0.770	71	HSG C Lawn (Center) (1S)
0.770	71	HSG C Lawn (East) (1S)
0.272	71	HSG C Lawn (Offsite) (1S)
0.100	71	HSG C Lawn (West) (1S)
0.620	98	Impervious (1S)
0.260	98	Pavement (Offsite) (1S)
0.255	98	Roof (Offsite) (1S)
3.107	81	TOTAL AREA

predevelopment (rev 9-10-19)

Prepared by Quam Engineering, LLC

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MSE 24-hr 4 1-Year Rainfall=2.49"

Printed 9/10/2019

Page 3

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Full Site

Runoff Area=3.107 ac 36.53% Impervious Runoff Depth=0.94"

Flow Length=270' Slope=0.0080 '/' Tc=19.5 min CN=81 Runoff=2.85 cfs 0.242 af

Total Runoff Area = 3.107 ac Runoff Volume = 0.242 af Average Runoff Depth = 0.94"
63.47% Pervious = 1.972 ac 36.53% Impervious = 1.135 ac

Summary for Subcatchment 1S: Full Site

Runoff = 2.85 cfs @ 12.30 hrs, Volume= 0.242 af, Depth= 0.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
* 0.060	61	HSG B Lawn
* 0.100	71	HSG C Lawn (West)
* 0.620	98	Impervious
* 0.770	71	HSG C Lawn (Center)
* 0.770	71	HSG C Lawn (East)
* 0.255	98	Roof (Offsite)
* 0.260	98	Pavement (Offsite)
* 0.272	71	HSG C Lawn (Offsite)
3.107	81	Weighted Average
1.972		63.47% Pervious Area
1.135		36.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	100	0.0080	0.11		Sheet Flow, Sheet Grass: Short n= 0.150 P2= 2.84"
4.5	170	0.0080	0.63		Shallow Concentrated Flow, Shallow Short Grass Pasture Kv= 7.0 fps
19.5	270	Total			

predevelopment (rev 9-10-19)

MSE 24-hr 4 2-Year Rainfall=2.84"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Full Site

Runoff Area=3.107 ac 36.53% Impervious Runoff Depth=1.19"

Flow Length=270' Slope=0.0080 '/' Tc=19.5 min CN=81 Runoff=3.68 cfs 0.309 af

Total Runoff Area = 3.107 ac Runoff Volume = 0.309 af Average Runoff Depth = 1.19"
63.47% Pervious = 1.972 ac 36.53% Impervious = 1.135 ac

Summary for Subcatchment 1S: Full Site

Runoff = 3.68 cfs @ 12.30 hrs, Volume= 0.309 af, Depth= 1.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.84"

Area (ac)	CN	Description
* 0.060	61	HSG B Lawn
* 0.100	71	HSG C Lawn (West)
* 0.620	98	Impervious
* 0.770	71	HSG C Lawn (Center)
* 0.770	71	HSG C Lawn (East)
* 0.255	98	Roof (Offsite)
* 0.260	98	Pavement (Offsite)
* 0.272	71	HSG C Lawn (Offsite)
3.107	81	Weighted Average
1.972		63.47% Pervious Area
1.135		36.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	100	0.0080	0.11		Sheet Flow, Sheet Grass: Short n= 0.150 P2= 2.84"
4.5	170	0.0080	0.63		Shallow Concentrated Flow, Shallow Short Grass Pasture Kv= 7.0 fps
19.5	270	Total			

predevelopment (rev 9-10-19)

MSE 24-hr 4 10-Year Rainfall=4.09"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Full Site

Runoff Area=3.107 ac 36.53% Impervious Runoff Depth=2.20"

Flow Length=270' Slope=0.0080 '/' Tc=19.5 min CN=81 Runoff=6.86 cfs 0.569 af

Total Runoff Area = 3.107 ac Runoff Volume = 0.569 af Average Runoff Depth = 2.20"
63.47% Pervious = 1.972 ac 36.53% Impervious = 1.135 ac

Summary for Subcatchment 1S: Full Site

Runoff = 6.86 cfs @ 12.29 hrs, Volume= 0.569 af, Depth= 2.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=4.09"

Area (ac)	CN	Description
* 0.060	61	HSG B Lawn
* 0.100	71	HSG C Lawn (West)
* 0.620	98	Impervious
* 0.770	71	HSG C Lawn (Center)
* 0.770	71	HSG C Lawn (East)
* 0.255	98	Roof (Offsite)
* 0.260	98	Pavement (Offsite)
* 0.272	71	HSG C Lawn (Offsite)
3.107	81	Weighted Average
1.972		63.47% Pervious Area
1.135		36.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	100	0.0080	0.11		Sheet Flow, Sheet Grass: Short n= 0.150 P2= 2.84"
4.5	170	0.0080	0.63		Shallow Concentrated Flow, Shallow Short Grass Pasture Kv= 7.0 fps
19.5	270	Total			

predevelopment (rev 9-10-19)

MSE 24-hr 4 25-Year Rainfall=5.01"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Full Site

Runoff Area=3.107 ac 36.53% Impervious Runoff Depth=2.99"

Flow Length=270' Slope=0.0080 '/' Tc=19.5 min CN=81 Runoff=9.33 cfs 0.775 af

Total Runoff Area = 3.107 ac Runoff Volume = 0.775 af Average Runoff Depth = 2.99"
63.47% Pervious = 1.972 ac 36.53% Impervious = 1.135 ac

Summary for Subcatchment 1S: Full Site

Runoff = 9.33 cfs @ 12.29 hrs, Volume= 0.775 af, Depth= 2.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=5.01"

Area (ac)	CN	Description
* 0.060	61	HSG B Lawn
* 0.100	71	HSG C Lawn (West)
* 0.620	98	Impervious
* 0.770	71	HSG C Lawn (Center)
* 0.770	71	HSG C Lawn (East)
* 0.255	98	Roof (Offsite)
* 0.260	98	Pavement (Offsite)
* 0.272	71	HSG C Lawn (Offsite)
3.107	81	Weighted Average
1.972		63.47% Pervious Area
1.135		36.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	100	0.0080	0.11		Sheet Flow, Sheet Grass: Short n= 0.150 P2= 2.84"
4.5	170	0.0080	0.63		Shallow Concentrated Flow, Shallow Short Grass Pasture Kv= 7.0 fps
19.5	270	Total			

predevelopment (rev 9-10-19)

MSE 24-hr 4 100-Year Rainfall=6.66"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Full Site

Runoff Area=3.107 ac 36.53% Impervious Runoff Depth=4.49"

Flow Length=270' Slope=0.0080 '/' Tc=19.5 min CN=81 Runoff=13.86 cfs 1.162 af

Total Runoff Area = 3.107 ac Runoff Volume = 1.162 af Average Runoff Depth = 4.49"
63.47% Pervious = 1.972 ac 36.53% Impervious = 1.135 ac

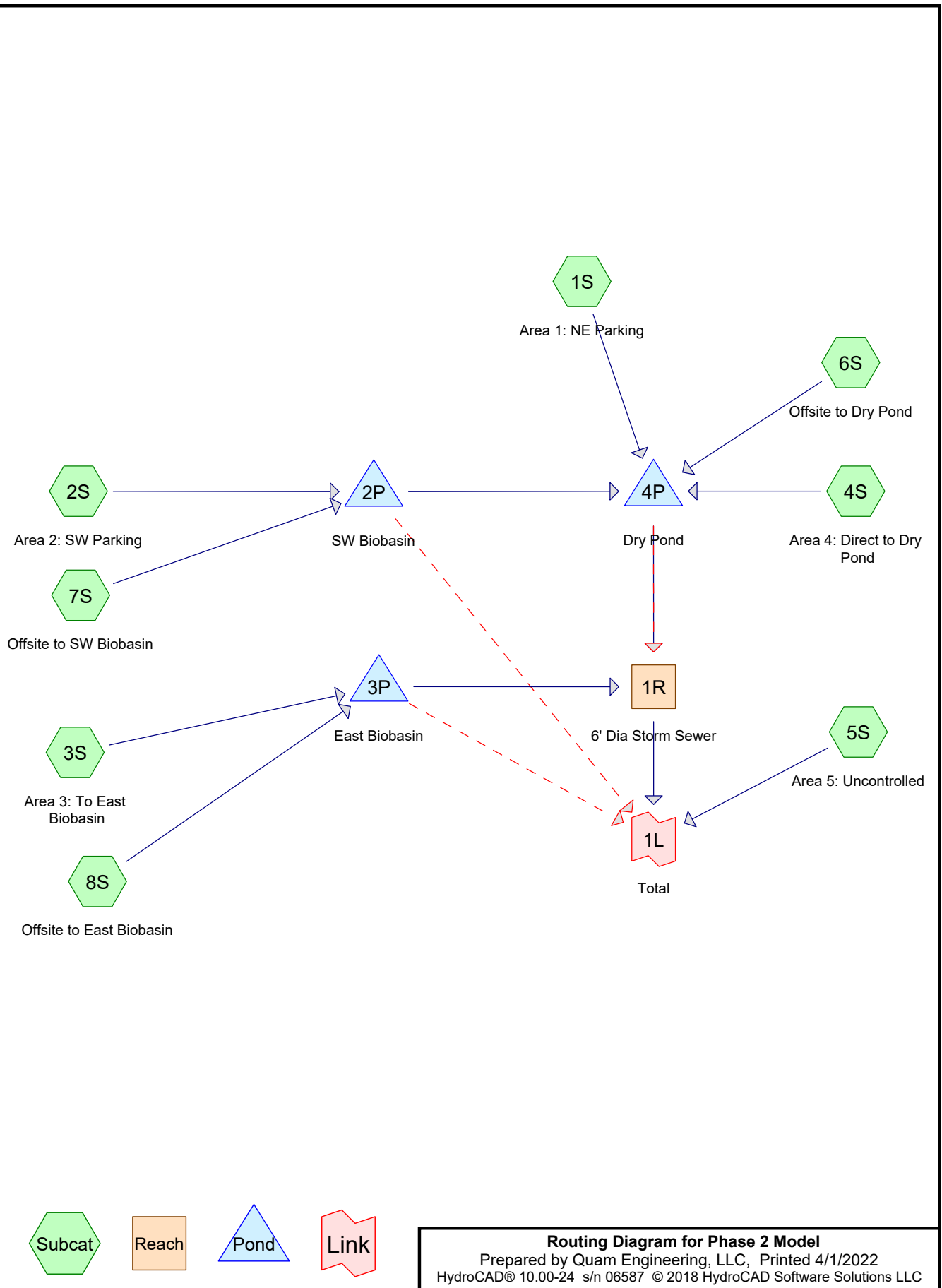
Summary for Subcatchment 1S: Full Site

Runoff = 13.86 cfs @ 12.29 hrs, Volume= 1.162 af, Depth= 4.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=6.66"

Area (ac)	CN	Description
* 0.060	61	HSG B Lawn
* 0.100	71	HSG C Lawn (West)
* 0.620	98	Impervious
* 0.770	71	HSG C Lawn (Center)
* 0.770	71	HSG C Lawn (East)
* 0.255	98	Roof (Offsite)
* 0.260	98	Pavement (Offsite)
* 0.272	71	HSG C Lawn (Offsite)
3.107	81	Weighted Average
1.972		63.47% Pervious Area
1.135		36.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	100	0.0080	0.11		Sheet Flow, Sheet Grass: Short n= 0.150 P2= 2.84"
4.5	170	0.0080	0.63		Shallow Concentrated Flow, Shallow Short Grass Pasture Kv= 7.0 fps
19.5	270	Total			



Phase 2 Model

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.272	74	>75% Grass cover, Good, HSG C (6S, 7S, 8S)
0.690	80	>75% Grass cover, Good, HSG D (1S, 2S, 3S, 4S, 5S)
0.250	98	Impervious (1S)
0.520	98	Parking (2S)
0.260	98	Pavement (7S, 8S)
0.535	98	Roof (4S, 6S, 7S, 8S)
0.420	98	Rooftop (3S)
0.120	98	Sidewalk (2S, 5S)
0.040	98	Sidewalk and Drive (3S)
3.107	92	TOTAL AREA

Phase 2 Model

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Page 3

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.272	HSG C	6S, 7S, 8S
0.690	HSG D	1S, 2S, 3S, 4S, 5S
2.145	Other	1S, 2S, 3S, 4S, 5S, 6S, 7S, 8S
3.107		TOTAL AREA

Phase 2 Model

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Page 4

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.272	0.690	0.000	0.962	>75% Grass cover, Good	1S, 2S, 3S, 4S, 5S, 6S, 7S, 8S
0.000	0.000	0.000	0.000	0.250	0.250	Impervious	1S
0.000	0.000	0.000	0.000	0.520	0.520	Parking	2S
0.000	0.000	0.000	0.000	0.260	0.260	Pavement	7S, 8S
0.000	0.000	0.000	0.000	0.535	0.535	Roof	4S, 6S, 7S, 8S
0.000	0.000	0.000	0.000	0.420	0.420	Rooftop	3S
0.000	0.000	0.000	0.000	0.120	0.120	Sidewalk	2S, 5S
0.000	0.000	0.000	0.000	0.040	0.040	Sidewalk and Drive	3S
0.000	0.000	0.272	0.690	2.145	3.107	TOTAL AREA	

Phase 2 Model

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Page 5

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	1R	846.60	844.60	435.0	0.0046	0.013	72.0	0.0	71.0
2	3P	850.81	849.10	50.0	0.0342	0.011	15.0	0.0	0.0
3	4P	849.51	847.10	188.0	0.0128	0.011	12.0	0.0	0.0
4	4P	849.70	849.43	10.0	0.0270	0.010	4.0	0.0	0.0

Phase 2 Model

MSE 24-hr 4 1-Year Rainfall=2.49"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Area 1: NE Parking Runoff Area=0.370 ac 67.57% Impervious Runoff Depth=1.68"
 Tc=6.0 min CN=92 Runoff=0.95 cfs 0.052 af

Subcatchment2S: Area 2: SW Parking Runoff Area=0.760 ac 76.32% Impervious Runoff Depth=1.86"
 Tc=6.0 min CN=94 Runoff=2.10 cfs 0.118 af

Subcatchment3S: Area 3: To East Biobasin Runoff Area=0.640 ac 71.88% Impervious Runoff Depth=1.77"
 Tc=6.0 min CN=93 Runoff=1.70 cfs 0.094 af

Subcatchment4S: Area 4: Direct to Dry Runoff Area=0.390 ac 71.79% Impervious Runoff Depth=1.77"
 Tc=6.0 min CN=93 Runoff=1.04 cfs 0.058 af

Subcatchment5S: Area 5: Uncontrolled Runoff Area=0.160 ac 37.50% Impervious Runoff Depth=1.30"
 Tc=6.0 min CN=87 Runoff=0.33 cfs 0.017 af

Subcatchment6S: Offsite to Dry Pond Runoff Area=0.058 ac 17.24% Impervious Runoff Depth=0.78"
 Tc=6.0 min CN=78 Runoff=0.07 cfs 0.004 af

Subcatchment7S: Offsite to SW Biobasin Runoff Area=0.299 ac 55.85% Impervious Runoff Depth=1.30"
 Tc=6.0 min CN=87 Runoff=0.61 cfs 0.032 af

Subcatchment8S: Offsite to East Biobasin Runoff Area=0.430 ac 78.60% Impervious Runoff Depth=1.77"
 Tc=6.0 min CN=93 Runoff=1.15 cfs 0.063 af

Reach 1R: 6' Dia Storm Sewer Avg. Flow Depth=0.08' Max Vel=0.71 fps Inflow=1.82 cfs 0.337 af
 72.0" Round Pipe w/ 71.0" inside fill n=0.013 L=435.0' S=0.0046 '/' Capacity=0.06 cfs Outflow=0.06 cfs 0.287 af

Pond 2P: SW Biobasin Peak Elev=853.81' Storage=1,706 cf Inflow=2.71 cfs 0.150 af
 Primary=0.87 cfs 0.138 af Secondary=0.00 cfs 0.000 af Outflow=0.87 cfs 0.138 af

Pond 3P: East Biobasin Peak Elev=855.26' Storage=997 cf Inflow=2.85 cfs 0.158 af
 Primary=1.54 cfs 0.156 af Secondary=0.00 cfs 0.000 af Outflow=1.54 cfs 0.156 af

Pond 4P: Dry Pond Peak Elev=853.72' Storage=5,136 cf Inflow=2.91 cfs 0.251 af
 Primary=0.47 cfs 0.181 af Secondary=0.00 cfs 0.000 af Outflow=0.47 cfs 0.181 af

Link 1L: Total Inflow=0.38 cfs 0.304 af
 Primary=0.38 cfs 0.304 af

Total Runoff Area = 3.107 ac Runoff Volume = 0.439 af Average Runoff Depth = 1.69"
30.96% Pervious = 0.962 ac 69.04% Impervious = 2.145 ac

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MSE 24-hr 4 1-Year Rainfall=2.49"

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Summary for Subcatchment 1S: Area 1: NE Parking

Runoff = 0.95 cfs @ 12.13 hrs, Volume= 0.052 af, Depth= 1.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
* 0.250	98	Impervious
0.120	80	>75% Grass cover, Good, HSG D
0.370	92	Weighted Average
0.120		32.43% Pervious Area
0.250		67.57% Impervious Area

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

Summary for Subcatchment 2S: Area 2: SW Parking

Runoff = 2.10 cfs @ 12.13 hrs, Volume= 0.118 af, Depth= 1.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
* 0.520	98	Parking
* 0.060	98	Sidewalk
0.180	80	>75% Grass cover, Good, HSG D
0.760	94	Weighted Average
0.180		23.68% Pervious Area
0.580		76.32% Impervious Area

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

Summary for Subcatchment 3S: Area 3: To East Biobasin

Runoff = 1.70 cfs @ 12.13 hrs, Volume= 0.094 af, Depth= 1.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

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MSE 24-hr 4 1-Year Rainfall=2.49"

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Area (ac)	CN	Description
* 0.420	98	Rooftop
0.180	80	>75% Grass cover, Good, HSG D
* 0.040	98	Sidewalk and Drive
0.640	93	Weighted Average
0.180		28.13% Pervious Area
0.460		71.88% Impervious Area

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

Summary for Subcatchment 4S: Area 4: Direct to Dry Pond

Runoff = 1.04 cfs @ 12.13 hrs, Volume= 0.058 af, Depth= 1.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
* 0.280	98	Roof
0.110	80	>75% Grass cover, Good, HSG D
0.390	93	Weighted Average
0.110		28.21% Pervious Area
0.280		71.79% Impervious Area

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

Summary for Subcatchment 5S: Area 5: Uncontrolled

Runoff = 0.33 cfs @ 12.13 hrs, Volume= 0.017 af, Depth= 1.30"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
* 0.060	98	Sidewalk
0.100	80	>75% Grass cover, Good, HSG D
0.160	87	Weighted Average
0.100		62.50% Pervious Area
0.060		37.50% Impervious Area

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

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MSE 24-hr 4 1-Year Rainfall=2.49"

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Summary for Subcatchment 6S: Offsite to Dry Pond

Runoff = 0.07 cfs @ 12.14 hrs, Volume= 0.004 af, Depth= 0.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
* 0.010	98	Roof
0.048	74	>75% Grass cover, Good, HSG C
0.058	78	Weighted Average
0.048		82.76% Pervious Area
0.010		17.24% Impervious Area

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

Summary for Subcatchment 7S: Offsite to SW Biobasin

Runoff = 0.61 cfs @ 12.13 hrs, Volume= 0.032 af, Depth= 1.30"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
* 0.061	98	Roof
* 0.106	98	Pavement
0.132	74	>75% Grass cover, Good, HSG C
0.299	87	Weighted Average
0.132		44.15% Pervious Area
0.167		55.85% Impervious Area

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

Summary for Subcatchment 8S: Offsite to East Biobasin

Runoff = 1.15 cfs @ 12.13 hrs, Volume= 0.063 af, Depth= 1.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

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MSE 24-hr 4 1-Year Rainfall=2.49"

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Area (ac)	CN	Description
* 0.184	98	Roof
* 0.154	98	Pavement
0.092	74	>75% Grass cover, Good, HSG C
0.430	93	Weighted Average
0.092		21.40% Pervious Area
0.338		78.60% Impervious Area

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

Summary for Reach 1R: 6' Dia Storm Sewer

[52] Hint: Inlet/Outlet conditions not evaluated

[55] Hint: Peak inflow is 3274% of Manning's capacity

[76] Warning: Detained 0.272 af (Pond w/culvert advised)

[80] Warning: Exceeded Pond 3P by 0.20' @ 0.00 hrs (0.11 cfs 0.087 af)

[80] Warning: Exceeded Pond 4P by 2.82' @ 0.00 hrs (0.54 cfs 0.519 af)

Inflow Area = 2.947 ac, 70.75% Impervious, Inflow Depth = 1.37" for 1-Year event

Inflow = 1.82 cfs @ 12.28 hrs, Volume= 0.337 af

Outflow = 0.06 cfs @ 10.65 hrs, Volume= 0.287 af, Atten= 97%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Max. Velocity= 0.71 fps, Min. Travel Time= 10.2 min

Avg. Velocity= 0.71 fps, Avg. Travel Time= 10.3 min

Peak Storage= 34 cf @ 10.65 hrs

Average Depth at Peak Storage= 6.00' above invert (0.08' above fill)

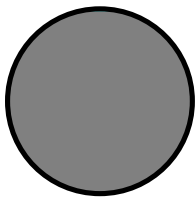
Bank-Full Depth= 6.00' above invert (0.08' above fill) Flow Area= 0.1 sf, Capacity= 0.06 cfs

72.0" Round Pipe w/ 71.0" inside fill

n= 0.013 Concrete pipe, bends & connections

Length= 435.0' Slope= 0.0046 ' (101 Elevation Intervals)

Inlet Invert= 846.60', Outlet Invert= 844.60'

**Summary for Pond 2P: SW Biobasin**

Inflow Area = 1.059 ac, 70.54% Impervious, Inflow Depth = 1.70" for 1-Year event

Inflow = 2.71 cfs @ 12.13 hrs, Volume= 0.150 af

Outflow = 0.87 cfs @ 12.08 hrs, Volume= 0.138 af, Atten= 68%, Lag= 0.0 min

Primary = 0.87 cfs @ 12.08 hrs, Volume= 0.138 af

Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

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MSE 24-hr 4 1-Year Rainfall=2.49"

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Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 853.81' @ 12.59 hrs Surf.Area= 2,534 sf Storage= 1,706 cf

Plug-Flow detention time= 85.9 min calculated for 0.138 af (92% of inflow)
 Center-of-Mass det. time= 47.7 min (841.5 - 793.8)

Volume	Invert	Avail.Storage	Storage Description
#1	850.65'	637 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 2,359 cf Overall x 27.0% Voids
#2	853.00'	6,365 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		7,002 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
850.65	1,004	0	0
853.00	1,004	2,359	2,359

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
853.00	1,004	0	0
853.25	1,279	285	285
854.00	1,616	1,086	1,371
854.50	2,179	949	2,320
855.00	4,000	1,545	3,865
855.50	6,000	2,500	6,365

Device	Routing	Invert	Outlet Devices
#1	Primary	850.65'	6.0" Vert. Orifice/Grate C= 0.600
#2	Secondary	854.25'	20.0' long x 8.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64 2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

Primary OutFlow Max=0.72 cfs @ 12.08 hrs HW=853.09' TW=852.52' (Dynamic Tailwater)

↑1=Orifice/Grate (Orifice Controls 0.72 cfs @ 3.65 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=850.65' TW=0.00' (Dynamic Tailwater)

↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond 3P: East Biobasin

Inflow Area = 1.070 ac, 74.58% Impervious, Inflow Depth = 1.77" for 1-Year event
 Inflow = 2.85 cfs @ 12.13 hrs, Volume= 0.158 af
 Outflow = 1.54 cfs @ 12.22 hrs, Volume= 0.156 af, Atten= 46%, Lag= 5.7 min
 Primary = 1.54 cfs @ 12.22 hrs, Volume= 0.156 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

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MSE 24-hr 4 1-Year Rainfall=2.49"

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Peak Elev= 855.26' @ 12.22 hrs Surf.Area= 2,241 sf Storage= 997 cf

Plug-Flow detention time= 14.6 min calculated for 0.156 af (99% of inflow)

Center-of-Mass det. time= 7.1 min (799.9 - 792.7)

Volume	Invert	Avail.Storage	Storage Description
#1	852.32'	703 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 2,605 cf Overall x 27.0% Voids
#2	855.00'	2,795 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		3,499 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
852.32	972	0	0
855.00	972	2,605	2,605

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
855.00	972	0	0
856.00	2,106	1,539	1,539
856.50	2,919	1,256	2,795

Device	Routing	Invert	Outlet Devices
#1	Primary	850.81'	15.0" Round Culvert L= 50.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 850.81' / 849.10' S= 0.0342 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.23 sf
#2	Device 1	852.32'	6.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	856.00'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	856.39'	5.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=1.54 cfs @ 12.22 hrs HW=855.25' TW=852.60' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 1.54 cfs of 9.61 cfs potential flow)
↑ **2=Orifice/Grate** (Orifice Controls 1.54 cfs @ 7.83 fps)
↑ **3=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=852.32' TW=0.00' (Dynamic Tailwater)

↑ **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Pond 4P: Dry Pond

[80] Warning: Exceeded Pond 2P by 0.03' @ 11.55 hrs (0.15 cfs 0.068 af)

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MSE 24-hr 4 1-Year Rainfall=2.49"

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Inflow Area = 1.877 ac, 68.57% Impervious, Inflow Depth = 1.61" for 1-Year event
Inflow = 2.91 cfs @ 12.13 hrs, Volume= 0.251 af
Outflow = 0.47 cfs @ 12.85 hrs, Volume= 0.181 af, Atten= 84%, Lag= 43.0 min
Primary = 0.47 cfs @ 12.85 hrs, Volume= 0.181 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 853.72' @ 12.85 hrs Surf.Area= 2,165 sf Storage= 5,136 cf

Plug-Flow detention time= 206.2 min calculated for 0.181 af (72% of inflow)
Center-of-Mass det. time= 119.2 min (940.4 - 821.3)

Volume	Invert	Avail.Storage	Storage Description
#1	849.70'	11,434 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
849.70	5	0	0
850.00	696	105	105
851.00	1,032	864	969
852.00	1,353	1,193	2,162
853.00	1,776	1,565	3,726
854.00	2,320	2,048	5,774
855.00	4,400	3,360	9,134
855.50	4,800	2,300	11,434

Device	Routing	Invert	Outlet Devices
#1	Primary	849.51'	12.0" Round Culvert L= 188.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 849.51' / 847.10' S= 0.0128 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	849.70'	4.0" Round Culvert L= 10.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 849.70' / 849.43' S= 0.0270 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.09 sf
#3	Device 1	853.57'	6.0" Vert. Orifice/Grate X 2.00 C= 0.600
#4	Device 1	854.41'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Secondary	855.00'	5.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.47 cfs @ 12.85 hrs HW=853.72' TW=852.60' (Dynamic Tailwater)

1=Culvert (Passes 0.47 cfs of 2.78 cfs potential flow)
2=Culvert (Inlet Controls 0.35 cfs @ 4.01 fps)
3=Orifice/Grate (Orifice Controls 0.12 cfs @ 1.30 fps)
4=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=849.70' TW=852.52' (Dynamic Tailwater)

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

Phase 2 Model*MSE 24-hr 4 1-Year Rainfall=2.49"*

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Summary for Link 1L: Total

Inflow Area = 3.107 ac, 69.04% Impervious, Inflow Depth > 1.18" for 1-Year event
Inflow = 0.38 cfs @ 12.13 hrs, Volume= 0.304 af
Primary = 0.38 cfs @ 12.13 hrs, Volume= 0.304 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Phase 2 Model

MSE 24-hr 4 2-Year Rainfall=2.84"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Area 1: NE Parking Runoff Area=0.370 ac 67.57% Impervious Runoff Depth=2.01"
 Tc=6.0 min CN=92 Runoff=1.12 cfs 0.062 af

Subcatchment2S: Area 2: SW Parking Runoff Area=0.760 ac 76.32% Impervious Runoff Depth=2.20"
 Tc=6.0 min CN=94 Runoff=2.45 cfs 0.139 af

Subcatchment3S: Area 3: To East Biobasin Runoff Area=0.640 ac 71.88% Impervious Runoff Depth=2.10"
 Tc=6.0 min CN=93 Runoff=2.00 cfs 0.112 af

Subcatchment4S: Area 4: Direct to Dry Runoff Area=0.390 ac 71.79% Impervious Runoff Depth=2.10"
 Tc=6.0 min CN=93 Runoff=1.22 cfs 0.068 af

Subcatchment5S: Area 5: Uncontrolled Runoff Area=0.160 ac 37.50% Impervious Runoff Depth=1.60"
 Tc=6.0 min CN=87 Runoff=0.40 cfs 0.021 af

Subcatchment6S: Offsite to Dry Pond Runoff Area=0.058 ac 17.24% Impervious Runoff Depth=1.02"
 Tc=6.0 min CN=78 Runoff=0.09 cfs 0.005 af

Subcatchment7S: Offsite to SW Biobasin Runoff Area=0.299 ac 55.85% Impervious Runoff Depth=1.60"
 Tc=6.0 min CN=87 Runoff=0.74 cfs 0.040 af

Subcatchment8S: Offsite to East Biobasin Runoff Area=0.430 ac 78.60% Impervious Runoff Depth=2.10"
 Tc=6.0 min CN=93 Runoff=1.35 cfs 0.075 af

Reach 1R: 6' Dia Storm Sewer Avg. Flow Depth=0.08' Max Vel=0.71 fps Inflow=2.32 cfs 0.418 af
 72.0" Round Pipe w/ 71.0" inside fill n=0.013 L=435.0' S=0.0046 '/' Capacity=0.06 cfs Outflow=0.06 cfs 0.289 af

Pond 2P: SW Biobasin Peak Elev=854.17' Storage=2,292 cf Inflow=3.20 cfs 0.179 af
 Primary=0.80 cfs 0.167 af Secondary=0.00 cfs 0.000 af Outflow=0.80 cfs 0.167 af

Pond 3P: East Biobasin Peak Elev=855.48' Storage=1,294 cf Inflow=3.35 cfs 0.187 af
 Primary=1.60 cfs 0.186 af Secondary=0.00 cfs 0.000 af Outflow=1.60 cfs 0.186 af

Pond 4P: Dry Pond Peak Elev=853.88' Storage=5,496 cf Inflow=3.23 cfs 0.302 af
 Primary=0.86 cfs 0.232 af Secondary=0.00 cfs 0.000 af Outflow=0.86 cfs 0.232 af

Link 1L: Total Inflow=0.45 cfs 0.311 af
 Primary=0.45 cfs 0.311 af

Total Runoff Area = 3.107 ac Runoff Volume = 0.523 af Average Runoff Depth = 2.02"
30.96% Pervious = 0.962 ac 69.04% Impervious = 2.145 ac

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MSE 24-hr 4 2-Year Rainfall=2.84"

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Summary for Subcatchment 1S: Area 1: NE Parking

Runoff = 1.12 cfs @ 12.13 hrs, Volume= 0.062 af, Depth= 2.01"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.84"

Area (ac)	CN	Description
* 0.250	98	Impervious
0.120	80	>75% Grass cover, Good, HSG D
0.370	92	Weighted Average
0.120		32.43% Pervious Area
0.250		67.57% Impervious Area

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

Summary for Subcatchment 2S: Area 2: SW Parking

Runoff = 2.45 cfs @ 12.13 hrs, Volume= 0.139 af, Depth= 2.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.84"

Area (ac)	CN	Description
* 0.520	98	Parking
* 0.060	98	Sidewalk
0.180	80	>75% Grass cover, Good, HSG D
0.760	94	Weighted Average
0.180		23.68% Pervious Area
0.580		76.32% Impervious Area

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

Summary for Subcatchment 3S: Area 3: To East Biobasin

Runoff = 2.00 cfs @ 12.13 hrs, Volume= 0.112 af, Depth= 2.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.84"

Phase 2 Model

MSE 24-hr 4 2-Year Rainfall=2.84"

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Area (ac)	CN	Description
* 0.420	98	Rooftop
0.180	80	>75% Grass cover, Good, HSG D
* 0.040	98	Sidewalk and Drive
0.640	93	Weighted Average
0.180		28.13% Pervious Area
0.460		71.88% Impervious Area

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

Summary for Subcatchment 4S: Area 4: Direct to Dry Pond

Runoff = 1.22 cfs @ 12.13 hrs, Volume= 0.068 af, Depth= 2.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.84"

Area (ac)	CN	Description
* 0.280	98	Roof
0.110	80	>75% Grass cover, Good, HSG D
0.390	93	Weighted Average
0.110		28.21% Pervious Area
0.280		71.79% Impervious Area

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

Summary for Subcatchment 5S: Area 5: Uncontrolled

Runoff = 0.40 cfs @ 12.13 hrs, Volume= 0.021 af, Depth= 1.60"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.84"

Area (ac)	CN	Description
* 0.060	98	Sidewalk
0.100	80	>75% Grass cover, Good, HSG D
0.160	87	Weighted Average
0.100		62.50% Pervious Area
0.060		37.50% Impervious Area

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

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MSE 24-hr 4 2-Year Rainfall=2.84"

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Summary for Subcatchment 6S: Offsite to Dry Pond

Runoff = 0.09 cfs @ 12.14 hrs, Volume= 0.005 af, Depth= 1.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.84"

Area (ac)	CN	Description
* 0.010	98	Roof
0.048	74	>75% Grass cover, Good, HSG C
0.058	78	Weighted Average
0.048		82.76% Pervious Area
0.010		17.24% Impervious Area

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

Summary for Subcatchment 7S: Offsite to SW Biobasin

Runoff = 0.74 cfs @ 12.13 hrs, Volume= 0.040 af, Depth= 1.60"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.84"

Area (ac)	CN	Description
* 0.061	98	Roof
* 0.106	98	Pavement
0.132	74	>75% Grass cover, Good, HSG C
0.299	87	Weighted Average
0.132		44.15% Pervious Area
0.167		55.85% Impervious Area

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

Summary for Subcatchment 8S: Offsite to East Biobasin

Runoff = 1.35 cfs @ 12.13 hrs, Volume= 0.075 af, Depth= 2.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.84"

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MSE 24-hr 4 2-Year Rainfall=2.84"

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Area (ac)	CN	Description
* 0.184	98	Roof
* 0.154	98	Pavement
0.092	74	>75% Grass cover, Good, HSG C
0.430	93	Weighted Average
0.092		21.40% Pervious Area
0.338		78.60% Impervious Area

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

Summary for Reach 1R: 6' Dia Storm Sewer

[52] Hint: Inlet/Outlet conditions not evaluated

[55] Hint: Peak inflow is 4174% of Manning's capacity

[76] Warning: Detained 0.348 af (Pond w/culvert advised)

[80] Warning: Exceeded Pond 3P by 0.20' @ 0.00 hrs (0.11 cfs 0.083 af)

[80] Warning: Exceeded Pond 4P by 2.82' @ 0.00 hrs (0.54 cfs 0.509 af)

Inflow Area = 2.947 ac, 70.75% Impervious, Inflow Depth = 1.70" for 2-Year event

Inflow = 2.32 cfs @ 12.45 hrs, Volume= 0.418 af

Outflow = 0.06 cfs @ 10.20 hrs, Volume= 0.289 af, Atten= 98%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Max. Velocity= 0.71 fps, Min. Travel Time= 10.2 min

Avg. Velocity= 0.71 fps, Avg. Travel Time= 10.3 min

Peak Storage= 34 cf @ 10.20 hrs

Average Depth at Peak Storage= 6.00' above invert (0.08' above fill)

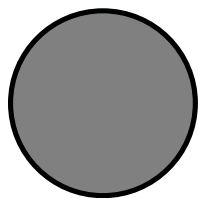
Bank-Full Depth= 6.00' above invert (0.08' above fill) Flow Area= 0.1 sf, Capacity= 0.06 cfs

72.0" Round Pipe w/ 71.0" inside fill

n= 0.013 Concrete pipe, bends & connections

Length= 435.0' Slope= 0.0046 ' (101 Elevation Intervals)

Inlet Invert= 846.60', Outlet Invert= 844.60'



Summary for Pond 2P: SW Biobasin

Inflow Area = 1.059 ac, 70.54% Impervious, Inflow Depth = 2.03" for 2-Year event

Inflow = 3.20 cfs @ 12.13 hrs, Volume= 0.179 af

Outflow = 0.80 cfs @ 12.14 hrs, Volume= 0.167 af, Atten= 75%, Lag= 0.4 min

Primary = 0.80 cfs @ 12.14 hrs, Volume= 0.167 af

Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

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MSE 24-hr 4 2-Year Rainfall=2.84"

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Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 854.17' @ 12.51 hrs Surf.Area= 2,807 sf Storage= 2,292 cf

Plug-Flow detention time= 83.1 min calculated for 0.167 af (93% of inflow)
 Center-of-Mass det. time= 49.7 min (839.7 - 790.0)

Volume	Invert	Avail.Storage	Storage Description
#1	850.65'	637 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 2,359 cf Overall x 27.0% Voids
#2	853.00'	6,365 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		7,002 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
850.65	1,004	0	0
853.00	1,004	2,359	2,359

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
853.00	1,004	0	0
853.25	1,279	285	285
854.00	1,616	1,086	1,371
854.50	2,179	949	2,320
855.00	4,000	1,545	3,865
855.50	6,000	2,500	6,365

Device	Routing	Invert	Outlet Devices
#1	Primary	850.65'	6.0" Vert. Orifice/Grate C= 0.600
#2	Secondary	854.25'	20.0' long x 8.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64 2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

Primary OutFlow Max=0.62 cfs @ 12.14 hrs HW=853.63' TW=853.20' (Dynamic Tailwater)

↑**1=Orifice/Grate** (Orifice Controls 0.62 cfs @ 3.14 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=850.65' TW=0.00' (Dynamic Tailwater)

↑**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Pond 3P: East Biobasin

Inflow Area = 1.070 ac, 74.58% Impervious, Inflow Depth = 2.10" for 2-Year event
 Inflow = 3.35 cfs @ 12.13 hrs, Volume= 0.187 af
 Outflow = 1.60 cfs @ 12.24 hrs, Volume= 0.186 af, Atten= 52%, Lag= 6.8 min
 Primary = 1.60 cfs @ 12.24 hrs, Volume= 0.186 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

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MSE 24-hr 4 2-Year Rainfall=2.84"

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Peak Elev= 855.48' @ 12.24 hrs Surf.Area= 2,483 sf Storage= 1,294 cf

Plug-Flow detention time= 13.2 min calculated for 0.186 af (99% of inflow)

Center-of-Mass det. time= 7.7 min (796.4 - 788.7)

Volume	Invert	Avail.Storage	Storage Description
#1	852.32'	703 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 2,605 cf Overall x 27.0% Voids
#2	855.00'	2,795 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		3,499 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
852.32	972	0	0
855.00	972	2,605	2,605

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
855.00	972	0	0
856.00	2,106	1,539	1,539
856.50	2,919	1,256	2,795

Device	Routing	Invert	Outlet Devices
#1	Primary	850.81'	15.0" Round Culvert L= 50.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 850.81' / 849.10' S= 0.0342 ' S= 0.0342 ' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.23 sf
#2	Device 1	852.32'	6.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	856.00'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	856.39'	5.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=1.60 cfs @ 12.24 hrs HW=855.47' TW=852.60' (Dynamic Tailwater)

- ↑1=Culvert (Passes 1.60 cfs of 10.01 cfs potential flow)
- ↑2=Orifice/Grate (Orifice Controls 1.60 cfs @ 8.16 fps)
- ↑3=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=852.32' TW=0.00' (Dynamic Tailwater)

- ↑4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond 4P: Dry Pond

[80] Warning: Exceeded Pond 2P by 0.03' @ 11.30 hrs (0.15 cfs 0.070 af)

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MSE 24-hr 4 2-Year Rainfall=2.84"

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Inflow Area = 1.877 ac, 68.57% Impervious, Inflow Depth = 1.93" for 2-Year event
Inflow = 3.23 cfs @ 12.13 hrs, Volume= 0.302 af
Outflow = 0.86 cfs @ 12.56 hrs, Volume= 0.232 af, Atten= 74%, Lag= 25.9 min
Primary = 0.86 cfs @ 12.56 hrs, Volume= 0.232 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 853.88' @ 12.56 hrs Surf.Area= 2,254 sf Storage= 5,496 cf

Plug-Flow detention time= 185.7 min calculated for 0.232 af (77% of inflow)
Center-of-Mass det. time= 106.5 min (925.0 - 818.6)

Volume	Invert	Avail.Storage	Storage Description
#1	849.70'	11,434 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
849.70	5	0	0
850.00	696	105	105
851.00	1,032	864	969
852.00	1,353	1,193	2,162
853.00	1,776	1,565	3,726
854.00	2,320	2,048	5,774
855.00	4,400	3,360	9,134
855.50	4,800	2,300	11,434

Device	Routing	Invert	Outlet Devices
#1	Primary	849.51'	12.0" Round Culvert L= 188.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 849.51' / 847.10' S= 0.0128 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	849.70'	4.0" Round Culvert L= 10.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 849.70' / 849.43' S= 0.0270 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.09 sf
#3	Device 1	853.57'	6.0" Vert. Orifice/Grate X 2.00 C= 0.600
#4	Device 1	854.41'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Secondary	855.00'	5.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.85 cfs @ 12.56 hrs HW=853.88' TW=852.60' (Dynamic Tailwater)

1=Culvert (Passes 0.85 cfs of 2.98 cfs potential flow)
2=Culvert (Inlet Controls 0.37 cfs @ 4.30 fps)
3=Orifice/Grate (Orifice Controls 0.48 cfs @ 1.89 fps)
4=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=849.70' TW=852.52' (Dynamic Tailwater)

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

Phase 2 Model*MSE 24-hr 4 2-Year Rainfall=2.84"*

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Summary for Link 1L: Total

Inflow Area = 3.107 ac, 69.04% Impervious, Inflow Depth > 1.20" for 2-Year event

Inflow = 0.45 cfs @ 12.13 hrs, Volume= 0.311 af

Primary = 0.45 cfs @ 12.13 hrs, Volume= 0.311 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Phase 2 Model

MSE 24-hr 4 10-Year Rainfall=4.09"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Area 1: NE Parking Runoff Area=0.370 ac 67.57% Impervious Runoff Depth=3.20"
 Tc=6.0 min CN=92 Runoff=1.74 cfs 0.099 af

Subcatchment2S: Area 2: SW Parking Runoff Area=0.760 ac 76.32% Impervious Runoff Depth=3.41"
 Tc=6.0 min CN=94 Runoff=3.71 cfs 0.216 af

Subcatchment3S: Area 3: To East Biobasin Runoff Area=0.640 ac 71.88% Impervious Runoff Depth=3.31"
 Tc=6.0 min CN=93 Runoff=3.06 cfs 0.176 af

Subcatchment4S: Area 4: Direct to Dry Runoff Area=0.390 ac 71.79% Impervious Runoff Depth=3.31"
 Tc=6.0 min CN=93 Runoff=1.87 cfs 0.107 af

Subcatchment5S: Area 5: Uncontrolled Runoff Area=0.160 ac 37.50% Impervious Runoff Depth=2.72"
 Tc=6.0 min CN=87 Runoff=0.66 cfs 0.036 af

Subcatchment6S: Offsite to Dry Pond Runoff Area=0.058 ac 17.24% Impervious Runoff Depth=1.96"
 Tc=6.0 min CN=78 Runoff=0.18 cfs 0.009 af

Subcatchment7S: Offsite to SW Biobasin Runoff Area=0.299 ac 55.85% Impervious Runoff Depth=2.72"
 Tc=6.0 min CN=87 Runoff=1.24 cfs 0.068 af

Subcatchment8S: Offsite to East Biobasin Runoff Area=0.430 ac 78.60% Impervious Runoff Depth=3.31"
 Tc=6.0 min CN=93 Runoff=2.06 cfs 0.119 af

Reach 1R: 6' Dia Storm Sewer Avg. Flow Depth=0.08' Max Vel=0.71 fps Inflow=4.33 cfs 0.644 af
 72.0" Round Pipe w/ 71.0" inside fill n=0.013 L=435.0' S=0.0046 '/' Capacity=0.06 cfs Outflow=0.06 cfs 0.296 af

Pond 2P: SW Biobasin Peak Elev=854.45' Storage=2,858 cf Inflow=4.95 cfs 0.284 af
 Primary=0.73 cfs 0.205 af Secondary=4.29 cfs 0.066 af Outflow=4.92 cfs 0.272 af

Pond 3P: East Biobasin Peak Elev=856.09' Storage=2,431 cf Inflow=5.12 cfs 0.295 af
 Primary=2.55 cfs 0.293 af Secondary=0.00 cfs 0.000 af Outflow=2.55 cfs 0.293 af

Pond 4P: Dry Pond Peak Elev=854.32' Storage=6,633 cf Inflow=4.50 cfs 0.421 af
 Primary=1.78 cfs 0.351 af Secondary=0.00 cfs 0.000 af Outflow=1.78 cfs 0.351 af

Link 1L: Total Inflow=4.94 cfs 0.399 af
 Primary=4.94 cfs 0.399 af

Total Runoff Area = 3.107 ac Runoff Volume = 0.831 af Average Runoff Depth = 3.21"
30.96% Pervious = 0.962 ac 69.04% Impervious = 2.145 ac

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MSE 24-hr 4 10-Year Rainfall=4.09"

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Summary for Subcatchment 1S: Area 1: NE Parking

Runoff = 1.74 cfs @ 12.13 hrs, Volume= 0.099 af, Depth= 3.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=4.09"

Area (ac)	CN	Description
* 0.250	98	Impervious
0.120	80	>75% Grass cover, Good, HSG D
0.370	92	Weighted Average
0.120		32.43% Pervious Area
0.250		67.57% Impervious Area

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

Summary for Subcatchment 2S: Area 2: SW Parking

Runoff = 3.71 cfs @ 12.13 hrs, Volume= 0.216 af, Depth= 3.41"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=4.09"

Area (ac)	CN	Description
* 0.520	98	Parking
* 0.060	98	Sidewalk
0.180	80	>75% Grass cover, Good, HSG D
0.760	94	Weighted Average
0.180		23.68% Pervious Area
0.580		76.32% Impervious Area

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

Summary for Subcatchment 3S: Area 3: To East Biobasin

Runoff = 3.06 cfs @ 12.13 hrs, Volume= 0.176 af, Depth= 3.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=4.09"

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MSE 24-hr 4 10-Year Rainfall=4.09"

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Area (ac)	CN	Description
* 0.420	98	Rooftop
0.180	80	>75% Grass cover, Good, HSG D
* 0.040	98	Sidewalk and Drive
0.640	93	Weighted Average
0.180		28.13% Pervious Area
0.460		71.88% Impervious Area

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

Summary for Subcatchment 4S: Area 4: Direct to Dry Pond

Runoff = 1.87 cfs @ 12.13 hrs, Volume= 0.107 af, Depth= 3.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=4.09"

Area (ac)	CN	Description
* 0.280	98	Roof
0.110	80	>75% Grass cover, Good, HSG D
0.390	93	Weighted Average
0.110		28.21% Pervious Area
0.280		71.79% Impervious Area

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

Summary for Subcatchment 5S: Area 5: Uncontrolled

Runoff = 0.66 cfs @ 12.13 hrs, Volume= 0.036 af, Depth= 2.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=4.09"

Area (ac)	CN	Description
* 0.060	98	Sidewalk
0.100	80	>75% Grass cover, Good, HSG D
0.160	87	Weighted Average
0.100		62.50% Pervious Area
0.060		37.50% Impervious Area

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

Phase 2 Model

MSE 24-hr 4 10-Year Rainfall=4.09"

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Summary for Subcatchment 6S: Offsite to Dry Pond

Runoff = 0.18 cfs @ 12.13 hrs, Volume= 0.009 af, Depth= 1.96"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=4.09"

Area (ac)	CN	Description
* 0.010	98	Roof
0.048	74	>75% Grass cover, Good, HSG C
0.058	78	Weighted Average
0.048		82.76% Pervious Area
0.010		17.24% Impervious Area

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

Summary for Subcatchment 7S: Offsite to SW Biobasin

Runoff = 1.24 cfs @ 12.13 hrs, Volume= 0.068 af, Depth= 2.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=4.09"

Area (ac)	CN	Description
* 0.061	98	Roof
* 0.106	98	Pavement
0.132	74	>75% Grass cover, Good, HSG C
0.299	87	Weighted Average
0.132		44.15% Pervious Area
0.167		55.85% Impervious Area

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

Summary for Subcatchment 8S: Offsite to East Biobasin

Runoff = 2.06 cfs @ 12.13 hrs, Volume= 0.119 af, Depth= 3.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=4.09"

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MSE 24-hr 4 10-Year Rainfall=4.09"

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Area (ac)	CN	Description
* 0.184	98	Roof
* 0.154	98	Pavement
0.092	74	>75% Grass cover, Good, HSG C
0.430	93	Weighted Average
0.092		21.40% Pervious Area
0.338		78.60% Impervious Area

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

Summary for Reach 1R: 6' Dia Storm Sewer

[52] Hint: Inlet/Outlet conditions not evaluated

[55] Hint: Peak inflow is 7788% of Manning's capacity

[76] Warning: Detained 0.567 af (Pond w/culvert advised)

[80] Warning: Exceeded Pond 3P by 0.20' @ 0.00 hrs (0.11 cfs 0.077 af)

[80] Warning: Exceeded Pond 4P by 2.82' @ 0.00 hrs (0.54 cfs 0.473 af)

Inflow Area = 2.947 ac, 70.75% Impervious, Inflow Depth = 2.62" for 10-Year event

Inflow = 4.33 cfs @ 12.25 hrs, Volume= 0.644 af

Outflow = 0.06 cfs @ 9.15 hrs, Volume= 0.296 af, Atten= 99%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Max. Velocity= 0.71 fps, Min. Travel Time= 10.2 min

Avg. Velocity= 0.71 fps, Avg. Travel Time= 10.3 min

Peak Storage= 34 cf @ 9.15 hrs

Average Depth at Peak Storage= 6.00' above invert (0.08' above fill)

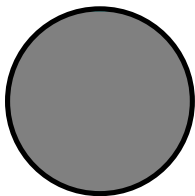
Bank-Full Depth= 6.00' above invert (0.08' above fill) Flow Area= 0.1 sf, Capacity= 0.06 cfs

72.0" Round Pipe w/ 71.0" inside fill

n= 0.013 Concrete pipe, bends & connections

Length= 435.0' Slope= 0.0046 ' (101 Elevation Intervals)

Inlet Invert= 846.60', Outlet Invert= 844.60'

**Summary for Pond 2P: SW Biobasin**

Inflow Area = 1.059 ac, 70.54% Impervious, Inflow Depth = 3.22" for 10-Year event

Inflow = 4.95 cfs @ 12.13 hrs, Volume= 0.284 af

Outflow = 4.92 cfs @ 12.17 hrs, Volume= 0.272 af, Atten= 1%, Lag= 2.2 min

Primary = 0.73 cfs @ 12.11 hrs, Volume= 0.205 af

Secondary = 4.29 cfs @ 12.17 hrs, Volume= 0.066 af

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MSE 24-hr 4 10-Year Rainfall=4.09"

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Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 854.45' @ 12.17 hrs Surf.Area= 3,132 sf Storage= 2,858 cf

Plug-Flow detention time= 65.7 min calculated for 0.272 af (96% of inflow)
 Center-of-Mass det. time= 42.8 min (822.5 - 779.8)

Volume	Invert	Avail.Storage	Storage Description
#1	850.65'	637 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 2,359 cf Overall x 27.0% Voids
#2	853.00'	6,365 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		7,002 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
850.65	1,004	0	0
853.00	1,004	2,359	2,359

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
853.00	1,004	0	0
853.25	1,279	285	285
854.00	1,616	1,086	1,371
854.50	2,179	949	2,320
855.00	4,000	1,545	3,865
855.50	6,000	2,500	6,365

Device	Routing	Invert	Outlet Devices
#1	Primary	850.65'	6.0" Vert. Orifice/Grate C= 0.600
#2	Secondary	854.25'	20.0' long x 8.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64 2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

Primary OutFlow Max=0.55 cfs @ 12.11 hrs HW=854.29' TW=853.95' (Dynamic Tailwater)

↑1=Orifice/Grate (Orifice Controls 0.55 cfs @ 2.78 fps)

Secondary OutFlow Max=3.75 cfs @ 12.17 hrs HW=854.43' TW=0.00' (Dynamic Tailwater)

↑2=Broad-Crested Rectangular Weir (Weir Controls 3.75 cfs @ 1.03 fps)

Summary for Pond 3P: East Biobasin

Inflow Area = 1.070 ac, 74.58% Impervious, Inflow Depth = 3.31" for 10-Year event
 Inflow = 5.12 cfs @ 12.13 hrs, Volume= 0.295 af
 Outflow = 2.55 cfs @ 12.25 hrs, Volume= 0.293 af, Atten= 50%, Lag= 7.2 min
 Primary = 2.55 cfs @ 12.25 hrs, Volume= 0.293 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

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MSE 24-hr 4 10-Year Rainfall=4.09"

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Peak Elev= 856.09' @ 12.25 hrs Surf.Area= 3,219 sf Storage= 2,431 cf

Plug-Flow detention time= 13.6 min calculated for 0.293 af (99% of inflow)

Center-of-Mass det. time= 10.0 min (788.2 - 778.2)

Volume	Invert	Avail.Storage	Storage Description
#1	852.32'	703 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 2,605 cf Overall x 27.0% Voids
#2	855.00'	2,795 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		3,499 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
852.32	972	0	0
855.00	972	2,605	2,605

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
855.00	972	0	0
856.00	2,106	1,539	1,539
856.50	2,919	1,256	2,795

Device	Routing	Invert	Outlet Devices
#1	Primary	850.81'	15.0" Round Culvert L= 50.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 850.81' / 849.10' S= 0.0342 ' S= 0.0342 ' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.23 sf
#2	Device 1	852.32'	6.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	856.00'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	856.39'	5.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=2.53 cfs @ 12.25 hrs HW=856.09' TW=852.60' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 2.53 cfs of 11.03 cfs potential flow)
↑ **2=Orifice/Grate** (Orifice Controls 1.76 cfs @ 8.99 fps)
↑ **3=Orifice/Grate** (Weir Controls 0.77 cfs @ 0.95 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=852.32' TW=0.00' (Dynamic Tailwater)

↑ **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Pond 4P: Dry Pond

[80] Warning: Exceeded Pond 2P by 0.02' @ 10.75 hrs (0.14 cfs 0.082 af)

Phase 2 Model

MSE 24-hr 4 10-Year Rainfall=4.09"

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Inflow Area = 1.877 ac, 68.57% Impervious, Inflow Depth = 2.69" for 10-Year event
Inflow = 4.50 cfs @ 12.13 hrs, Volume= 0.421 af
Outflow = 1.78 cfs @ 12.27 hrs, Volume= 0.351 af, Atten= 61%, Lag= 8.4 min
Primary = 1.78 cfs @ 12.27 hrs, Volume= 0.351 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 854.32' @ 12.27 hrs Surf.Area= 2,993 sf Storage= 6,633 cf

Plug-Flow detention time= 163.9 min calculated for 0.351 af (83% of inflow)
Center-of-Mass det. time= 95.7 min (910.9 - 815.3)

Volume	Invert	Avail.Storage	Storage Description
#1	849.70'	11,434 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
849.70	5	0	0
850.00	696	105	105
851.00	1,032	864	969
852.00	1,353	1,193	2,162
853.00	1,776	1,565	3,726
854.00	2,320	2,048	5,774
855.00	4,400	3,360	9,134
855.50	4,800	2,300	11,434

Device	Routing	Invert	Outlet Devices
#1	Primary	849.51'	12.0" Round Culvert L= 188.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 849.51' / 847.10' S= 0.0128 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	849.70'	4.0" Round Culvert L= 10.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 849.70' / 849.43' S= 0.0270 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.09 sf
#3	Device 1	853.57'	6.0" Vert. Orifice/Grate X 2.00 C= 0.600
#4	Device 1	854.41'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Secondary	855.00'	5.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=1.77 cfs @ 12.27 hrs HW=854.32' TW=852.60' (Dynamic Tailwater)

1=Culvert (Passes 1.77 cfs of 3.45 cfs potential flow)
2=Culvert (Inlet Controls 0.43 cfs @ 4.98 fps)
3=Orifice/Grate (Orifice Controls 1.33 cfs @ 3.40 fps)
4=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=849.70' TW=852.52' (Dynamic Tailwater)

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

Phase 2 Model*MSE 24-hr 4 10-Year Rainfall=4.09"*

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Summary for Link 1L: Total

Inflow Area = 3.107 ac, 69.04% Impervious, Inflow Depth > 1.54" for 10-Year event
Inflow = 4.94 cfs @ 12.17 hrs, Volume= 0.399 af
Primary = 4.94 cfs @ 12.17 hrs, Volume= 0.399 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Phase 2 Model

MSE 24-hr 4 25-Year Rainfall=5.01"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Area 1: NE Parking Runoff Area=0.370 ac 67.57% Impervious Runoff Depth=4.10"
 Tc=6.0 min CN=92 Runoff=2.19 cfs 0.126 af

Subcatchment2S: Area 2: SW Parking Runoff Area=0.760 ac 76.32% Impervious Runoff Depth=4.32"
 Tc=6.0 min CN=94 Runoff=4.62 cfs 0.273 af

Subcatchment3S: Area 3: To East Biobasin Runoff Area=0.640 ac 71.88% Impervious Runoff Depth=4.21"
 Tc=6.0 min CN=93 Runoff=3.84 cfs 0.224 af

Subcatchment4S: Area 4: Direct to Dry Runoff Area=0.390 ac 71.79% Impervious Runoff Depth=4.21"
 Tc=6.0 min CN=93 Runoff=2.34 cfs 0.137 af

Subcatchment5S: Area 5: Uncontrolled Runoff Area=0.160 ac 37.50% Impervious Runoff Depth=3.58"
 Tc=6.0 min CN=87 Runoff=0.86 cfs 0.048 af

Subcatchment6S: Offsite to Dry Pond Runoff Area=0.058 ac 17.24% Impervious Runoff Depth=2.72"
 Tc=6.0 min CN=78 Runoff=0.25 cfs 0.013 af

Subcatchment7S: Offsite to SW Biobasin Runoff Area=0.299 ac 55.85% Impervious Runoff Depth=3.58"
 Tc=6.0 min CN=87 Runoff=1.61 cfs 0.089 af

Subcatchment8S: Offsite to East Biobasin Runoff Area=0.430 ac 78.60% Impervious Runoff Depth=4.21"
 Tc=6.0 min CN=93 Runoff=2.58 cfs 0.151 af

Reach 1R: 6' Dia Storm Sewer Avg. Flow Depth=0.08' Max Vel=0.71 fps Inflow=8.18 cfs 0.804 af
 72.0" Round Pipe w/ 71.0" inside fill n=0.013 L=435.0' S=0.0046 '/' Capacity=0.06 cfs Outflow=0.06 cfs 0.301 af

Pond 2P: SW Biobasin Peak Elev=854.48' Storage=2,924 cf Inflow=6.23 cfs 0.363 af
 Primary=0.64 cfs 0.224 af Secondary=5.58 cfs 0.126 af Outflow=6.04 cfs 0.350 af

Pond 3P: East Biobasin Peak Elev=856.22' Storage=2,739 cf Inflow=6.42 cfs 0.375 af
 Primary=4.92 cfs 0.374 af Secondary=0.00 cfs 0.000 af Outflow=4.92 cfs 0.374 af

Pond 4P: Dry Pond Peak Elev=854.53' Storage=7,287 cf Inflow=5.23 cfs 0.501 af
 Primary=3.28 cfs 0.431 af Secondary=0.00 cfs 0.000 af Outflow=3.28 cfs 0.431 af

Link 1L: Total Inflow=6.48 cfs 0.474 af
 Primary=6.48 cfs 0.474 af

Total Runoff Area = 3.107 ac Runoff Volume = 1.062 af Average Runoff Depth = 4.10"
30.96% Pervious = 0.962 ac 69.04% Impervious = 2.145 ac

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MSE 24-hr 4 25-Year Rainfall=5.01"

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Summary for Subcatchment 1S: Area 1: NE Parking

Runoff = 2.19 cfs @ 12.13 hrs, Volume= 0.126 af, Depth= 4.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=5.01"

Area (ac)	CN	Description
* 0.250	98	Impervious
0.120	80	>75% Grass cover, Good, HSG D
0.370	92	Weighted Average
0.120		32.43% Pervious Area
0.250		67.57% Impervious Area

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

Summary for Subcatchment 2S: Area 2: SW Parking

Runoff = 4.62 cfs @ 12.13 hrs, Volume= 0.273 af, Depth= 4.32"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=5.01"

Area (ac)	CN	Description
* 0.520	98	Parking
* 0.060	98	Sidewalk
0.180	80	>75% Grass cover, Good, HSG D
0.760	94	Weighted Average
0.180		23.68% Pervious Area
0.580		76.32% Impervious Area

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

Summary for Subcatchment 3S: Area 3: To East Biobasin

Runoff = 3.84 cfs @ 12.13 hrs, Volume= 0.224 af, Depth= 4.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=5.01"

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MSE 24-hr 4 25-Year Rainfall=5.01"

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Area (ac)	CN	Description
* 0.420	98	Rooftop
0.180	80	>75% Grass cover, Good, HSG D
* 0.040	98	Sidewalk and Drive
0.640	93	Weighted Average
0.180		28.13% Pervious Area
0.460		71.88% Impervious Area

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

Summary for Subcatchment 4S: Area 4: Direct to Dry Pond

Runoff = 2.34 cfs @ 12.13 hrs, Volume= 0.137 af, Depth= 4.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=5.01"

Area (ac)	CN	Description
* 0.280	98	Roof
0.110	80	>75% Grass cover, Good, HSG D
0.390	93	Weighted Average
0.110		28.21% Pervious Area
0.280		71.79% Impervious Area

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

Summary for Subcatchment 5S: Area 5: Uncontrolled

Runoff = 0.86 cfs @ 12.13 hrs, Volume= 0.048 af, Depth= 3.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=5.01"

Area (ac)	CN	Description
* 0.060	98	Sidewalk
0.100	80	>75% Grass cover, Good, HSG D
0.160	87	Weighted Average
0.100		62.50% Pervious Area
0.060		37.50% Impervious Area

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

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MSE 24-hr 4 25-Year Rainfall=5.01"

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Summary for Subcatchment 6S: Offsite to Dry Pond

Runoff = 0.25 cfs @ 12.13 hrs, Volume= 0.013 af, Depth= 2.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=5.01"

Area (ac)	CN	Description
* 0.010	98	Roof
0.048	74	>75% Grass cover, Good, HSG C
0.058	78	Weighted Average
0.048		82.76% Pervious Area
0.010		17.24% Impervious Area

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

Summary for Subcatchment 7S: Offsite to SW Biobasin

Runoff = 1.61 cfs @ 12.13 hrs, Volume= 0.089 af, Depth= 3.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=5.01"

Area (ac)	CN	Description
* 0.061	98	Roof
* 0.106	98	Pavement
0.132	74	>75% Grass cover, Good, HSG C
0.299	87	Weighted Average
0.132		44.15% Pervious Area
0.167		55.85% Impervious Area

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

Summary for Subcatchment 8S: Offsite to East Biobasin

Runoff = 2.58 cfs @ 12.13 hrs, Volume= 0.151 af, Depth= 4.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=5.01"

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MSE 24-hr 4 25-Year Rainfall=5.01"

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Area (ac)	CN	Description
* 0.184	98	Roof
* 0.154	98	Pavement
0.092	74	>75% Grass cover, Good, HSG C
0.430	93	Weighted Average
0.092		21.40% Pervious Area
0.338		78.60% Impervious Area

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

Summary for Reach 1R: 6' Dia Storm Sewer

[52] Hint: Inlet/Outlet conditions not evaluated

[55] Hint: Peak inflow is 14719% of Manning's capacity

[76] Warning: Detained 0.722 af (Pond w/culvert advised)

[80] Warning: Exceeded Pond 3P by 0.20' @ 0.00 hrs (0.11 cfs 0.076 af)

[80] Warning: Exceeded Pond 4P by 2.82' @ 0.00 hrs (0.54 cfs 0.446 af)

Inflow Area = 2.947 ac, 70.75% Impervious, Inflow Depth = 3.27" for 25-Year event
 Inflow = 8.18 cfs @ 12.20 hrs, Volume= 0.804 af
 Outflow = 0.06 cfs @ 8.10 hrs, Volume= 0.301 af, Atten= 99%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Max. Velocity= 0.71 fps, Min. Travel Time= 10.2 min

Avg. Velocity= 0.71 fps, Avg. Travel Time= 10.2 min

Peak Storage= 34 cf @ 8.10 hrs

Average Depth at Peak Storage= 6.00' above invert (0.08' above fill)

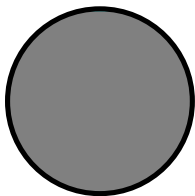
Bank-Full Depth= 6.00' above invert (0.08' above fill) Flow Area= 0.1 sf, Capacity= 0.06 cfs

72.0" Round Pipe w/ 71.0" inside fill

n= 0.013 Concrete pipe, bends & connections

Length= 435.0' Slope= 0.0046 ' (101 Elevation Intervals)

Inlet Invert= 846.60', Outlet Invert= 844.60'

**Summary for Pond 2P: SW Biobasin**

Inflow Area = 1.059 ac, 70.54% Impervious, Inflow Depth = 4.11" for 25-Year event
 Inflow = 6.23 cfs @ 12.13 hrs, Volume= 0.363 af
 Outflow = 6.04 cfs @ 12.14 hrs, Volume= 0.350 af, Atten= 3%, Lag= 0.8 min
 Primary = 0.64 cfs @ 12.05 hrs, Volume= 0.224 af
 Secondary = 5.58 cfs @ 12.15 hrs, Volume= 0.126 af

Phase 2 Model

MSE 24-hr 4 25-Year Rainfall=5.01"

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Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 854.48' @ 12.15 hrs Surf.Area= 3,166 sf Storage= 2,924 cf

Plug-Flow detention time= 58.2 min calculated for 0.350 af (97% of inflow)
 Center-of-Mass det. time= 39.5 min (814.0 - 774.5)

Volume	Invert	Avail.Storage	Storage Description
#1	850.65'	637 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 2,359 cf Overall x 27.0% Voids
#2	853.00'	6,365 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		7,002 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
850.65	1,004	0	0
853.00	1,004	2,359	2,359

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
853.00	1,004	0	0
853.25	1,279	285	285
854.00	1,616	1,086	1,371
854.50	2,179	949	2,320
855.00	4,000	1,545	3,865
855.50	6,000	2,500	6,365

Device	Routing	Invert	Outlet Devices
#1	Primary	850.65'	6.0" Vert. Orifice/Grate C= 0.600
#2	Secondary	854.25'	20.0' long x 8.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64 2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

Primary OutFlow Max=0.50 cfs @ 12.05 hrs HW=854.34' TW=854.06' (Dynamic Tailwater)

↑**1=Orifice/Grate** (Orifice Controls 0.50 cfs @ 2.55 fps)

Secondary OutFlow Max=5.53 cfs @ 12.15 hrs HW=854.48' TW=0.00' (Dynamic Tailwater)

↑**2=Broad-Crested Rectangular Weir** (Weir Controls 5.53 cfs @ 1.18 fps)

Summary for Pond 3P: East Biobasin

Inflow Area = 1.070 ac, 74.58% Impervious, Inflow Depth = 4.21" for 25-Year event
 Inflow = 6.42 cfs @ 12.13 hrs, Volume= 0.375 af
 Outflow = 4.92 cfs @ 12.20 hrs, Volume= 0.374 af, Atten= 23%, Lag= 4.3 min
 Primary = 4.92 cfs @ 12.20 hrs, Volume= 0.374 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Phase 2 Model

MSE 24-hr 4 25-Year Rainfall=5.01"

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Peak Elev= 856.22' @ 12.20 hrs Surf.Area= 3,432 sf Storage= 2,739 cf

Plug-Flow detention time= 12.3 min calculated for 0.373 af (99% of inflow)

Center-of-Mass det. time= 9.4 min (782.3 - 772.9)

Volume	Invert	Avail.Storage	Storage Description
#1	852.32'	703 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 2,605 cf Overall x 27.0% Voids
#2	855.00'	2,795 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		3,499 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
852.32	972	0	0
855.00	972	2,605	2,605

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
855.00	972	0	0
856.00	2,106	1,539	1,539
856.50	2,919	1,256	2,795

Device	Routing	Invert	Outlet Devices
#1	Primary	850.81'	15.0" Round Culvert L= 50.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 850.81' / 849.10' S= 0.0342 ' S= 0.0342 ' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.23 sf
#2	Device 1	852.32'	6.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	856.00'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	856.39'	5.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=4.91 cfs @ 12.20 hrs HW=856.22' TW=852.60' (Dynamic Tailwater)

- ↑ 1=Culvert (Passes 4.91 cfs of 11.24 cfs potential flow)
- ↑ 2=Orifice/Grate (Orifice Controls 1.80 cfs @ 9.16 fps)
- ↑ 3=Orifice/Grate (Weir Controls 3.11 cfs @ 1.52 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=852.32' TW=0.00' (Dynamic Tailwater)

- ↑ 4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond 4P: Dry Pond

[80] Warning: Exceeded Pond 2P by 0.09' @ 12.25 hrs (0.28 cfs 0.087 af)

Phase 2 Model

MSE 24-hr 4 25-Year Rainfall=5.01"

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Inflow Area = 1.877 ac, 68.57% Impervious, Inflow Depth = 3.20" for 25-Year event
Inflow = 5.23 cfs @ 12.12 hrs, Volume= 0.501 af
Outflow = 3.28 cfs @ 12.21 hrs, Volume= 0.431 af, Atten= 37%, Lag= 5.3 min
Primary = 3.28 cfs @ 12.21 hrs, Volume= 0.431 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 854.53' @ 12.21 hrs Surf.Area= 3,417 sf Storage= 7,287 cf

Plug-Flow detention time= 153.8 min calculated for 0.430 af (86% of inflow)
Center-of-Mass det. time= 92.5 min (905.5 - 813.0)

Volume	Invert	Avail.Storage	Storage Description
#1	849.70'	11,434 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
849.70	5	0	0
850.00	696	105	105
851.00	1,032	864	969
852.00	1,353	1,193	2,162
853.00	1,776	1,565	3,726
854.00	2,320	2,048	5,774
855.00	4,400	3,360	9,134
855.50	4,800	2,300	11,434

Device	Routing	Invert	Outlet Devices
#1	Primary	849.51'	12.0" Round Culvert L= 188.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 849.51' / 847.10' S= 0.0128 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	849.70'	4.0" Round Culvert L= 10.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 849.70' / 849.43' S= 0.0270 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.09 sf
#3	Device 1	853.57'	6.0" Vert. Orifice/Grate X 2.00 C= 0.600
#4	Device 1	854.41'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Secondary	855.00'	5.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=3.15 cfs @ 12.21 hrs HW=854.52' TW=852.60' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 3.15 cfs of 3.65 cfs potential flow)
↑ **2=Culvert** (Inlet Controls 0.46 cfs @ 5.27 fps)
↑ **3=Orifice/Grate** (Orifice Controls 1.58 cfs @ 4.03 fps)
↑ **4=Orifice/Grate** (Weir Controls 1.11 cfs @ 1.08 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=849.70' TW=852.52' (Dynamic Tailwater)

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

Phase 2 Model*MSE 24-hr 4 25-Year Rainfall=5.01"*

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Summary for Link 1L: Total

Inflow Area = 3.107 ac, 69.04% Impervious, Inflow Depth > 1.83" for 25-Year event
Inflow = 6.48 cfs @ 12.14 hrs, Volume= 0.474 af
Primary = 6.48 cfs @ 12.14 hrs, Volume= 0.474 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Phase 2 Model

MSE 24-hr 4 100-Year Rainfall=6.66"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Area 1: NE Parking Runoff Area=0.370 ac 67.57% Impervious Runoff Depth=5.72"
 Tc=6.0 min CN=92 Runoff=2.98 cfs 0.176 af

Subcatchment2S: Area 2: SW Parking Runoff Area=0.760 ac 76.32% Impervious Runoff Depth=5.95"
 Tc=6.0 min CN=94 Runoff=6.24 cfs 0.377 af

Subcatchment3S: Area 3: To East Biobasin Runoff Area=0.640 ac 71.88% Impervious Runoff Depth=5.83"
 Tc=6.0 min CN=93 Runoff=5.21 cfs 0.311 af

Subcatchment4S: Area 4: Direct to Dry Runoff Area=0.390 ac 71.79% Impervious Runoff Depth=5.83"
 Tc=6.0 min CN=93 Runoff=3.18 cfs 0.190 af

Subcatchment5S: Area 5: Uncontrolled Runoff Area=0.160 ac 37.50% Impervious Runoff Depth=5.15"
 Tc=6.0 min CN=87 Runoff=1.21 cfs 0.069 af

Subcatchment6S: Offsite to Dry Pond Runoff Area=0.058 ac 17.24% Impervious Runoff Depth=4.17"
 Tc=6.0 min CN=78 Runoff=0.37 cfs 0.020 af

Subcatchment7S: Offsite to SW Biobasin Runoff Area=0.299 ac 55.85% Impervious Runoff Depth=5.15"
 Tc=6.0 min CN=87 Runoff=2.27 cfs 0.128 af

Subcatchment8S: Offsite to East Biobasin Runoff Area=0.430 ac 78.60% Impervious Runoff Depth=5.83"
 Tc=6.0 min CN=93 Runoff=3.50 cfs 0.209 af

Reach 1R: 6' Dia Storm Sewer Avg. Flow Depth=0.08' Max Vel=0.71 fps Inflow=12.07 cfs 1.098 af
 72.0" Round Pipe w/ 71.0" inside fill n=0.013 L=435.0' S=0.0046 '/' Capacity=0.06 cfs Outflow=0.06 cfs 0.306 af

Pond 2P: SW Biobasin Peak Elev=854.55' Storage=3,075 cf Inflow=8.51 cfs 0.505 af
 Primary=0.57 cfs 0.264 af Secondary=8.24 cfs 0.229 af Outflow=8.26 cfs 0.493 af

Pond 3P: East Biobasin Peak Elev=856.35' Storage=3,082 cf Inflow=8.71 cfs 0.520 af
 Primary=8.23 cfs 0.519 af Secondary=0.00 cfs 0.000 af Outflow=8.23 cfs 0.519 af

Pond 4P: Dry Pond Peak Elev=854.77' Storage=8,188 cf Inflow=6.63 cfs 0.650 af
 Primary=3.88 cfs 0.580 af Secondary=0.00 cfs 0.000 af Outflow=3.88 cfs 0.580 af

Link 1L: Total Inflow=9.49 cfs 0.604 af
 Primary=9.49 cfs 0.604 af

Total Runoff Area = 3.107 ac Runoff Volume = 1.480 af Average Runoff Depth = 5.72"
30.96% Pervious = 0.962 ac 69.04% Impervious = 2.145 ac

Phase 2 Model

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MSE 24-hr 4 100-Year Rainfall=6.66"

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Summary for Subcatchment 1S: Area 1: NE Parking

Runoff = 2.98 cfs @ 12.13 hrs, Volume= 0.176 af, Depth= 5.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=6.66"

Area (ac)	CN	Description
* 0.250	98	Impervious
0.120	80	>75% Grass cover, Good, HSG D
0.370	92	Weighted Average
0.120		32.43% Pervious Area
0.250		67.57% Impervious Area

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

Summary for Subcatchment 2S: Area 2: SW Parking

Runoff = 6.24 cfs @ 12.13 hrs, Volume= 0.377 af, Depth= 5.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=6.66"

Area (ac)	CN	Description
* 0.520	98	Parking
* 0.060	98	Sidewalk
0.180	80	>75% Grass cover, Good, HSG D
0.760	94	Weighted Average
0.180		23.68% Pervious Area
0.580		76.32% Impervious Area

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

Summary for Subcatchment 3S: Area 3: To East Biobasin

Runoff = 5.21 cfs @ 12.13 hrs, Volume= 0.311 af, Depth= 5.83"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=6.66"

Phase 2 Model

MSE 24-hr 4 100-Year Rainfall=6.66"

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Area (ac)	CN	Description
* 0.420	98	Rooftop
0.180	80	>75% Grass cover, Good, HSG D
* 0.040	98	Sidewalk and Drive
0.640	93	Weighted Average
0.180		28.13% Pervious Area
0.460		71.88% Impervious Area

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

Summary for Subcatchment 4S: Area 4: Direct to Dry Pond

Runoff = 3.18 cfs @ 12.13 hrs, Volume= 0.190 af, Depth= 5.83"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=6.66"

Area (ac)	CN	Description
* 0.280	98	Roof
0.110	80	>75% Grass cover, Good, HSG D
0.390	93	Weighted Average
0.110		28.21% Pervious Area
0.280		71.79% Impervious Area

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

Summary for Subcatchment 5S: Area 5: Uncontrolled

Runoff = 1.21 cfs @ 12.13 hrs, Volume= 0.069 af, Depth= 5.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=6.66"

Area (ac)	CN	Description
* 0.060	98	Sidewalk
0.100	80	>75% Grass cover, Good, HSG D
0.160	87	Weighted Average
0.100		62.50% Pervious Area
0.060		37.50% Impervious Area

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

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MSE 24-hr 4 100-Year Rainfall=6.66"

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Summary for Subcatchment 6S: Offsite to Dry Pond

Runoff = 0.37 cfs @ 12.13 hrs, Volume= 0.020 af, Depth= 4.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=6.66"

Area (ac)	CN	Description
* 0.010	98	Roof
0.048	74	>75% Grass cover, Good, HSG C
0.058	78	Weighted Average
0.048		82.76% Pervious Area
0.010		17.24% Impervious Area

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

Summary for Subcatchment 7S: Offsite to SW Biobasin

Runoff = 2.27 cfs @ 12.13 hrs, Volume= 0.128 af, Depth= 5.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=6.66"

Area (ac)	CN	Description
* 0.061	98	Roof
* 0.106	98	Pavement
0.132	74	>75% Grass cover, Good, HSG C
0.299	87	Weighted Average
0.132		44.15% Pervious Area
0.167		55.85% Impervious Area

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

Summary for Subcatchment 8S: Offsite to East Biobasin

Runoff = 3.50 cfs @ 12.13 hrs, Volume= 0.209 af, Depth= 5.83"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=6.66"

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MSE 24-hr 4 100-Year Rainfall=6.66"

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Area (ac)	CN	Description
* 0.184	98	Roof
* 0.154	98	Pavement
0.092	74	>75% Grass cover, Good, HSG C
0.430	93	Weighted Average
0.092		21.40% Pervious Area
0.338		78.60% Impervious Area

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

Summary for Reach 1R: 6' Dia Storm Sewer

[52] Hint: Inlet/Outlet conditions not evaluated

[55] Hint: Peak inflow is 21725% of Manning's capacity

[76] Warning: Detained 1.008 af (Pond w/culvert advised)

[80] Warning: Exceeded Pond 3P by 0.20' @ 0.00 hrs (0.11 cfs 0.075 af)

[80] Warning: Exceeded Pond 4P by 2.82' @ 0.00 hrs (0.54 cfs 0.399 af)

Inflow Area = 2.947 ac, 70.75% Impervious, Inflow Depth = 4.47" for 100-Year event

Inflow = 12.07 cfs @ 12.16 hrs, Volume= 1.098 af

Outflow = 0.06 cfs @ 6.50 hrs, Volume= 0.306 af, Atten= 100%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Max. Velocity= 0.71 fps, Min. Travel Time= 10.2 min

Avg. Velocity= 0.71 fps, Avg. Travel Time= 10.2 min

Peak Storage= 34 cf @ 6.50 hrs

Average Depth at Peak Storage= 6.00' above invert (0.08' above fill)

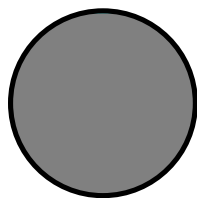
Bank-Full Depth= 6.00' above invert (0.08' above fill) Flow Area= 0.1 sf, Capacity= 0.06 cfs

72.0" Round Pipe w/ 71.0" inside fill

n= 0.013 Concrete pipe, bends & connections

Length= 435.0' Slope= 0.0046 ' (101 Elevation Intervals)

Inlet Invert= 846.60', Outlet Invert= 844.60'



Summary for Pond 2P: SW Biobasin

Inflow Area = 1.059 ac, 70.54% Impervious, Inflow Depth = 5.73" for 100-Year event

Inflow = 8.51 cfs @ 12.13 hrs, Volume= 0.505 af

Outflow = 8.26 cfs @ 12.14 hrs, Volume= 0.493 af, Atten= 3%, Lag= 0.9 min

Primary = 0.57 cfs @ 11.89 hrs, Volume= 0.264 af

Secondary = 8.24 cfs @ 12.15 hrs, Volume= 0.229 af

Phase 2 Model

MSE 24-hr 4 100-Year Rainfall=6.66"

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Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 854.55' @ 12.15 hrs Surf.Area= 3,372 sf Storage= 3,075 cf

Plug-Flow detention time= 50.6 min calculated for 0.493 af (98% of inflow)
 Center-of-Mass det. time= 36.5 min (804.2 - 767.6)

Volume	Invert	Avail.Storage	Storage Description
#1	850.65'	637 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 2,359 cf Overall x 27.0% Voids
#2	853.00'	6,365 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		7,002 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
850.65	1,004	0	0
853.00	1,004	2,359	2,359

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
853.00	1,004	0	0
853.25	1,279	285	285
854.00	1,616	1,086	1,371
854.50	2,179	949	2,320
855.00	4,000	1,545	3,865
855.50	6,000	2,500	6,365

Device	Routing	Invert	Outlet Devices
#1	Primary	850.65'	6.0" Vert. Orifice/Grate C= 0.600
#2	Secondary	854.25'	20.0' long x 8.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64 2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

Primary OutFlow Max=0.50 cfs @ 11.89 hrs HW=854.32' TW=854.04' (Dynamic Tailwater)

↑**1=Orifice/Grate** (Orifice Controls 0.50 cfs @ 2.55 fps)

Secondary OutFlow Max=8.13 cfs @ 12.15 hrs HW=854.55' TW=0.00' (Dynamic Tailwater)

↑**2=Broad-Crested Rectangular Weir** (Weir Controls 8.13 cfs @ 1.36 fps)

Summary for Pond 3P: East Biobasin

Inflow Area = 1.070 ac, 74.58% Impervious, Inflow Depth = 5.83" for 100-Year event
 Inflow = 8.71 cfs @ 12.13 hrs, Volume= 0.520 af
 Outflow = 8.23 cfs @ 12.16 hrs, Volume= 0.519 af, Atten= 6%, Lag= 2.0 min
 Primary = 8.23 cfs @ 12.16 hrs, Volume= 0.519 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Phase 2 Model

MSE 24-hr 4 100-Year Rainfall=6.66"

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Peak Elev= 856.35' @ 12.16 hrs Surf.Area= 3,649 sf Storage= 3,082 cf

Plug-Flow detention time= 11.8 min calculated for 0.519 af (100% of inflow)

Center-of-Mass det. time= 8.7 min (774.5 - 765.9)

Volume	Invert	Avail.Storage	Storage Description
#1	852.32'	703 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 2,605 cf Overall x 27.0% Voids
#2	855.00'	2,795 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		3,499 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
852.32	972	0	0
855.00	972	2,605	2,605

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
855.00	972	0	0
856.00	2,106	1,539	1,539
856.50	2,919	1,256	2,795

Device	Routing	Invert	Outlet Devices
#1	Primary	850.81'	15.0" Round Culvert L= 50.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 850.81' / 849.10' S= 0.0342 ' S= 0.0342 ' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.23 sf
#2	Device 1	852.32'	6.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	856.00'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	856.39'	5.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=7.90 cfs @ 12.16 hrs HW=856.34' TW=852.60' (Dynamic Tailwater)

- ↑ **1=Culvert** (Passes 7.90 cfs of 11.43 cfs potential flow)
- ↑ **2=Orifice/Grate** (Orifice Controls 1.83 cfs @ 9.31 fps)
- ↑ **3=Orifice/Grate** (Weir Controls 6.07 cfs @ 1.90 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=852.32' TW=0.00' (Dynamic Tailwater)

- ↑ **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Pond 4P: Dry Pond

[80] Warning: Exceeded Pond 2P by 0.31' @ 12.25 hrs (0.52 cfs 0.101 af)

Phase 2 Model

MSE 24-hr 4 100-Year Rainfall=6.66"

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Inflow Area = 1.877 ac, 68.57% Impervious, Inflow Depth = 4.15" for 100-Year event
Inflow = 6.63 cfs @ 12.12 hrs, Volume= 0.650 af
Outflow = 3.88 cfs @ 12.21 hrs, Volume= 0.580 af, Atten= 41%, Lag= 5.6 min
Primary = 3.88 cfs @ 12.21 hrs, Volume= 0.580 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 854.77' @ 12.21 hrs Surf.Area= 3,927 sf Storage= 8,188 cf

Plug-Flow detention time= 139.6 min calculated for 0.579 af (89% of inflow)
Center-of-Mass det. time= 87.2 min (895.2 - 808.1)

Volume	Invert	Avail.Storage	Storage Description
#1	849.70'	11,434 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
849.70	5	0	0
850.00	696	105	105
851.00	1,032	864	969
852.00	1,353	1,193	2,162
853.00	1,776	1,565	3,726
854.00	2,320	2,048	5,774
855.00	4,400	3,360	9,134
855.50	4,800	2,300	11,434

Device	Routing	Invert	Outlet Devices
#1	Primary	849.51'	12.0" Round Culvert L= 188.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 849.51' / 847.10' S= 0.0128 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	849.70'	4.0" Round Culvert L= 10.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 849.70' / 849.43' S= 0.0270 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.09 sf
#3	Device 1	853.57'	6.0" Vert. Orifice/Grate X 2.00 C= 0.600
#4	Device 1	854.41'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Secondary	855.00'	5.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=3.88 cfs @ 12.21 hrs HW=854.76' TW=852.60' (Dynamic Tailwater)

- 1=Culvert (Outlet Controls 3.88 cfs @ 4.93 fps)
- 2=Culvert (Passes < 0.49 cfs potential flow)
- 3=Orifice/Grate (Passes < 1.84 cfs potential flow)
- 4=Orifice/Grate (Passes < 6.51 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=849.70' TW=852.52' (Dynamic Tailwater)

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

Phase 2 Model*MSE 24-hr 4 100-Year Rainfall=6.66"*

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Summary for Link 1L: Total

Inflow Area = 3.107 ac, 69.04% Impervious, Inflow Depth > 2.33" for 100-Year event
Inflow = 9.49 cfs @ 12.14 hrs, Volume= 0.604 af
Primary = 9.49 cfs @ 12.14 hrs, Volume= 0.604 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

SEDIMENT CONTROL CALCULATIONS:

The dry detention pond, two bio-retention basins, and Up-Flo Filter have been designed to provide 40% sediment control for redeveloped area and 80% sediment control for new developed area on the site as shown below. A weighted average for sediment control has been calculated to be 66.6% as shown below.

(A) New Impervious Area = 66,300 sq ft

(B) Redeveloped Impervious Area + Lawn Area = 33,161 sq ft

(C) Total Area = 99,461 sq ft

Weighted Sediment Control Calculation:

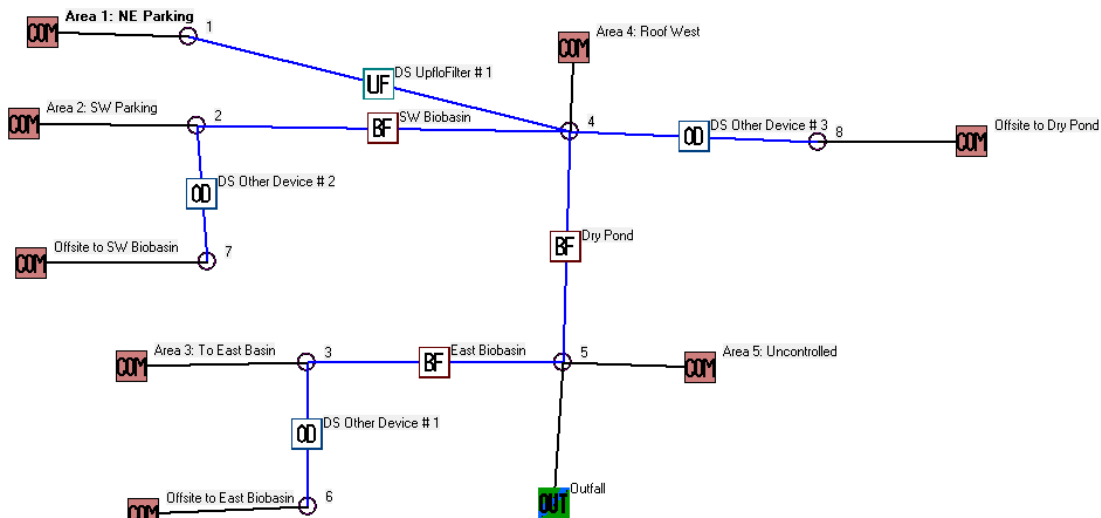
$$\frac{A}{C} \times 80\% = \frac{66,300}{99,461} \times 80\% = 53.3\%$$

Weighted Redeveloped Impervious Area + Lawn Area Calculation:

$$\frac{B}{C} \times 40\% = \frac{33,161}{99,431} \times 40\% = 13.3\%$$

Weighted Sediment Control Requirement = 53.3% + 13.3% = 66.6%

WINSLAMM Results:



Drainage System Control Practice

Device Properties **Biobase Number 1**

Top Area (ft²): 4000
Bottom Area (ft²): 1004
Total Depth (ft): 4.75
Typical Width (ft) (Cost est. only): 10.00
Native Soil Infiltration Rate (in/hr): 0.000
Well Rate Fraction Bottom (0.000-1): 1.000
Well Rate Fraction Sides (0.000-1): 0.000
Rock Filled Depth (ft): 0.00
Rock Fill Porosity (0-1): 0.00
Engineered Media Type: **Media Data**
Engineered Media Infiltration Rate: 3.00
Engineered Media Depth (ft): 2.25
Engineered Media Porosity (0-1): 0.27
Percent solids reduction due to Engineered Media (0-100): 80.00
Inflow Hydrograph Peak to Average Flow Ratio: 3.00
Number of Devices in Square Area or Upstream Drainage System: 1

Select Native Soil Infiltration Rate

☐ Sand: 8 in/hr
☐ Loamy sand: 2-5 in/hr
☐ Sandy loam: 1.0 in/hr
☐ Loam: 0.5 in/hr
☐ Silty loam: 0.2 in/hr
☐ Sandy clay loam: 0.2 in/hr
☐ Clay loam: 0.1 in/hr
☐ Silty clay loam: 0.05 in/hr
☐ Sandy clay: 0.05 in/hr
☐ Silty clay: 0.04 in/hr
☐ Clay: 0.02 in/hr
☐ Clay loam: 0.00 in/hr

Use Random Number Generation to Account for Infiltration Rate Uncertainty

Biobase Geometry Schematic

Press F11 for Help

Southwest Biobasin (CP #1)

Drainage System Control Practice

Device Properties

Area Fraction Served by Up-Flo Filter Area (0-1): 1.000
A: Height from Outlet Invert to Structure Top (ft): 5.00
B: Sump Depth (ft): 2.00
Area Served by Up-Flo Filter (ac): 0.370

Filter Media: **CPZ**

☒ Have Model Determine Cleaning/Replacement Frequency

☒ Solve for Given Conditions

Number of Filter Modules: 5 Tank Area = 12.6 ft²

OR

☐ Solve Iteratively for Desired Percent Reduction in Effluent Concentration

☐ $\eta = \frac{C_0 - C}{C_0}$ Percent Reduction
☐ $\eta = \frac{C_0 - C}{C_0}$ Percent Reduction
☐ $\eta = \frac{C_0 - C}{C_0}$ Percent Reduction

Biobase Geometry Schematic

Press F11 for Help

Up-Flo Filter (CP #7)

Drainage System Control Practice

Device Properties **Biobase Number 2**

Top Area (ft²): 370
Bottom Area (ft²): 410
Total Depth (ft): 4.10
Typical Width (ft) (Cost est. only): 10.00
Native Soil Infiltration Rate (in/hr): 0.000
Well Rate Fraction Bottom (0.000-1): 1.000
Well Rate Fraction Sides (0.000-1): 0.000
Rock Filled Depth (ft): 0.00
Rock Fill Porosity (0-1): 0.00
Engineered Media Type: **Media Data**
Engineered Media Infiltration Rate: 3.00
Engineered Media Depth (ft): 2.05
Engineered Media Porosity (0-1): 0.27
Percent solids reduction due to Engineered Media (0-100): 80.00
Inflow Hydrograph Peak to Average Flow Ratio: 3.00
Number of Devices in Square Area or Upstream Drainage System: 1

Select Native Soil Infiltration Rate

☐ Sand: 8 in/hr
☐ Loamy sand: 2-5 in/hr
☐ Sandy loam: 1.0 in/hr
☐ Loam: 0.5 in/hr
☐ Silty loam: 0.2 in/hr
☐ Sandy clay loam: 0.2 in/hr
☐ Clay loam: 0.1 in/hr
☐ Silty clay loam: 0.05 in/hr
☐ Sandy clay: 0.05 in/hr
☐ Silty clay: 0.04 in/hr
☐ Clay: 0.02 in/hr
☐ Clay loam: 0.00 in/hr

Use Random Number Generation to Account for Infiltration Rate Uncertainty

Biobase Geometry Schematic

Press F11 for Help

East Biobasin (CP #2)

Drainage System Control Practice

Device Properties **Biobase Number 3**

Top Area (ft²): 4000
Bottom Area (ft²): 510
Total Depth (ft): 5.10
Typical Width (ft) (Cost est. only): 10.00
Native Soil Infiltration Rate (in/hr): 0.000
Well Rate Fraction Bottom (0.000-1): 1.000
Well Rate Fraction Sides (0.000-1): 0.000
Rock Filled Depth (ft): 0.00
Rock Fill Porosity (0-1): 0.00
Engineered Media Type: **Media Data**
Engineered Media Infiltration Rate: 0.00
Engineered Media Depth (ft): 0.00
Engineered Media Porosity (0-1): 0.00
Percent solids reduction due to Engineered Media (0-100): 0.00
Inflow Hydrograph Peak to Average Flow Ratio: 3.00
Number of Devices in Square Area or Upstream Drainage System: 1

Select Native Soil Infiltration Rate

☐ Sand: 8 in/hr
☐ Loamy sand: 2-5 in/hr
☐ Sandy loam: 1.0 in/hr
☐ Loam: 0.5 in/hr
☐ Silty loam: 0.2 in/hr
☐ Sandy clay loam: 0.2 in/hr
☐ Clay loam: 0.1 in/hr
☐ Silty clay loam: 0.05 in/hr
☐ Sandy clay: 0.05 in/hr
☐ Silty clay: 0.04 in/hr
☐ Clay: 0.02 in/hr
☐ Clay loam: 0.00 in/hr

Use Random Number Generation to Account for Infiltration Rate Uncertainty

Biobase Geometry Schematic

Press F11 for Help

Dry Pond (CP #3)

Col. #:	2	11	12	13	14	15	18
Control Practice No.	Control Practice Type	Flow Weighted Effluent Conc (mg/L)	Percent Conc. Reduction	Influent Median Part. Size (microns)	Effluent Median Part. Size (microns)	Notes	Maximum Stage (ft)
1	Biofilter	22.02	77.052	7.80	1.81	No Biofilter Overflows	3.65
2	Biofilter	7.511	72.528	7.80	2.04	No Biofilter Overflows	3.78
3	Biofilter	25.62	0.000	2.65	2.65	No Biofilter Overflows	2.66
4	Other Device	0	100.000	7.80	7.80		
5	Other Device	0	100.000	7.80	7.80		
6	Other Device	0	100.000	7.80	7.80		
7	Upflo Filter	19.57	84.232	7.80	5.15		4.83

File Name:
Q:\Projects\SP-20-19-CH\ECSWM\Phase 2 Revised\Modeling\AsBuilt-biobasins.mdb

Outfall Output Summary

	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	189421		0.52	62.88 (1)	743.6 (1)	
Outfall Total with Controls	189472	-0.03 %	0.52	20.50	242.4	67.40 %
Current File Output: Annualized Total After Outfall Controls	189993		Years in Model Run: 1.00		243.1	

(1) Values reduced to remove off-site loadings due to setting Other Control Device Concentration Reduction values to 1.

Print Output
Summary to Text
File

Print Output
Summary to .csv
File

Total Area Modeled (ac)

3.107

Receiving Water Impacts Due To Stormwater Runoff

(CWP Impervious Cover Model)

	Calculated Rv	Approximate Urban Stream Classification
Without Controls	0.52	Poor
With Controls	0.52	Poor

Total Control Practice Costs

Capital Cost	N/A
Land Cost	N/A
Annual Maintenance Cost	N/A
Present Value of All Costs	N/A
Annualized Value of All Costs	N/A

Perform Outfall
Flow Duration
Curve Calculations

WINSLAMM Input Data:

Data file name: Q:\Projects\SP-20-19-CH\ECSWM\Phase 2 Revised\Modeling\AsBuilt-biobasins.mdb
WinSLAMM Version 10.4.0

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdxd

Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Cost Data file name:

If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations

Stormwater Management Report

SP-20-19

4/5/2022

Seed for random number generator: -42
 Study period starting date: 01/01/81 Study period ending date: 12/31/81
 Start of Winter Season: 12/02 End of Winter Season: 03/12
 Date: 04-01-2022 Time: 17:22:53
 Site information:

Pre-Development Area Description	Pre-Development Area (ac)	Pre-Development CN
Lawn, HSG B	.060	61
Lawn, HSG C	1.610	71
Impervious	.620	98
Total Area (ac)/Composite CN	2.290	78

LU# 1 - Commercial: Area 4: Roof West Total area (ac): 0.390
 1 - Roofs 1: 0.280 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 51 - Small Landscaped Areas 1: 0.110 ac. Normal Clayey Medium/High Density No Alleys
 Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Commercial: Area 3: To East Basin Total area (ac): 0.640
 1 - Roofs 1: 0.420 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 13 - Paved Parking 1: 0.040 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 51 - Small Landscaped Areas 1: 0.180 ac. Normal Clayey Medium/High Density No Alleys
 Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Commercial: Area 2: SW Parking Total area (ac): 0.760
 13 - Paved Parking 1: 0.520 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 31 - Sidewalks 1: 0.060 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 51 - Small Landscaped Areas 1: 0.180 ac. Normal Clayey Medium/High Density No Alleys
 Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 4 - Commercial: Area 1: NE Parking Total area (ac): 0.370
 13 - Paved Parking 1: 0.200 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 31 - Sidewalks 1: 0.050 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 51 - Small Landscaped Areas 1: 0.120 ac. Normal Clayey Medium/High Density No Alleys
 Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 5 - Commercial: Area 5: Uncontrolled Total area (ac): 0.160
 31 - Sidewalks 1: 0.060 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 51 - Small Landscaped Areas 1: 0.100 ac. Normal Clayey Medium/High Density No Alleys
 Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 6 - Commercial: Offsite to East Biobasin Total area (ac): 0.430
 1 - Roofs 1: 0.184 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 13 - Paved Parking 1: 0.154 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 51 - Small Landscaped Areas 1: 0.092 ac. Normal Clayey Medium/High Density No Alleys
 Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 7 - Commercial: Offsite to SW Biobasin Total area (ac): 0.299

1 - Roofs 1: 0.061 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

13 - Paved Parking 1: 0.106 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

51 - Small Landscaped Areas 1: 0.132 ac. Normal Clayey Medium/High Density No Alleys

Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 8 - Commercial: Offsite to Dry Pond Total area (ac): 0.058

1 - Roofs 1: 0.010 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

51 - Small Landscaped Areas 1: 0.048 ac. Normal Clayey Medium/High Density No Alleys

Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Biofilter CP# 1 (DS) - SW Biobasin

1. Top area (square feet) = 4000
2. Bottom area (square feet) = 1004
3. Depth (ft): 4.35
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 0
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0
10. Porosity of rock filled volume = 0
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 2.35
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

User-Defined Soil Type 1.000

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 20
2. Weir crest width (ft): 8
3. Height of datum to bottom of weir opening: 3.6

Outlet type: Drain Tile/Underdrain

1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 0
3. Number of underdrain outlets: 1

Control Practice 2: Biofilter CP# 2 (DS) - East Biobasin

1. Top area (square feet) = 2919
2. Bottom area (square feet) = 972

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SP-20-19

4/5/2022

C-5

3. Depth (ft): 4.18
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 0
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0
10. Porosity of rock filled volume = 0
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 2.65
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

User-Defined Soil Type 1.000

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 5
2. Weir crest width (ft): 5
3. Height of datum to bottom of weir opening: 4.07

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 3
2. Stand pipe height above datum (ft): 3.68

Outlet type: Drain Tile/Underdrain

1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 0
3. Number of underdrain outlets: 1

Control Practice 3: Biofilter CP# 3 (DS) - Dry Pond

1. Top area (square feet) = 4800
2. Bottom area (square feet) = 5
3. Depth (ft): 5.8
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 0
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0
10. Porosity of rock filled volume = 0
11. Engineered soil infiltration rate: 0
12. Engineered soil depth (ft) = 0
13. Engineered soil porosity = 0
14. Percent solids reduction due to flow through engineered soil = 0
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 5
2. Weir crest width (ft): 5
3. Height of datum to bottom of weir opening: 5.3

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 3
2. Stand pipe height above datum (ft): 4.71

Outlet type: Surface Discharge Pipe

1. Surface discharge pipe outlet diameter (ft): 0.33
2. Pipe invert elevation above datum (ft): 0
3. Number of surface pipe outlets: 1

Control Practice 4: Other Device CP# 1 (DS) - DS Other Device # 1

Fraction of drainage area served by device (ac) = 1.00

Particulate Concentration reduction fraction = 1.00

Filterable Concentration reduction fraction = 1.00

Runoff volume reduction fraction = 0

Control Practice 5: Other Device CP# 2 (DS) - DS Other Device # 2

Fraction of drainage area served by device (ac) = 1.00

Particulate Concentration reduction fraction = 1.00

Filterable Concentration reduction fraction = 1.00

Runoff volume reduction fraction = 0

Control Practice 6: Other Device CP# 3 (DS) - DS Other Device # 3

Fraction of drainage area served by device (ac) = 1.00

Particulate Concentration reduction fraction = 1.00

Filterable Concentration reduction fraction = 1.00

Runoff volume reduction fraction = 0

Control Practice 7: Upflo Filter CP# 1 (DS) - DS UpfloFilter # 1

Media Type: CPZ

Fraction of Area Served by Upflo Filters (0-1): 1.0

Height from Outlet Invert to Structure Top (ft): 5.0

Sump Depth (ft): 2.00

The program will determine the Sump Cleaning/Filter Replacement Frequency

Solve for Given Conditions

Number of filters: 5

Upflo Filter particle size distribution file name: Not needed - calculated by program

Hydrologic Soil Group—Dane County, Wisconsin



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils**Soil Rating Polygons**

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points

-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

Water Features
 Streams and Canals
Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background
 Aerial Photography
MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin
Survey Area Data: Version 17, Sep 11, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DnB	Dodge silt loam, 2 to 6 percent slopes	C	1.4	34.3%
EfB	Elburn silt loam, 0 to 3 percent slopes	C	2.1	53.9%
Mc	Marshan silt loam	B/D	0.5	11.7%
MhD2	Military loam, 12 to 20 percent slopes, eroded	C	0.0	0.1%
Totals for Area of Interest			4.0	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

STORM WATER MANAGEMENT SYSTEM MAINTENANCE AGREEMENT

THIS AGREEMENT ("Agreement"), entered into this _____ day of _____, 2022, by and between Lakestone Holdings, LLC (the "Owner"), and Village of McFarland, a Wisconsin Municipal Corporation (the "Village"), collectively, the "Parties".

RECITALS

A. The Owner is developing certain real property located in the Village of McFarland legally described in paragraph 2 herein (the "Property").

B. The Parties desire to set forth their obligations for the maintenance of certain storm water management improvements on the Property.

C. This document supersedes Dane County Register of Deeds document # _____, previously recorded on _____.

NOW THEREFORE, in consideration of the mutual covenants herein set forth and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows.

Recording area (Dane Co. Register of Deeds)

Send To: Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558
608-838-3151

0610-032-7010-1; 0610-032-7021-1
Parcel Identification Numbers

1. Sole Agreement. This agreement is the sole applicable agreement pertaining to storm water management for the described Property.

2. Site Legal Description. The Property subject to this agreement is legally described as follows: Lots 1 and 2 of CSM 15246.

3. Responsible Party.

a. **CONSTRUCTION PHASE MAINTENANCE**. The Owner is responsible for satisfying the provisions of this agreement throughout the Property for the duration of the construction and warranty period.

b. **POST-CONSTRUCTION PERPETUAL MAINTENANCE**. The Owner is responsible for maintaining the storm water management system in perpetuity upon completion of all construction phases and expiration of the warranty period.

4. Permanent Components Of The Storm Water Management System.

a. The storm water management system for the property consists of the following management practices or components:

- + One (1) Dry Detention Pond
- + Two (2) Detention Pond/Bio-Retention Basin Outlet Structures
- + Two (2) Bio-retention Basins
- + One (1) Up-Flo Filter

b. The drainage areas served by the storm water management practices includes the property referenced in section 2 above and some off-site runoff, as shown on the Proposed Drainage Plan.

5. Inspection And Maintenance Schedule.

- a. All components of the storm water management system shall be inspected by the Responsible Party:
 - at least semi-annually in early Spring and early Autumn; and
 - within 72 hours following any major storm or flood event of sufficient intensity or duration to pose significant risk of damage to the system.
- b. The following components shall be inspected by the Responsible Party more frequently as follows:

Detention Pond

- Owner shall visually inspect the detention basin, outfalls, and outlet structure annually.
- The detention basin shall be mowed a minimum of twice per year. Mowing shall maintain a minimum grass height of 6 to 8 inches. All undesirable vegetation and volunteer tree growth shall be removed, including close proximity to any outfall and the outlet structure.
- No structures of any kind are permitted within the detention basin area, without prior written approval of the Village Engineer.
- Owner shall maintain records of inspections and mowings all in accordance with Village Ordinances.

Bio-retention Basin

- Owner shall install the bio-retention basin in accordance with plans approved by the Village. Owner shall maintain records of installation, inspections, cleaning and any other maintenance all in accordance with the applicable Ordinances.
- Visual Inspection of the bio-retention basin shall be performed monthly to identify and repair eroded areas and remove litter and debris, if applicable.
- The Owner shall maintain plants by watering, weeding, hand pulling and/or herbicide applications, restoring plant saucers around planting holes, tightening and repairing any guy supports, replacing flagging of guy wires, pruning and resetting plants to proper grades or vertical positions, as required to establish healthy, viable plantings. Herbicide treatments shall be performed by licensed applicators who are experienced with native and non-native plant identification. Herbicides will be used in full conformance with label requirements and application techniques will limit overspray and damage to off-target species.
- The Owner is responsible for mowing native plantings at a frequency to prevent significant flowering and seed set of annual weed species and cover crops. Mowing should be timed to maximize the annual weeds and cover crop cut down in one mowing. Mowing should not be so frequent as to train non-native weeds or cover crops to spread laterally and become shading ground covers. Vegetation should be mowed at a height of approximately 6 inches allowing ample sunlight to still reach the ground after the mowing. Care should be taken during the mowing operation to prevent the creation of any ruts, sources of erosion, or other damage to the basin landscape. Expect two to three mowing applications in the initial growing season after seeding.
- The Owner is responsible for a spot selective invasive weed control treatment on the entire basin area once in the initial growing season, two times in the first full growing season after seeding, two times in the second full growing season after seeding, and three times in the third full growing season after seeding. This can include combinations of hand weed control and selective herbicide treatment. Herbicide treatment can be conducted with tools such as hand held or backpack sprayers. Examples of common invasive species to be controlled from spread are Narrow-leaved cattail and reed canary grass in wetland areas; Canada thistle, Flowering spurge, Common teasel, Sweet clover, Red clover, Wild parsnip are examples of more upland type species to be controlled. Applications to perennial weeds need to occur prior to seed formation of such species. If such species do go to seed, contractor is responsible for cutting the seed heads, bagging them, and removing them from the project site. Herbicide applications that are necessary must be performed by qualified personnel trained in the identification of native species and also licensed appropriately for herbicide applications in the state or region in which they are applying.
- Burning is an excellent management tool for native plantings once established with the methods documented above. Typically after the third full growing season after seeding, a prescribed burn can be conducted at the project site. The Owner shall perform all necessary actions including preparing the burn plans, acquiring necessary permits, and preparing the fire breaks. Adjacent property owners must be notified and appropriate signage shall be placed along roadways.

- Watering shall be provided every day for the first 10 days after installation, if rainfall is not sufficient. If plantings are planted in spring, water for 3 to 6 weeks after seed placement. If plantings are planted in the fall, water for 3 to 6 weeks in the spring if dry conditions exist until established. Apply water in a manner to preclude puddling, washing and erosion. The equivalent of one-half inch of rainfall per week shall be considered the minimum until germination.
- All areas of the bio-retention basin where the mulch has been displaced shall be re-mulched as needed. Additional mulch shall be applied annually.
- Snow shall not be dumped directly onto the bio-retention basin.
- Repair shall be required when system shows standing water beyond 24 hours of rain event. Cleaning shall consist of removal of sediment, two (2) foot undercut, undercut replacement with material consisting of 70% sand / 30% compost and restoration in-kind. Restoration of plant material shall be by plugging, not seeding alone.
- Any alterations to approved bio-retention basins shall be approved by the Village. Owner shall maintain records of inspections, cleaning and replacement of the bio-retention basin all in accordance with Village Ordinances.

Up-Flo Filter

- An Up-Flo Filter manufactured by Hydro International of Portland, ME containing 5 filter modules with CPZ media mix shall be installed in accordance with plans approved the Village Engineer.
- Owner shall maintain records of installation, inspections, cleaning, filter, media replacement, and any other maintenance all in accordance with Village of McFarland Municipal Code.
- Any alterations to the approved Up-Flo Filter system shall be approved by the Village Engineer.
- Owner shall inspect and maintain unit in accordance with manufacturer's instructions and according to the following chart.

Activity	Frequency
Inspection	- Every 3 months during first year of installation. - Every 6 months after the first year of installation.
Floatables/Oils Removal	- Twice per year or as needed. - Following a contaminated spill in the drainage area.
Sediment Removal	- Twice annually the first year of installation. - Every 6 to 12 months after the first year of installation, depending on past experience. - When sediment deposits reach 16" in depth. - Following a contaminated spill in the drainage area.
Media Pack Replacement	- Once per year. - Replacement is required any time inspection reveals that the high-water level indicator has been activated after two consecutive storms and the subsequent weighing of the Media Bags shows a wet weight greater than 40 lbs. - Following a contaminated spill in the drainage area.
Drain Down Filter Replacement	- Once per year with Media Pack replacement - Replacement is required anytime inspection reveals that the water level inside the vessel has not reached a level equal with the base of the Filter Modules approximately 36 hours after a 1-inch rainfall

Riprap

- Riprap should be inspected after all storm events for displaced stones and erosion. All necessary repairs should be made immediately.
- Accumulated sediment and debris shall be removed periodically.

c. The Responsible Party shall make the appropriate repairs whenever the performance of a storm water management practice or component is compromised due to sediment or debris.

6. Regulations.

a. Mowing in buffer areas, pond banks and drainage ways shall be minimized to the greatest extent possible in order to maximize filtration of runoff. If occasional mowing is necessary, the mowing height shall be no shorter than six inches.

b. Applications of fertilizers, herbicides, pesticide or other chemical applications are prohibited in buffer areas, on pond banks and along drainage ways, unless specifically authorized by the Village Engineer on an individual event basis, and provided that the application is performed by professional personnel certified for that purpose.

c. Snow shall not be dumped directly onto conditioned planting beds designed for infiltration or for bioretention, or on sites designated as buffer areas.

7. Maintenance Of Inspection Records.

a. The Owner shall maintain records of the results of all site inspections and any enforcement actions, correction actions or other documented contacts and any follow-up actions taken by or at the direction of Owner or Responsible Party for seven years after such action.

b. The Village Engineer shall maintain public records of the results of all Village inspections of the site, shall inform the Owner of the inspection results, and shall indicate any specific corrective actions required to bring the storm water management practice or component into accordance with this Agreement.

8. **Default by Responsible Party.** In the event that the Village determines that Responsible Party has failed to comply with any of the responsibilities as set forth in this Agreement, the Village shall give written notice to Owner identifying any said default and requiring compliance within five working days of receipt of the notice or such longer period of time as specified by the Village in the notice. In the event Owner fails to complete any actions required to remedy the default within said five day period, unless extended by the Village in writing, Owner consents that Village may enter the property on which private storm water management systems and practices are located, correct the default and charge the cost of such corrective action to Owner. If Owner fails to pay for said costs of corrective action then Village shall be entitled to place the cost of the corrective action on the tax roll for the Owner's property as a special charge pursuant to Wis. Stats. § 66.0627.

9. **Severability.** All provisions of this Agreement are severable, and if any one or more provision is deemed unenforceable for any reason, the remaining provisions shall remain in full force and effect.

10. **Binding Agreement.** All provisions of this Agreement, including the benefits and burdens hereunder, run with the property and are binding upon and inure to the benefit of the parties hereto and their successors and assigns.

11. **Amendment; Termination.** This Agreement may be amended or terminated by a document signed by the Owner and the Village.

12. **Requirement to Record.** This Agreement and any subsequent amendments thereto shall be recorded at the Dane County Register of Deeds.

13. **Governing Law.** This Agreement at all times shall be enforced in accordance with the laws of the State of Wisconsin.

14. **Assignment.** A Responsible Party's obligations may not be assigned to another party without the prior written consent of Village except that such consent is not required when a Responsible Party as property owner

transfers fee simple title to a buyer who will assume the maintenance responsibilities of the owner / responsible party.

15. Notices. All notices to be given under the terms of this Agreement shall be in writing and signed by the person serving the notice and shall be sent registered or certified mail, return receipt requested, postage prepaid, or hand delivered to the addresses of the parties listed below:

FOR THE VILLAGE:

Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558
608-838-3151

FOR THE OWNER:

Lakestone Holdings, LLC
Attn: Brian Spanos
5910 Main Street, Suite 1
McFarland, WI 53558

May 5, 2022

McFarland Fire & Rescue Department Review
4719 Farwell Street – Atwater Phase II

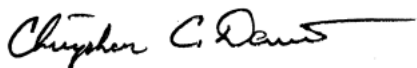
We have completed a review of the detailed plan for 4719 Farwell Street – Atwater Phase II submitted by Lakestone Properties with a date of April 5, 2022. The submitted detailed plan provided comprehensive information.

Our review of the Proposed Site Plan, Sheet C-2 yielded concerns with the fire department apparatus access in the extension of the parking lot south of the proposed new building. The International Fire Code (IFC) Appendix D requires a 28' turning radius with a width of 20' for access roads. The parking lot is not required to maintain the access due to the access from Farwell Street to the building. However, the design is close to meeting the requirement. We believe with minor adjustments the parking lot would comply. A parking lot that is close to complying may cause issues in the future with fire apparatus operators assuming the parking lot complies with the IFC and it doesn't. It would be preferred to make the adjustments to avoid future issues.

General Information:

The Fire & Rescue Department does prefer proactive solutions and offers meeting with developers and contractors to review projects to confirm code compliance and mutual solutions. Additionally, the Fire & Rescue Department is a delegated agent for the State of Wisconsin for Fire Protection and Fire Alarm System plan review.

Please don't hesitate to contact Chief Chris Dennis with any questions or concerns.



Chief Chris Dennis, EFO
Fire & Rescue Department
Village of McFarland

May 5, 2022

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

Subject: 4719 Farwell Redevelopment - Phase 2 Erosion Control and Stormwater
Submittal Review

Dear Andrew:

We have received the proposed plans included in the April 5, 2022 Phase 2 Site Plan and Stormwater Management/Erosion Control Submittal (plans dated the same date) for the second phase of a proposed mixed use development located at 4719 Farwell Street. The revised plans have been reviewed from a public works perspective. Our comments have been combined with Public Works staff and are shown below.

1. Sheet C-3 – The proposed building now has a patio that with a retaining wall shown along the right-of-way line (the original plans showed an at grade patio). We recommend the retaining wall be placed 1-3 feet away from the right-of-way to both facilitate future wall replacement and Village use of the full right-of-way area.

An existing bio-retention area along the north side of the site is proposed to be replaced with a proprietary Up-Flo device. This product is acceptable, and calculations have been provided to indicate stormwater management requirements of the original plan are still met. **The updated stormwater maintenance plan that was submitted including the necessary filter work must be recorded by the applicant.**

2. Sheet C-4 shows the utility work to be done. The new building will be served by an existing sanitary sewer lateral and will receive water service off the end of the temporary hydrant that was placed in Phase 1. These connections are acceptable.

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

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.

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

Brian R. Berquist, P.E.
President

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

Mr. Matthew Schuenke, Administrator, Village of McFarland(*via email*)

Mr. Aaron Falkosky, Quam Engineering (*via email*)

BRB:brb

J:\TCDead\McFarland\Mc-156-M6 4719 Farwell Drive Re-development\Admin\Phase 2 - 2022\Review Letter 1.docx

DESIGN GUIDELINES TID #5

Approved August 13, 2018

In drafting design guidelines for TID # 5 we look to land uses which make-up our existing Farwell St. or “Main Street” corridor and is really the backbone of this TID. Today various businesses, civic uses, residences, open spaces, parking areas, streets and sidewalks all make-up land uses along the corridor. This thoroughfare primarily served as a commercial link to the Village populace. In more recent times, the corridor morphed to serve as a link to a bigger market area—namely Madison and Dane County.

Today, successful main st. environments really are a step back to a time when local businesses sought to locate along corridors with a pedestrian focus. Vehicular mobility is not ignored however; rather, new design ideas create a safe and mobile environment for pedestrian and vehicle movements. Incorporating the following design elements will create a unifying sense of place within an aesthetically pleasing environment that can create destinations that recapture the original intent of a main street.

BUILDING ORIENTATION

- Provide ample sidewalk locations and corridor widths of one to three people for ease of pedestrian mobility.
- Locate smaller buildings of one or two stories immediately adjacent to sidewalks (no setbacks).
- Locate parking to the side or rear of buildings.
- Coordinate vehicles and pedestrian circulation with development on adjacent lots
- Install sidewalks on all streets, connect building entries to sidewalks, provide bicycle parking.
- Locate service areas, mechanical equipment, and refuse containers to the rear of buildings and screen them.
- Screen any roof and wall mounted mechanical equipment.
- Construct parking areas and landscape islands with curb and gutters at the edges
- Any onsite storm infiltration areas should be incorporated as site amenities.
- Avoid deep building setbacks on buildings to avoid large expanses of parking lot or impervious surfaces.
- We encourage sustainable design and materials in construction projects.

BUILDING DESIGN AND MATERIALS

- Design buildings between one and four stories in height
- Promote high quality design by architects and design exterior walls to appear at a min. 1 ½ stories in height.
- Avoid stock building designs
- Discourage standardized franchise or corporate architecture and bright or highly contrasting color schemes.

- Continue the architectural theme, design, and detailing on all three sides of the building.
- Do not allow loading docks or overhead utility doors on street facing facades.
- Provide overhangs along front facades for pedestrian shelter.
- Design buildings so their height and scale are compatible with surrounding buildings or provide appropriate transitions for larger buildings to help reduce differences in scale.
- Use natural building materials such as stone, wood, brick, and glass.
- For larger buildings use techniques to reduce scale and monotony, such as window patterns, roof overhangs siding awnings moldings, fixtures, structural bays and articulated entryways.
- We encourage sustainable practices with site development, design, and methods in building of any project.

LIGHTING

- Design pedestrian lighting in the front of buildings not to exceed 15ft. in height and parking lot lighting not to exceed 25 ft. in height. Select lighting to match or compliment any decorative lighting along the right-of-way.
- Use building mounted lighting to highlight architectural features or main building entrances. Avoid general floodlighting or neon outlining of the building façade.
- Use ninety degree down cast cutoff fixtures (without drop lenses) for all lighting.
- Avoid lighting “hot spots”.
- Keep lighting levels at lot lines to a max. of .5 foot-candles
- Provide use of energy efficient fixtures and bulbs

PARKING

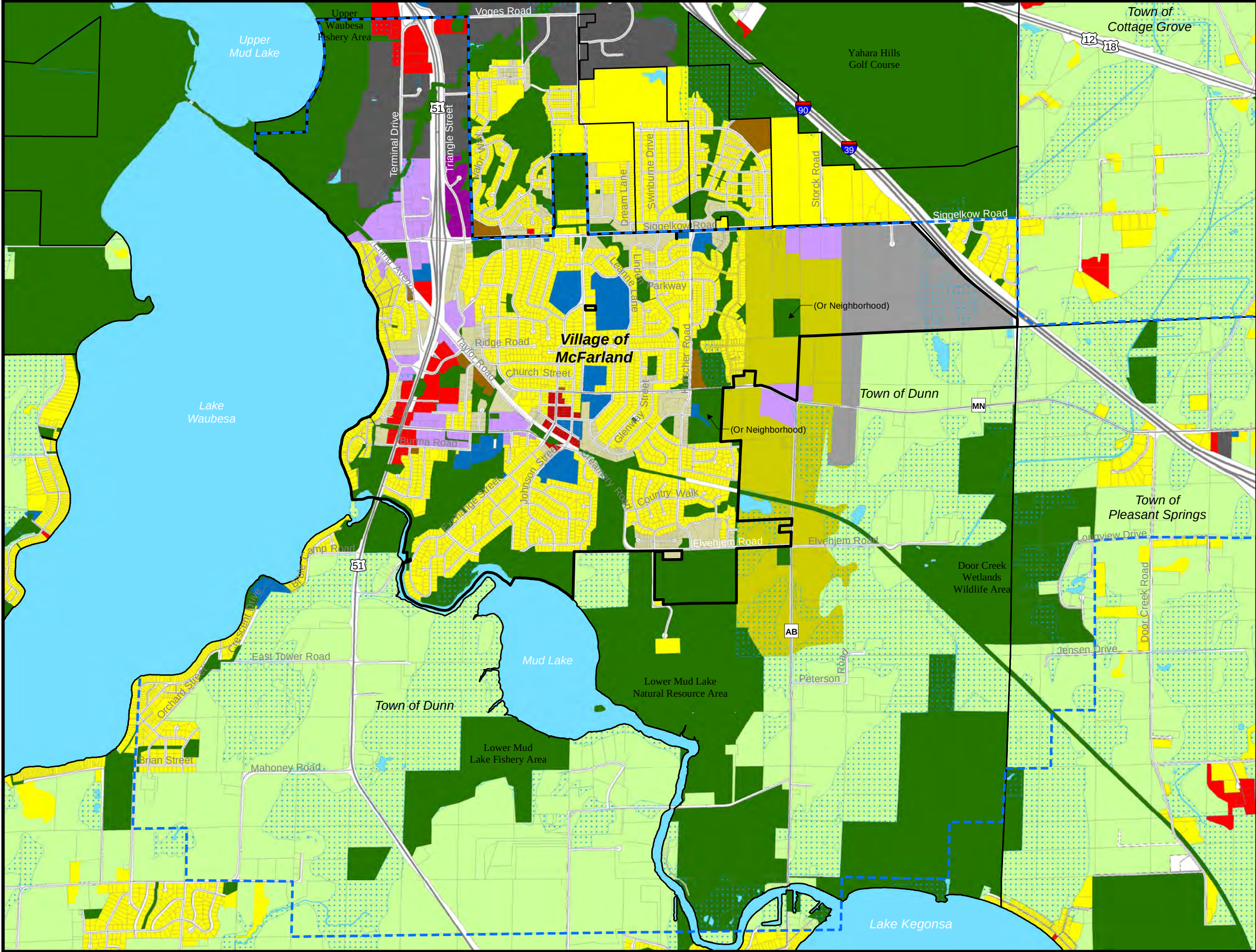
- Site parking to rear or side of main building. Screen from street light views to minimize visual impacts.
- Encourage shared parking between nearby building, parcels, to minimize creation of excess paved areas.
- Provide safe pedestrian walkways from the parking lot as well as from any municipal sidewalks.
- We encourage natural green shielding over hardscaping where applicable.

SIGNAGE

- Use on-site monument type signs with exterior lighting and integrate with site landscaping. Screen exterior lighting from direct view of street, sidewalks or driveways with landscaping.
- With monument signs use base materials that are similar to main building materials.
- Encourage combining signage onto one ground monument sign where there is more than one business on a lot.

GAS STATIONS AND CONVENIENCE STORES

- Limit the amount of unrelieved paved area on the site by using landscaping and other site design techniques.
- Designs should provide an attractive appearance to building that is comparable with the surrounding area.
- Design any on-site separate structures, canopy, car wash etc. with consistent materials and architectural details for a cohesive project.
- Carefully site any car wash facilities. No direct view should be visible from the street. Careful consideration should be given to off street noise, lighting, hours of operation, vacuum placement and vehicle stacking.



MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

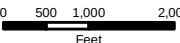
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor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

--- Village of McFarland Extraterritorial Jurisdiction Boundary

⬢ Village of McFarland Limits (8/18)

⬢ Other Municipal Limits (2018)

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



Date: May 2019

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



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

Base Map Source: Dane County DCIMap

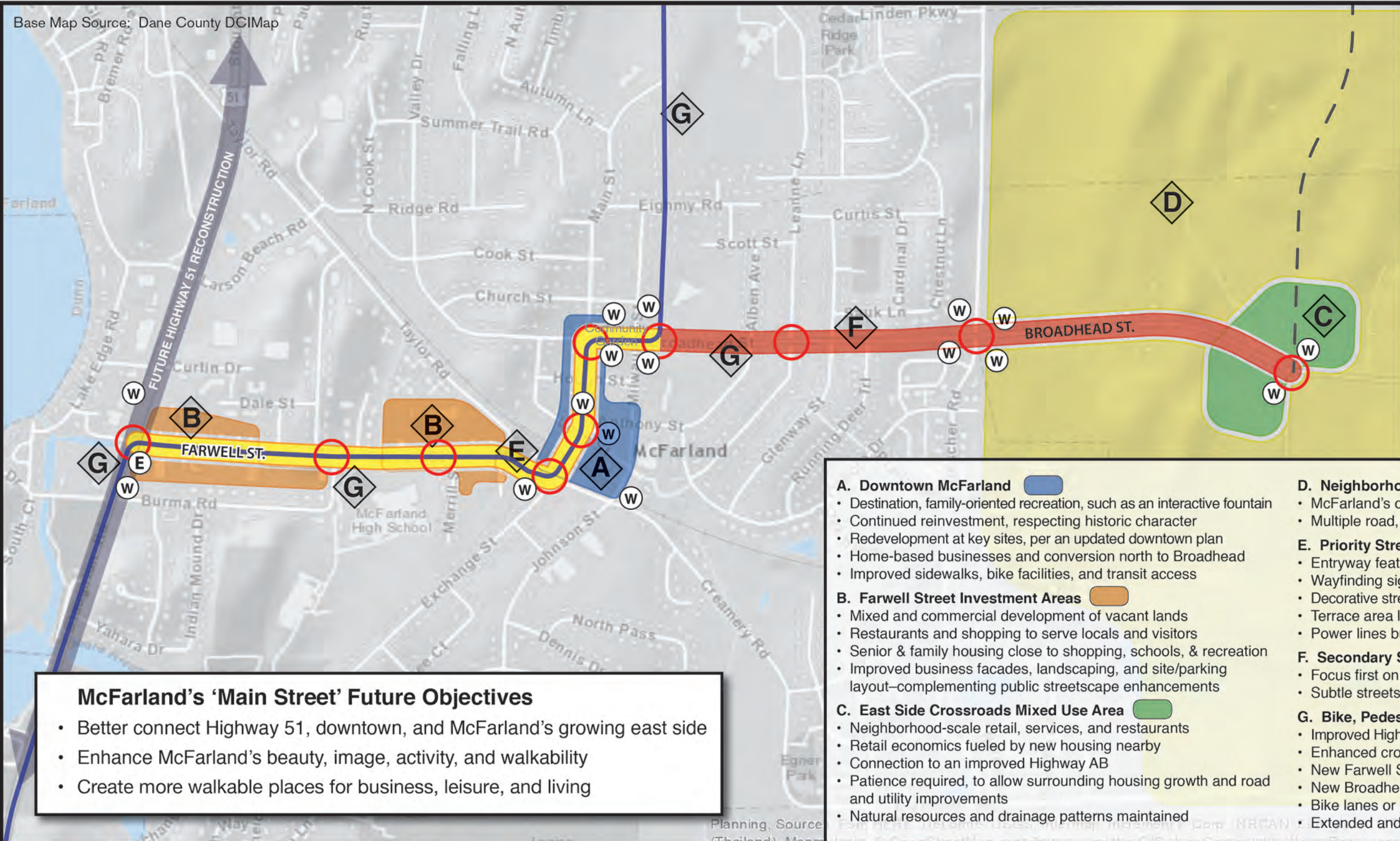
MAP 7
McFARLAND'S 'MAIN STREET' VISION



COMPREHENSIVE PLAN

LEGEND

- Enhanced crosswalks
- Entryway feature
- Wayfinding signage
- New and expanded local roads
- Potential future bus route



McFarland's 'Main Street' Future Objectives

- Better connect Highway 51, downtown, and McFarland's growing east side
- Enhance McFarland's beauty, image, activity, and walkability
- Create more walkable places for business, leisure, and living

A. Downtown McFarland

- Destination, family-oriented recreation, such as an interactive fountain
- Continued reinvestment, respecting historic character
- Redevelopment at key sites, per an updated downtown plan
- Home-based businesses and conversion north to Broadhead
- Improved sidewalks, bike facilities, and transit access

B. Farwell Street Investment Areas

- Mixed and commercial development of vacant lands
- Restaurants and shopping to serve locals and visitors
- Senior & family housing close to shopping, schools, & recreation
- Improved business facades, landscaping, and site/parking layout—complementing public streetscape enhancements

C. East Side Crossroads Mixed Use Area

- Neighborhood-scale retail, services, and restaurants
- Retail economics fueled by new housing nearby
- Connection to an improved Highway AB
- Patience required, to allow surrounding housing growth and road and utility improvements
- Natural resources and drainage patterns maintained

D. Neighborhood Growth Area

- McFarland's only residential expansion area
- Multiple road, bike, and pedestrian connections

E. Priority Streetscape Improvement Corridor

- Entryway feature near Highway 51 to welcome visitors
- Wayfinding signs, including along 51 near Farwell
- Decorative street lighting, reflecting library-area lights
- Terrace area landscaping and stormwater enhancements
- Power lines buried where practical

F. Secondary Streetscape Improvement Corridor

- Focus first on improved bike/ped connectivity
- Subtle streetscaping to reflect residential setting

G. Bike, Pedestrian, and Transit Enhancements

- Improved Highway 51 crossing at Farwell Street
- Enhanced crosswalks at high school and other locations
- New Farwell Street sidewalk between 51 and Burma
- New Broadhead Street sidewalks from Main St to east
- Bike lanes or paved shoulders for urban escape routes
- Extended and/or express bus routes to Madison

FUTURE IMAGES



Better connections to and along corridor



Mixed use redevelopment along Farwell Street



Attractive and functional streetscaping



Neighborhood-scale retail and services



Family-oriented downtown destination

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 17, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on a Site Design Review Permit submitted by Matt Schuenke, Village Administrator for Phase 1 improvements to the new Community Park located at 3234 County Highway AB.

PREVIOUS ACTION:

November 8, 2021, the Village Board accepted the master plan for the new Community Park at its meeting.

November 22, 2021, the Village Board adopted the 2022 Budget at this meeting, which included funding for the project as presented within this design. Design services proposal was also authorized to proceed at this meeting.

April 11, 2022, the Village Board authorized bidding the Community Park Phase 1 design.

April 11, 2022, the Village Board approved updates to the 2021 Community Park Master Plan based on the Phase 1 detailed plans included in the packet, with the changes as follows:

- The pump track works better in the SE corner and will be better positioned for the future.
- The sledding hill is now in the old pump track location. This works better and takes advantage of the existing tree cover for snow protection, and is closer to the parking and shelter for warming purposes.
- The future dome and east parking have been shifted north to take advantage of the “flat” area and also potentially provide some shared parking for the future school property depending on how that site might develop.
- We have included a conveyance swale on the school property to help direct its stormwater runoff into the large SWMA systems along our south border. The Design Engineer has discussed this with the School District to go over this plan. Its not dissimilar to what we did at the baseball fields off of Holscher Road and its connection for shared stormwater to the new Public Safety Center. Planning for this now and the runoff flows will help to size these stormwater improvements appropriately so they don't need to expand in the future.

ISSUE SUMMARY:

Summary of Request

The Village Administrator has submitted a Site Design Review Permit for Phase 1 improvements to the new Community Park located at 3234 County Highway AB. The submittal



for Phase 1 is to complete the mass grading of the site, demolition of existing structures, installation of stormwater control facilities, establish gravel for future parking lot, well/septic preparation, turf establishment, and other support related improvements.

Existing Property Conditions

The existing property is 26 acres and currently zoned RH-1, Rural Homes. The property was previously used for farmland and agriculture. The property has 8 existing buildings, three silos, and a single-family home. Several of the buildings were used for storage of farming vehicles and equipment. All standing structures and cement foundations are expected to be removed as part of the Phase 1 grading process.

The features for the future Community Park include 13 outdoor turf fields for ages U6 – U14, a four-season Dome Recreational Complex, a picnic area for day use, two stormwater management areas, a community shelter building, playground, 302 parking space across two parking areas, bike pump track, a sledding hill, and a flexible recreational space. The relocation of the soccer fields to this new location provides the Village with opportunities for other improvements to McFarland Park. The Community Park will include connections to bike trail network.

Note, the review of the Community Park site design will be a multi-phased process, therefore details of development can undergo change through each submittal. Phase 1 will primarily focus on mass grading of the site to establish the future grades needed to create the playing spaces and other support amenities like parking lot, facilities, etc. The mass grading is important for the new site where the soccer fields will be played on. Once those grades are set, this will allow for the grass to grow over the next 1-2 years if not more. For a more thorough account of the Community Park project plans, additional conceptual alternatives and final recommendations can be found within the McFarland Parks' Master Plans (<https://www.mcfarland.wi.us/DocumentCenter/View/1589/McFarland-Parks-Master-Plans-Final-PDF>).

Site Design Permit Review, Sec. 62-310(e)

- **Grading.** The Village Engineer has no comments on the submittal and has been in communication with the consultant during the design process.
- **Landscaping.** The Phase 1 project does not include landscaping installations other than the establishment of turf grass. The landscaping shown is a conceptual representation to be completed in future project phases.
- **Building Relationship.** The Phase 1 project does not include proposed building development. The buildings and play equipment shown is a conceptual representation to be completed in future project phases.
- **Lighting.** The Phase 1 project does not include installation of new site lighting. Site and building lighting shown is conceptual representation to be completed in future project phases.
- **Utility Service.** The Village Engineer has no comments on the submittal and has been in communication with the consultant during the design process .



- Building Design. The Phase 1 project does not include proposed building development. The buildings and play equipment shown is a conceptual representation to be completed in future project phases.

Department Head Comments

The packet includes staff reports from the Fire & Rescue Chief. Note, these comments pertain to future phases and are not applicable to Phase 1. The Village's Consultant did confirm that the actual construction of the parking lot within Phase 2 can accommodate tech concerns raised by the Fire Chief for parking lot design. The Village Engineer has no comments on the submittal and has been in communication with the consultant during the design process. The Police Chief also did not express any concerns or recommended conditions of approval to Department Staff.

Public Comments

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

FINANCIAL/BUDGET IMPACT:

The 2022 Budget provided funds in the amount of \$750,000 from the Capital Projects Fund (Borrowed Money) and \$350,000 from the Parks Fund (Impact Fees) for a total project allocation of \$1,100,000. This amount was based on the project cost estimates provided in the master plan.

VILLAGE PLAN REFERENCE:

[Outdoor Recreation and Open Space Plan 2019-2023](#) - One of the key recommendations of this plan was the acquisition of 20-40 acres of land for a future Community Park on the Village's eastside (page 2). The Village acquired the land in 2019 and then established the master plan for its development in 2021. The first phase of work that is proposed with this agenda item is inline with this plan established for the future development of our park system. Guidelines for Community Park development are located on Page 13 of this plan.

[McFarland 2020-2030 Strategic Plan](#) - This plan established a goal to "support the development of active and passive recreational amenities that appeal to all age groups and abilities" (Page 10). One of the strategies to achieve this goal as outlined within the plan is to "develop individual park master plans that prioritize future developments, including a new community park" (Page 10). The master plan for this park was completed last Fall and now we are working on its phased implementation inline with this strategy and consistent with the implementation plan. Annually the Village Board has reviewed this as part of its goals and objectives from year to year, and continues to place an emphasis through the funding adopted for the project.

[2021 William McFarland Park and New Community Park Master Plan \(Appendices\)](#) - Very recently we completed this Master Plan to help chart out future growth of this park. The first phase of implementation was the mass grading as described in this memorandum. The design as presented is consistent with this plan. This will displace the current agricultural use and other tenants on the property. Village Staff was able to connect the Hmong farmers with the



McFarland School District to lease land on their property to the north to be able to continue to farm an area of similar size to what was previously used on Village property. No other conflicts are projected.

ORDINANCE REFERENCE:

Sec. 62-310. – Site Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to approve a Site Design Review Permit as submitted by Matt Schuenke, Village Administrator, for Phase 1 improvements to the Community Park located at 3234 County Highway AB.

ATTACHMENTS:

1. 3234 CTH AB_Community Park Phase 1 Site Design_04.05.22
2. Community Park Site Design MFR Review_05.05.2022



Plan Commission Application – 2022

~Application must be completed in full~

Applicant - Owner	Village of McFarland	Applicant's Agent	Parkitecture & Planning
	Attn: Matt Schuenke, Administrator	Name	Blake Theisen
Address	5915 Milwaukee Street, McFarland, WI 53558	Address	901 Deming Way, Suite 102, Madison, WI 53717
Email	matt.schuenke@mcfarland.wi.us	Email	blake@parkitecture.org
Phone #	(608) 838-3153	Phone #	(608) 886-6808
Fax #	(608) 838-3619	Fax #	(608) 886-6808

Parcel No(s). 154/0711-313-8065-1 **Type of Proposal – Please check boxes below that apply**

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

Escrow Deposits
(covers costs for outside consultants; e.g., engineers, attorneys, etc.)

☐ R-E, R-3 & PD (up to 50 acres)	\$5,000
☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
☐ Site/Design Review (less than 2,000 sq. ft.)	\$1,000
☐ Site/Design Review (2,000 sq. ft. or more)	\$2,000
☐ All Plats including condominiums	\$5,000

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

The Village is looking to conduct mass grading and associated improvements as part of Phase #1 to redevelop the area in question as a new Community Park.

Additional background is provided in the enclosed memorandum. The project is located at 3234 County Highway AB with a legal description of "Lot 2 CSM 15350

CS110/18&21-2/10/2020 DESCR AS SEC 31-7-11 PRT SW1/4 (26.003 ACRES EXCL R/W)". The property is zoned Rural Homes (RH-1).

The project is currently being solicited for contractors with a public bid and looking to begin construction in the Summer of this year for completion later this Fall.

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

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

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

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

Village of McFarland Plan Commission 2022 Schedule

The Village of McFarland Plan Commission normally conducts meetings on the third Monday of each month, unless otherwise noted above at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; potential agenda item materials are required to be submitted per the schedule listed below.

*Submittal Deadline Noon on:

For Scheduled 2022 Meeting date of:

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

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

Acknowledgements:

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

X



Signature of Applicant/Agent

April 5, 2022

Date

Site and Design Plans

Check List

Date received: 4/5/2022

Subject property address: 3234 CTH AB

Landowner's name: Village of McFarland

Landowner's address: 5915 Milwaukee Street
McFarland, WI 53558

Landowner's phone/fax: 608.838.3153

Landowner's email: Matt.Schuenke@mcfarland.wi.us

Agent's name: Parkitecture + Planning

Agent's address: 901 Deming Way, Ste 102
Madison, WI 53717

Agent's phone/fax: 608.886.6808

Agent's email: blake@parkitecture.org

- x A. Title Block that indicates name and address of the current property owner.
- x B. Name and signature of the designer.
- x C. Date of original plan and latest date of revised plan.
- x D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.
- na E. Existing zoning _____ Proposed rezoning ____yes ____no
- x F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- na G. All required building setback lines.
- x H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.
- na I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.
- na J. Existing and proposed site and building signage.
- na K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.
- na L. The location of all outdoor storage areas; including proposed screening materials and colors._
- x M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.
- x N. The location and type of any permanently protected green space areas.
- na O. The location and elevation of any wetlands or floodplains.

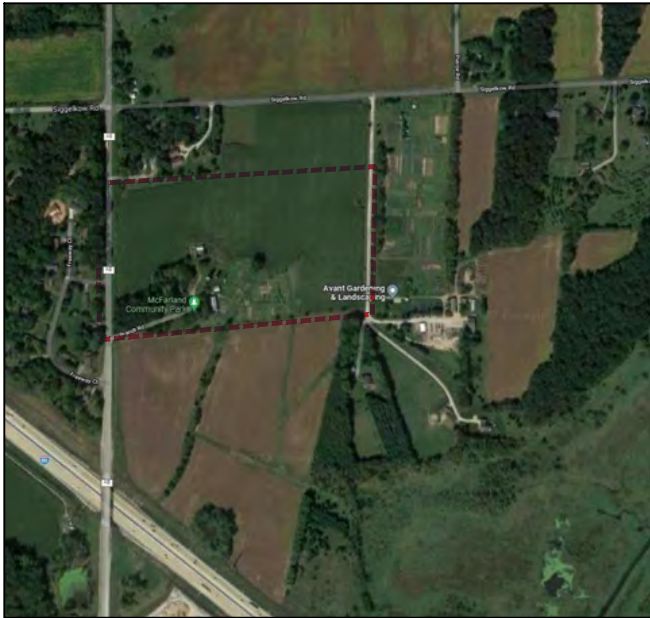
- x P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.
- na Q. In the legend, data for the subject property:
- (1) Lot area
 - (2) Building area
 - (3) Paved area
 - (4) Total impervious area
 - (5) Landscaping points provided and required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

General Comments: _____

Note: In addition to Site and Design Permit approval, a building permit from the Village Building Inspector is required prior to the start of construction of any building, fence, or sign.

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PROJECT LOCATION MAP



PROJECT ADDRESS:
BRANDT ROAD, MCFARLAND, WI 53558

NTS

PROJECT OVERVIEW



NTS

INDEX TO DRAWINGS

T100	TITLE SHEET
C101	DEMOLITION + EROSION CONTROL PLAN
C200	SITE MASTERPLAN
C210	LAYOUT PLAN - ENTRY ROAD AREA
C211	LAYOUT PLAN - MAIN PARKING LOT
C300	SITE GRADING PLAN OVERVIEW
C310	SITE GRADING PLAN ENLARGEMENT
C311	SITE GRADING PLAN ENLARGEMENT
C312	SITE GRADING PLAN ENLARGEMENT
C313	SITE GRADING PLAN ENLARGEMENT
C314	SITE GRADING PLAN ENLARGEMENT
C315	SITE GRADING PLAN ENLARGEMENT
L100	SITE RESTORATION PLAN

CIVIL ENGINEER:
PARKITECTURE + PLANNING
901 DEMING WAY, SUITE 102
MADISON, WI 53717
608.438.4253

LANDSCAPE ARCHITECT:
PARKITECTURE + PLANNING
901 DEMING WAY, SUITE 102
MADISON, WI 53717
608.886.6808

COMMUNITY PARK - PHASE I: MASS GRADING
VILLAGE OF MCFARLAND
MCFARLAND, WISCONSIN
PROJECT NUMBER 21.45



Project Name: **COMMUNITY PARK - PHASE I: MASS GRADING**

**BRANDT ROAD
MCFARLAND, WI 53558**

Sheet Title: **TITLE SHEET**

Revisions:

Project #: 21.045
Issued For: Review
Date: 2/2/2022

Sheet Number

T100

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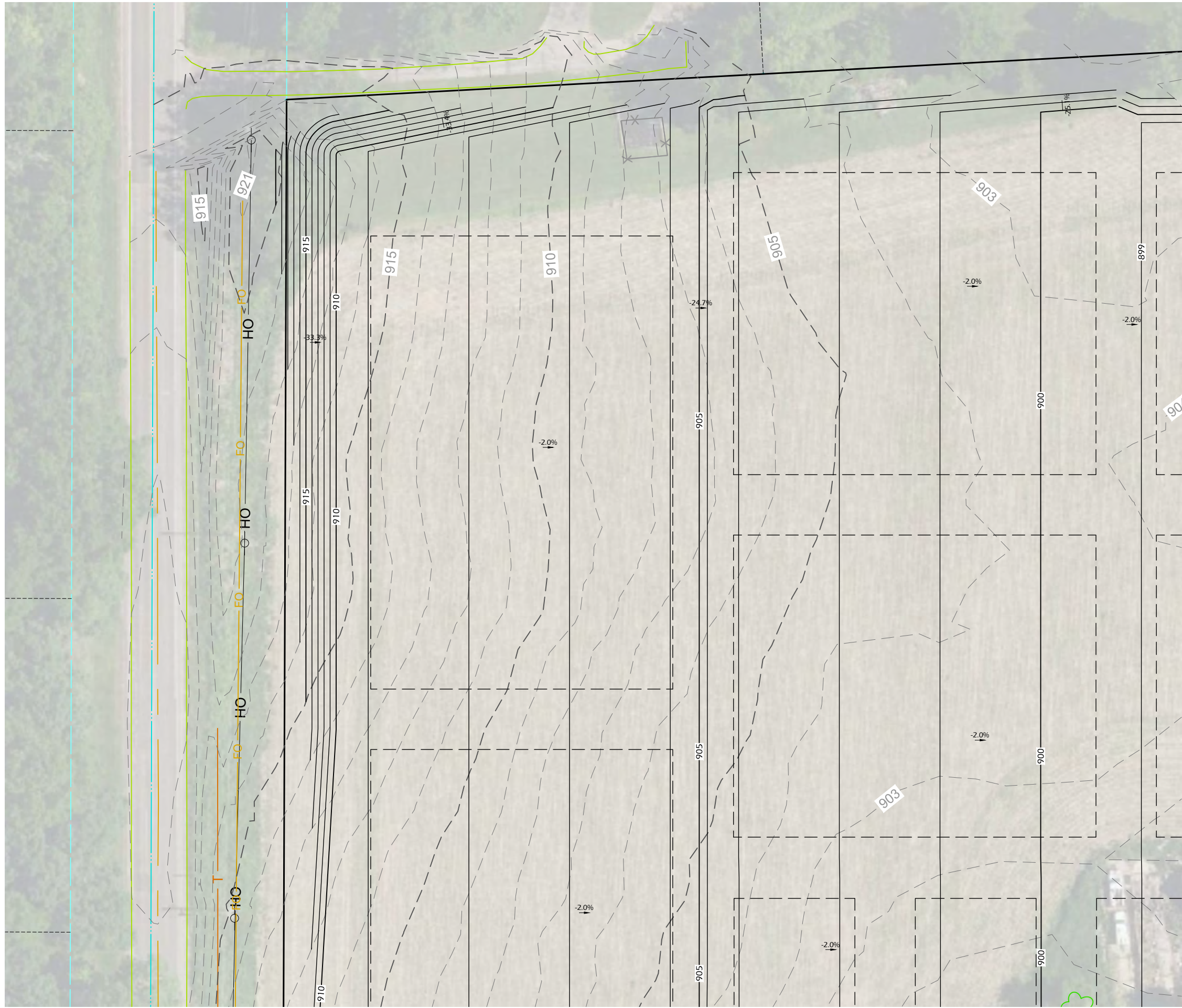


LEGEND

- 1 4 Season Dome Rec. Complex
- 2 Day Use Picnic Area
- 3 Trail Network
- 4 Stormwater Management Area
- 5 New Village Street/Public ROW
- 6 Community Shelter Building
- 7 Playground
- 8 Parking Area
- 9 Prairie Restoration
- 10 Soccer Field Area
- 11 Bike Pump Track
- 12 Sledding Hill
- 13 Flexible Recreation Space

SITE STATISTICS:

LOT AREA = 26.003 ACRES or 1,132,685 sf
ZONING CLASSIFICATION = RH-1 (RURAL HOME DISTRICT)
PARKING STALL REQUIREMENT DETERMINED BY ZONING
ADA STALLS PROVIDED: 12 STALLS
STANDARD STALLS PROVIDED: 290 STALLS
TOTAL PARKING STALLS PROVIDED: 302 STALLS
COMMUNITY SHELTER AREA: 4,500 sf
PLAYGROUND: 8,000 sf
REC COMPLEX: 48,000 sf
MAIN PARKING LOT & ENTRY ROAD: 76,000 sf
NE PARKING LOT: 36,000 sf
SITE CONCRETE: 18,000 sf
TOTAL BUILDING AREA: 52,500 sf
TOTAL PAVED/IMPERVIOUS SURFACES: 138,000 sf
TOTAL IMPERVIOUS SURFACE: 190,500 sf
TOTAL EXISTING IMPERVIOUS SURFACE: 39,000 sf
EXISTING IMPERVIOUS SURFACE RATIO: 3.44%
PROPOSED IMPERVIOUS SURFACE RATIO: 16.8%



Project #: 21.045
Issued For: PC Review
Date: 04/05/2022

Sheet Number

C310

Page 175 of 480

Project Name:

COMMUNITY PARK - MASS GRADING PHASE

CTY HWY AB & BRANDT RD
MCFARLAND, WI

Revisions:

Sheet Title:

SITE GRADING PLAN

**PARKITECTURE
+ PLANNING**

901 Deming Way, Suite 102
Madison, WI 53717
608.886.6808

Parkitecture

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PARKITECTURE

+ PLANNING

901 Deming Way, Suite 102

Madison, WI 53717

608.886.6808

Project Name:

COMMUNITY PARK - MASS GRADING PHASE

CTY HWY AB & BRANDT RD

MCFARLAND, WI

Sheet Title:

SITE GRADING PLAN

Project #:

21.045

Issued For:

PC Review

Date:

04/05/2022

Revisions:

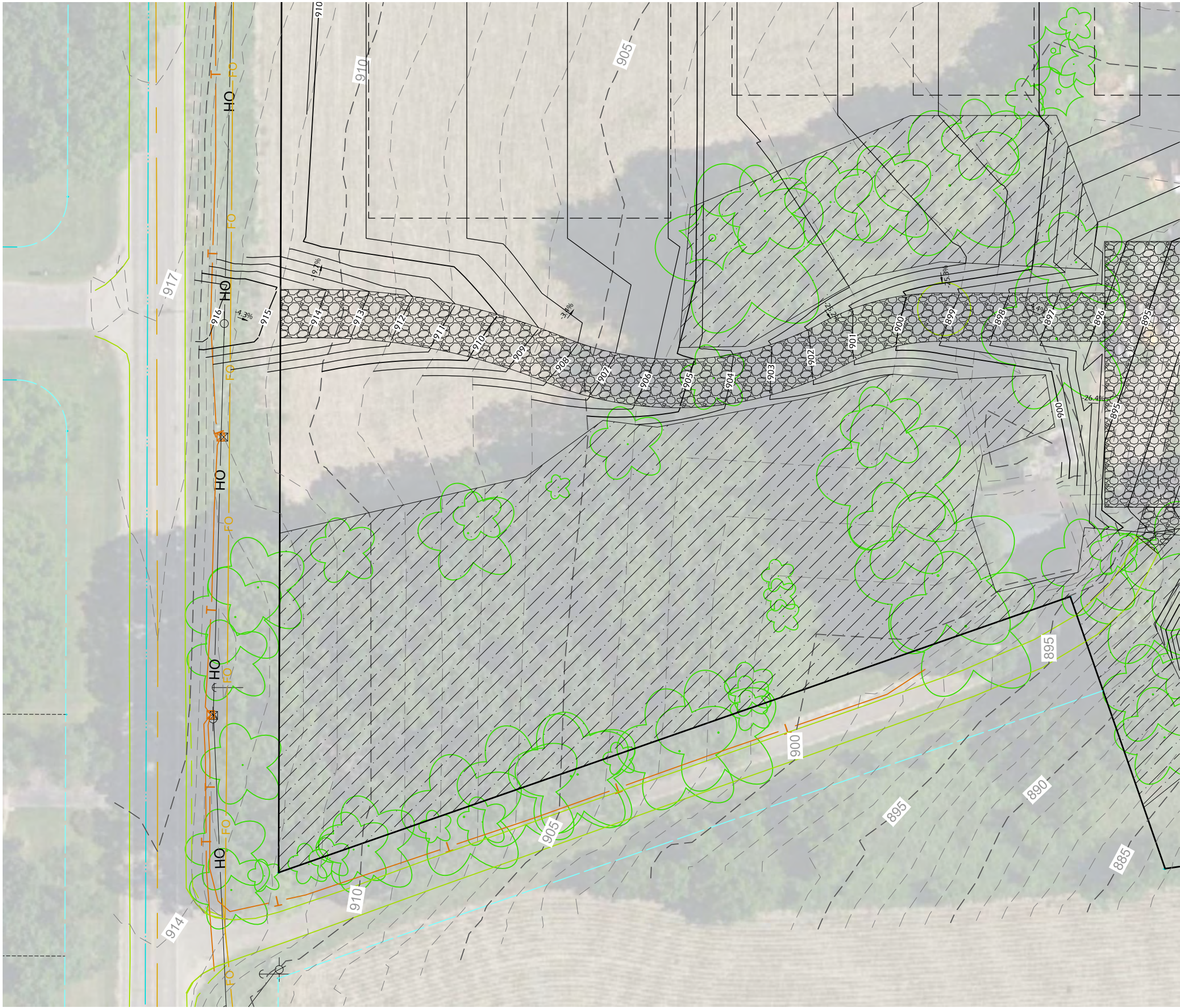
Sheet Number

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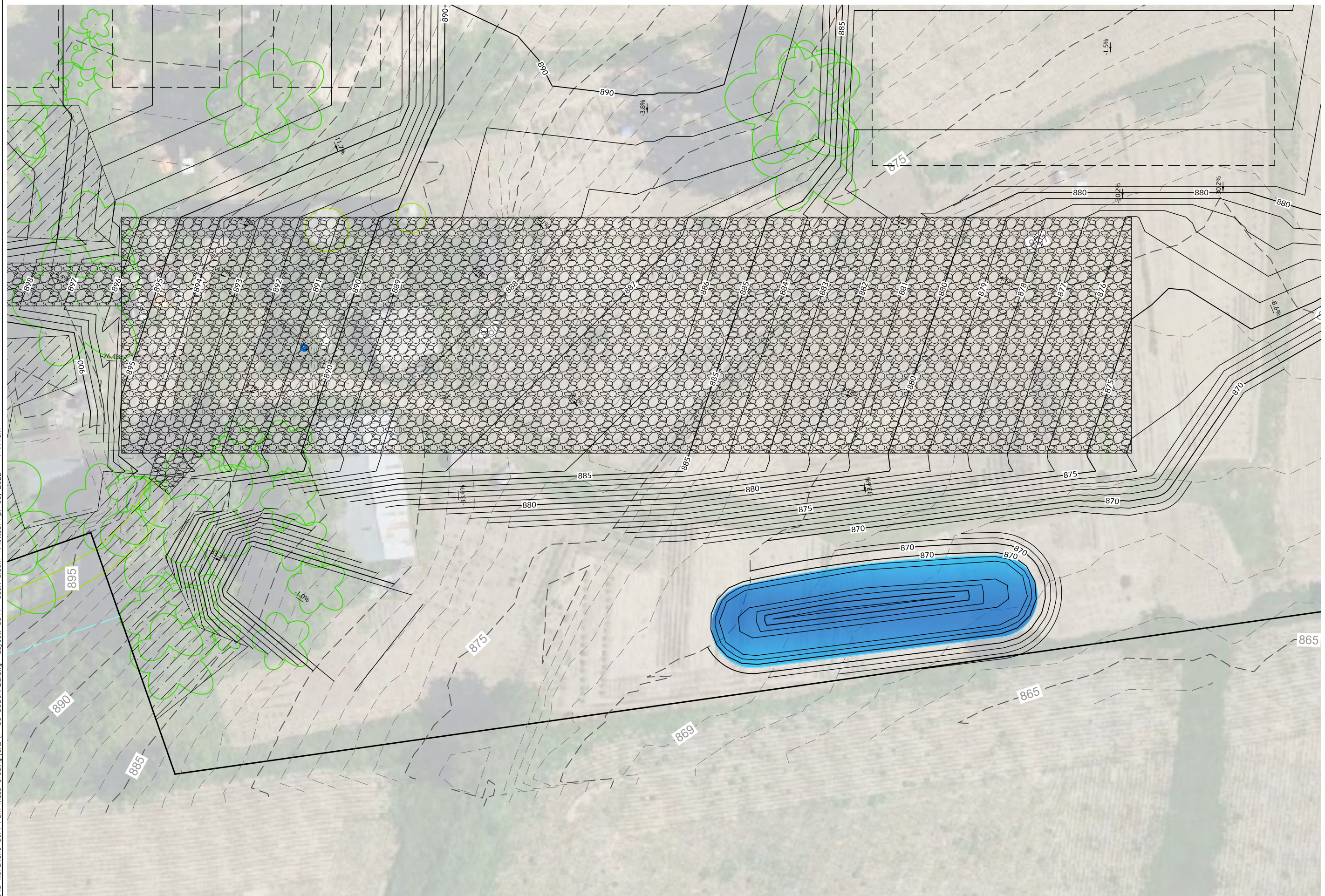
Page 176 of 480

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Project Name: COMMUNITY PARK - MASS GRADING PHASE CTY HWY AB & BRANDT RD MCFARLAND, WI		Project #: 21.045 Issued For: PC Review Date: 04/05/2022
Revisions:		Sheet Title: SITE GRADING PLAN
Sheet Number C313		



C314

Project #:	21.045
Issued For:	PC Review
Date:	04/05/2022

COMMUNITY PARK
CTY HWY AB & BRANDT RD
MCFARLAND, WI

Project Name:

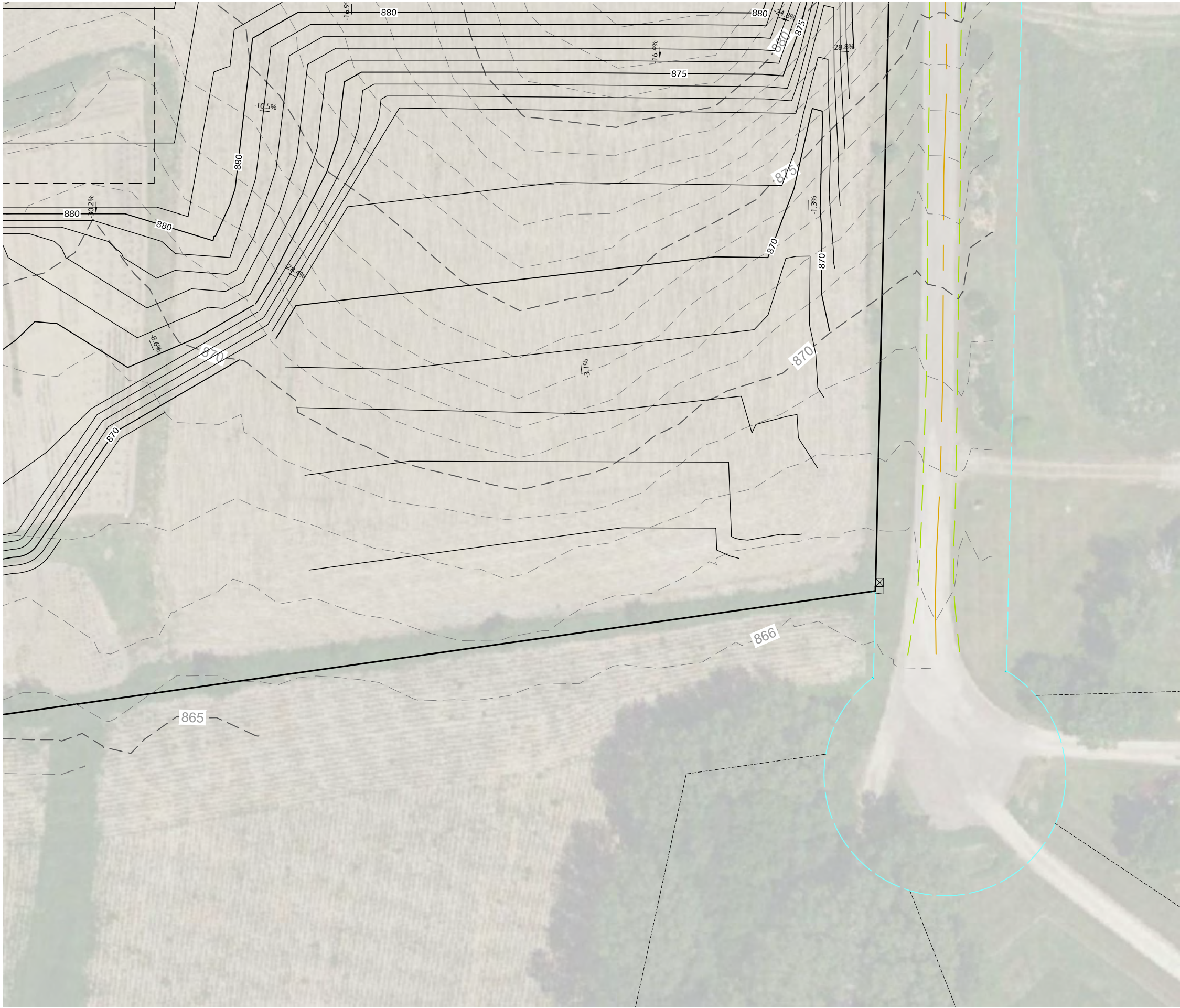
COMMUNITY PARK - MASS GRADING PHASE

PARKITECTURE
+ PLANNING

901 Denning Way, Suite 102
Madison, WI 53717
608.886.6808

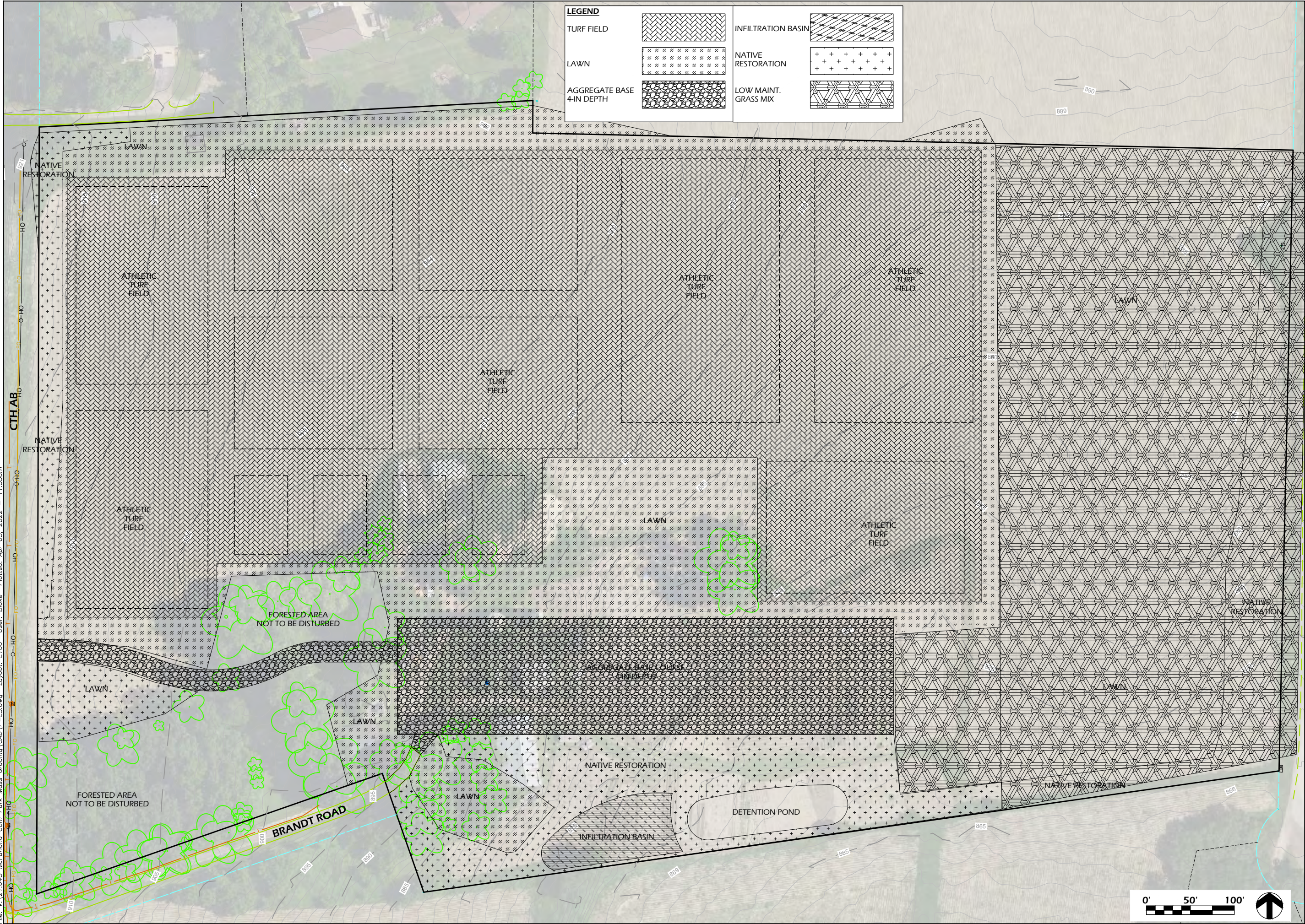
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Project Name: COMMUNITY PARK - MASS GRADING PHASE CTY HWY AB & BRANDT RD MCFARLAND, WI		Parkitecture + PLANNING 901 Deming Way, Suite 102 Madison, WI 53717 608.886.6808
Revisions:		Sheet Title: SITE GRADING PLAN
Project #: Issued For: Date:		21.045 PC Review 04/05/2022
Sheet Number C315		

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May 5, 2022

McFarland Fire & Rescue Department Review
3234 CTH AB Community Park Phase I

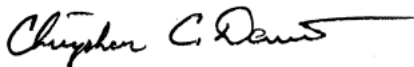
We have completed a review of the detailed plan for 3234 CTH AB Community Park Phase I with a date of April 5, 2022. The submitted detailed plan provided comprehensive information.

Our review of the proposed site plans yielded concerns with the fire department apparatus access within both parking lots. The International Fire Code (IFC) Appendix D requires a 28' turning radius with a width of 20' for access roads of 0 – 500' and a width of 26' for access roads 501' – 750'. The south parking lot access will exceed 500' and will be required to 26' wide to comply. Both parking lot turning radius appear to be less than the required 28'. An additional item to consider is the 4 Season Dome Rec. Complex will require an automatic sprinkler system based on the size of the building and currently municipal water is not available in the area.

General Information:

The Fire & Rescue Department does prefer proactive solutions and offers meeting with developers and contractors to review projects to confirm code compliance and mutual solutions. Additionally, the Fire & Rescue Department is a delegated agent for the State of Wisconsin for Fire Protection and Fire Alarm System plan review.

Please don't hesitate to contact Chief Chris Dennis with any questions or concerns.



Chief Chris Dennis, EFO
Fire & Rescue Department
Village of McFarland

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 17, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

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

PREVIOUS ACTION:

March 21, 2022, Plan Commission postponed action on the site design amendment request

August 26, 2019, Village Board approval of the Park Woods Condominium.

August 19, 2019, Plan Commission recommendation to approve the Park Woods Condominium.

June 25, 2018, Village Board approval of Ordinance 2018-12 to rezone the property from R-1 to R-3 General Residence.

June 18, 2018, Plan Commission recommendation to approve Ordinance 2018-12 and approval of a site design review permit for the development.

April 16, 2018, Plan Commission held a public hearing on Ordinance 2018-12 and discussed site plans for the proposed multi-family development.

ISSUE SUMMARY:

Summary of Request

Lou Cheramy, managing member of Bizy Lou LLC (Developer), is requesting an amendment to the existing site design review permit approved for the Park Woods Condominium

(Development) to remove the requirement to install a four-foot high rear yard chain link fence.

Mr. Cheramy is also a resident of the development.

Update of Activities Since the March 21, 2022 Plan Commission Meeting

At the March 21 Plan Commission meeting, the Plan Commission moved to postpone action on the request to amend the site plan to remove the fence pending (1) further discussion between the developer and the condo association and (2) an opinion from the Village Attorney on the Plan Commission's ability to rule on this item and any potential liability to the Village. The packet includes a letter from the Village Attorney dated April 7, 2022 confirming the Plan Commission's ability to act on the request and that there is no appreciable risk of liability on the part of the Village regardless of whether the application is approved or rejected. The Developer has also provided letters of support from 8 of the 12 condo unit owners, in addition to his previous letters of support from the adjacent property owners along Terminal Drive. The Condo Board did not provide any updated letters of opposition or support and the previous letter of opposition is included in the packet. The Developer noted to Staff that 2 of the 8 letters of



support were from individuals that serve on the Condo Board. Of the remaining unit owners, the Developer has noted to Staff that one unit is vacant, one owner agreed with the removal verbally but did not want to sign and the remaining two owners are in favor of keeping the fence.

Existing Conditions

In 2018, the Village approved a request from the Developer to rezone the subject property from R-1 to R-3 in order to construct six duplex buildings (12 total units). The Plan Commission also approved an associated site design review permit. At the time of approval, the intention was for the Developer to maintain ownership of the Development and rent the duplex units. In 2019, prior to completion of the project, the Developer obtained approval by the Village to change the Development to owner-occupied units via the creation of the Park Woods Plat of Condominium.

As part of the April 16, 2018 public hearing on the rezone request, adjacent property owners on Terminal Drive voiced concern about the potential of tenants trespassing on their properties to access Brandt Park. Following the public hearing, the Developer met with a few of the neighbors to discuss concerns related to the proposed development. At the June 18, 2018 Plan Commission meeting, the Developer presented a revised site plan that included infilling the remaining portions of the western property line that did not already have a fence with a new four-foot high chain link fence to deter tenants from cutting through adjacent yards. The packet includes a copy of the site plan that shows the location of existing fencing and the portion to be completed by the Developer, which is roughly 375 feet in length, and spans the length of six of the duplex units (Units 5-10). The Developer's application also includes letters of support from the adjacent property owners on Terminal Drive and some pictures of the existing lot line from the rear of the Development.

The Developer is now requesting an amendment to the approved site plan to remove the segment of fence that was previously proposed along the western lot line. Note, there is no requirement within the Village's Zoning Code that R-3, or multi-family properties, are required to have a perimeter fence. However, given the fence was part of the approved site plan, Staff views it as a required improvement that may not be lifted unless the Plan Commission approves of the amendment. The Developer's application includes letters from the three property owners along Terminal Drive (5007 Terminal - Kranz, 5011 Terminal - Perkl, and 5015 Terminal - Link), that share the lot line where the fence is to be constructed. The Developer's letters to the property owners requests their opinion on either (1) installing the fence two feet on the Park Woods property to avoid existing vegetation (noting their responsibility to keep up the land on their side of the fence), or (2) having no fence, noting that the Developer has planted trees and shrubs that will fill in and act as privacy screening, but not keep anyone from accessing their property through Park Woods, or vice versa. All three adjacent owners indicated their preference for Option 2, No Fence. The packet also includes a letter from the Board of the Park Woods Condominium Association (Board) in which they object to the request to remove the requirement to install the chain link fence. Note, the letter is dated November 23, 2021 and includes comments regarding completion of road signs on the development. The Developer had previously been considering a request to seek removal of these signs but has since recanted that request. Staff did confirm with a member of the Board prior to publication of the packet, that



the Board discussed the application at their February 7th, 2022 Board meeting and the Board remains in favor of the fence and will abide by the decision(s) made by the Plan Commission.

The packet includes several photos of the property line taken by Village Staff to illustrate the existing site conditions. In Staff's opinion, placing a fence along the lot line would be a challenge given existing and new trees/shrubs/vegetation and site topography. It might be possible to have a fence offset ~2-5 feet from the lot line; however, there are still challenges to squeezing it in between existing and new landscaping and it would present issues with maintaining access to the other side for maintenance of lawn/shrubs on the other side of the fence. The landscaping is also likely to grow into the fence in the future, which threatens the health of those trees/shrubs and could result in damage to the fence. It may be possible to move some of the newly planted landscaping to make more room for an offset property line fence; however, this would result in moving the landscaping from the top of the stormwater basin to the side slope and likely result in Development landscaping on both sides of the fence line. In addition, in order to install the fence, some existing understory shrubs would likely need to be removed. This woody vegetation aids in screening the homes on Terminal Drive with the Development. There is no Village requirement that a multi-family development needs to have a fence. Based on a review of the April 16 and June 18, 2018 Plan Commission minutes, the inclusion of the fence in the approved site plan was done by the Developer at the request of the adjacent property owners, and not the Plan Commission per se, as the adjacent property owners were concerned about tenants trespassing on their property into Brandt Park. These same property owners now no longer feel a fence is necessary/desired. In Staff's opinion, the probability of property owners on either side trespassing through the property seems low and a 4-foot high chain link fence is a small deterrent but doesn't prevent trespassing. The existing landscaping, along with the growth of the Development's new landscaping, should form over time a natural fence line. Given all of these factors, Staff supports granting the request to amend the site plan to remove the 4-foot high chain link fence as requested.

Other Staff Comments

There are no comments from the Village Engineer, Fire Chief, or Police Chief regarding this request.

Public Comments

The packet includes one letter of support for the proposed amendment from a resident of the Condo Association.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

Property is identified for Mixed Use/Flex Commercial in the Village's Comprehensive Plan, Future Land Use Map. Per Figure 4.1, R-3 zoning is a Typical Implementing Zoning District within this future land use category.

ORDINANCE REFERENCE:

Chapter 8, Article VII Fences and Hedges
Sec. 62-310 Site/Design Review



BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to approve the site design review permit amendment for the Park Woods Condominium to remove the 4-foot high chain link fence as submitted.

ATTACHMENTS:

1. Parks Woods Condominium Site Plan Amendment_01.23.22
2. Parkwoods Site Photos_03.15.2022
3. McFarland Village letter 2021-11-23 - fence & road signs
4. Parkwoods Condominium Site_Village Attorney Ltr_04.07.22
5. Park Wood Condo Owners Letter of Support_05.11.2022

VILLAGE OF McFarland

Community & Economic Development

Plan Commission Application – 2022

~Application must be completed in full~

Applicant - Owner	BIZY LOU LLC	Applicant's Agent	LOUIS CHERAMY
		Name	
Address	4727 LORRAINE WAY	Address	4727 LORRAINE WAY
Email	louis@cheramybuilders.com	Email	louis@cheramybuilders.com
Phone #	608-335-8131	Phone #	608-335-8131
Fax #		Fax #	

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

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

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

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

AMENDING THE "FENCE" REQUIREMENT LOCATED ON THE WEST BOUNDARY OF THE PARK WOODS CONDOMINIUM OWNERS ASSOCIATION PROPERTY.
 PROJECT APPROVAL DATE 06/18/2018

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

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

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

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

Village of McFarland Plan Commission 2022 Schedule

The Village of McFarland Plan Commission normally conducts meetings on the third Monday of each month, unless otherwise noted above at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; potential agenda item materials are required to be submitted per the schedule listed below.

***Submittal Deadline Noon on:**

For Scheduled 2022 Meeting date of:

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

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

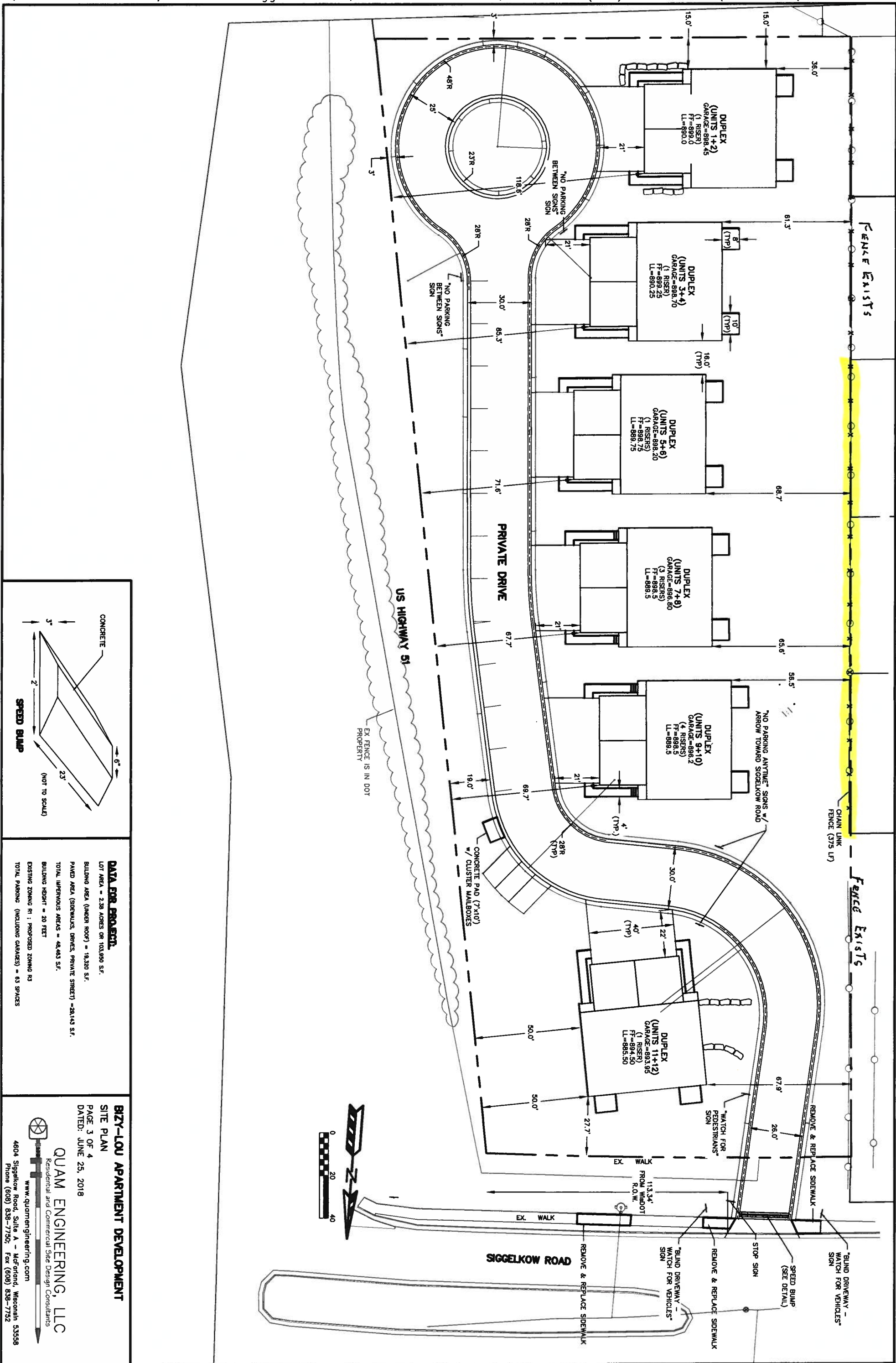
Acknowledgements:

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

X


Signature of Applicant/Agent

01/23/2022
Date



October 19, 2021

To: Joan and Don Krantz

5007 Terminal Drive McFarland, WI. 53558

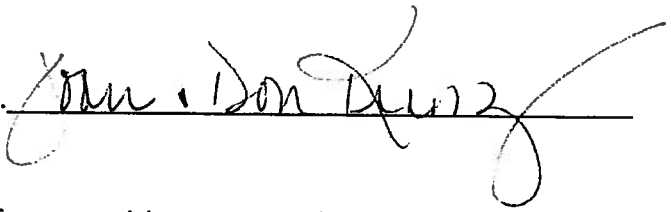
Re: Chain link fence at you Eastern property line.

The Park Woods project was approved on June 25, 2018 with the inclusion of a 4' tall chain link fence between our boundaries. The project was also approved on this being apartments for rent and not the Condominium Association that it is now. The primary concern from the residence on Terminal Drive was the access between the two properties be closed off so there would be no pedestrian traffic from our property through yours to access the Brandt Park area. The creation of the Park Woods Homeowners Condominium Association has possibly changed the likelihood of any pedestrian traffic between the properties so I am asking you to consider the following:

1. Install the fence per agreement on 06/25/2018.
 - The trees and shrubs are directly on the boundary line making it impossible to put the fence there. Our only option is to install the fence approximately 2' on the PW side of the boundary in order to stay clear the trees. We would have no access to your side of the fence making it your responsibility to keep up the land or just let it go back to nature.

Please sign here if this is what you would like to see. _____

2. No fence.
 - We have planted trees and shrubs that will fill in and act as privacy screening. In a couple of years the screening should start to work as designed. However, it would not be enough to keep anyone 100% from accessing your property through ours. It would just make it more difficult.

Please sign here if this is what you would like to see.  _____

Please call, email, or mail your decision. Thank you for your quick response and attention to this letter. _____

Best

Louis Cheramy

louis@cheramybuilders.com

4727 Lorraine Way McFarland WI. 53558

608-335-8131

October 19, 2021

To: Gerry and Mary Lingk

5015 Terminal Drive McFarland, WI. 53558

Re: Chain link fence at you Eastern property line.

The Park Woods project was approved on June 25, 2018 with the inclusion of a 4' tall chain link fence between our boundaries. The project was also approved on this being apartments for rent and not the Condominium Association that it is now. The primary concern from the residence on Terminal Drive was the access between the two properties be closed off so there would be no pedestrian traffic from our property through yours to access the Brandt Park area. The creation of the Park Woods Homeowners Condominium Association has possibly changed the likelihood of any pedestrian traffic between the properties so I am asking you to consider the following:

1. Install the fence per agreement on 06/25/2018.
 - The trees and shrubs are directly on the boundary line making it impossible to put the fence there. Our only option is to install the fence approximately 2' on the PW side of the boundary in order to stay clear the trees. We would have no access to your side of the fence making it your responsibility to keep up the land or just let it go back to nature.

Please sign here if this is what you would like to see. _____

2. No fence.
 - We have planted trees and shrubs that will fill in and act as privacy screening. In a couple of years the screening should start to work as designed. However, it would not be enough to keep anyone 100% from accessing your property through ours. It would just make it more difficult.

Please sign here if this is what you would like to see. Mary C. Lingk

Please call, email, or mail your decision. Thank you for your quick response and attention to this letter.

Best

Louis Cheramy

louis@cheramybuilders.com

4727 Lorraine Way McFarland WI. 53558

608-335-8131

we are sorry how- we agreed to the fence because we thought that was what everyone wanted. We are satisfied with the work you are doing.

MCL

October 19, 2021

To: Dave and Deb Perkl

5011 Terminal Drive McFarland, WI. 53558

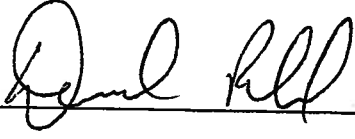
Re: Chain link fence at you Eastern property line.

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1. Install the fence per agreement on 06/25/2018.
 - The trees and shrubs are directly on the boundary line making it impossible to put the fence there. Our only option is to install the fence approximately 2' on the PW side of the boundary in order to stay clear the trees. We would have no access to your side of the fence making it your responsibility to keep up the land or just let it go back to nature.

Please sign here if this is what you would like to see. _____

2. No fence.
 - We have planted trees and shrubs that will fill in and act as privacy screening. In a couple of years the screening should start to work as designed. However, it would not be enough to keep anyone 100% from accessing your property through ours. It would just make it more difficult.

Please sign here if this is what you would like to see.  1/18/22

Please call, email, or mail your decision. Thank you for your quick response and attention to this letter.

Best

Louis Cheramy

louis@cheramybuilders.com

4727 Lorraine Way McFarland WI. 53558

608-335-8131













View of property line from south (Unit #5) looking north

End of existing chain link fence that extends south down lot line

View looking north
(approximately at
Unit #5)

End of existing chain
link fence

new trees planted by
Developer

Staked property line
offset of approximately
5 feet

View looking north (approximately
at Unit 6)



View looking north
(approximately at Unit #7)



View looking north (approximately
at Unit #8)



View looking north (approximately
at Unit #9)



View looking north (approximately
at Unit #10)

Start of existing barb
wire fence that extends
north along lot line

View of property line from
north (Unit #10) looking
south



End of existing barb
wire fence

November 23, 2021

Dear Andrew Bremer:

The Park Woods Association Board met on Tuesday, November 16 and did unanimously agree to maintain the approved plan for the Park Woods condo development. This agreement includes the fence on the west side of the property as well as the placement of road signs at the entry way, curve, and circle drive.

The Board's primary concerns are to ensure the safety of Owners and decrease the liability exposure to Owners and the Association on both sides of the planned fencing. The Board questions the placement of trees/shrubs at locations prior to the placement of the approved fencing plan. Both the fence and road signs are currently the remaining unfinished pieces of the approved plan.

We appreciate the communication with the Village and our continued working relationship. Please notify the Board of any questions or clarifications you may need from us.

A handwritten signature in blue ink that reads "David Franchek". The signature is written in a cursive, flowing style.

David Franchek, President
Park Woods Condominium Association Board

REUTER, WHITISH & EVANS, S.C.

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

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

**TELEPHONE
(608) 250-9053**

**FACSIMILE
(608) 250-9054**

MEMORANDUM

To: Andrew Bremer, Community & Economic Development Director
From: Allen D. Reuter, Village Attorney *ADR*
Date: April 7, 2022
Re: Site Plan Amendment – Parkwoods Condominium Site

On behalf of the McFarland Plan Commission, you asked for my opinion on whether approval of a site plan amendment would expose the Village to potential liability. You indicated that the Commission approved a site plan for a property that was later converted to a condominium. The site plan included a condition that the developer install a fence along the rear lot line. The developer has requested the site plan approval be amended to eliminate the fence requirement.

I do not see any appreciable risk of liability on the part of the Village regardless of whether the application is approved or rejected. The Plan Commission, both in the context of the original site plan and the proposed amendment, is exercising part of the Village's statutory authority (police powers) and is immune from liability for actions within its governmental discretion. I would recommend the Plan Commission make its decision based solely on the merits of the requested site plan change.

May 6, 2022

To: [Keri Austin 4719 Lorraine way]

Re: Amendment to Site Design Permit to Remove Chain Link Fence

On May 16, 2022, the Village of McFarland Plan Commission will consider a request by Bizy Lou LLC, the developer of Park Wood Condominiums, to amend the existing site design permit to remove the requirement to install a four-foot high rear yard chain link fence that would be behind units _3_ to _4_. While the Village's Zoning Code does not require a chain link fence for multi-family properties, the Village required a fence in the original plan due only to concerns by the adjacent property owners. However, now that the adjacent property owners have seen the development, the adjacent property owners have since confirmed in writing that they would be okay with the fence being removed from the site design.

As you will see in the attached Summary Sheet, Andrew Bremer, the Community & Economic Development Director, also recommends that the Plan Commission amend the site design to remove the fence. As noted by Mr. Bremer, the topography of the back lot along with existing shrubbery and vegetation would make the installation of a chain link fence challenging and unnecessary.

To further assist the Plan Commission's decision on May 16, 2022, I am asking each resident of Park Wood to provide his/her view on Bizy Lou's proposed amendment. To confirm that you are in favor of the fence being removed from the existing site design, please either email me at louis@cheramybuilders.com or return a signed copy of this letter to 4727 Lorraine Way by Friday, May 13, 2022.

If you have any questions or concerns, please do not hesitate to reach out to me directly at 608-335-8131.

Your Neighbor,

Louis Cheramy

louis@cheramybuilders.com>

4727 Lorraine Way, McFarland, WI 53558

608-335-8131

My name is Keri Austin and I am a resident of the Park Wood Condominiums. I am favor of Bizy Lou LLC's request to amend the site design to remove the requirement to install a four-foot high chain link fence.

May 6, 2022

To: [Cindy and Jerry Foley]

Re: Amendment to Site Design Permit to Remove Chain Link Fence

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If you have any questions or concerns, please do not hesitate to reach out to me directly at 608-335-8131.

Your Neighbor,

Louis Cheraamy
louis@cheramybuilders.com>
4727 Lorraine Way, McFarland, WI 53558
608-335-8131

My name is Jerry Foley, and I am a resident of the Park Wood Condominiums. I am in favor of Bizzy Lou LLC's request to amend the site design to remove the requirement to install a four-foot high chain link fence.

May 6, 2022

To: [Louis and Beth Cheramy 4727 Lorraine way]

Re: Amendment to Site Design Permit to Remove Chain Link Fence

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If you have any questions or concerns, please do not hesitate to reach out to me directly at 608-335-8131.

Your Neighbor,

Louis Cheramy

louis@cheramybuilders.com>

4727 Lorraine Way, McFarland, WI 53558

608-335-8131

My name is Beth Cheramy, and I am a resident of the Park Wood Condominiums. I am favor of Bizy Lou LLC's request to amend the site design to remove the requirement to install a four-foot high chain link fence.

May 6, 2022

To: [Darrel and Ilene Howard 4731 Lorraine way]

Re: Amendment to Site Design Permit to Remove Chain Link Fence

On May 16, 2022, the Village of McFarland Plan Commission will consider a request by Bizzy Lou LLC, the developer of Park Wood Condominiums, to amend the existing site design permit to remove the requirement to install a four-foot high rear yard chain link fence that would be behind units 3 to 4. While the Village's Zoning Code does not require a chain link fence for multi-family properties, the Village required a fence in the original plan due only to concerns by the adjacent property owners. However, now that the adjacent property owners have seen the development, the adjacent property owners have since confirmed in writing that they would be okay with the fence being removed from the site design.

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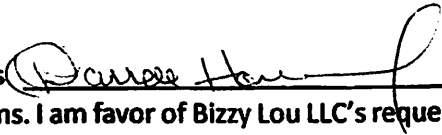
Your Neighbor,

Louis Cheramy

louis@cheramybuilders.com>

4727 Lorraine Way, McFarland, WI 53558

608-335-8131

My name is , and I am a resident of the Park Wood Condominiums. I am in favor of Bizzy Lou LLC's request to amend the site design to remove the requirement to install a four-foot high chain link fence.

May 6, 2022

To: [Kevin and Adele Sink]

Re: Amendment to Site Design Permit to Remove Chain Link Fence

On May 16, 2022, the Village of McFarland Plan Commission will consider a request by Bizzy Lou LLC, the developer of Park Wood Condominiums, to amend the existing site design permit to remove the requirement to install a four-foot high rear yard chain link fence that would be behind units 3 to 4. While the Village's Zoning Code **does not** require a chain link fence for multi-family properties, the Village required a fence in the original plan due only to concerns by the adjacent property owners. However, now that the adjacent property owners have seen the development, the adjacent property owners have since confirmed in writing that they would be okay with the fence being removed from the site design.

As you will see in the attached Summary Sheet, Andrew Bremer, the Community & Economic Development Director, also recommends that the Plan Commission amend the site design to remove the fence. As noted by Mr. Bremer, the topography of the back lot along with existing shrubbery and vegetation would make the installation of a chain link fence challenging and unnecessary.

To further assist the Plan Commission's decision on May 16, 2022, I am asking each resident of Park Wood to provide his/her view on Bizzy Lou's proposed amendment. To confirm that you are in favor of the fence being removed from the existing site design, please either email me at louis@cheramybuilders.com or return a signed copy of this letter to 4727 Lorraine Way by Friday, May 13, 2022.

If you have any questions or concerns, please do not hesitate to reach out to me directly at 608-335-8131.

Your Neighbor,

Louis Cheramy

louis@cheramybuilders.com>

4727 Lorraine Way, McFarland, WI 53558

608-335-8131

My name is Adele & Adele Sink, and I am a resident of the Park Wood Condominiums. I am favor of Bizzy Lou LLC's request to amend the site design to remove the requirement to install a four-foot high chain link fence.

May 6, 2022

To: [Becky Draper 4743 Lorraine way]

Re: Amendment to Site Design Permit to Remove Chain Link Fence

On May 16, 2022, the Village of McFarland Plan Commission will consider a request by Bizy Lou LLC, the developer of Park Wood Condominiums, to amend the existing site design permit to remove the requirement to install a four-foot high rear yard chain link fence that would be behind units 3 to 4. While the Village's Zoning Code **does not** require a chain link fence for multi-family properties, the Village required a fence in the original plan due only to concerns by the adjacent property owners. However, now that the adjacent property owners have seen the development, the adjacent property owners have since confirmed in writing that they would be okay with the fence being removed from the site design.

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To further assist the Plan Commission's decision on May 16, 2022, I am asking each resident of Park Wood to provide his/her view on Bizzy Lou's proposed amendment. To confirm that you are in favor of the fence being removed from the existing site design, please either email me at louis@cheramybuilders.com or return a signed copy of this letter to 4727 Lorraine Way by Friday, May 13, 2022.

If you have any questions or concerns, please do not hesitate to reach out to me directly at 608-335-8131.

Your Neighbor,

Louis Cheramy

louis@cheramybuilders.com>

4727 Lorraine Way, McFarland, WI 53558

608-335-8131

My name is Becky Draper, and I am a resident of the Park Wood Condominiums. I am favor of Bizzy Lou LLC's request to amend the site design to remove the requirement to install a four-foot high chain link fence.

May 6, 2022

To: Curt and Lori Hedman 4747 Lorraine Way

Re: Amendment to Site Design Permit to Remove Chain Link Fence

On May 16, 2022, the Village of McFarland Plan Commission will consider a request by Bizy Lou LLC, the developer of Park Wood Condominiums, to amend the existing site design permit to remove the requirement to install a four-foot high rear yard chain link fence that would be behind units _3_ to _4_. While the Village's Zoning Code **does not** require a chain link fence for multi-family properties, the Village required a fence in the original plan due only to concerns by the adjacent property owners. However, now that the adjacent property owners have seen the development, the adjacent property owners have since confirmed in writing that they would be okay with the fence being removed from the site design.

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To further assist the Plan Commission's decision on May 16, 2022, I am asking each resident of Park Wood to provide his/her view on Bizy Lou's proposed amendment. To confirm that you are in favor of the fence being removed from the existing site design, please either email me at louis@cheramybuilders.com or return a signed copy of this letter to 4727 Lorraine Way by Friday, May 13, 2022.

If you have any questions or concerns, please do not hesitate to reach out to me directly at 608-335-8131.

Your Neighbor,

Louis Cheramy

louis@cheramybuilders.com>

4727 Lorraine Way, McFarland, WI 53558

608-335-8131

My name is Curtis Hedman, and I am a resident of the Park Wood Condominiums. I am favor of Bizy Lou LLC's request to amend the site design to remove the requirement to install a four-foot high chain link fence.

May 6, 2022

To: [Lee and Cindy Dammen 4749 Lorraine Way

Re: Amendment to Site Design Permit to Remove Chain Link Fence

On May 16, 2022, the Village of McFarland Plan Commission will consider a request by Bizy Lou LLC, the developer of Park Wood Condominiums, to amend the existing site design permit to remove the requirement to install a four-foot high rear yard chain link fence that would be behind units 3 to 4. While the Village's Zoning Code **does not** require a chain link fence for multi-family properties, the Village required a fence in the original plan due only to concerns by the adjacent property owners. However, now that the adjacent property owners have seen the development, the adjacent property owners have since confirmed in writing that they would be okay with the fence being removed from the site design.

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To further assist the Plan Commission's decision on May 16, 2022, I am asking each resident of Park Wood to provide his/her view on Bizy Lou's proposed amendment. To confirm that you are in favor of the fence being removed from the existing site design, please either email me at louis@cheramybuilders.com or return a signed copy of this letter to 4727 Lorraine Way by Friday, May 13, 2022.

If you have any questions or concerns, please do not hesitate to reach out to me directly at 608-335-8131.

Your Neighbor,

Louis Cheramy

louis@cheramybuilders.com>

4727 Lorraine Way, McFarland, WI 53558

608-335-8131

My name is Lee Dammen, and I am a resident of the Park Wood Condominiums. I am favor of Bizy Lou LLC's request to amend the site design to remove the requirement to install a four-foot high chain link fence.

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 17, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on a recommendation to the Village Board on a request by Waubesa Shores Condos, DBA Beach House Properties, LLC for approval of Amendment No. 2 to Declarations of Condominium for Waubesa Shores Condominiums relating to changes to electrical room, storage room locations, and parking spaces for the development located at 5600 - 5604 Lake Edge Road, McFarland, WI.

PREVIOUS ACTION:

9.11.2017 Village Board approval of the Waubesa Shores Condominium.

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

4.18.2022 Plan Commission held a public hearing on the Second Amendment to the Waubesa Shores Condominium.

ISSUE SUMMARY:

Summary of Request

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

Existing Conditions

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

Ordinance Review

Sec. 56-8 of the Subdivision Code provides requirements for the review and approval of



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

Department Head Comments

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

Public Comments

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

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

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

ORDINANCE REFERENCE:

Sec. 56-8 Condominium Developments

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to recommend to the Village Board approval of Amendment No. 2 to Declarations of Condominium for Waubesa Shores Condominiums as submitted.

ATTACHMENTS:

1. 4.18.22 - Waubesa Shores condo - Amnd no 2
2. Waubesa Shores Condo Plan Amendment_Plan Commission Application_03.07.22
3. Waubesa Shores Condo Plan Amendment 2 Plat and Declaration_03.07.22

Please publish in the
McFarland Thistle on
March 31, 2022

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

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

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

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

ZOOM INFORMATION

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

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



Plan Commission Application – 2022

~Application must be completed in full~

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

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

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
☐ Preliminary Plat	\$500+AF	☐ Conditional Use	\$425+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	\$500+BF	☐ Rezoning (map)	\$475+F	☐ Dev. Agreement Including Addendums	\$400 F
☐ Certified Survey Map	\$300+FG	☐ Zoning Amendment (text)	\$475 +F	☐ Final Plat	\$500 +CF
☒ Condominium	\$300+EF	☐ USA/MMSD Annexation	At cost	☐ Final Plat (reapplication)	\$400 +DF
☐ Comprehensive Plan Amendment	\$500+F			☐ Site/Design Review	\$400 + F

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

Escrow Deposits
(covers costs for outside consultants; e.g., engineers, attorneys, etc.)

☐ R-E, R-3 & PD (up to 50 acres) \$5,000

☐ R-E, R-3 & PD (greater than 50 acres) \$10,000

☐ Site/Design Review (less than 2,000 sq. ft.) \$1,000

☐ Site/Design Review (2,000 sq. ft. or more) \$2,000

☒ All Plats including condominiums \$5,000

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

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

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

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

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

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

Village of McFarland Plan Commission 2022 Schedule

The Village of McFarland Plan Commission normally conducts meetings on the third Monday of each month, unless otherwise noted below at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; potential agenda item materials are required to be submitted per the schedule listed below.

***Submittal Deadline Noon on:**

For Scheduled 2022 Meeting date of:

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

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

Acknowledgements:

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

X Katy Sturman
Signature of Applicant/Agent

03-07-2022
Date

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

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

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

LAKE WAUBESA

PUBLIC ACCESS EASEMENT
PER DOCUMENT NO. 5459014

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

L O I 1

C. S. M.

1 4 6 0 4

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

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

LAKE EDGE
ROAD

PARTIAL
QUILT
ASSESSOR'S PLAT

BREMER
ROAD

L O I 2

C. S. M.

4 2 5 1

ADDENDUM NOTE:

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

LEGAL DESCRIPTION:

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

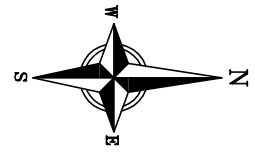
SURVEYOR'S CERTIFICATE:

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

Vierbicher Associates Inc.
By: Paul R. Knudson

Dated this 30th day of September, 2021

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



BEARINGS ARE REFERENCED
TO CERTIFIED SURVEY MAP
NUMBER 14604

0 40 80
SCALE: ONE INCH = FORTY FEET

LEGEND

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

PREPARED FOR:

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

PREPARED BY:

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

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

DANE COUNTY APPROVAL CERTIFICATE

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

Date: _____, 20____

Dane County Planning & Development

CERTIFICATE OF REGISTER OF DEEDS

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

Kristi Chlebowski,
Dane County Register of Deeds

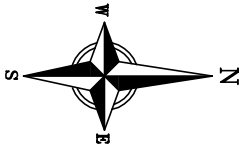
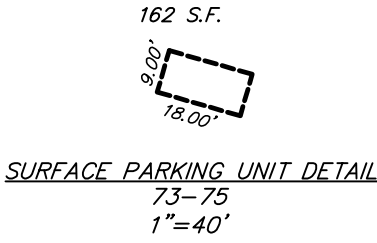
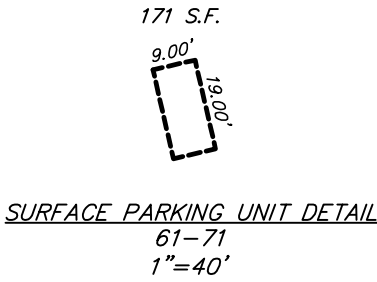
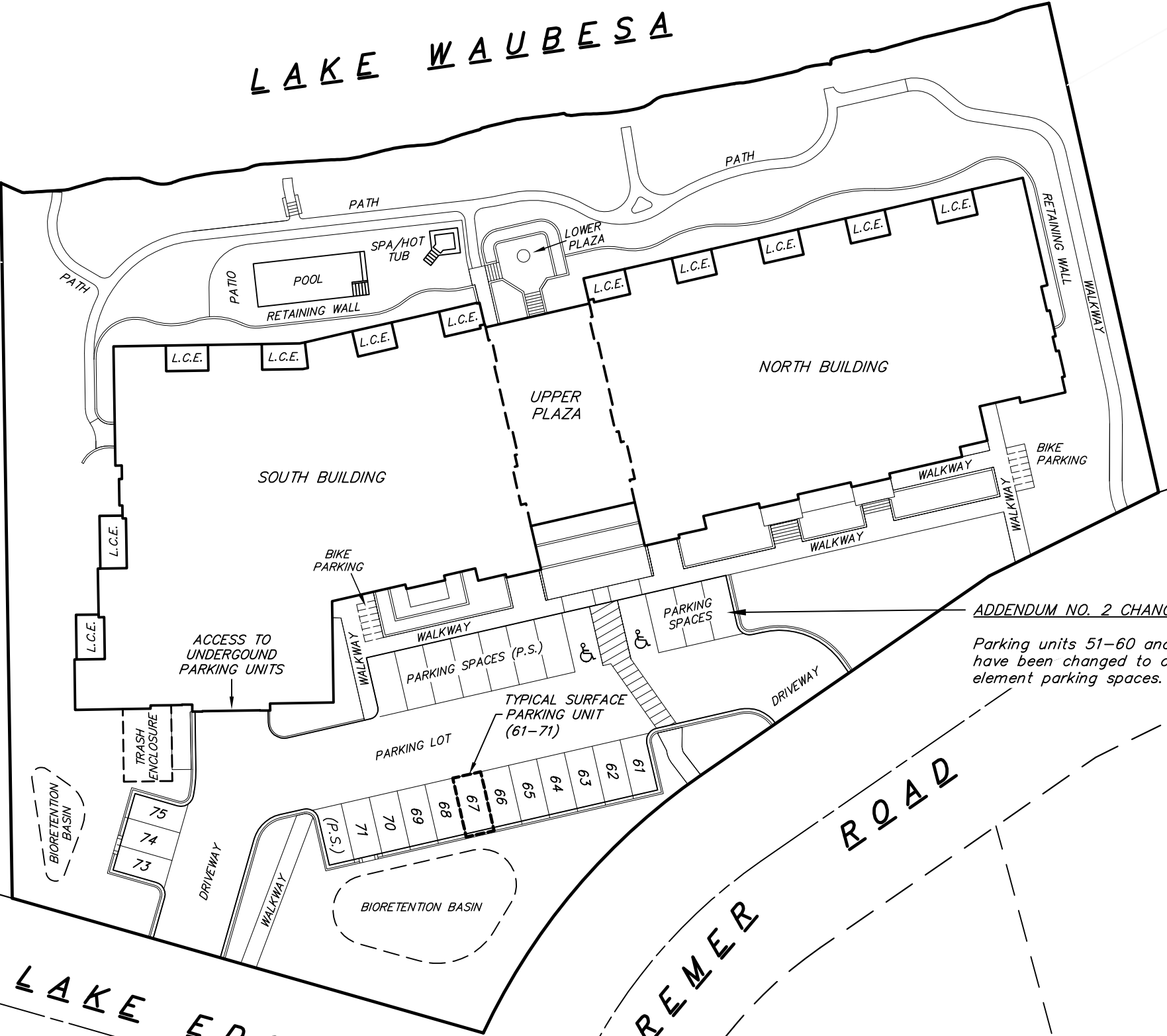
vierbicher
planners | engineers | advisors

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



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

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



BEARINGS ARE REFERENCED
TO CERTIFIED SURVEY MAP
NUMBER 14604

0 40 80

SCALE: ONE INCH = FORTY FEET

LEGEND

LIMITED COMMON ELEMENT (L.C.E.)

NOTES:

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

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

ADDENDUM NOTE:

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

ADDENDUM NO. 2 CHANGES:

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

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

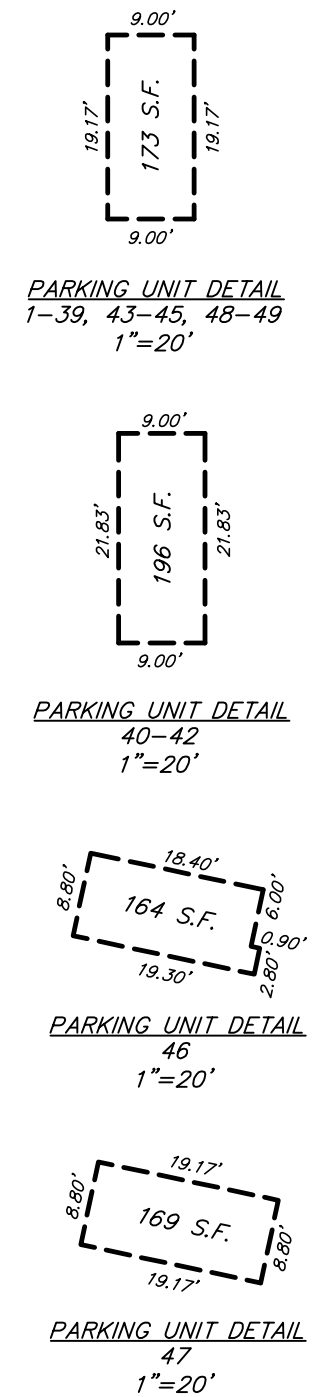
PREPARED BY:
Vierbicher Associates, Inc.
By: Paul R. Knudson
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 826-0532
pknu@vierbicher.com

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

vierbicher
planners | engineers | advisors

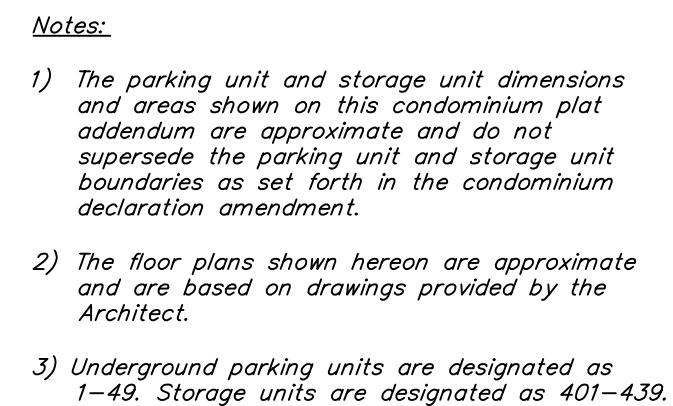
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

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



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

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



Document Number

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

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

Recording Area

Name and Return Address

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

Parcel Identification Number (PIN)

154/0610-032-2080-1

DANE COUNTY APPROVAL CERTIFICATE

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

Dane County Planning & Development

Print: _____

Date

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

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

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

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

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

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

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

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

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

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

CERTIFICATION

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

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

Executed this 2nd day of February, 2022.

Waubesa Shores Condominium Association, Inc.

By: [Signature]
James W. Opoien, President

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

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

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

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

This instrument is drafted by:
Attorney John Starkweather

EXHIBIT B

Condominium Plat

[See Attached.]

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

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

Date: February 2, 2022

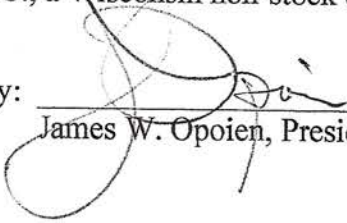
By: 
James W. Opoien, President

EXHIBIT C

Parking Assessment Percentage

<u>Unit</u>	<u>Parking Assessment Percentage</u>
1	1.59%
2	1.59%
3	1.59%
4	1.59%
5	1.59%
6	1.59%
7	1.59%
8	1.59%
9	1.59%
10	1.59%
11	1.59%
12	1.59%
13	1.59%
14	1.59%
15	1.59%
16	1.59%
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31	1.59%
32	1.59%
33	1.59%
34	1.59%
35	1.59%
36	1.59%
37	1.59%
38	1.59%
39	1.59%
40	1.80%
41	1.80%
42	1.80%

43	1.59%
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48	1.59%
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61	1.57%
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63	1.57%
64	1.57%
65	1.57%
66	1.57%
67	1.57%
68	1.57%
69	1.57%
70	1.57%
71	1.57%
73	1.49%
74	1.49%
75	1.49%

36839474_1

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 17, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

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

PREVIOUS ACTION:

January 19, 2021, preapplication meeting with the Plan Commission

July 19, 2021, preapplication meeting with the Plan Commission

April 18, 2022, the Plan Commission held a public hearing on Ordinance 2022-05

May 11, 2022, the Landmarks Commission approved a Certificate of Appropriateness for the proposed improvements.

ISSUE SUMMARY:

Summary of Request

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

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

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

The Plan Commission is scheduled to make a recommendation to the Village Board on the Comprehensive Plan Amendment and Rezone at its May 17, 2022 meeting, along with taking action on the CSM request. The Village Board is anticipated to take action on the Comprehensive Plan Amendment and Rezone at its May 24, 2022 meeting. The Landmarks



Commission is also scheduled to meet on May 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 as included in the packet.

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

Department Head Comments

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

Public Comments

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

**FINANCIAL/BUDGET IMPACT:**

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

VILLAGE PLAN REFERENCE:

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

ORDINANCE REFERENCE:

Ordinance 2022-05 is included within the packet.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to recommend to the Village Board approval of Ordinance 2022-05.

ATTACHMENTS:

1. 4.18.22 - Urso - Ord. 2022-05 comp plan amnd
2. 2022-05 Comp Plan Amendment 5979 Siggelkow Road
3. 5979 Siggelkow Road_Urso PC Application_03.07.2022
4. 5979 Siggelkow Road_Urso SW Report_03.07.2022
5. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
6. McFarland Comp Plan Figure 4.1
7. 5979 Siggelkow Road Utilities_2021
8. 5979 Siggelkow Road Proposed Utility Easement (A3266828)
9. 5979 Siggelkow Road_PD Ltr_03.18.22
10. 5979 Siggelkow Road_F&RD Ltr_03.24.22
11. 5979 Siggelkow Road_VE Ltr_04.08.22

Please publish in the
McFarland Thistle on
March 17, 2022

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

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

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

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

ZOOM INFORMATION

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

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

ORDINANCE 2022-05

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

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

Sponsor: Community & Economic Development Director Bremer

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 1 Notice

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

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

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

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

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

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

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

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

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

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

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

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

APPROVED:

Carolyn A. Clow
Village President

ATTEST:

Cassandra Suettinger
Village Clerk-Treasurer

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

Plan Commission Application - 2022

Siggelkow Road School House Village of McFarland, Wisconsin

Prepared For:

Village of McFarland
5915 Milwaukee Center
McFarland, Wisconsin 53558

Prepared By:

Vierbicher
999 Fourier Drive Suite 201
Madison, Wisconsin 53717

Prepared On:

March 7, 2022

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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
☐ Preliminary Plat	\$500+AF	☐ Conditional Use	\$370+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	\$500+BI	☒ Rezoning (map)	\$405+	☐ Dev. Agreement Including Addendums	\$400 F
☒ Certified Survey Map	\$300+IG	☐ Zoning Amendment (text)	\$405 +F	☐ Final Plat	\$500 +CF
☐ Condominium	\$300+EF	☐ USA/MMSD Annexation	At cost	☐ Final Plat (reapplication)	\$400 +DI
☒ Comprehensive Plan Amendment	\$500+F			☒ Site/Design Review	\$400 + F

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

Escrow Deposits
(covers costs for outside consultants;
e.g., engineers, attorneys, etc.)

☐ R-E, R-3 & PD (up to 50 acres)	\$5,000
☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
☐ Site/Design Review (less than 2,000 sq. ft.)	\$1,000
☒ Site/Design Review (2,000 sq. ft. or more)	\$2,000
☐ All Plats including condominiums	\$5,000

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

5979 SIGGELKOW RD

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

See attached documents for description of proposal/request.

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

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

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Amended Submittal 3/7/2022

Village of McFarland Plan Commission 2021 Schedule

Page 241 of 480

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 septic tank manhole and vent that will be abandoned during the construction process.
- A retaining wall runs along the northern side of the property.
- Existing well is on the north side of the property and will be abandoned.
- A small shed is located on the south side of the property. This shed will be removed.
- Existing fence runs along the north side and eastern side of the property.

Description of Detailed Plan for Development

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

Proposed Schedule

Spring 2022

School House Interior Renovations start

Site Improvements

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

Summer 2022

Fall 2022

School House interior renovations completed

Office space fully functional and open

Planned Development Infill District Standards and Responses

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

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

(1) Maximum impervious ratio:

a. "Seven-tenths nonresidential"

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

(e) Additional Standards

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

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

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

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

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

- a. Not applicable

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

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

(5) *"Within the PD-I District, mixed land uses may be proposed. However, they must be found to be compatible based on the site and building design proposed. Compatibility will also be judged on the basis of how well the proposed project fits*

within the context of the neighborhood and abutting properties. The basic intent of this Chapter and Village Comprehensive Plan must be adhered to."

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

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

- a. Snow logistics are still being worked out.

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

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

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

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

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

- a) Applicant is seeking a Comprehensive Plan Future Land Use Map amendment to be in general conformance with the Village Comprehensive Plan.

- b) *"The establishment, maintenance or operation of the uses proposed in the planned development shall not substantially impair or diminish the use, value and enjoyment of other properties within the neighborhood".*
 - i. The proposed redevelopment will be an asset to the neighborhood and proposed pavement are sufficient to not negatively impact the neighboring buildings.
- c) *Traffic circulation into and within the development shall be designed to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also provide for the safe and convenient movement of both vehicles and pedestrians".*
 - i. The proposed parking stalls will connect to a 28' wide driveway and will provide safe and convenient movement of vehicles. The proposed sidewalk will connect to existing sidewalks and will provide safe movement for pedestrians.
- d) *"The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and natural bodies of waters, and other significant natural features and control of erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances".*
 - i. There are no existing environmental features to preserve. The proposed development will include stormwater management facilities to meet Village Erosion Control and Stormwater Management Ordinances. The Landscape Plan will meet Village landscaping ordinances.
- e) *"The planned development shall provide for convenient and harmonious groups of buildings, structures and uses; and buildings shall be spaced and sited to ensure adequate safety, light, ventilation and privacy".*
 - i. There are no plans for additional buildings on the property.
- f) The following provisions shall apply:
 - i. *"In a planned development for residential use, adequate open space and recreational areas shall be provided in appropriate locations, and all public and common open spaces shall be designed and located to provide safe and convenient access to residents".*
 - i. This is a mixed-use/commercial development, not residential development.
 - ii. *"Planned Development District housing impacts on community resources in the same manner as other new developments, which are characterized by division of land into lots. In particular, the additional population density places demands upon Village parks and recreation areas. Accordingly, each dwelling unit newly established shall be required to dedicate land or provide fees in lieu of land, in accordance with the procedures set forth in Section 62-64."*
 - i. This is a mixed-use/commercial development, not residential development.
- g) *"The planned development will not adversely affect the ability of public agencies to provide school or other municipal services".*
 - i. The redevelopment already had access to the street, the parking lot reconfiguration allows for greater access for fire trucks, this redevelopment does not impact the school system.
- h) *"The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater*

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

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

Site and Design Plans

Check List

Date received: _____

Subject property address: 5979 Siggelkow Road

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

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

Landowner's phone/fax: _____

Landowner's email: kevin@ursobros.com

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

- All A. Title Block that indicates name and address of the current property owner.
- All B. Name and signature of the designer.
- All C. Date of original plan and latest date of revised plan.
- AI D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.
- E. Existing zoning A-1 Proposed rezoning x yes no
- C1 & C2 F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- C1 G. All required building setback lines.
- C1 H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.
- C1 I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.
- N/A J. Existing and proposed site and building signage.
- A1&A3 K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.
- N/A L. The location of all outdoor storage areas; including proposed screening materials and colors.
- C2 M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.
- L1 N. The location and type of any permanently protected green space areas.
- N/A O. The location and elevation of any wetlands or floodplains.

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

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

Draft CSM attached

Stormwater Report provided with Application packet

Note: In addition to Site and Design Permit approval, a building permit from the Village Building Inspector is required prior to the start of construction of any building, fence, or sign.

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:

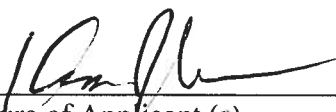
a. The proposed work would destroy, detrimentally change or adversely affect any existing exterior architectural feature of the improvement upon which said work is to be done; and

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.

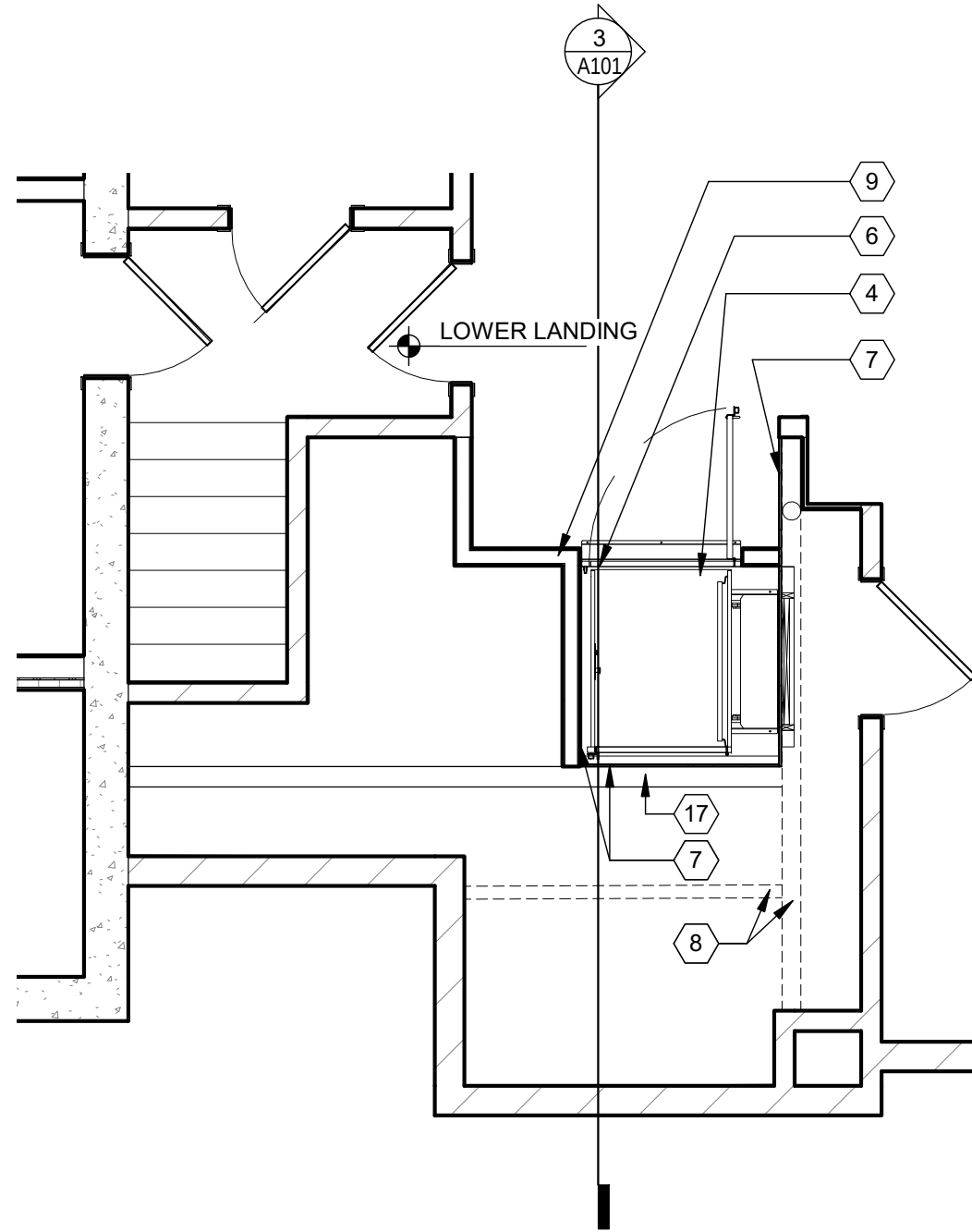
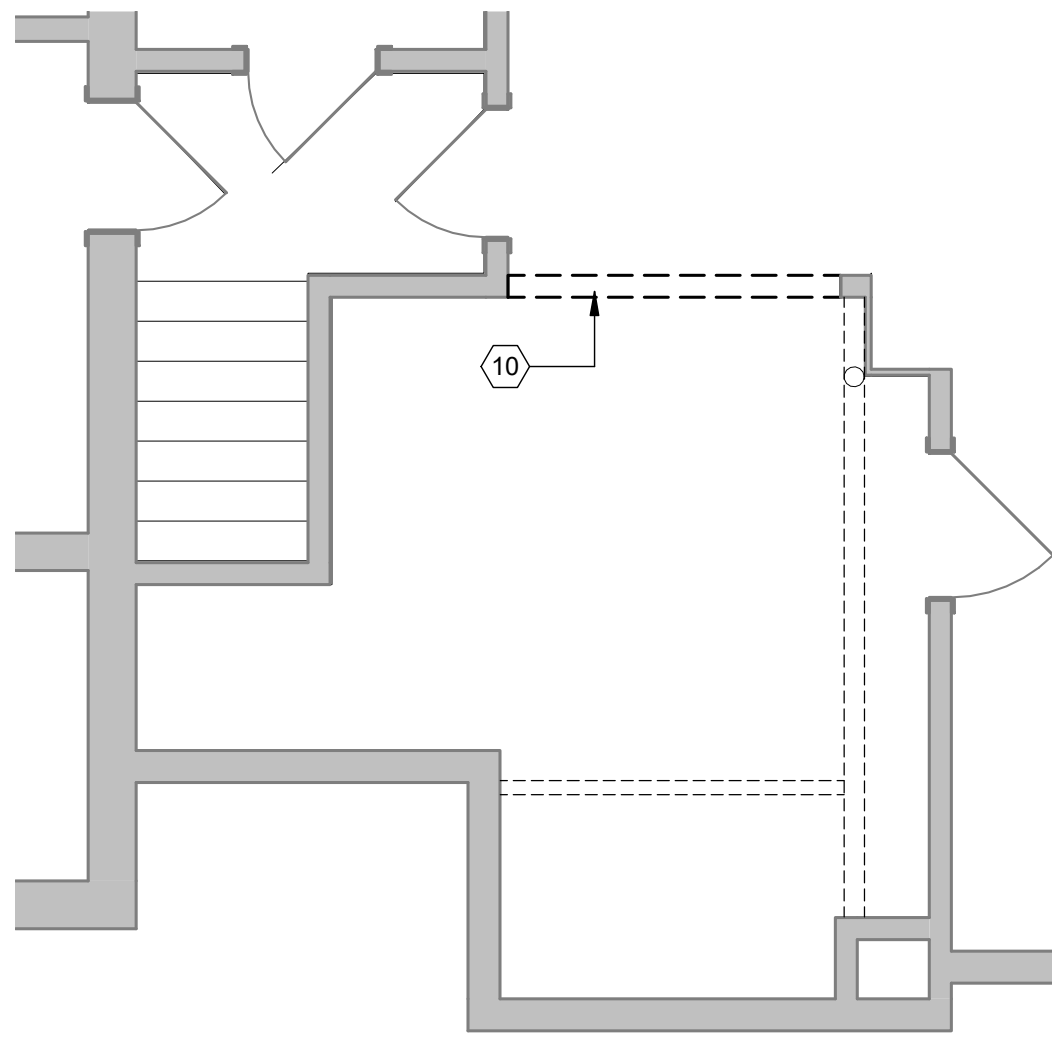
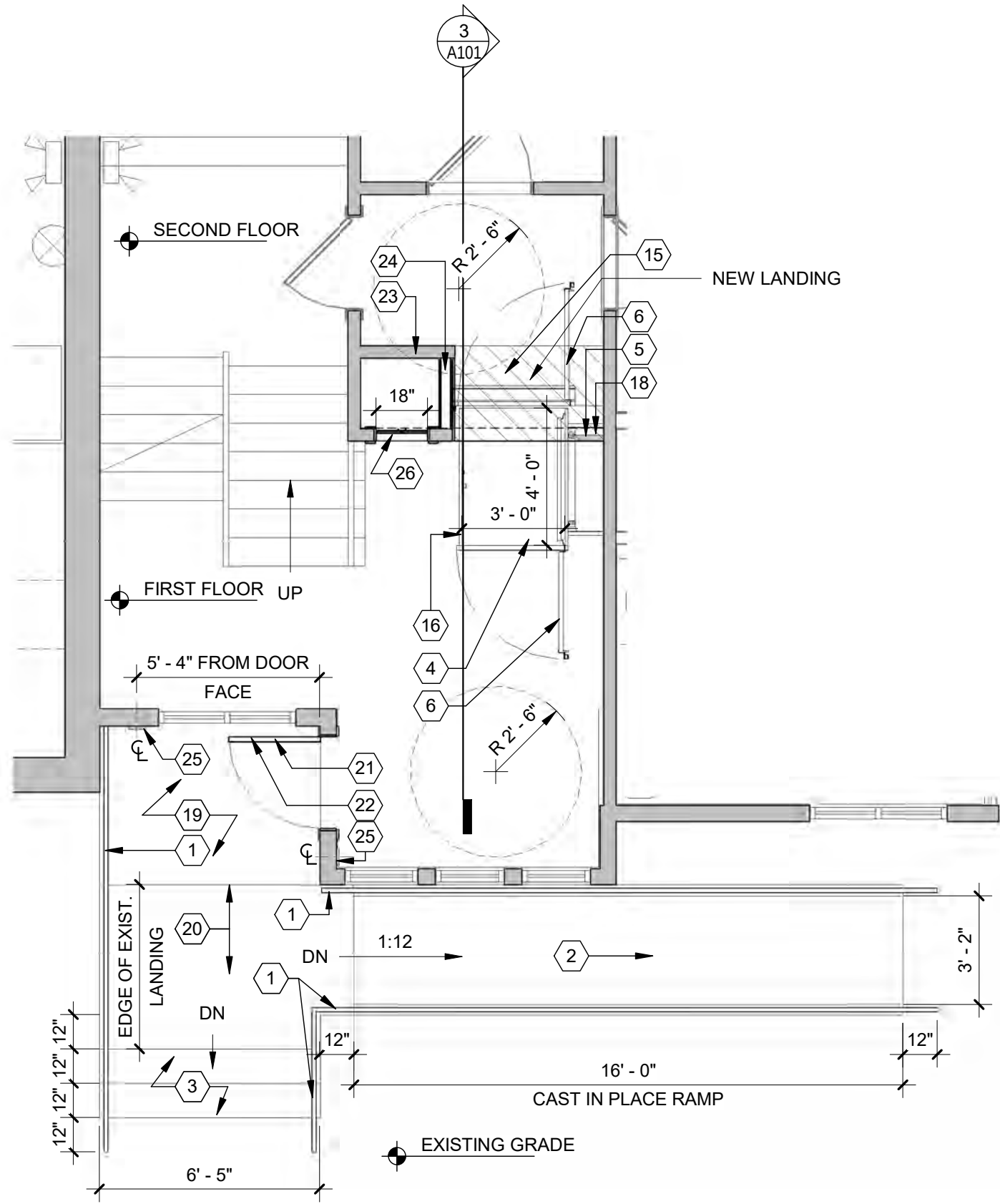
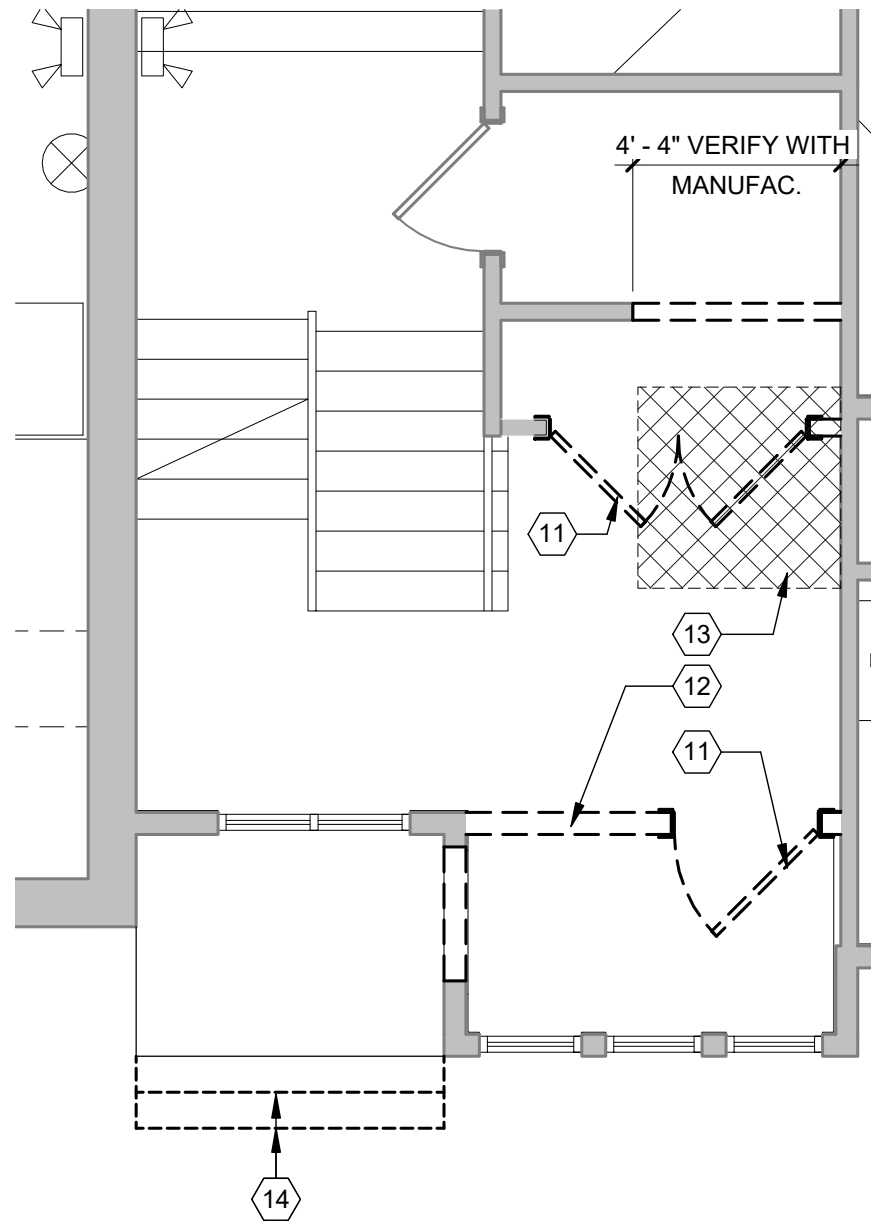
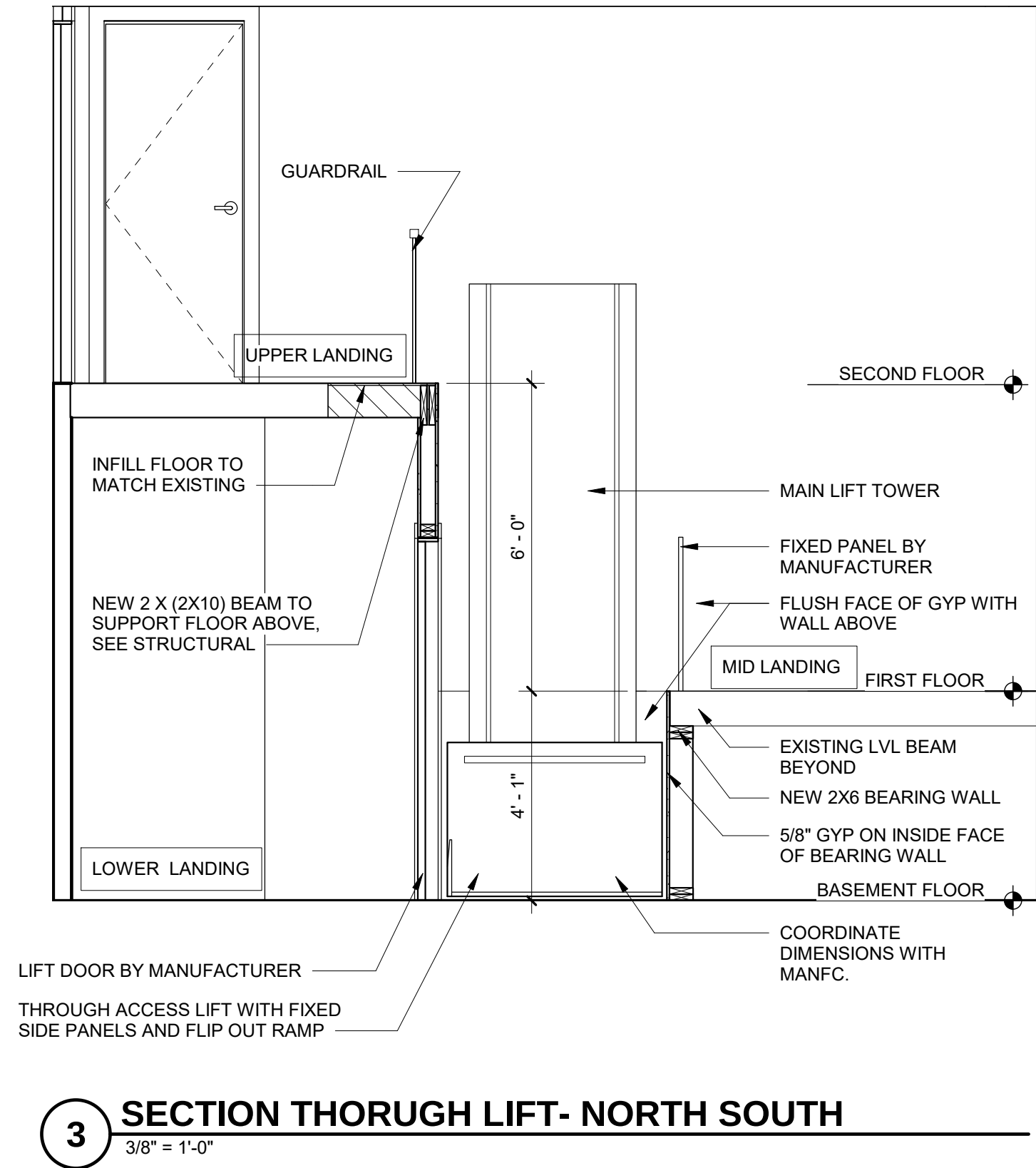
I hereby swear that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.



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	

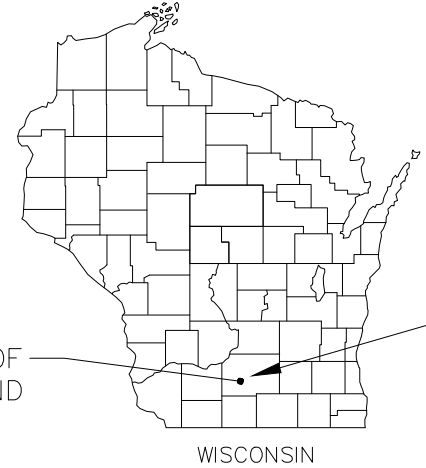
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SIGGELKOW ROAD SCHOOL HOUSE

SITE IMPROVEMENTS VILLAGE OF MCFARLAND, WI



vierbicher
planners | engineers | advisors
Phone: (800) 241-3898



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

TITLE SHEET

SIGGELKOW ROAD SCHOOL HOUSE
VILLAGE OF MCFARLAND
DANE COUNTY, WI

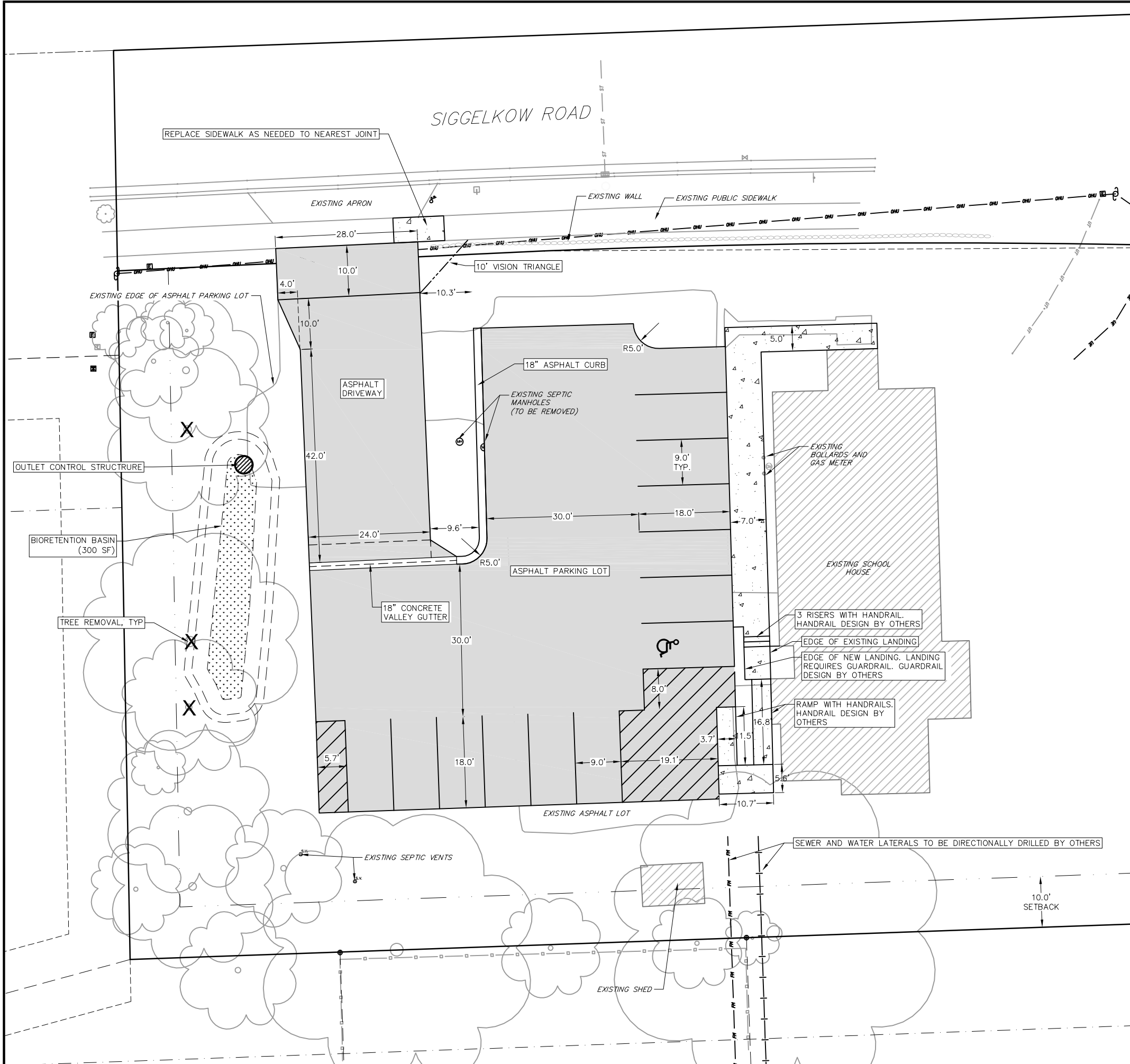
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NO.	DATE	NO.	DATE

DATE
03/08/2022
DRAFTER
AKAN
CHECKED
DPER

PROJECT NO.
210087

NOT FOR CONSTRUCTION

C0.0



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

North Arrow

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

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

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

SITE INFORMATION:

SITE AREA: 41,471 SF

EXISTING IMPERVIOUS SURFACES:

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

TOTAL EXISTING IMPERVIOUS AREA: 8,910 SF/0.204

PROPOSED IMPERVIOUS SURFACES

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

TOTAL PROPOSED IMPERVIOUS AREA: 11,108 SF/0.268

NOT FOR CONSTRUCTION

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

SITE PLAN

SIGGELKOW ROAD SCHOOL HOUSE
VILLAGE OF MCFARLAND
DANE COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

REVISIONS	NO.	DATE	REMARKS

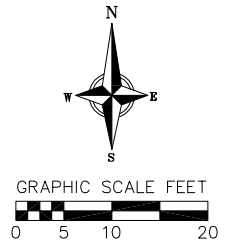
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PROJECT NO.	210087

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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 RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

UTILITY NOTES:

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

NOT FOR CONSTRUCTION

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EROSION CONTROL MEASURES

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

CONSTRUCTION SEQUENCE:

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

SEEDING RATES:

TEMPORARY:

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

AFTER SEPTEMBER 15.

PERMANENT:

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

FERTILIZING RATES:

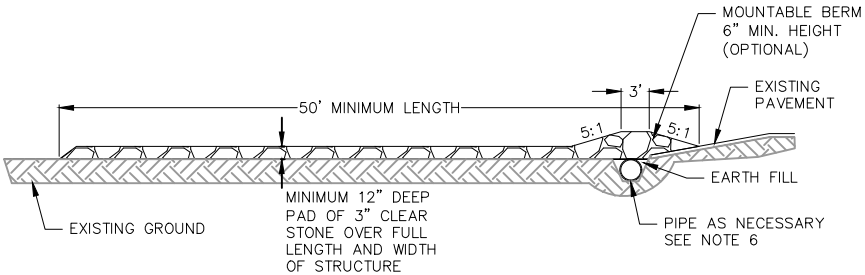
TEMPORARY AND PERMANENT:

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

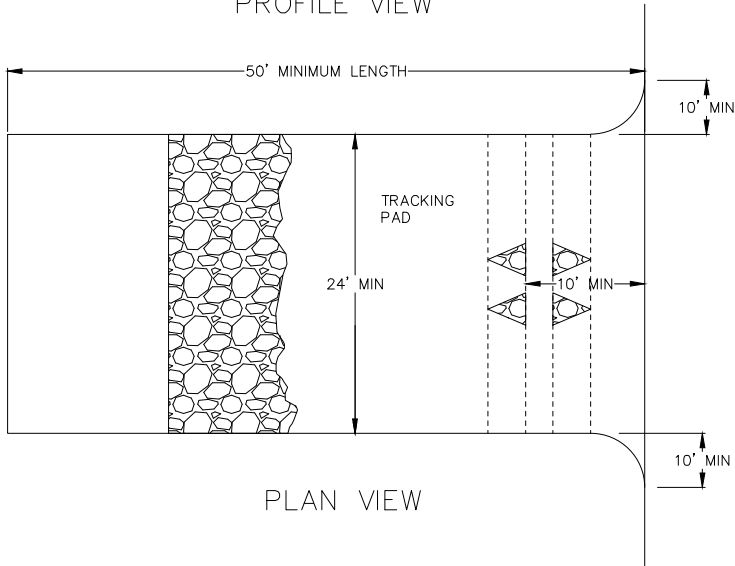
MULCHING RATES:

TEMPORARY AND PERMANENT:

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



PROFILE VIEW



PLAN VIEW

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

1
C3.0

TRACKING PAD
NOT TO SCALE



vierbicher
planners | engineers | advisors

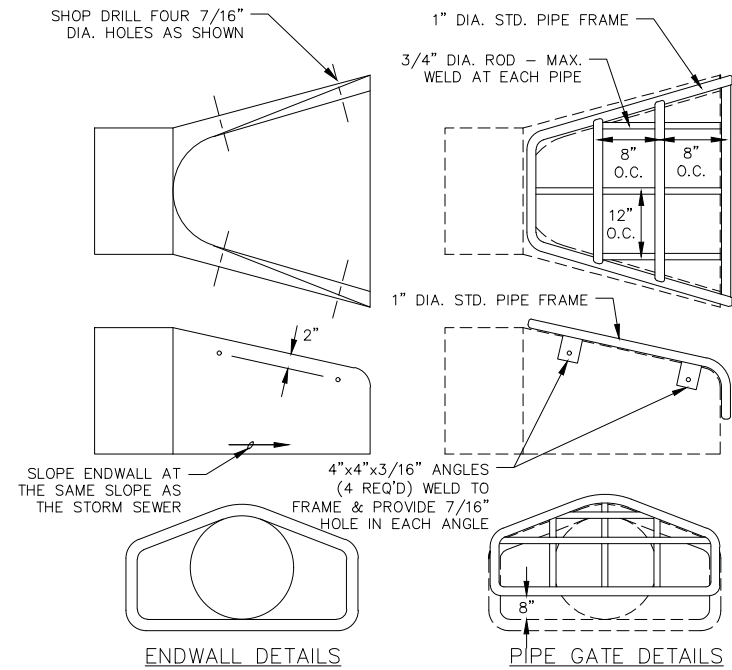
Phone: (800) 261-3898

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

REVISIONS	NO.	DATE	REMARKS

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

C3.0



NOTES:

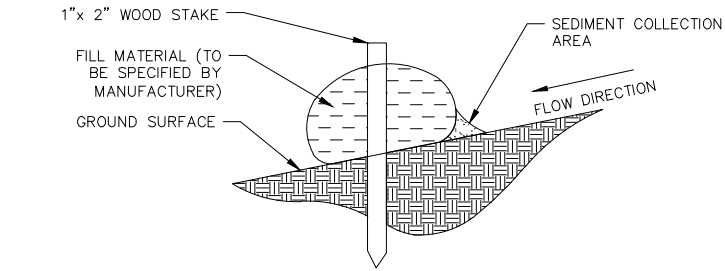
- THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.
- THE CONTRACTOR SHALL PROVIDE JOINT TIES ON STORM SEWER SYSTEM INFALL AND OUTFALL PIPES. TIE THE ENDWALL AND THE LAST 2 PIPE SECTIONS.

PAINING 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.

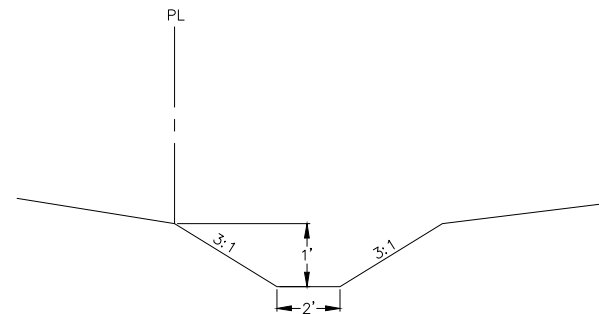
PREPARATION STEPS:

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.

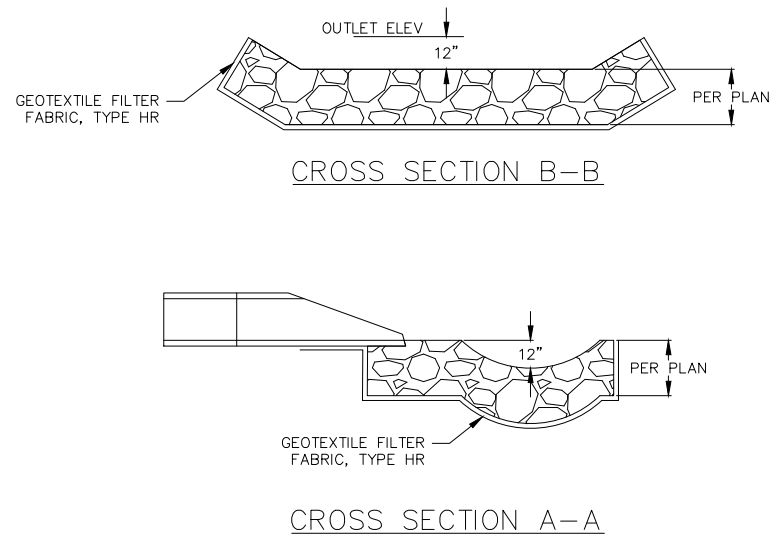


2
C3.1

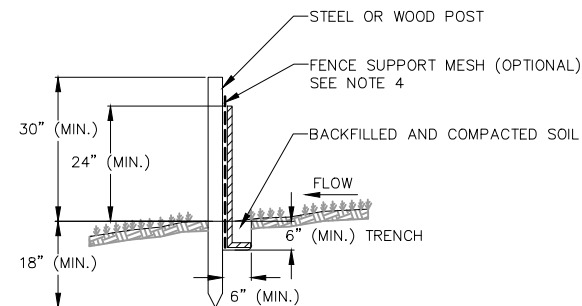
SILT SOCK
NOT TO SCALE



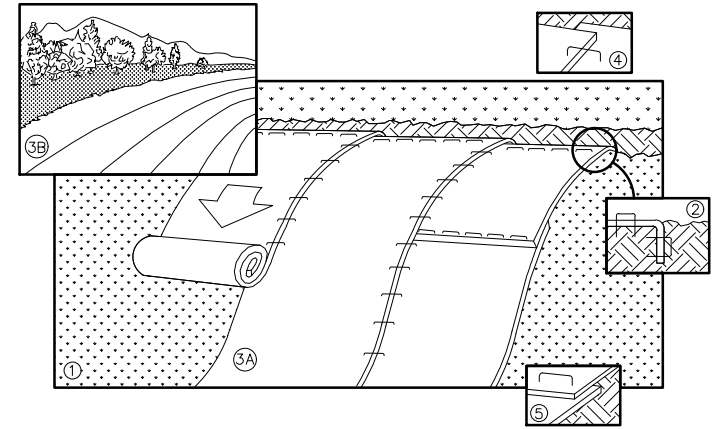
4 DITCH CROSS SECTION
C3.1 NOT TO SCALE



5 RIP-RAP OUTLET
C3.1 NOT TO SCALE



6 SILT FENCE
C3.1 NOT TO SCALE



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

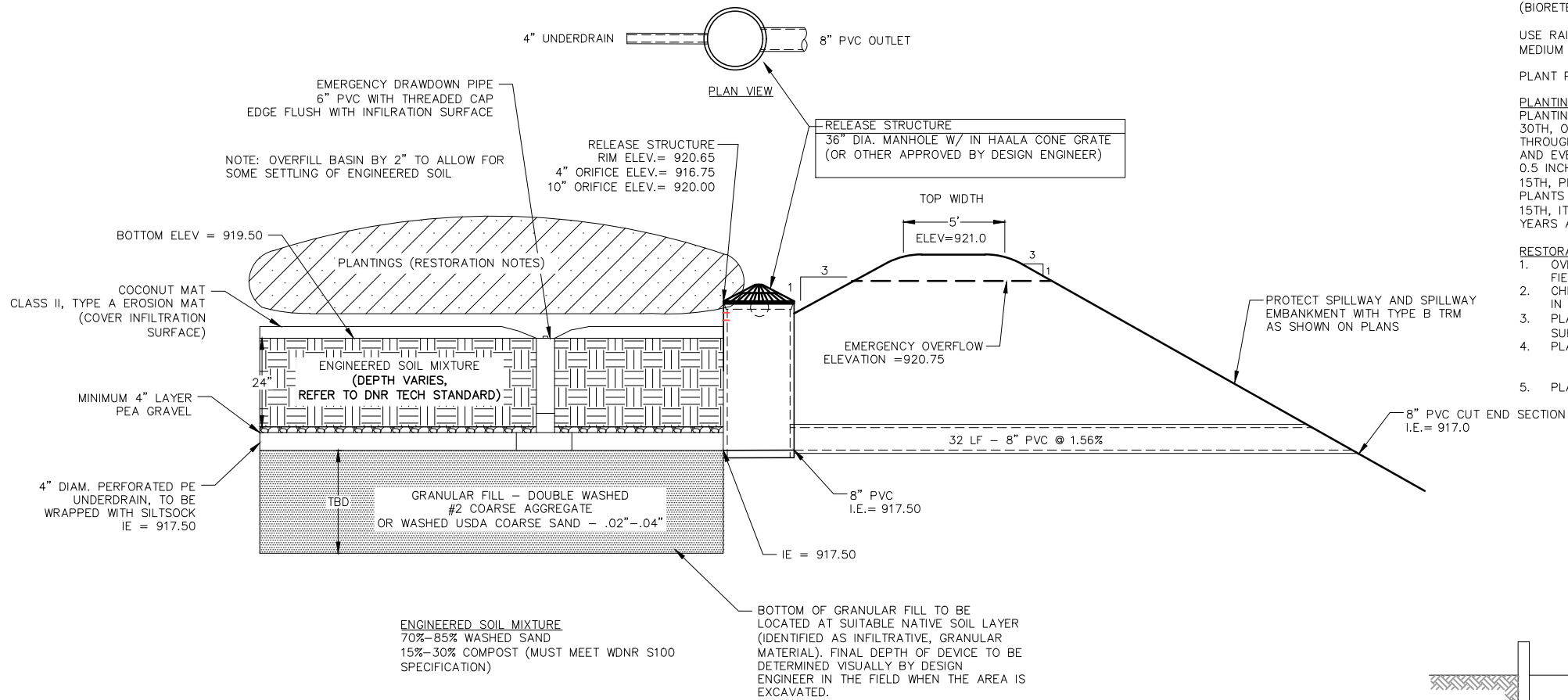
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA.
CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A> DOWN, OR HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPICED 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

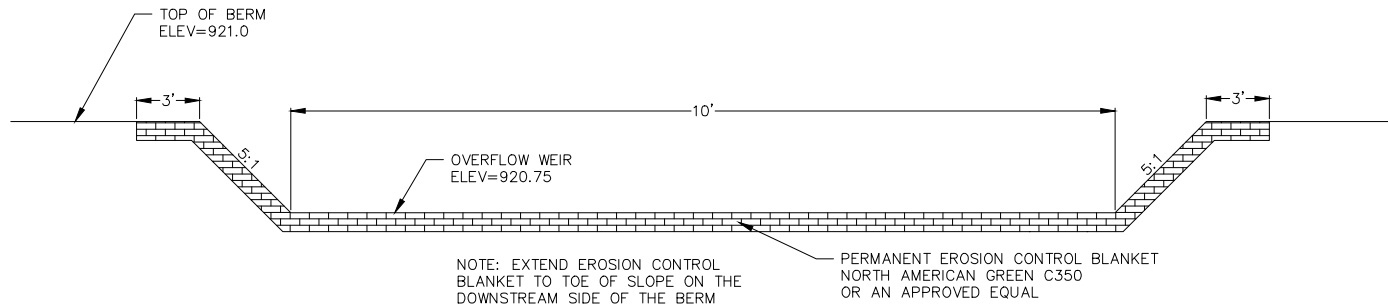
NOTES:

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



1 BIO-RETENTION BASIN
C3.2 NOT TO SCALE



2 OVERFLOW WEIR
C3.2 NOT TO SCALE

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

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

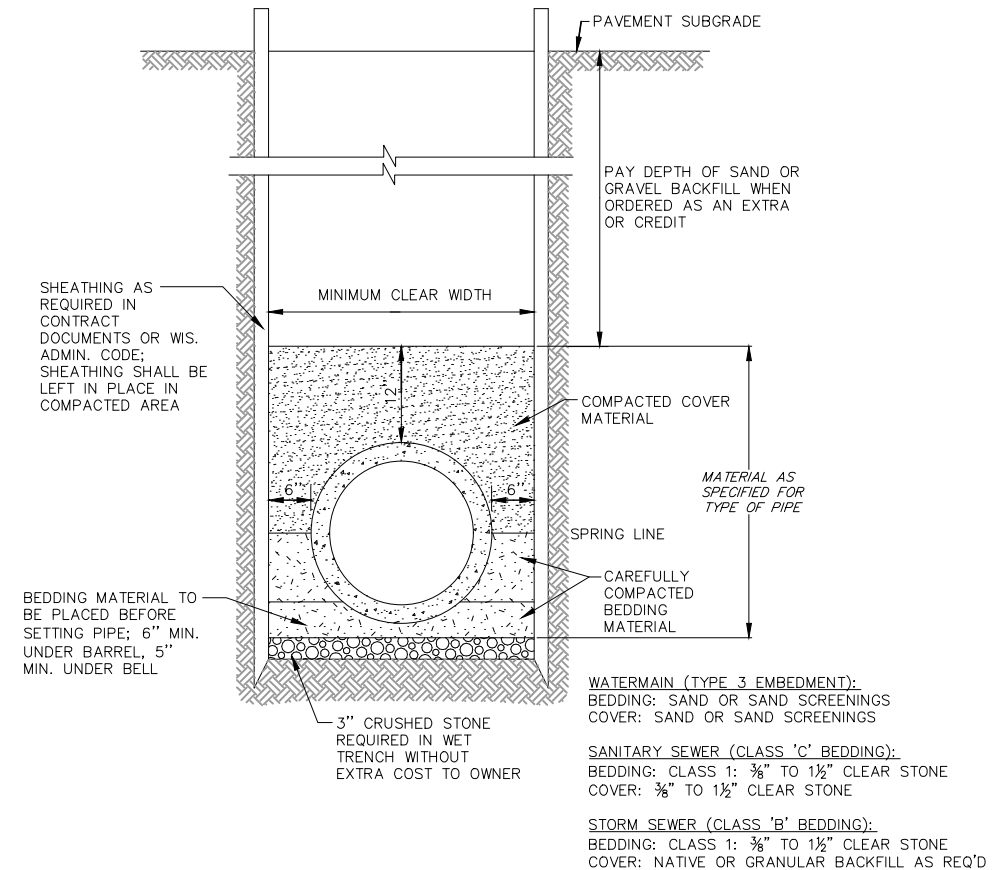
USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE) – OR ENGINEER APPROVED EQUAL.

PLANT PLUGS AT 1 PER SQUARE FOOT.

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

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

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



3 STANDARD TRENCH SECTION
C3.2 NOT TO SCALE



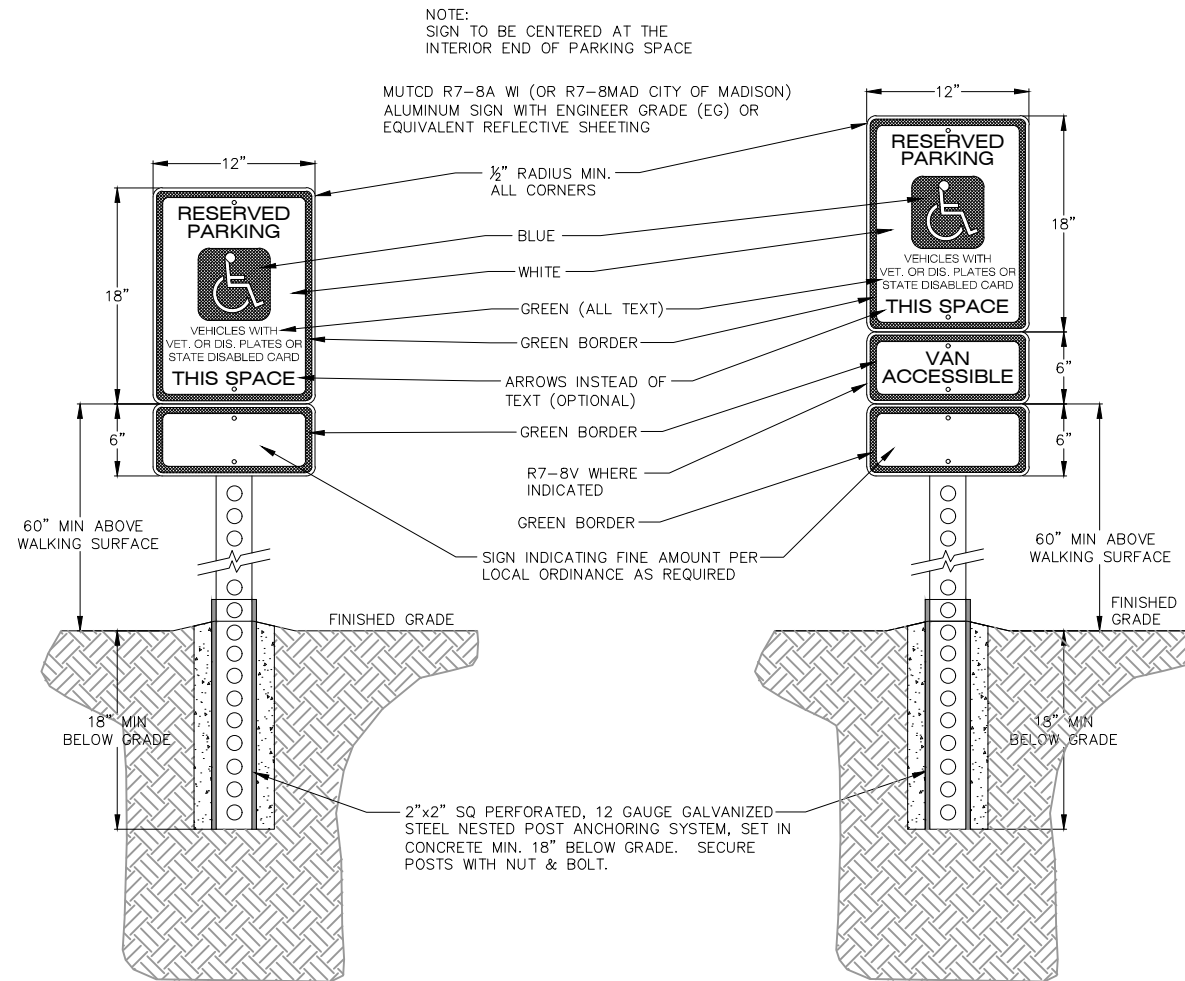
vierbicher
planners | engineers | advisors

Phone: (800) 261-3898

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

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

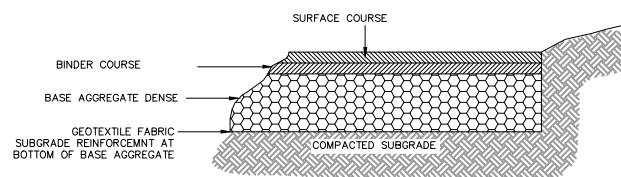
DATE
03/08/2022
DRAFTER
AKAN
CHECKED
DPER
PROJECT NO.
210087



1 HANDICAP SIGN DETAIL

C3.3 NOT TO SCALE

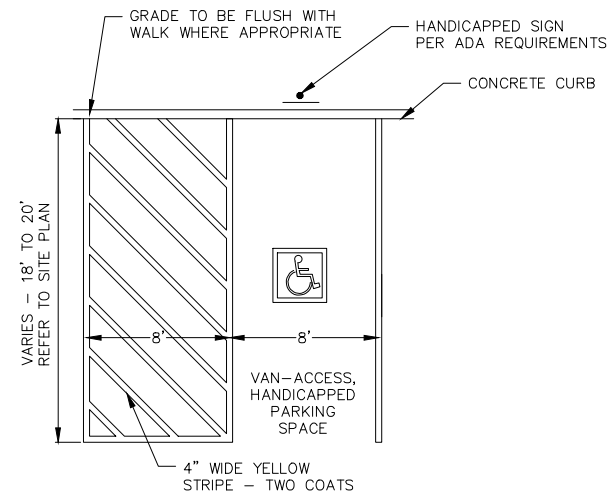
MATERIAL	LIGHT DUTY ASPHALT	HEAVY DUTY ASPHALT
SURFACE COURSE	1.75" HMA PAVEMENT LT 58-28 S	2" HMA PAVEMENT MT 58-28 S
BINDER COURSE	1.75" HMA PAVEMENT LT 58-28 S	3" HMA PAVEMENT MT 58-28 S
1 1/2" BASE AGGREGATE DENSE	6"	6"
3" BASE AGGREGATE DENSE	9"	12"



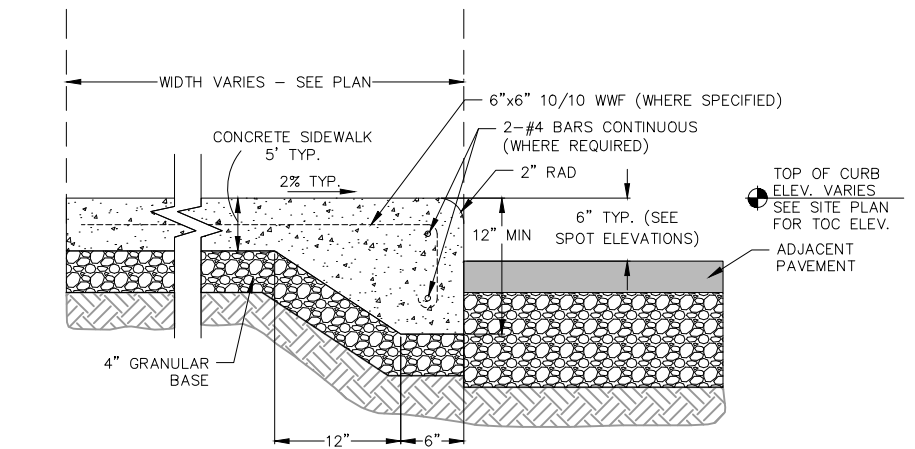
ASPHALT TYPES RECOMMENDED ARE LT 58-28 S FOR THE PARKING AREAS AND MT 58-28 S FOR THE TRUCK DRIVEWAY AND LOADING AREAS.

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

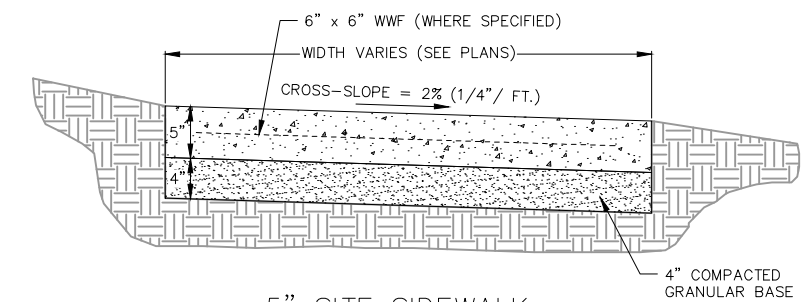
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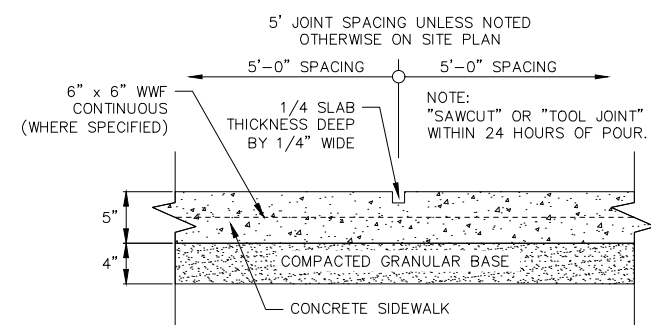
4 HANDICAP STRIPING
C3.3 NOT TO SCALE



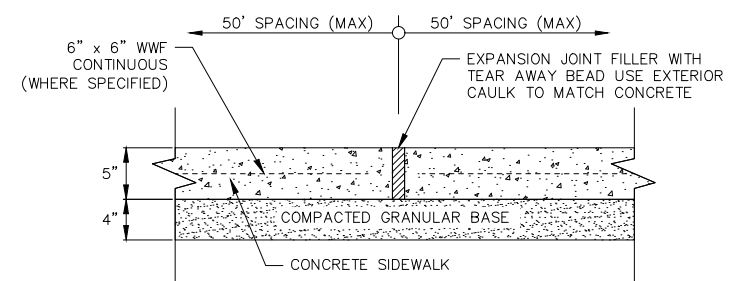
2 CURBED SIDEWALK DETAIL
C3.3 NOT TO SCALE



5" SITE SIDEWALK



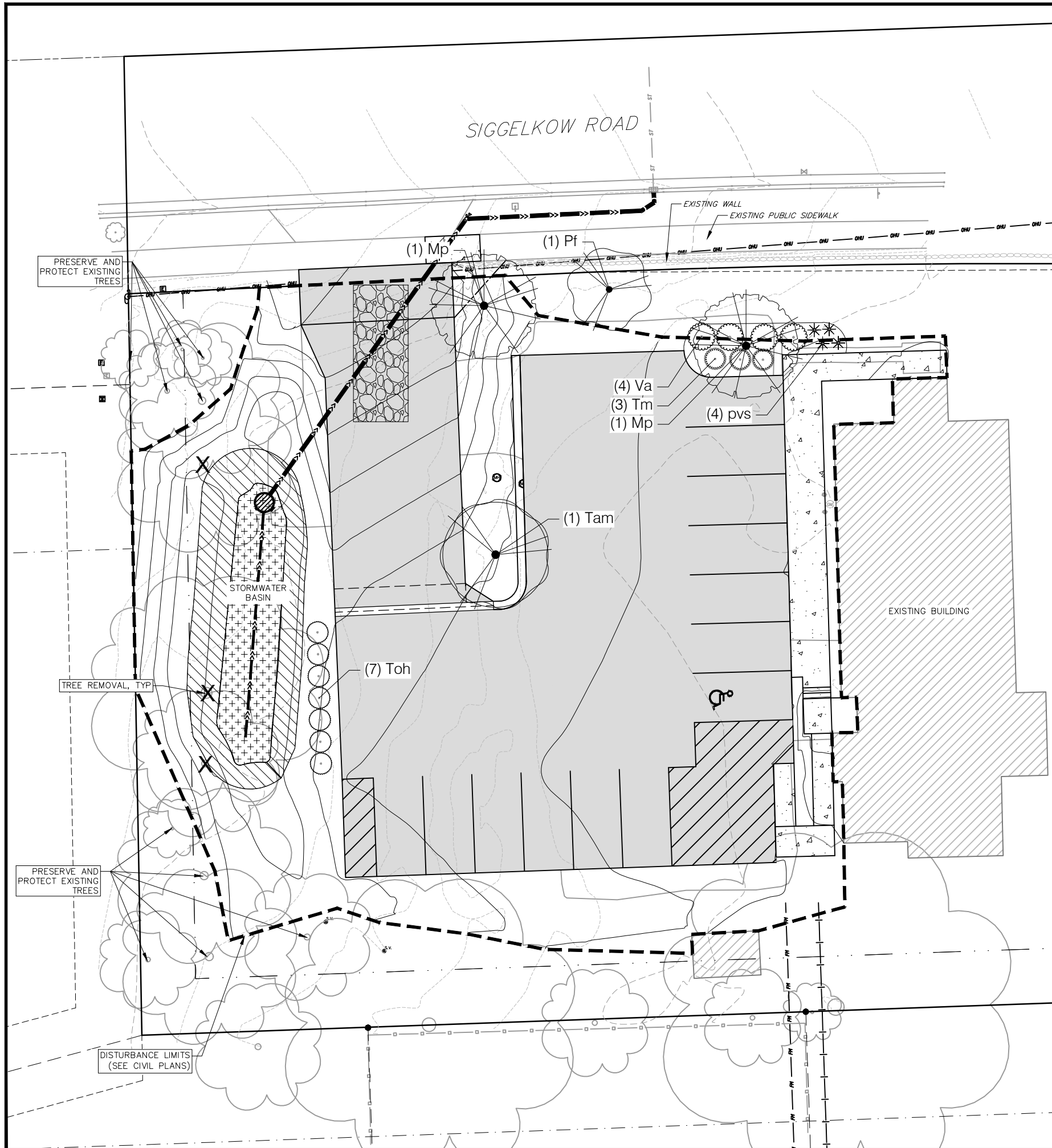
SIDEWALK CONTROL JOINT



SIDEWALK EXPANSION JOINT

5" SIDEWALK
NOT TO SCALE

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE



SITE INFORMATION

TOTAL PROPOSED IMPERVIOUS AREA: 8,288 SF

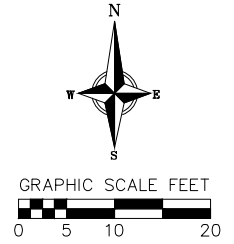
LANDSCAPE POINTS

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

PAVED AREA POINTS PROVIDED:145

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

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



PLANT SCHEDULE

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

BASIN SEEDING SCHEDULE

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

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

PLANT MATERIAL NOTES:

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

LANDSCAPE MATERIAL NOTES:

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

SEEDING AND PLUG PLANTING NOTES:

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

NOT FOR CONSTRUCTION

1. 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.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
3. WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.



1. KEEP CONTAINER 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.
2. APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SOIL SURFACE PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



1. KEEP CONTAINER 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.
2. APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SOIL SURFACE PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



1. CRITICAL ROOT RADIUS (IN FEET) = 1' X DBH
1.1. EXAMPLE: 6' DBH TREE = 6' RADIUS
2. 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.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

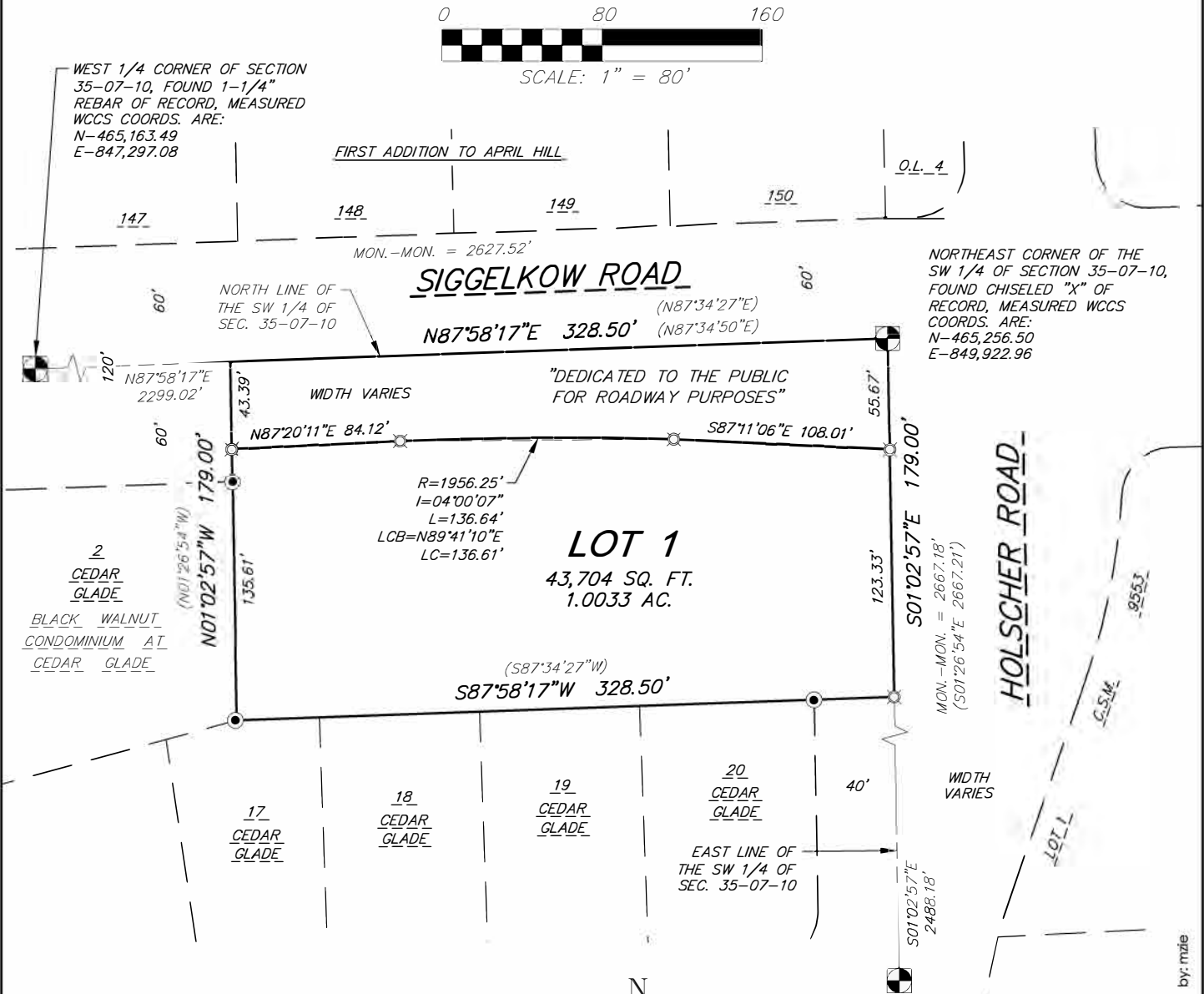


NOT FOR CONSTRUCTION

	REVISIONS		REVISIONS		REVISIONS	
	NO.	DATE	REMARKS	NO.	DATE	REMARKS
DATE 03/08/2022						
DRAFTER AKAN						
CHECKED DPER						
PROJECT NO. 210087						
L1.1						

CERTIFIED SURVEY MAP No. _____

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



SURVEY LEGEND

- FOUND 1-1/4" 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.

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planners | engineers | advisors

Phone: (800) 261-3898



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

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

C.S.M. No. _____

Doc. No. _____

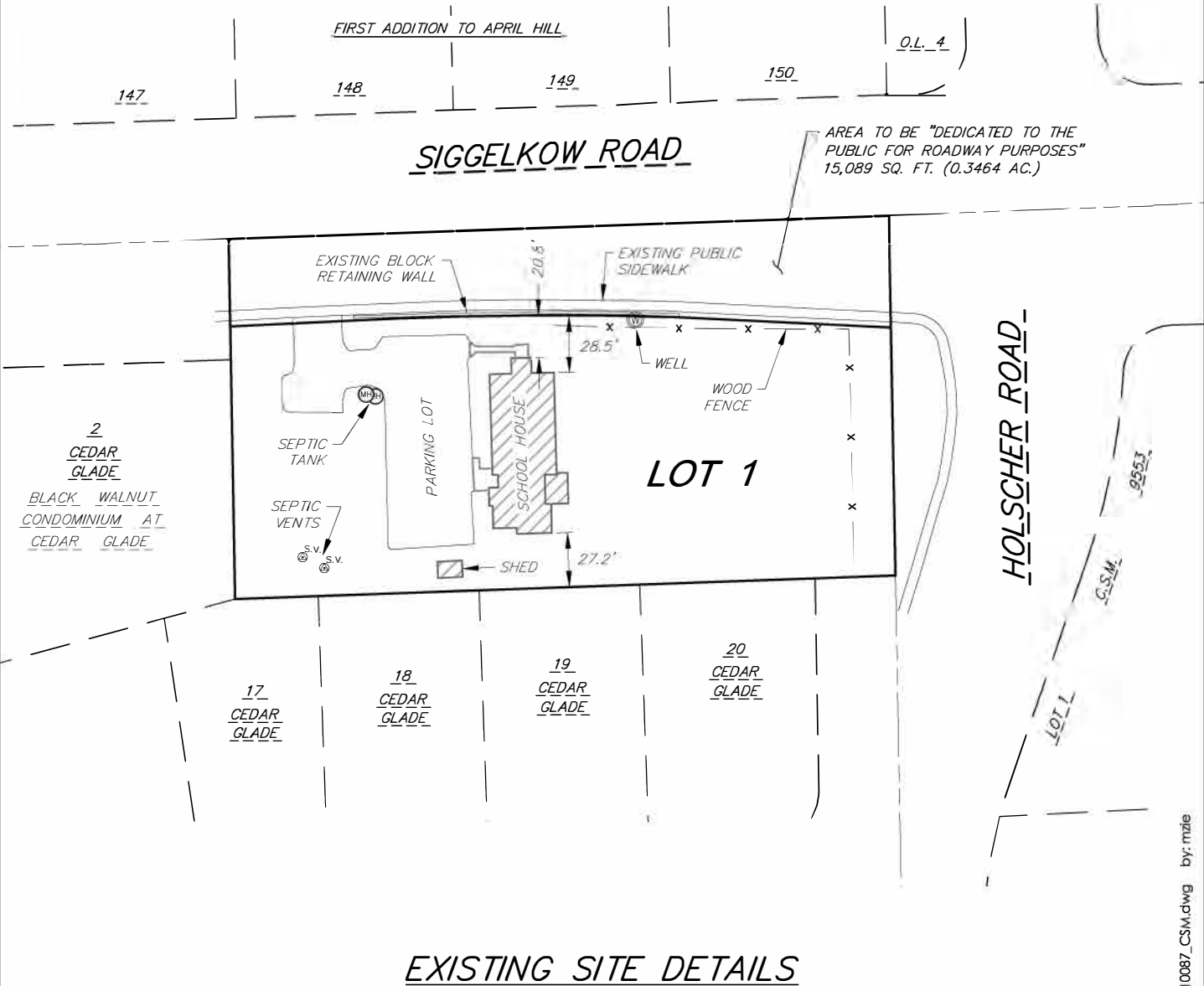
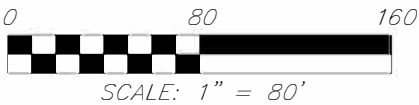
Vol. _____ Page _____

SHEET
1 OF 4

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

CERTIFIED SURVEY MAP No. _____

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



EXISTING SITE DETAILS

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

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Phone: (800) 261-3898

FN: 210087	SURVEYED FOR: Urso Bros. LLC 4720 Farwell Street McFarland, WI 53558
DATE: 12/01/2021	
REV:	
Drafted By: MZIE	
Checked By: MMAR	

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
2 OF 4

CERTIFIED SURVEY MAP No.

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

OWNER'S CERTIFICATE

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

Urso Bros. LLC

By: _____

State of Wisconsin)
)ss.
County of Dane)

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

Notary Public, State of Wisconsin

My Commission expires: _____

CONSENT OF MORTGAGEE

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

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

By: _____

State of Wisconsin)
County of Dane)ss.

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

Notary Public, State of Wisconsin

My Commission expires: _____

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planners | engineers | advisors

Phone: (800) 261-3898



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

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

C.S.M. No.

Doc. No.

Vol. _____ Page _____

*SHEET
3 OF 4*

CERTIFIED SURVEY MAP No. _____

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

VILLAGE OF MCFARLAND PLAN COMMISSION CERTIFICATE

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

Village Clerk, Village of McFarland

VILLAGE OF MCFARLAND VILLAGE BOARD CERTIFICATE

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

Village Clerk, Village of McFarland

LEGAL DESCRIPTION

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

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

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

SURVEYOR'S CERTIFICATE

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

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Date: _____

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

REGISTER OF DEEDS CERTIFICATE

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

Kristi Chlebowski,
Dane County Register of Deeds

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898



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

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

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
4 OF 4**

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

Stormwater Management Plan

Siggelkow School House Improvements

Village of McFarland, WI

Prepared For:

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

Prepared By:

Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717

Prepared On:

December 6, 2021

Revised On:

March 7, 2022

Project # 210087

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Narrative

NARRATIVE

1.1 Introduction

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

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

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

1.2 Soils Description

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

1.3 Design Criteria

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



1.4 Summary of Results

Peak Runoff Rate Control

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

Bioretention Basin

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

Overflow Elevation = 921.0; Top of Weir = 920.75

Sediment Control

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

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

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

Oil and Grease

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

Erosion Control

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

1.5 Conclusions

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

1.6 Permits

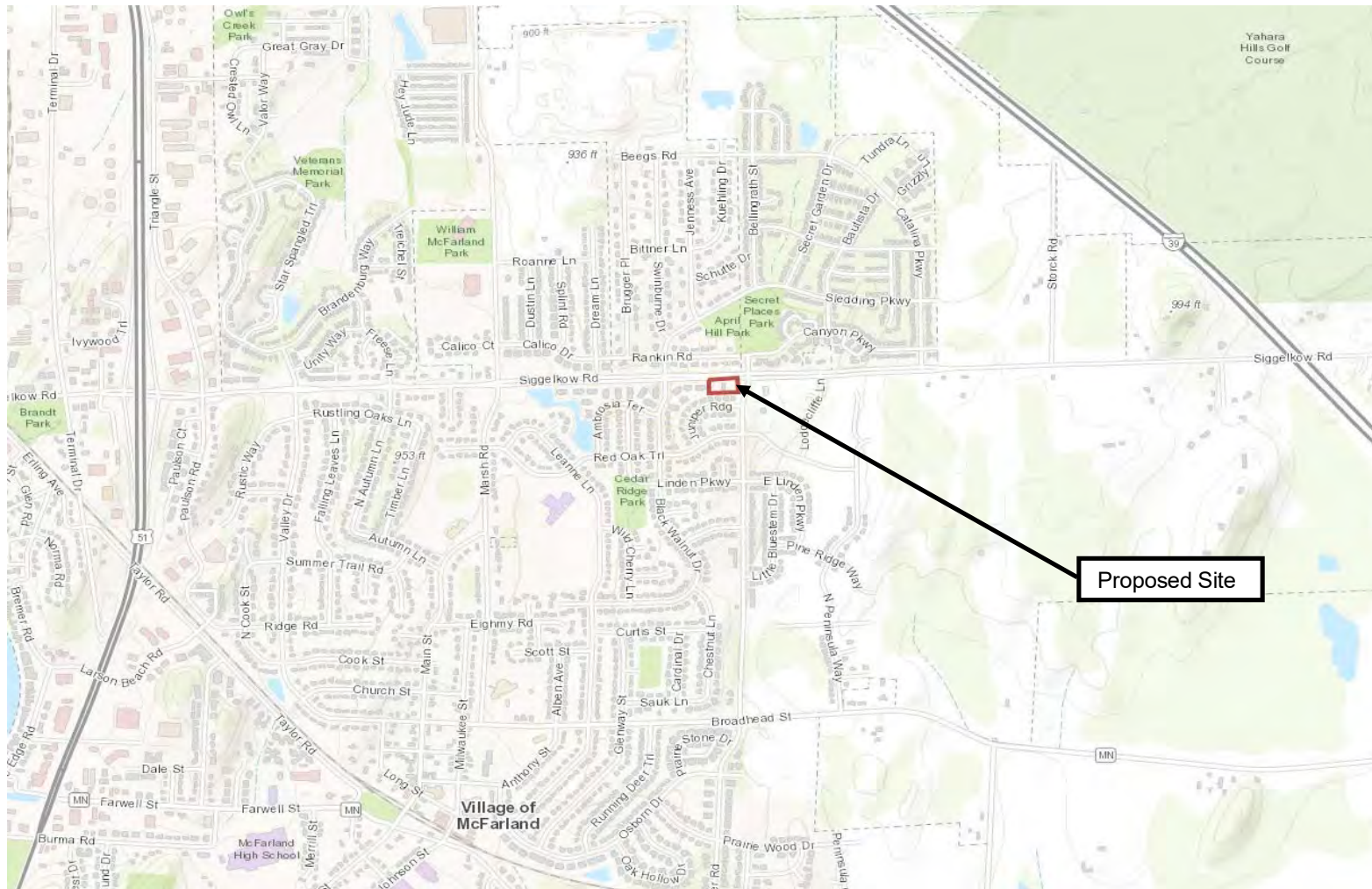
The following is a list of anticipated stormwater, wetland permits, or reviews that have been or will be applied for:

- Village of McFarland Erosion Control and Storm Water Permit



Maps

2.1 Location Map



Source: Dane County GIS (DCiMap)

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Map 2.1: Location Map

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

2.2 Aerial Map



Source: Dane County GIS (DCiMap)



Map 2.2: Aerial Map

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

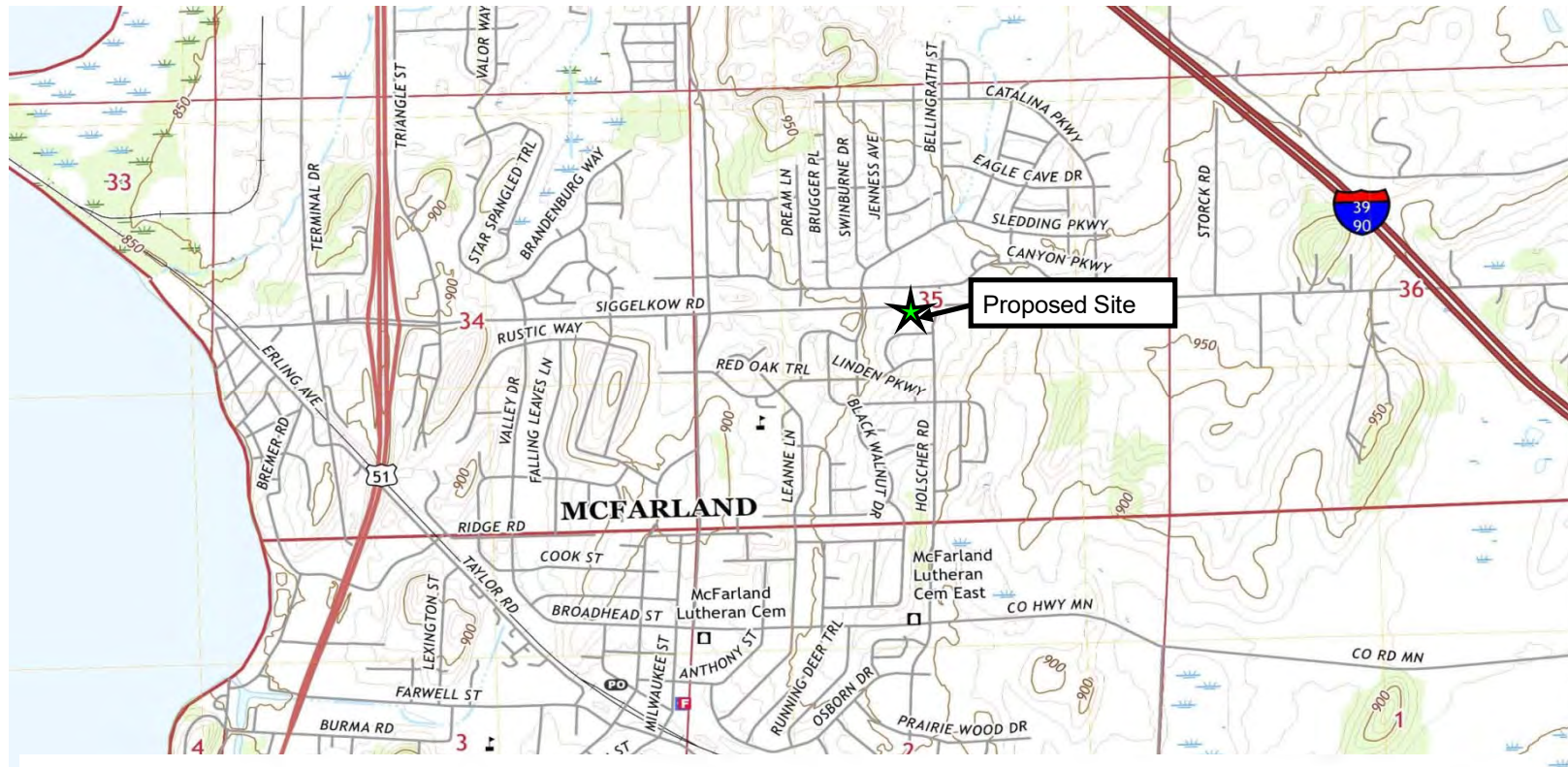
2.3 USGS Quad Map



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



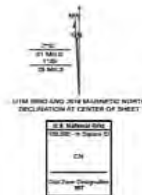
MADISON EAST QUADRANGLE
WISCONSIN - DANE COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey

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

Images: 1:250,000 Scale, July 2017 - November 2017
Data: 1:250,000 Scale, July 2017 - November 2017
Metadata: National Hydrography Dataset, 2010
Contours: National Elevation Dataset, 2010
Boundaries: National Wetlands Inventory, 2017
Public Land Survey System: BLM, 2017
Metadata: FIPS, National Wetlands Inventory, 2017



CONTOUR INTERVAL: 20 FEET
NORTH AMERICAN DATUM OF 1983
This map was produced in conformance with the
National Geospatial Program US Topographic Standard, 10th
edition. It is approved for use in the production of maps at 1:250,000 scale.



1	2	3
4	5	6
7	8	9

ADJACENT QUADRANGLES

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Local Connector
Local Road
US Route
State Route

MADISON EAST, WI
2016

Source: Dane County USGS topoView

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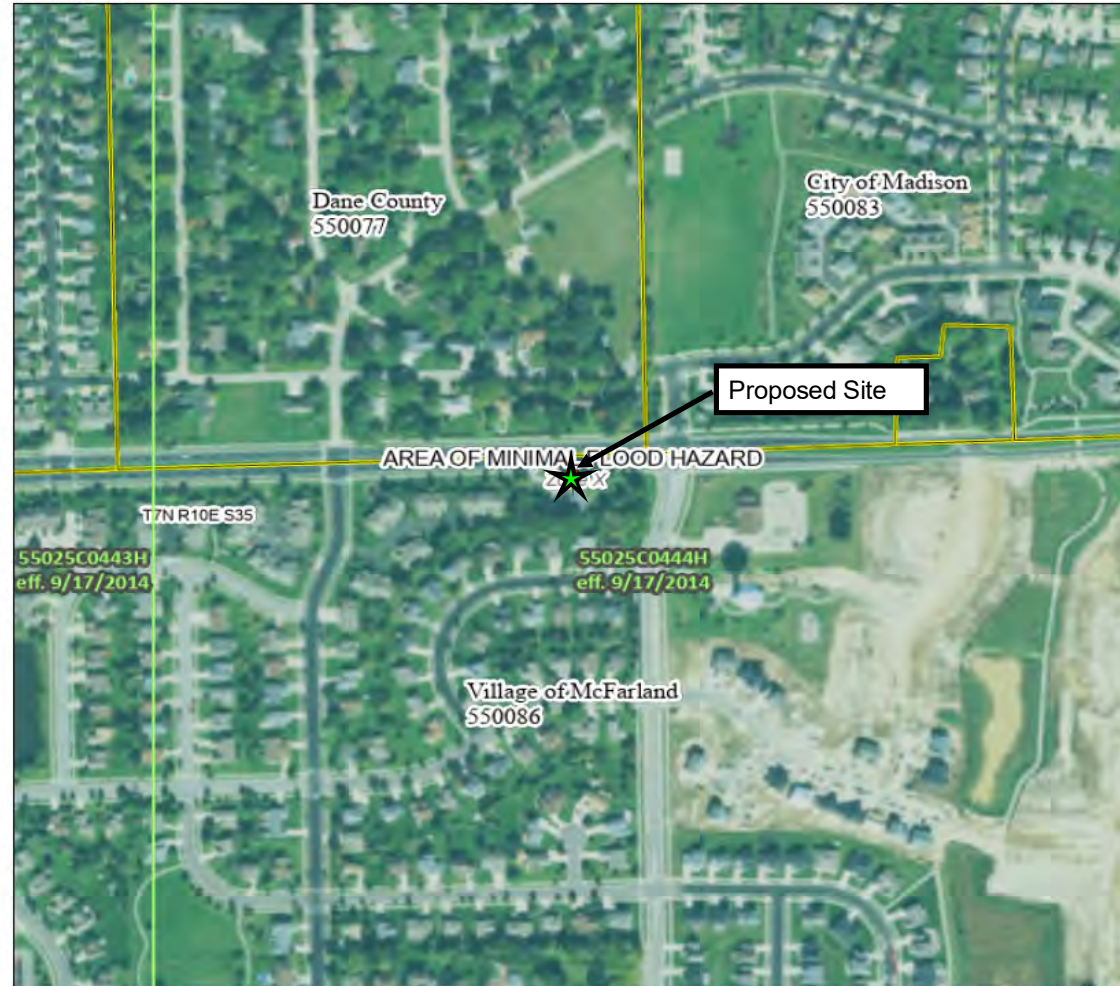
Map 2.3: USGS Quad Map
Project Name: Siggelkow Road School House
Project Location: Village of McFarland, Wisconsin

2.4 FEMA Map

National Flood Hazard Layer FIRMette



89°16'57"W 43°1'47"N



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

Legend

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

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
OTHER AREAS	Area with Flood Risk due to Levee Zone D
	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
GENERAL STRUCTURES	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
OTHER FEATURES	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS	Coastal Transect
	Base Flood Elevation Line (BFE)
OTHER FEATURES	Limit of Study
	Jurisdiction Boundary
OTHER FEATURES	Coastal Transect Baseline
	Profile Baseline
OTHER FEATURES	Hydrographic Feature
	Digital Data Available
MAP PANELS	No Digital Data Available
	Unmapped

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

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

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

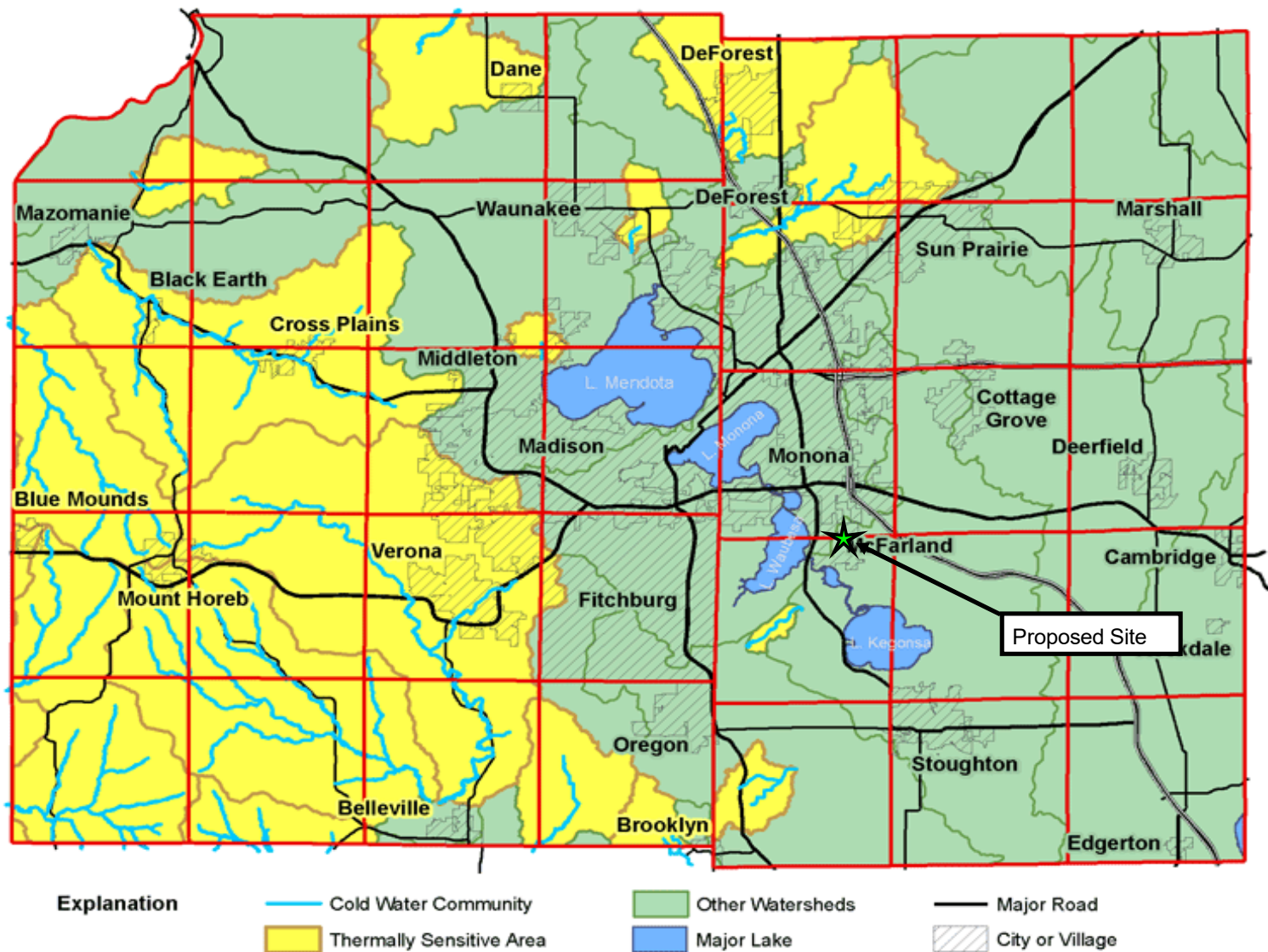
Source: FEMA Map Service Center

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

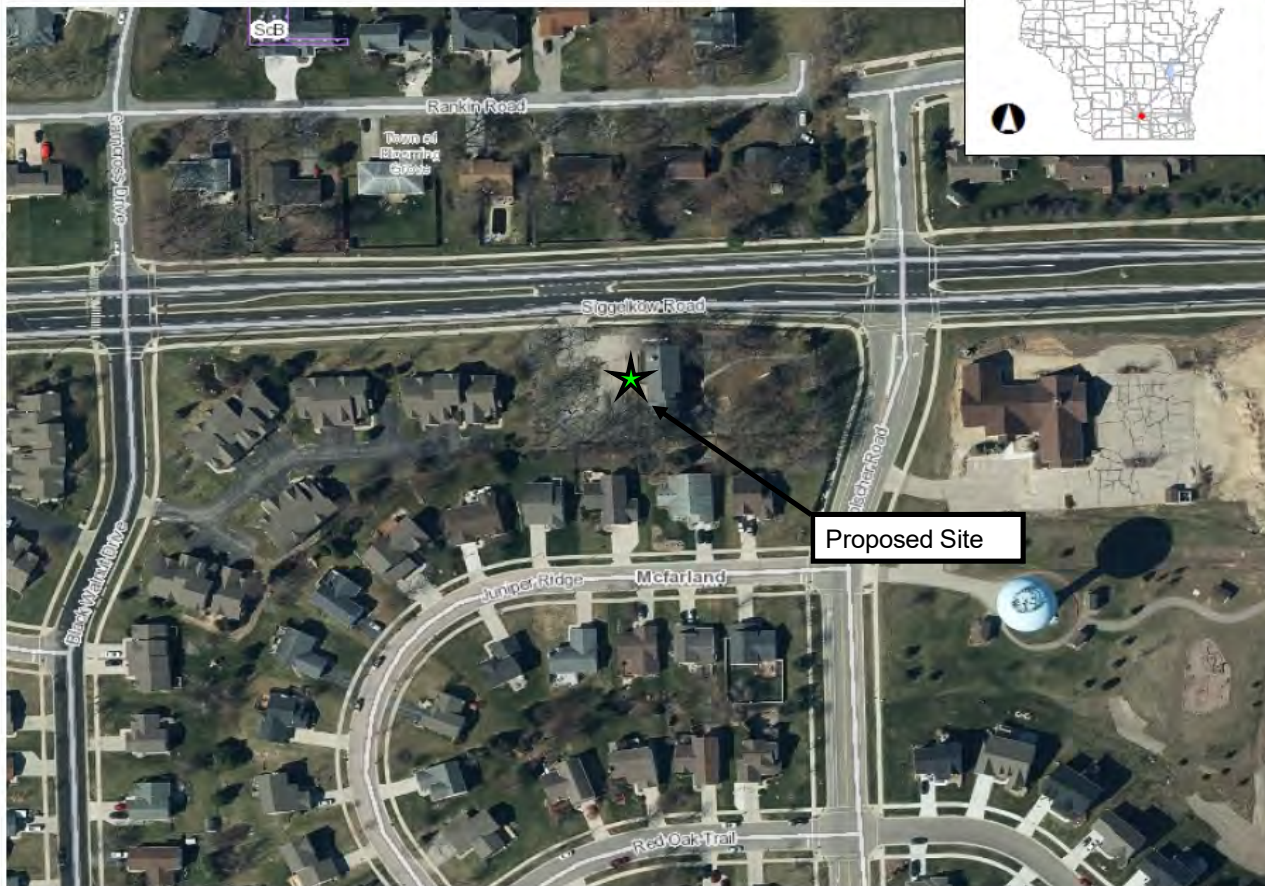
2.5 Thermal Location Map



2.6 Wetland Indicators Map



Surface Water Data Viewer Map



0.1 0 0.03 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

1: 1,980

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

Legend

- Wetland Indicators
- Wetland Class Areas
- Wetland Class Points
- Dammed pond
- Excavated pond
- Filled/draind wetland
- Wetland too small to delineate
- Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Identifications and Confirmations
- NRCS Wetspots
- Index to EN_Image_Basemap_Leaf_Off

Notes

Source: WI DNR Surface Water Data Viewer

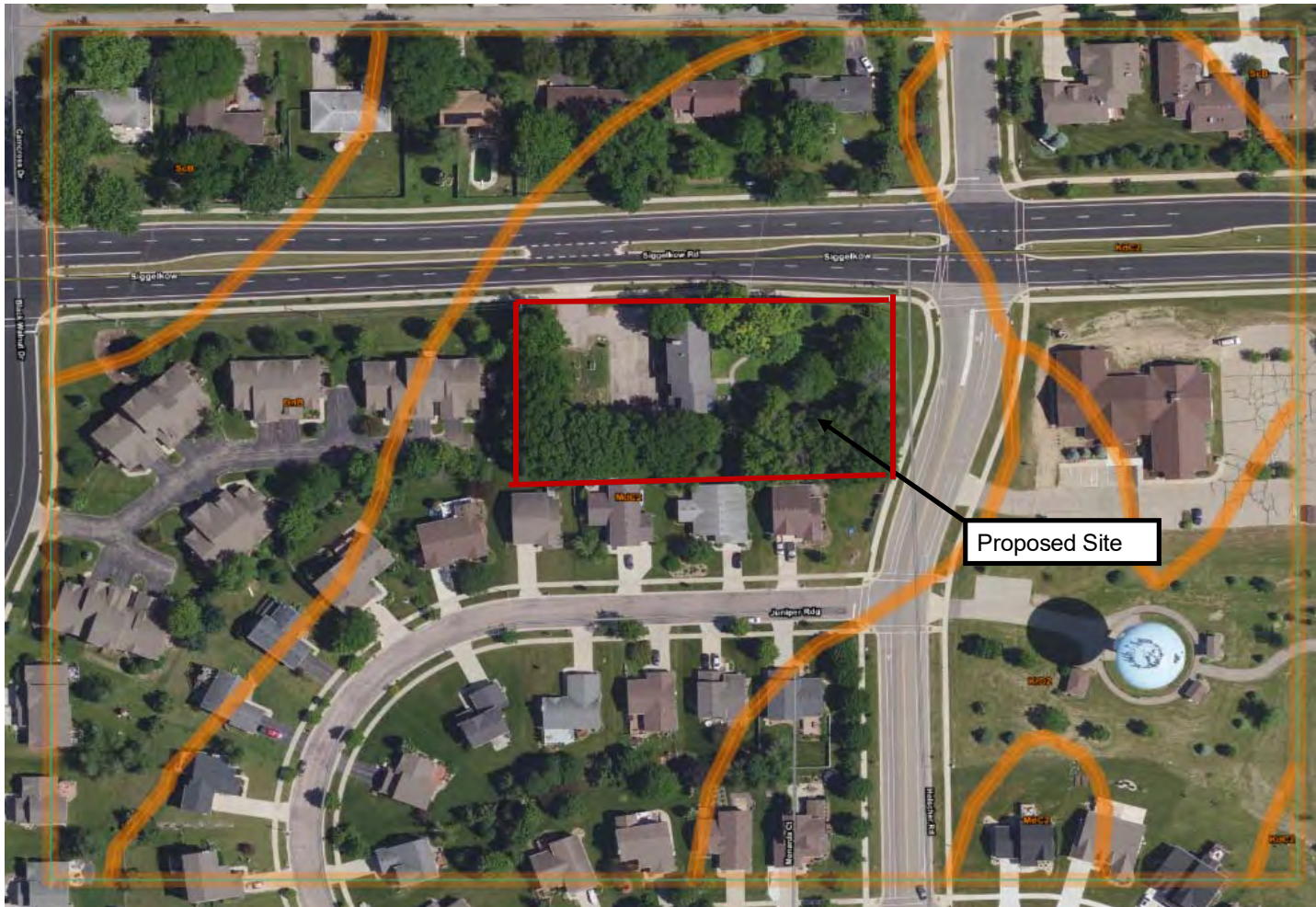
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Map 2.6: Wetland Indicators Map
Project Name: Siggelkow Road School House
Project Location: Village of McFarland, Wisconsin

Soils Information

3.1 County Soils Map



Map Unit Symbol			
MdC2	1.4 acres	100.0%	McHenry Silt Loam 6 to 12 percent slopes, eroded

Source: NRCS Web Soil Survey



Map 3.1: NRCS Soil Map
 Project Name: Siggelkow Road School House
 Project Location: Village of McFarland, Wisconsin

4 Peak Runoff Rate Control Calculations

Summary for Subcatchment 5S: Existing

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

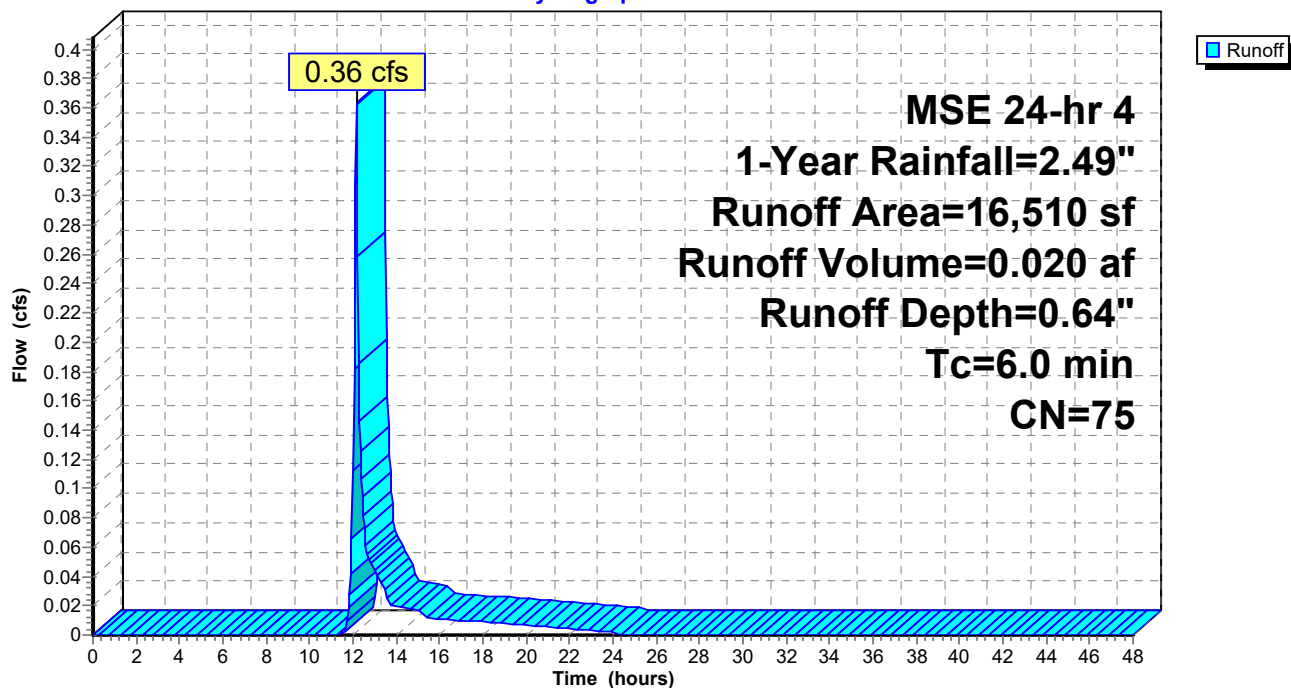
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

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

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

Subcatchment 5S: Existing

Hydrograph



Summary for Subcatchment 5S: Existing

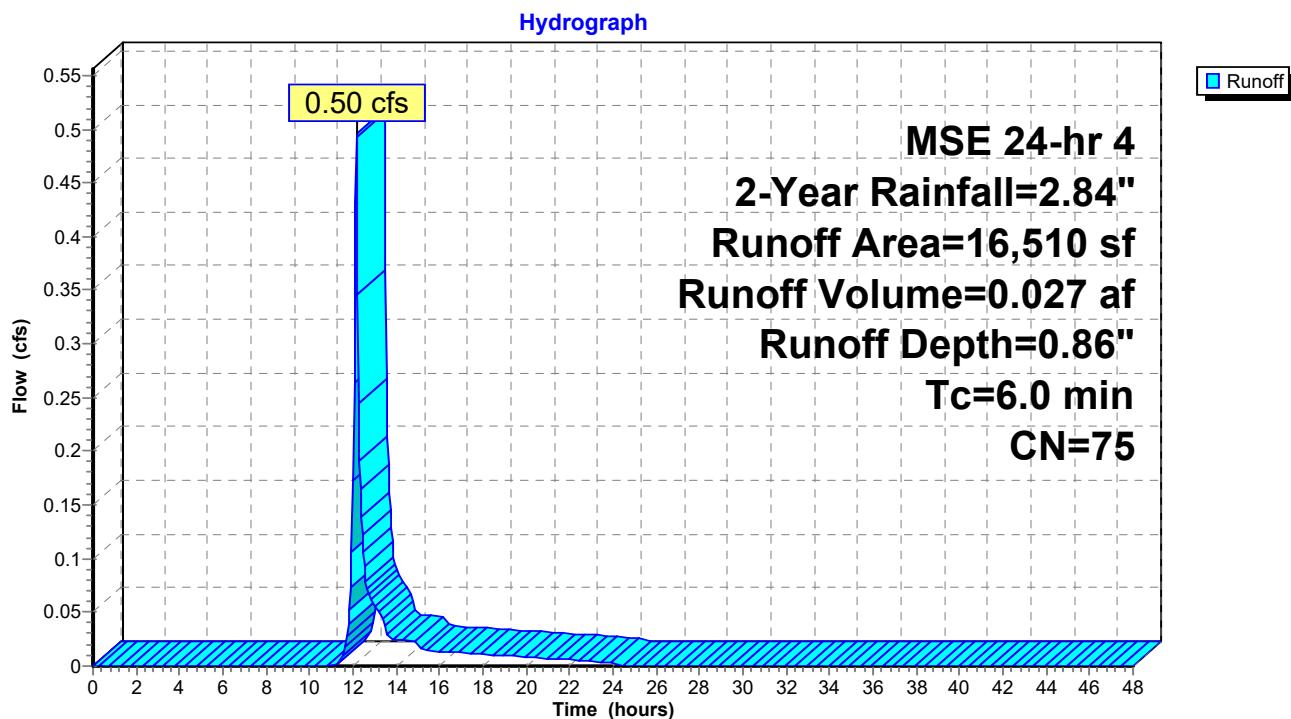
Runoff = 0.50 cfs @ 12.14 hrs, Volume= 0.027 af, Depth= 0.86"

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

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

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

Subcatchment 5S: Existing



Summary for Subcatchment 5S: Existing

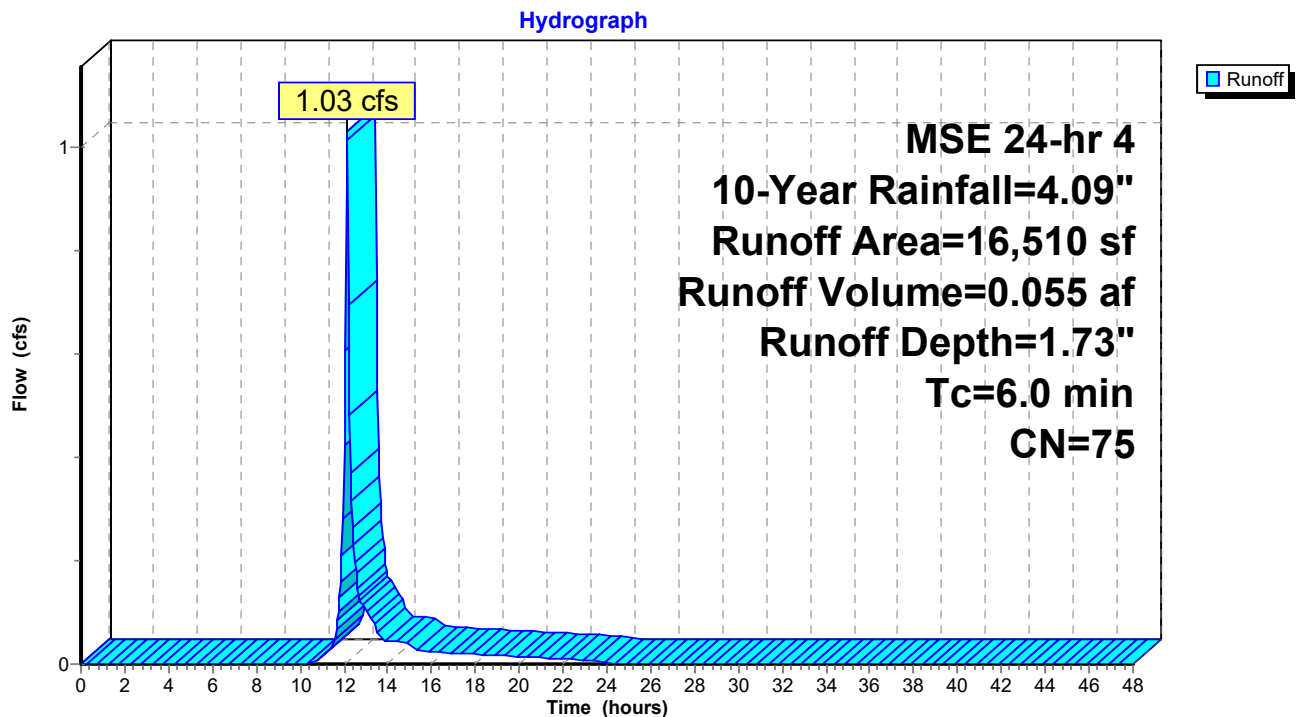
Runoff = 1.03 cfs @ 12.14 hrs, Volume= 0.055 af, Depth= 1.73"

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

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

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

Subcatchment 5S: Existing



Summary for Subcatchment 5S: Existing

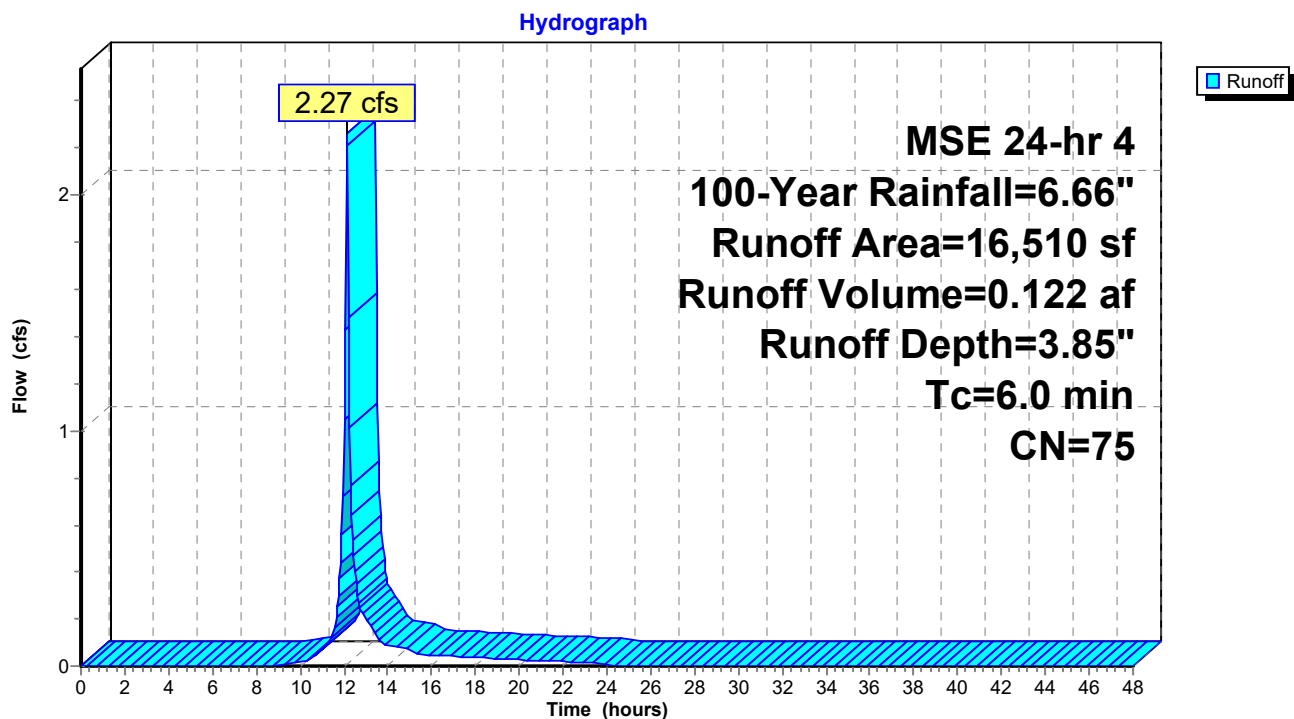
Runoff = 2.27 cfs @ 12.13 hrs, Volume= 0.122 af, Depth= 3.85"

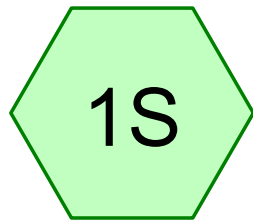
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=6.66"

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

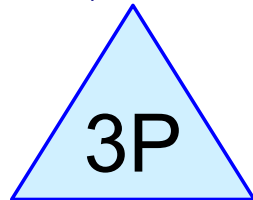
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 5S: Existing

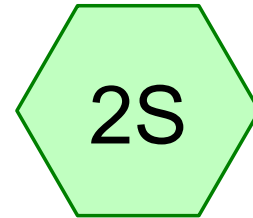
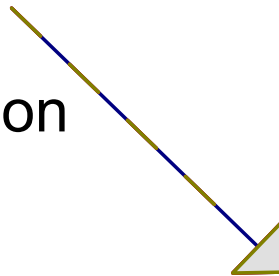




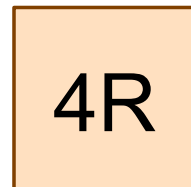
P1



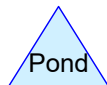
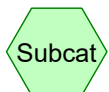
Bioretention



Offste



Total



Routing Diagram for Urso Siggelkow

Prepared by Vierbicher, Printed 1/31/2022

HydroCAD® 10.10-3a s/n 03023 © 2020 HydroCAD Software Solutions LLC

Area Listing (selected nodes)

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

Summary for Subcatchment 1S: P1

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

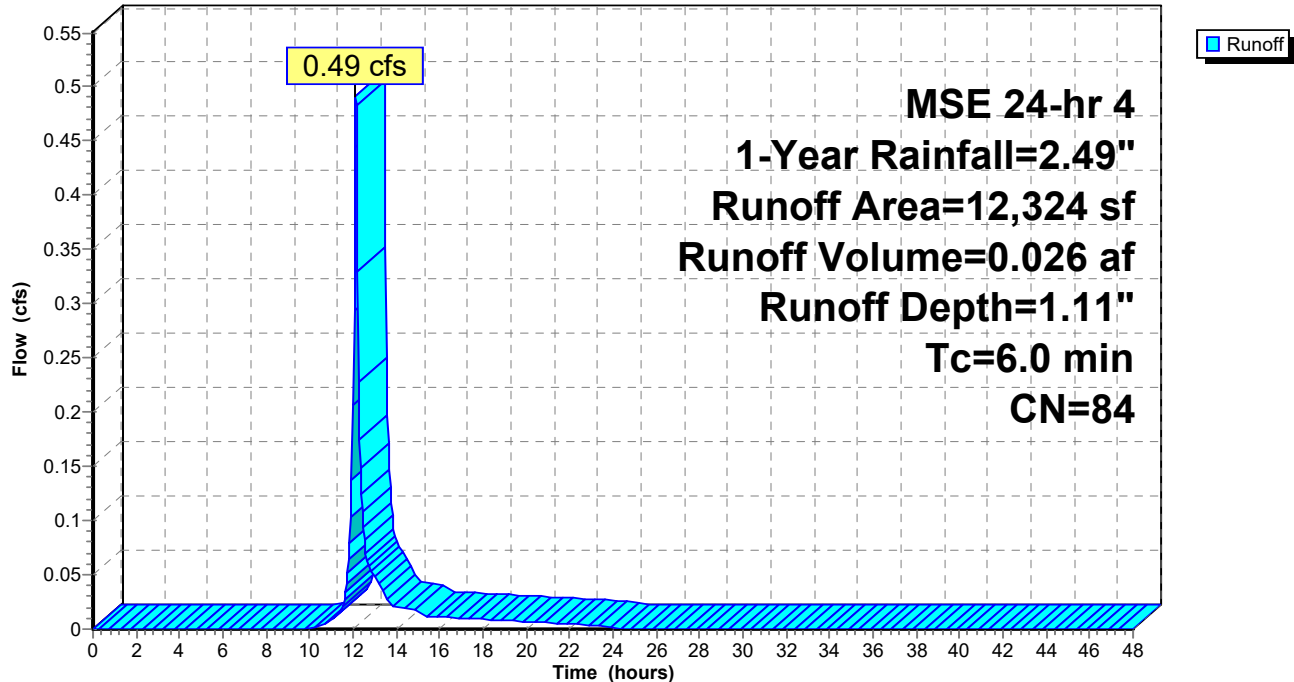
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

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

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

Subcatchment 1S: P1

Hydrograph



Summary for Subcatchment 2S: Offiste

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

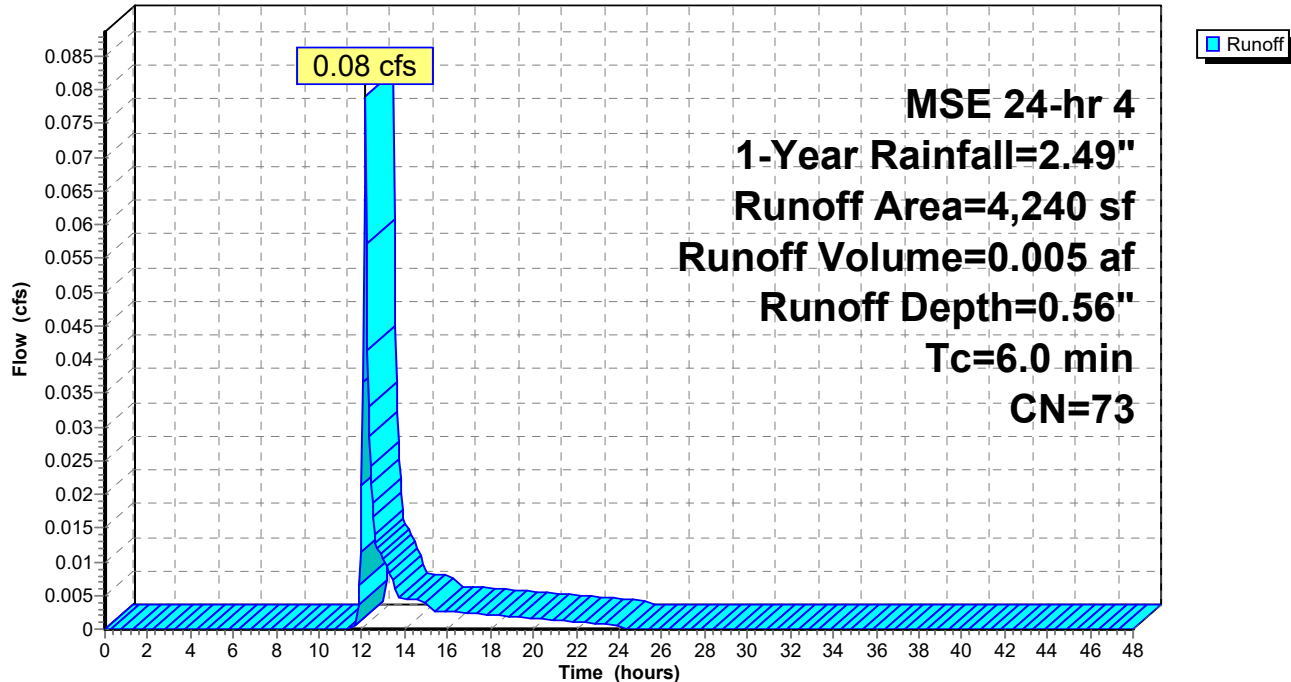
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

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

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

Subcatchment 2S: Offiste

Hydrograph

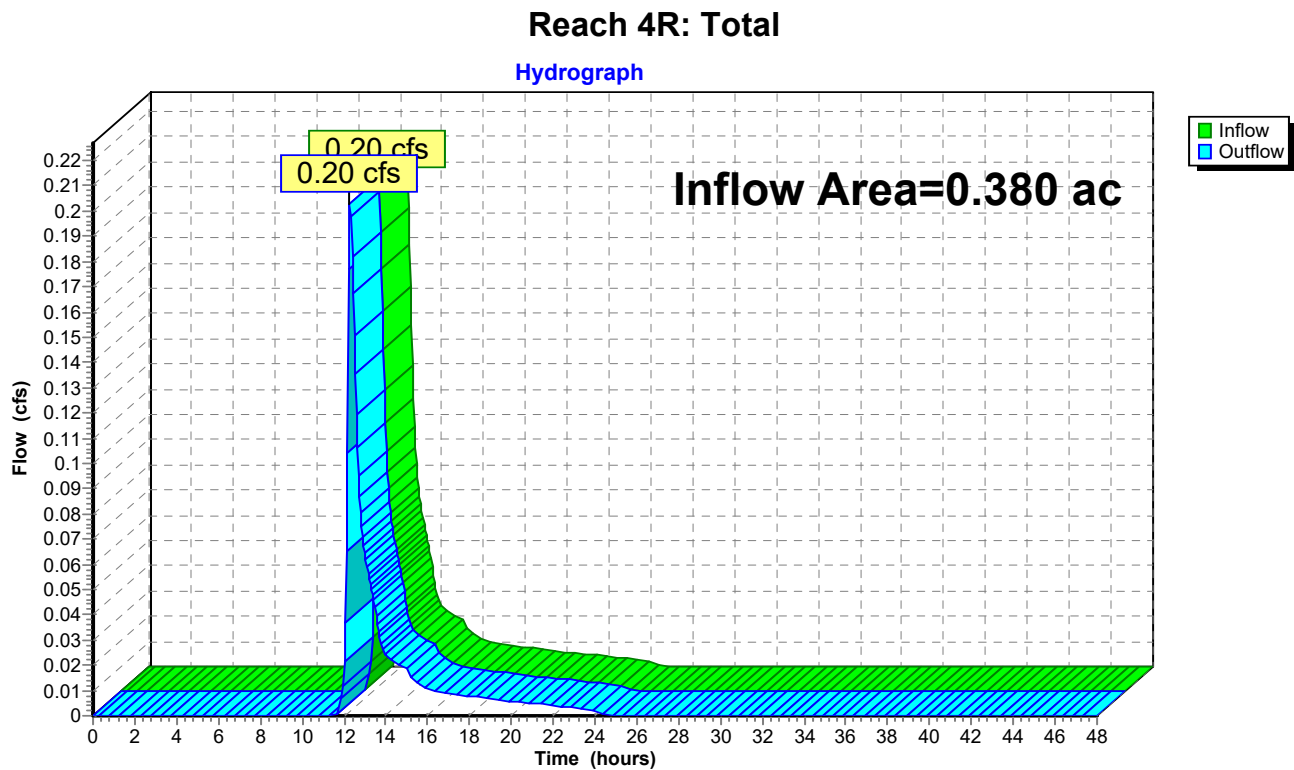


Summary for Reach 4R: Total

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

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

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



Summary for Pond 3P: Bioretention

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

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

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

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

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

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

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

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

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

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

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

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

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

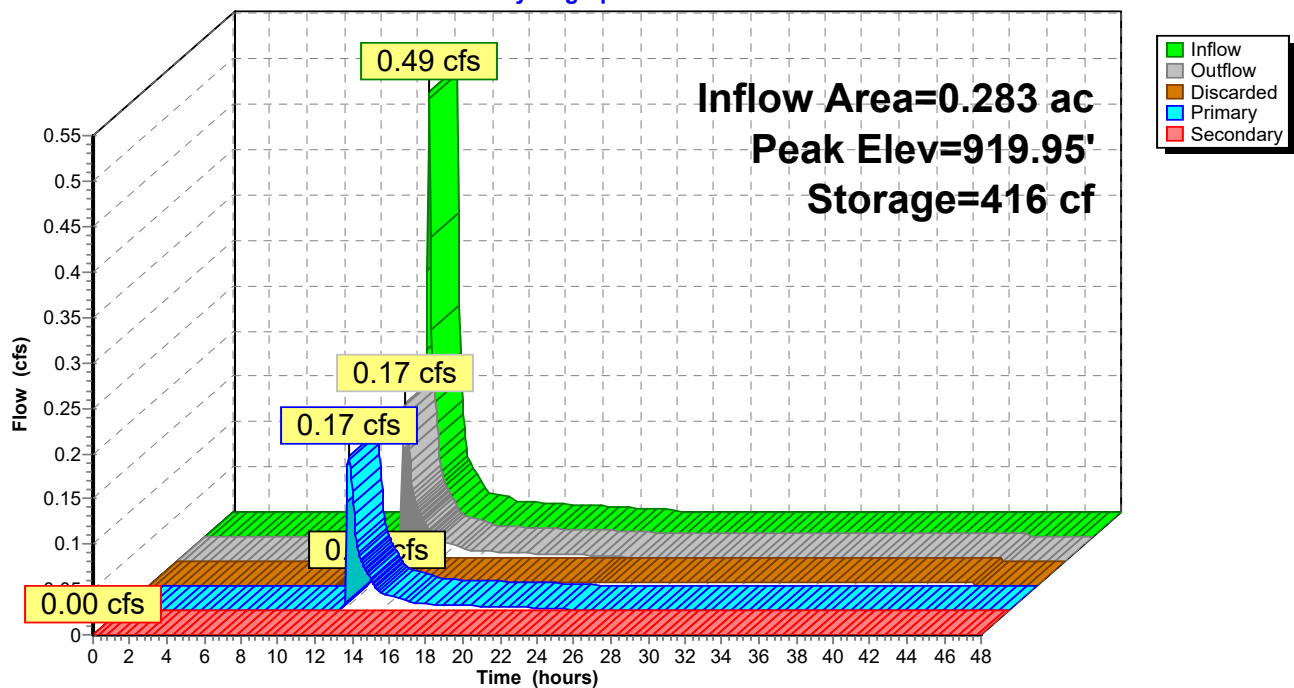
↳ **8=Orifice/Grate** (Controls 0.00 cfs)

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

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

Pond 3P: Bioretention

Hydrograph



Summary for Subcatchment 1S: P1

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

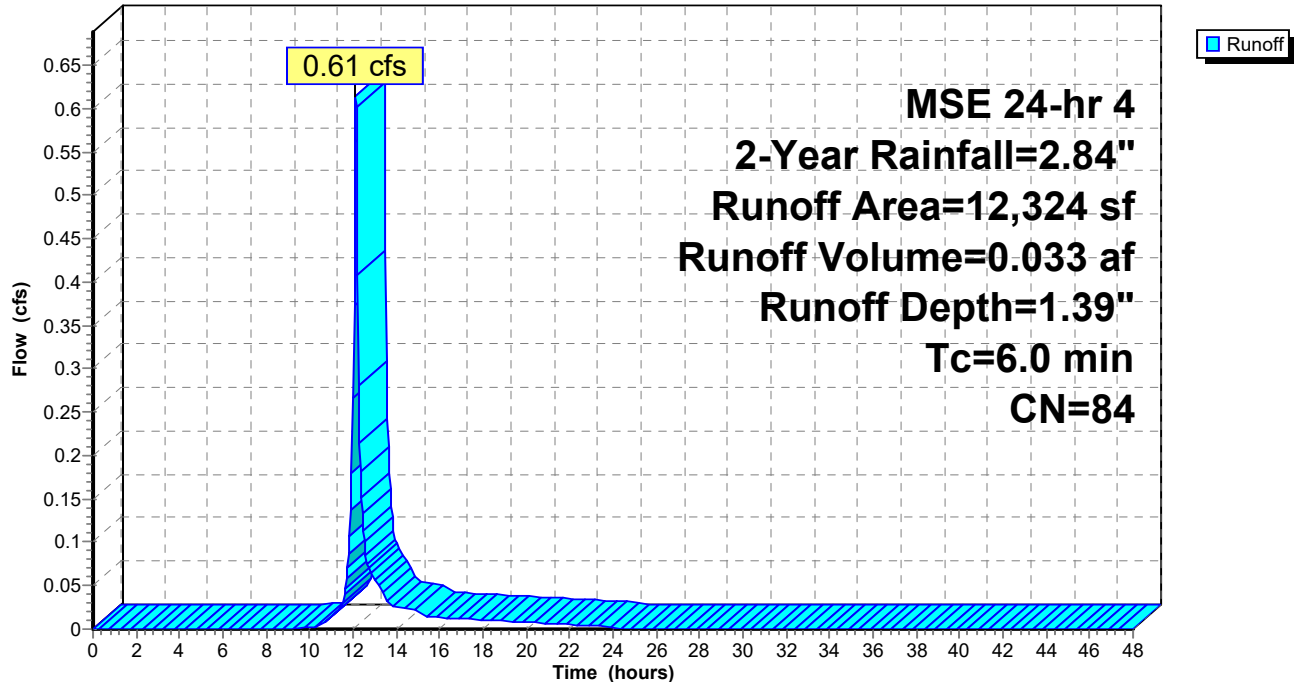
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.84"

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

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

Subcatchment 1S: P1

Hydrograph



Summary for Subcatchment 2S: Offiste

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

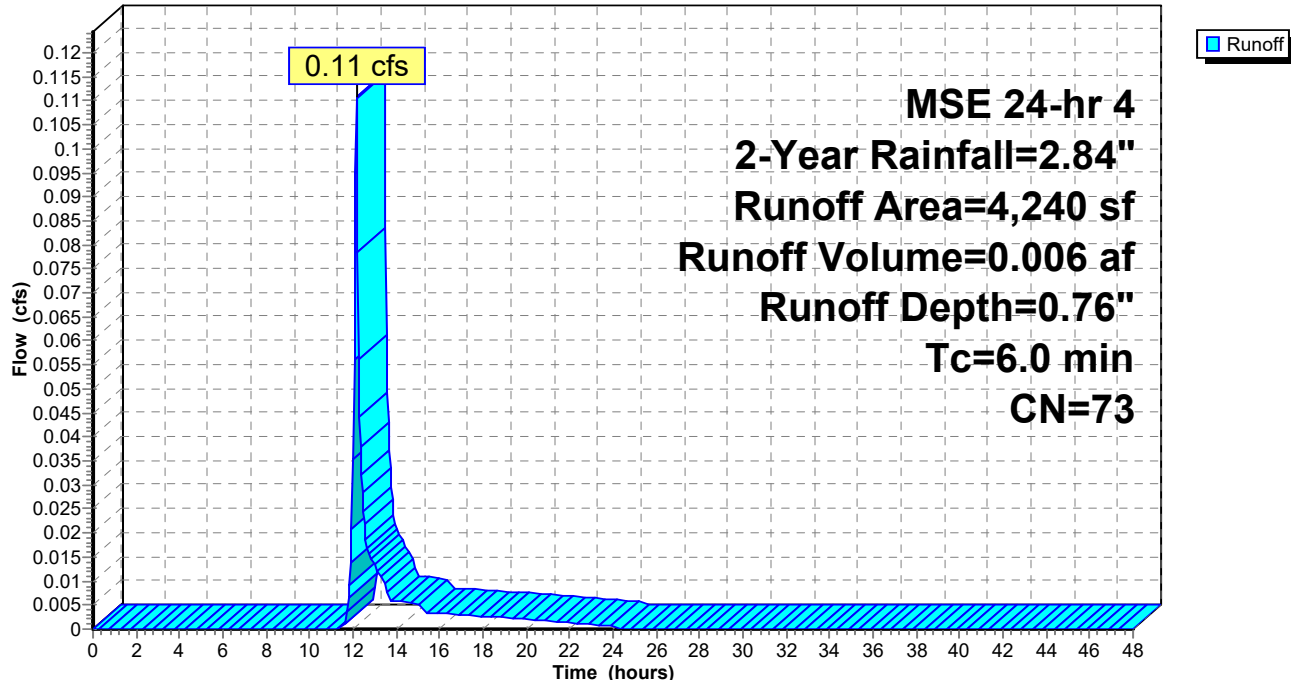
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.84"

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

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

Subcatchment 2S: Offiste

Hydrograph

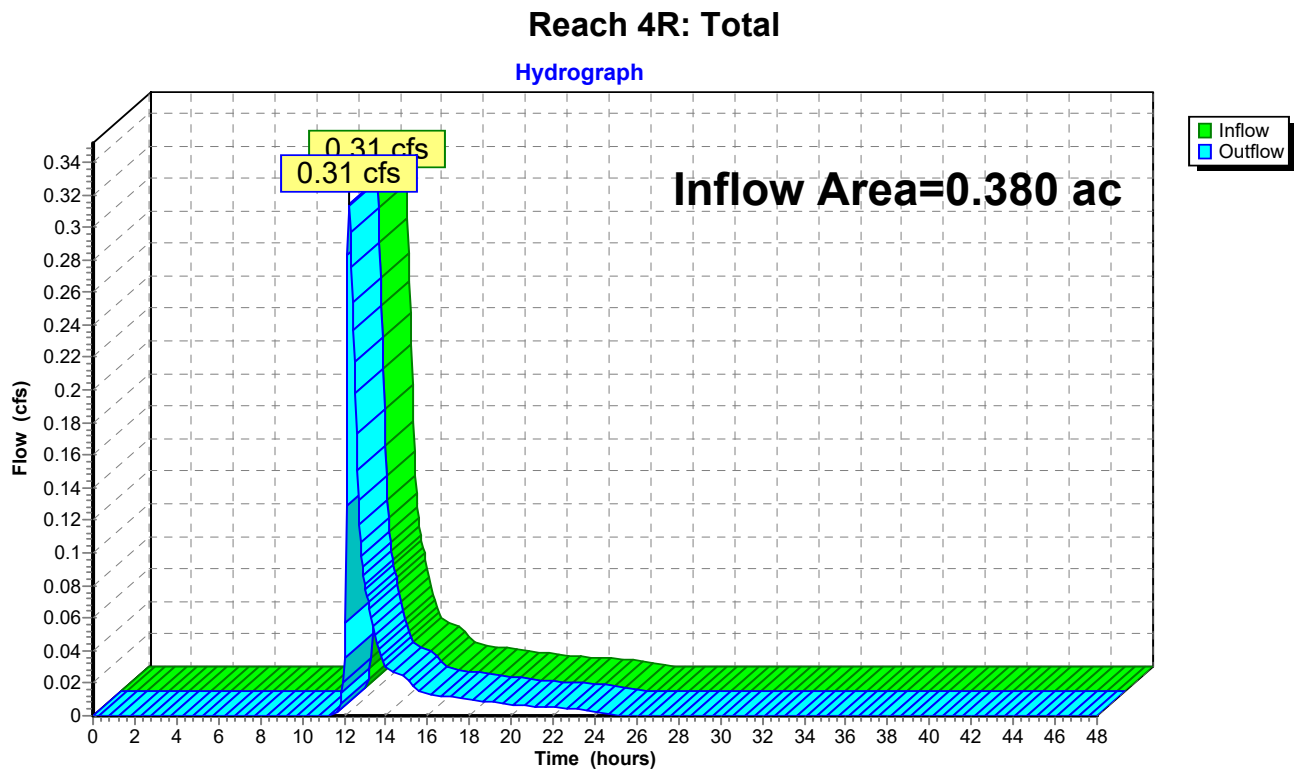


Summary for Reach 4R: Total

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

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

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



Summary for Pond 3P: Bioretention

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

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

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

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

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

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

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

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

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

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

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

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

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

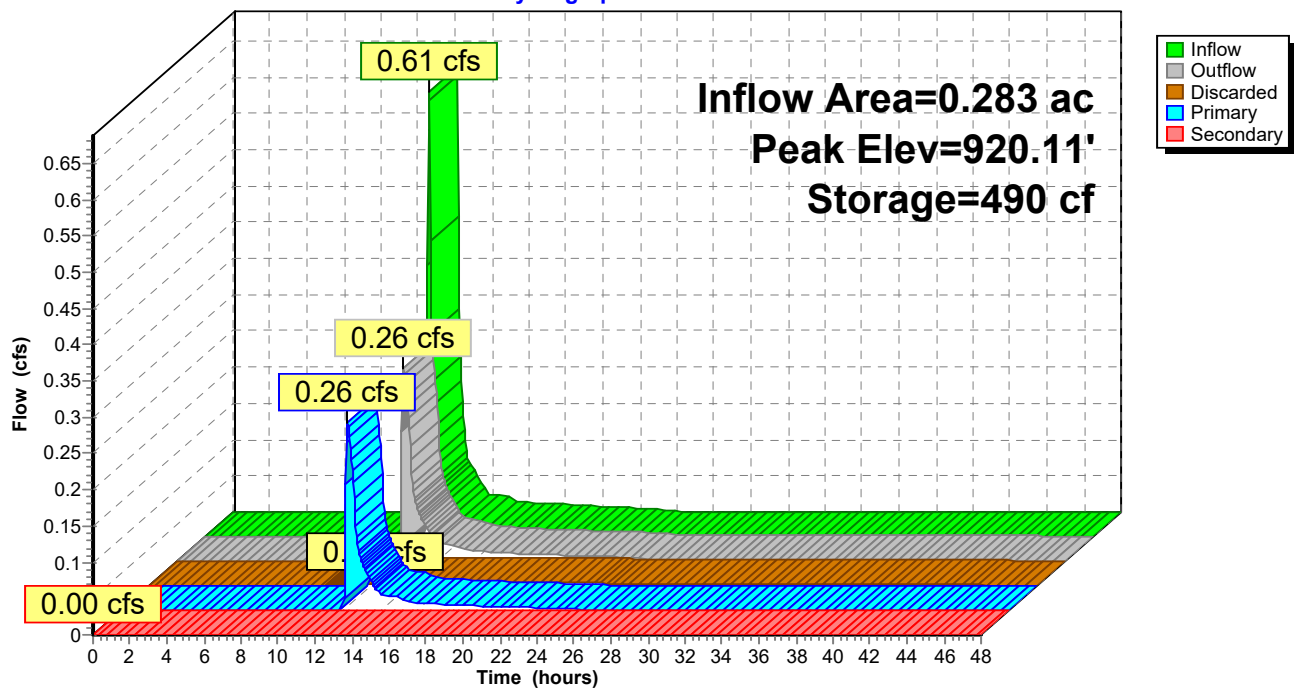
↳ **8=Orifice/Grate** (Orifice Controls 0.01 cfs @ 0.81 fps)

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

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

Pond 3P: Bioretention

Hydrograph



Summary for Subcatchment 1S: P1

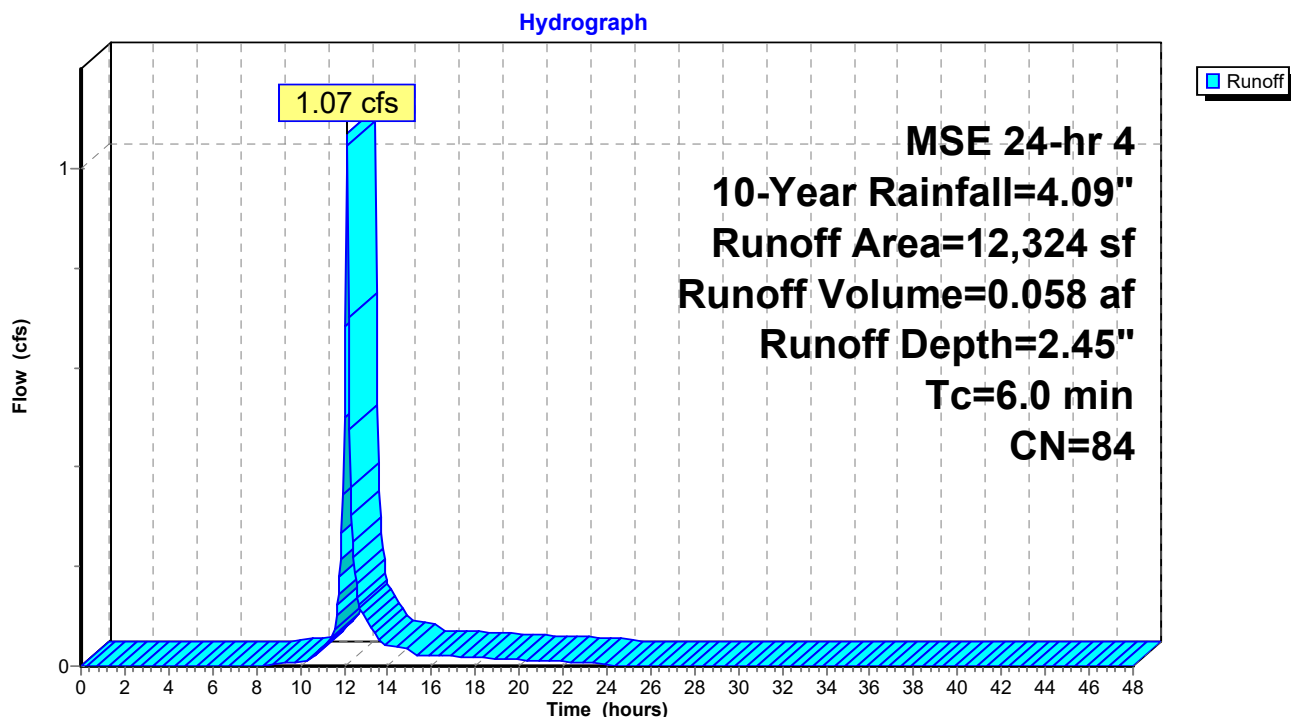
Runoff = 1.07 cfs @ 12.13 hrs, Volume= 0.058 af, Depth= 2.45"

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

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

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

Subcatchment 1S: P1



Summary for Subcatchment 2S: Offiste

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

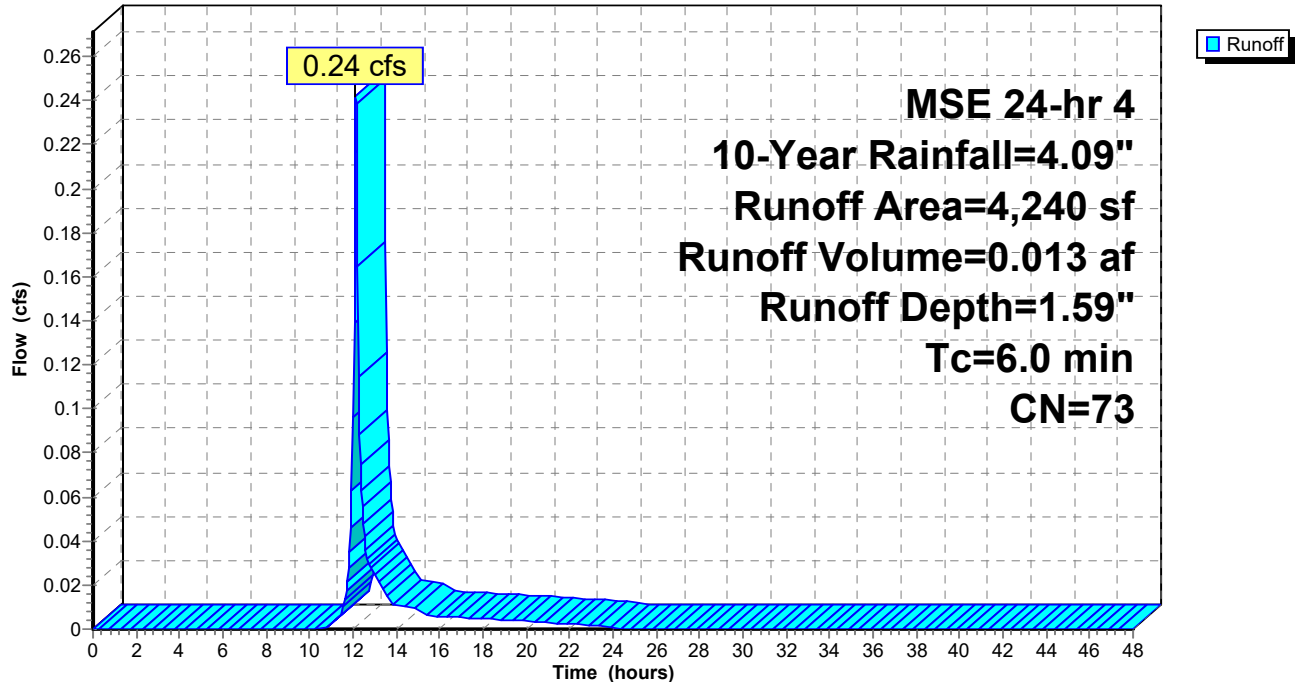
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=4.09"

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

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

Subcatchment 2S: Offiste

Hydrograph



Summary for Reach 4R: Total

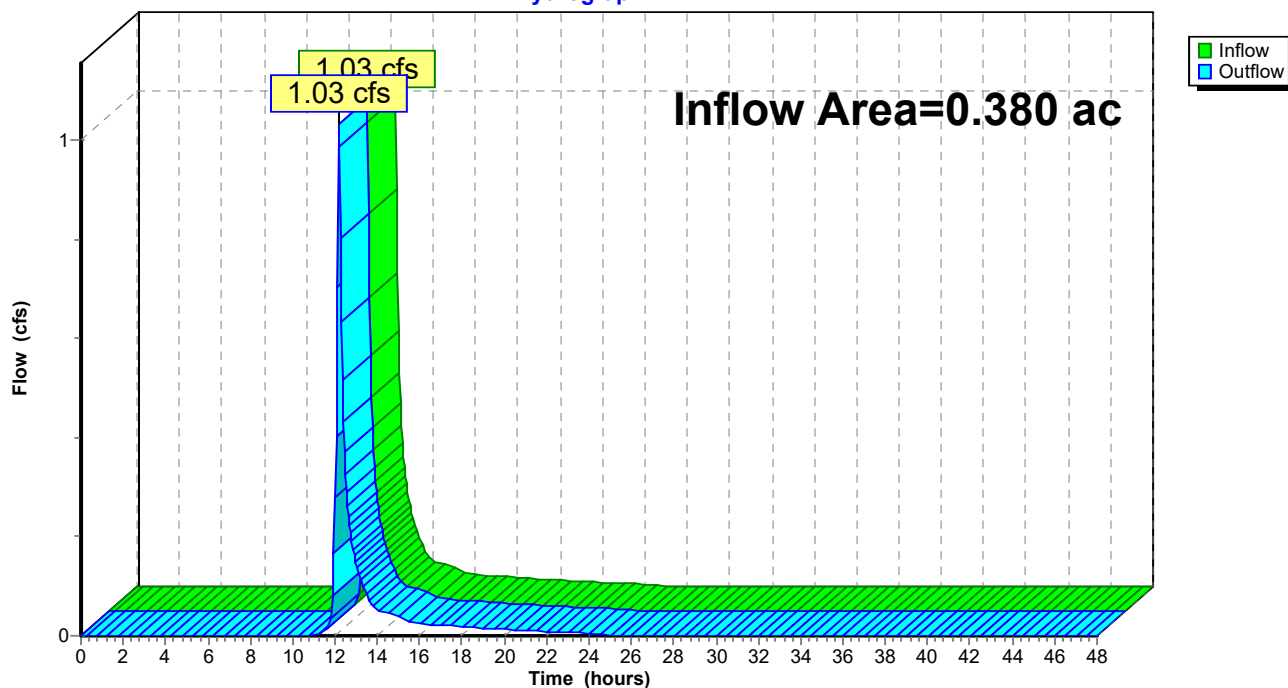
[40] Hint: Not Described (Outflow=Inflow)

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

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

Reach 4R: Total

Hydrograph



Summary for Pond 3P: Bioretention

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

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

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

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

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

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

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

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

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

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

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

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

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

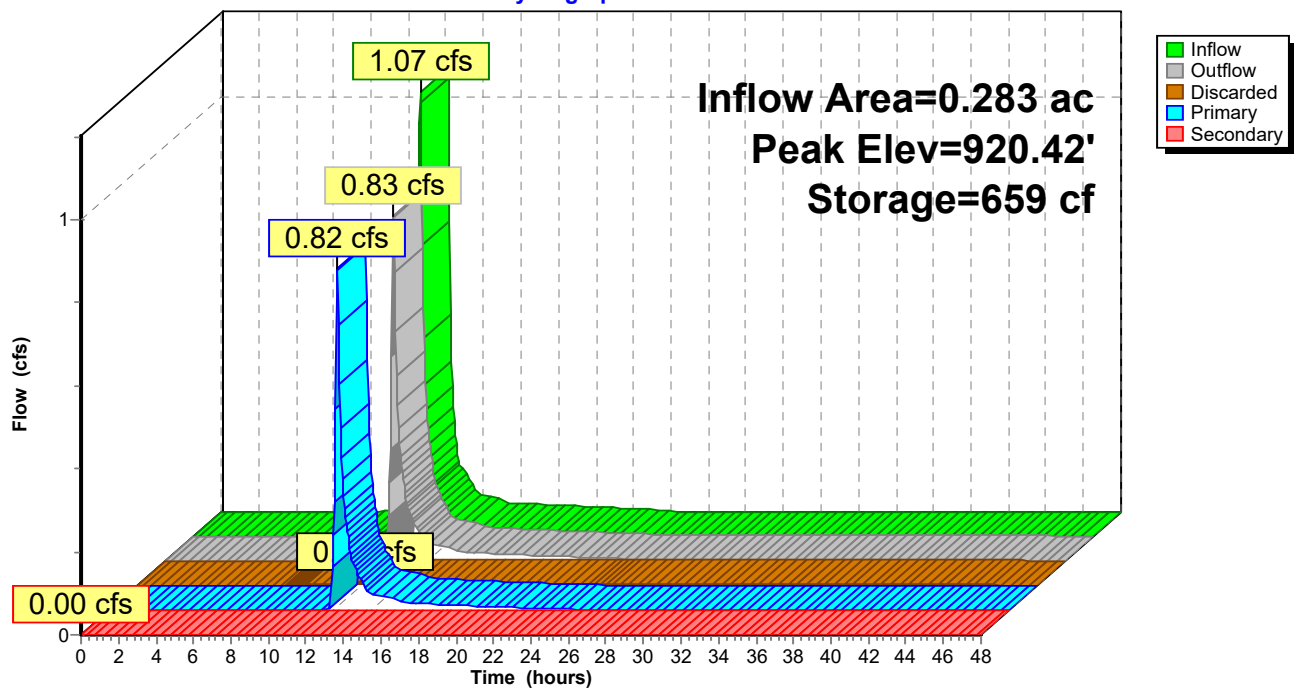
↳ **8=Orifice/Grate** (Orifice Controls 0.46 cfs @ 2.04 fps)

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

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

Pond 3P: Bioretention

Hydrograph



Summary for Subcatchment 1S: P1

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

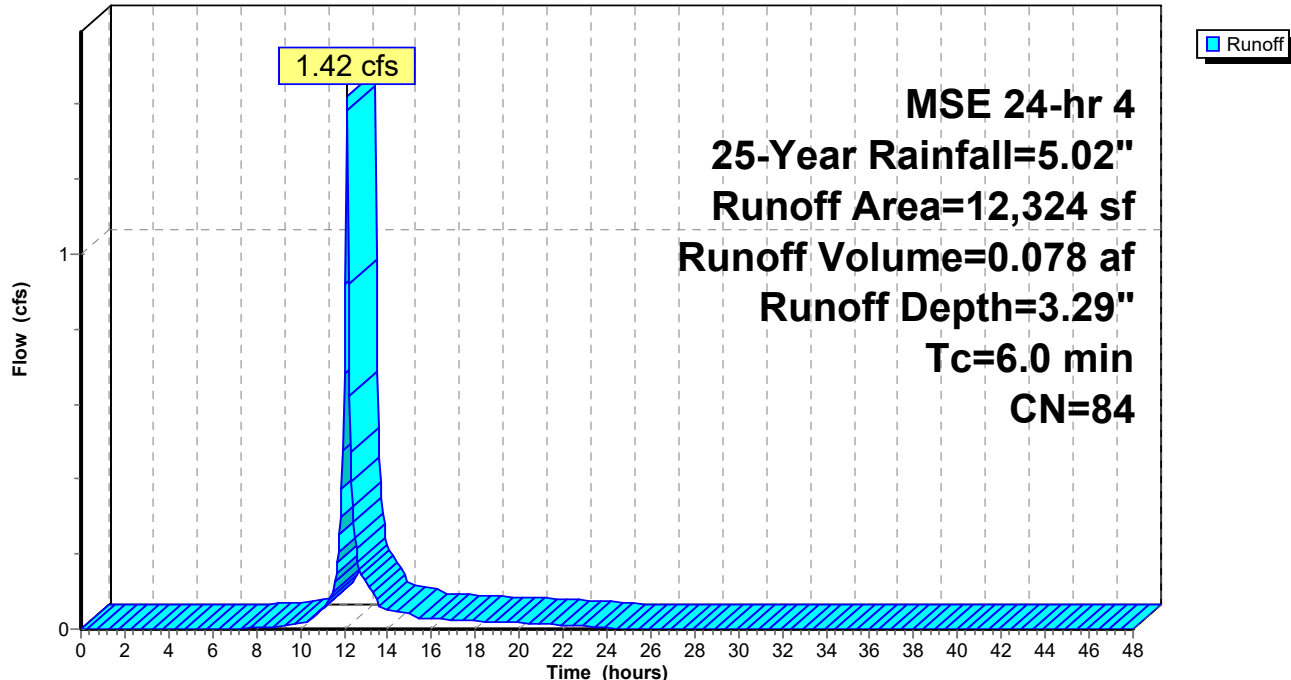
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=5.02"

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

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

Subcatchment 1S: P1

Hydrograph



Summary for Subcatchment 2S: Offiste

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

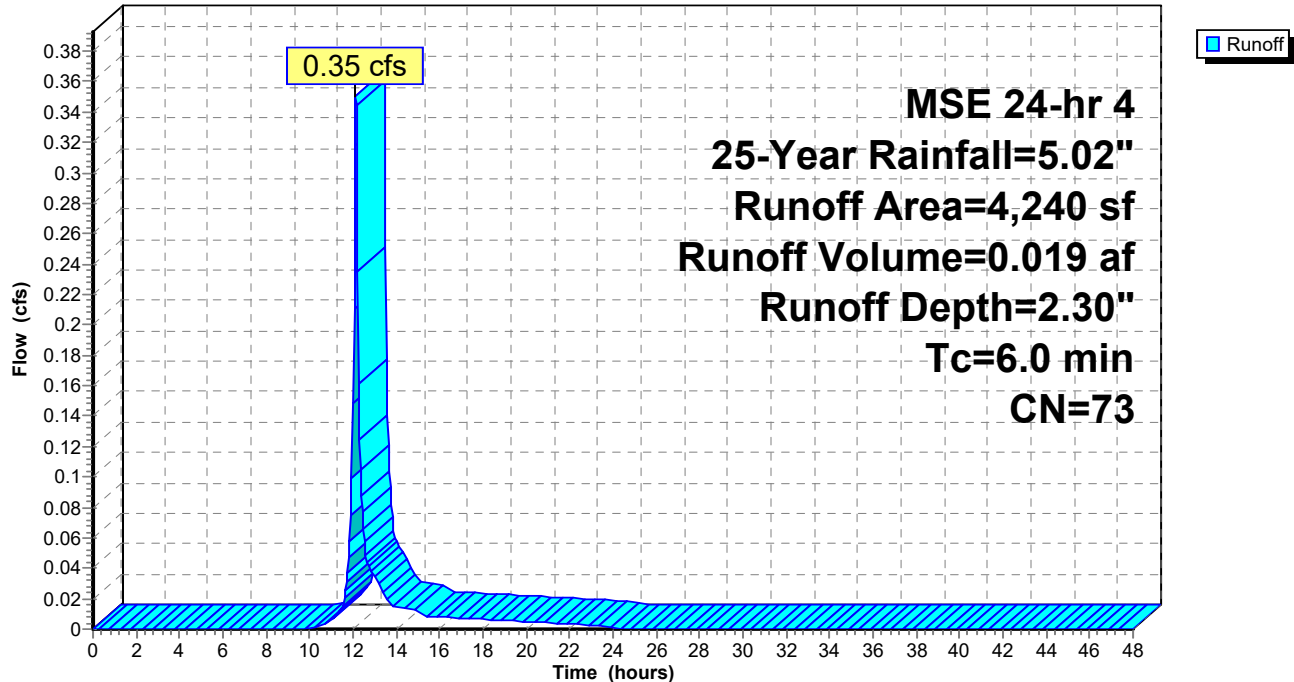
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=5.02"

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

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

Subcatchment 2S: Offiste

Hydrograph

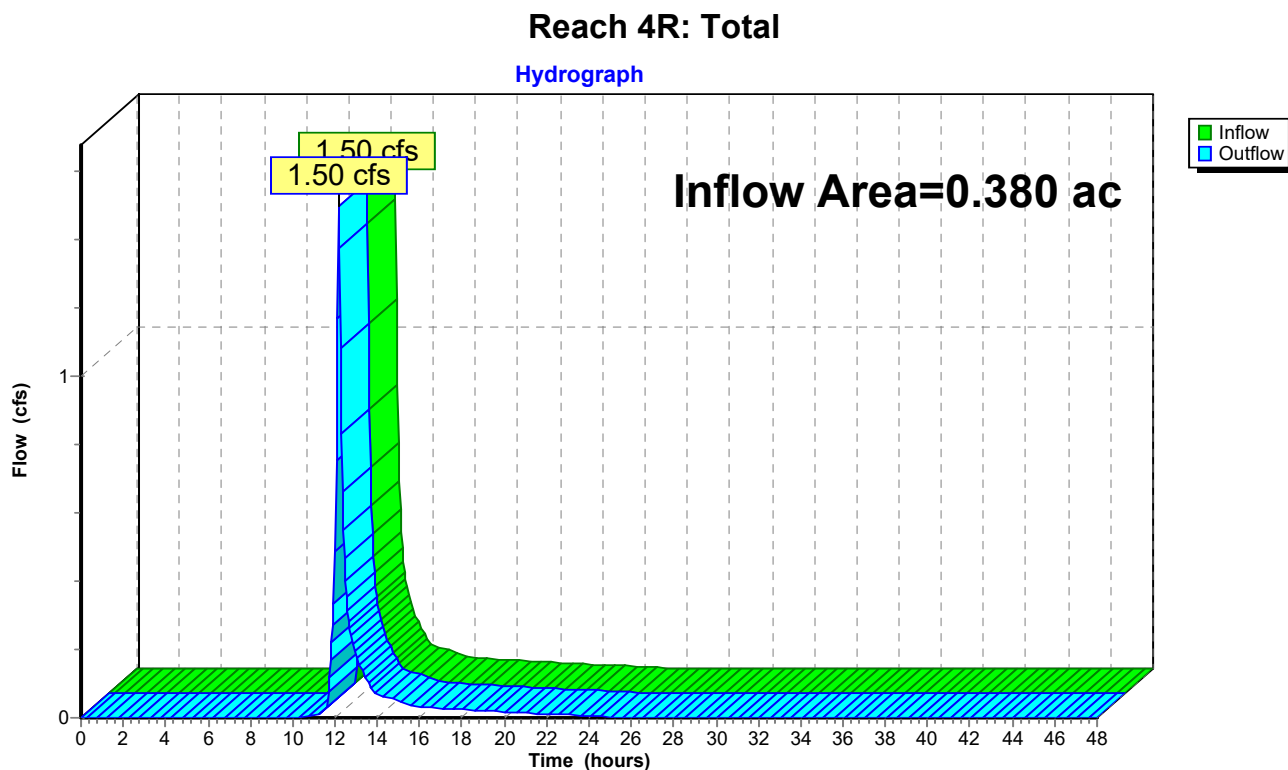


Summary for Reach 4R: Total

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

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

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



Summary for Pond 3P: Bioretention

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

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

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

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

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

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

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

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

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

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

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

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

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

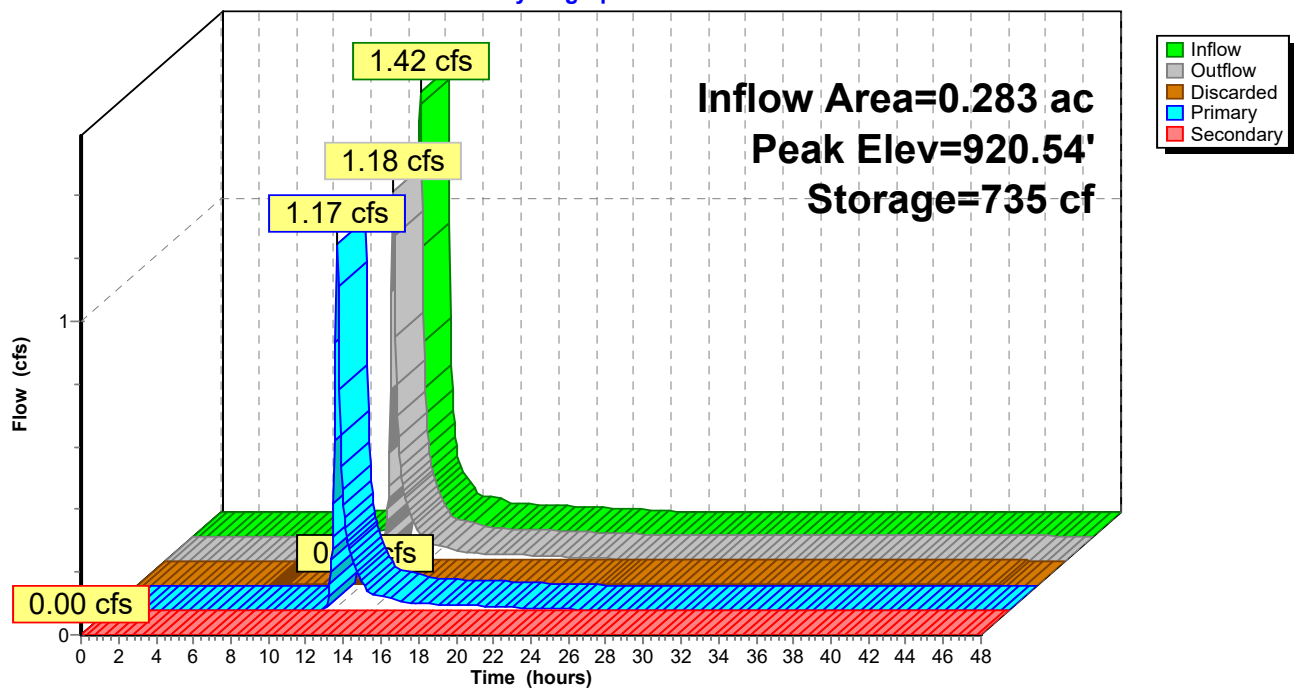
↑ **8=Orifice/Grate** (Orifice Controls 0.76 cfs @ 2.35 fps)

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

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

Pond 3P: Bioretention

Hydrograph



Summary for Subcatchment 1S: P1

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

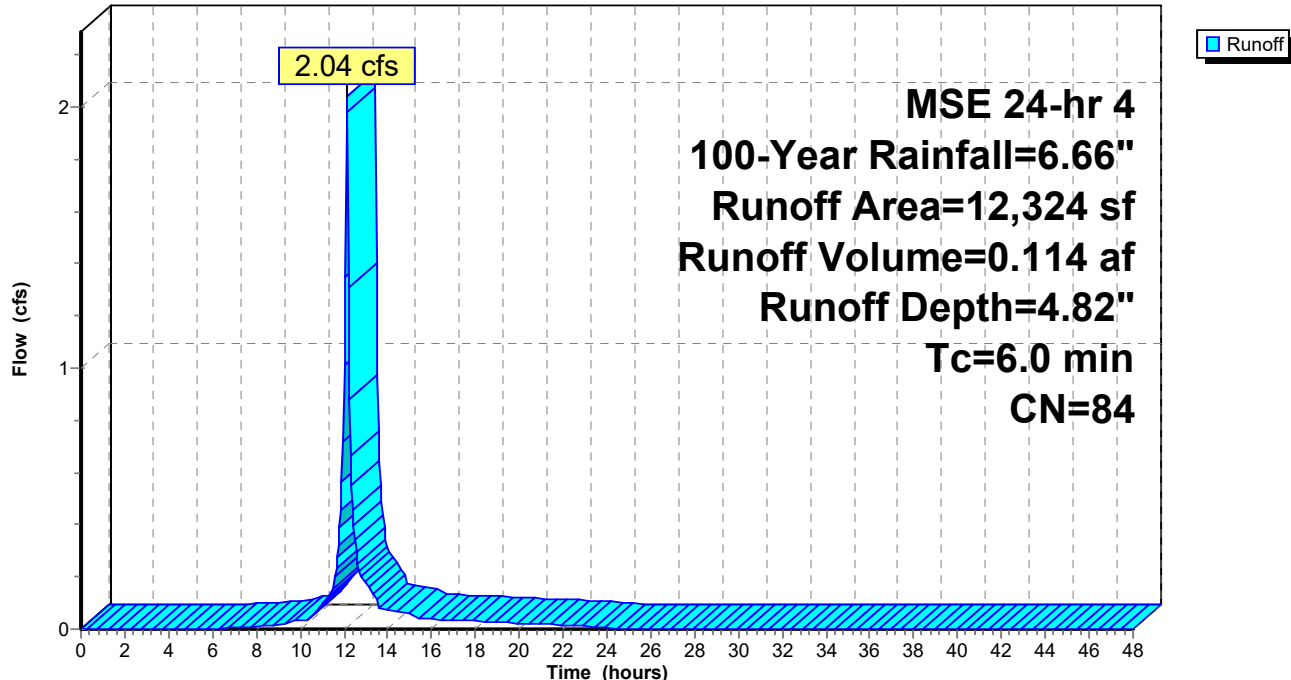
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=6.66"

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

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

Subcatchment 1S: P1

Hydrograph



Summary for Subcatchment 2S: Offiste

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

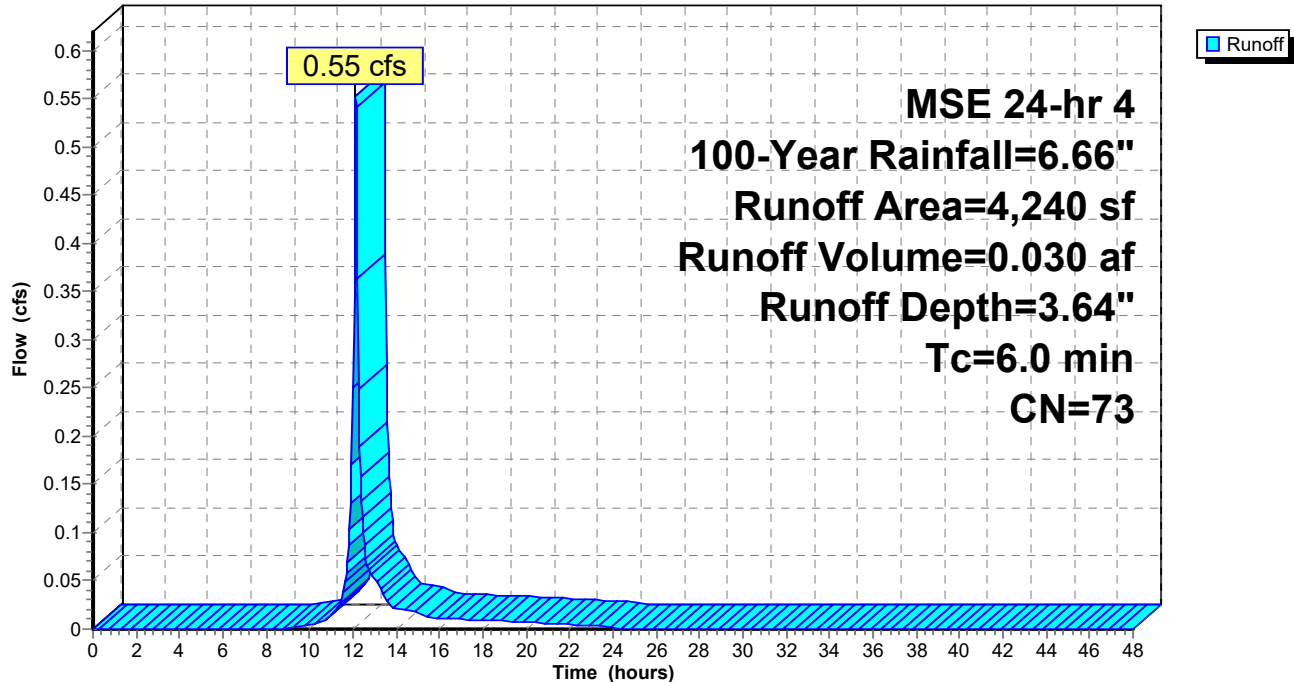
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=6.66"

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

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

Subcatchment 2S: Offiste

Hydrograph



Summary for Reach 4R: Total

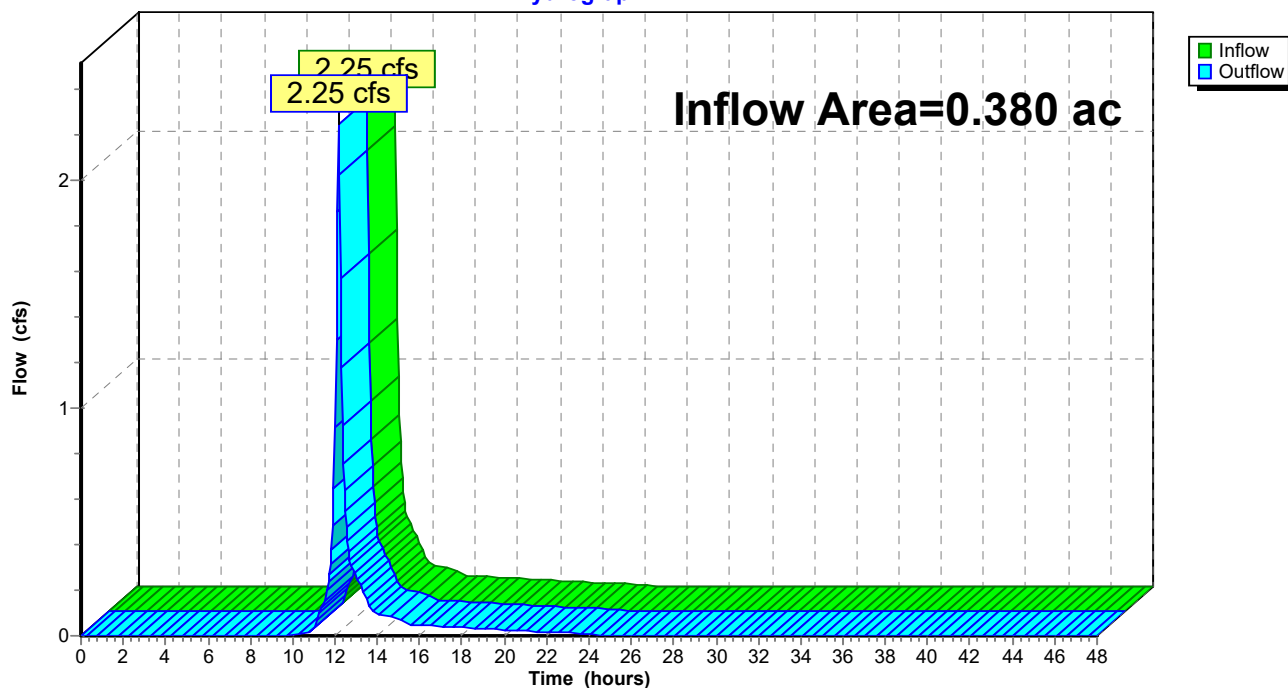
[40] Hint: Not Described (Outflow=Inflow)

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

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

Reach 4R: Total

Hydrograph



Summary for Pond 3P: Bioretention

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

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

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

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

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

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

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

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

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

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

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

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

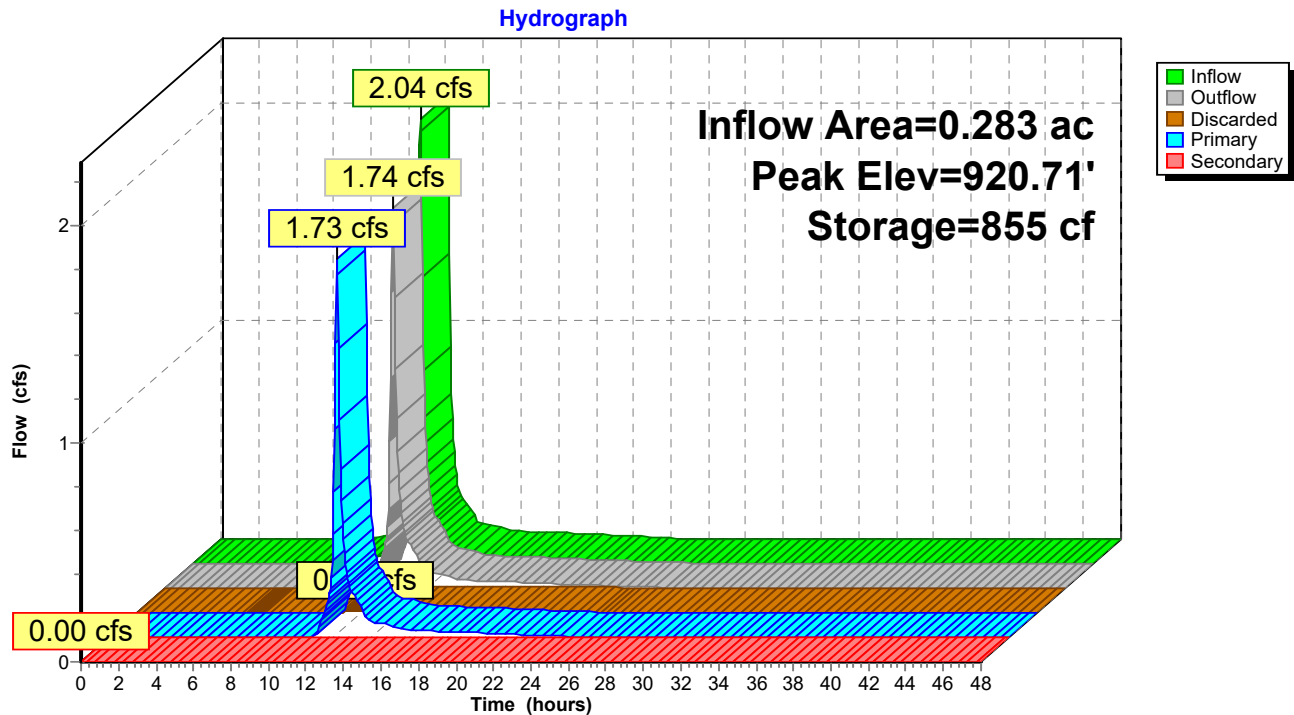
↳ **7=Orifice/Grate** (Orifice Controls 0.39 cfs @ 4.52 fps)

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

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

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

Pond 3P: Bioretention



Summary for Subcatchment 1S: P1

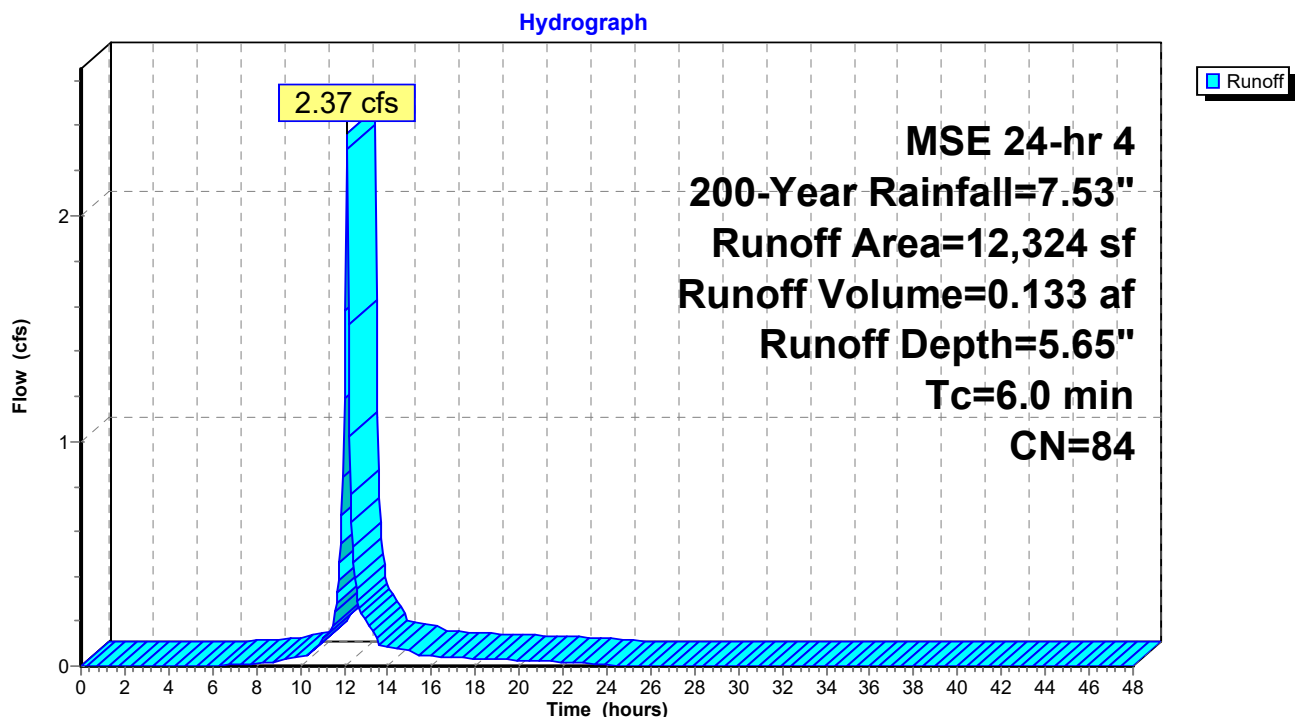
Runoff = 2.37 cfs @ 12.13 hrs, Volume= 0.133 af, Depth= 5.65"

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

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

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

Subcatchment 1S: P1



Summary for Subcatchment 2S: Offiste

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

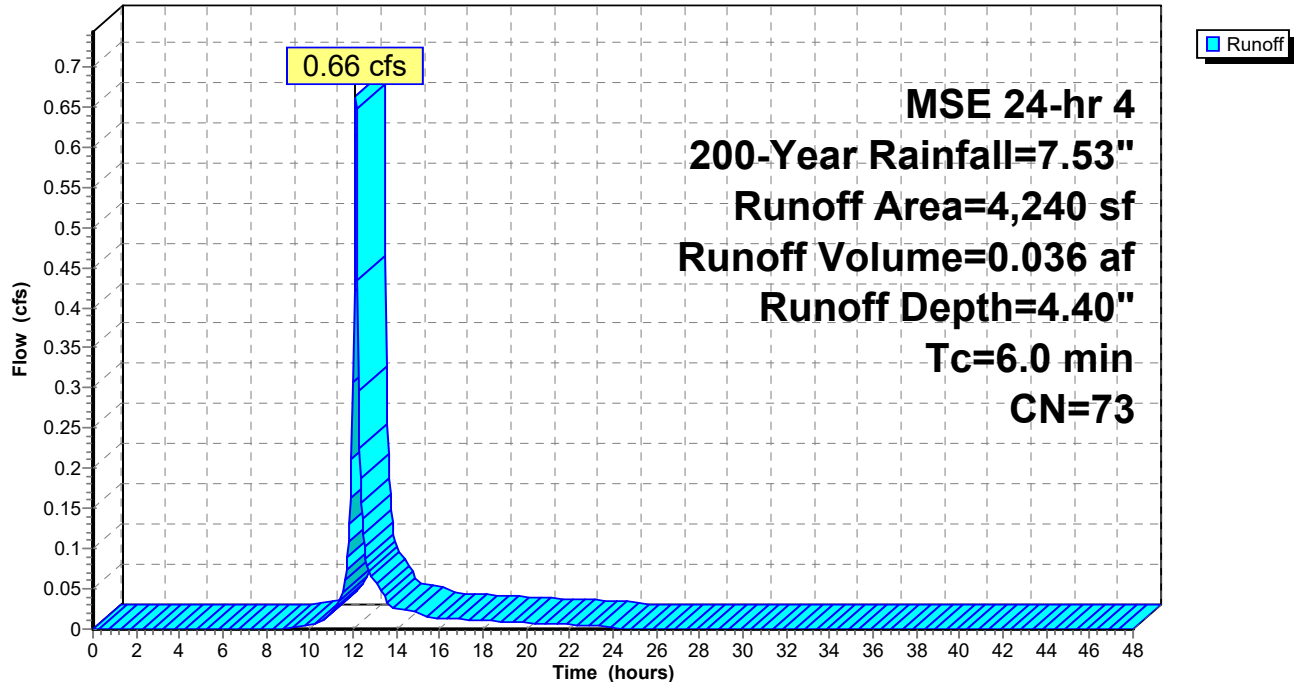
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 200-Year Rainfall=7.53"

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

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

Subcatchment 2S: Offiste

Hydrograph

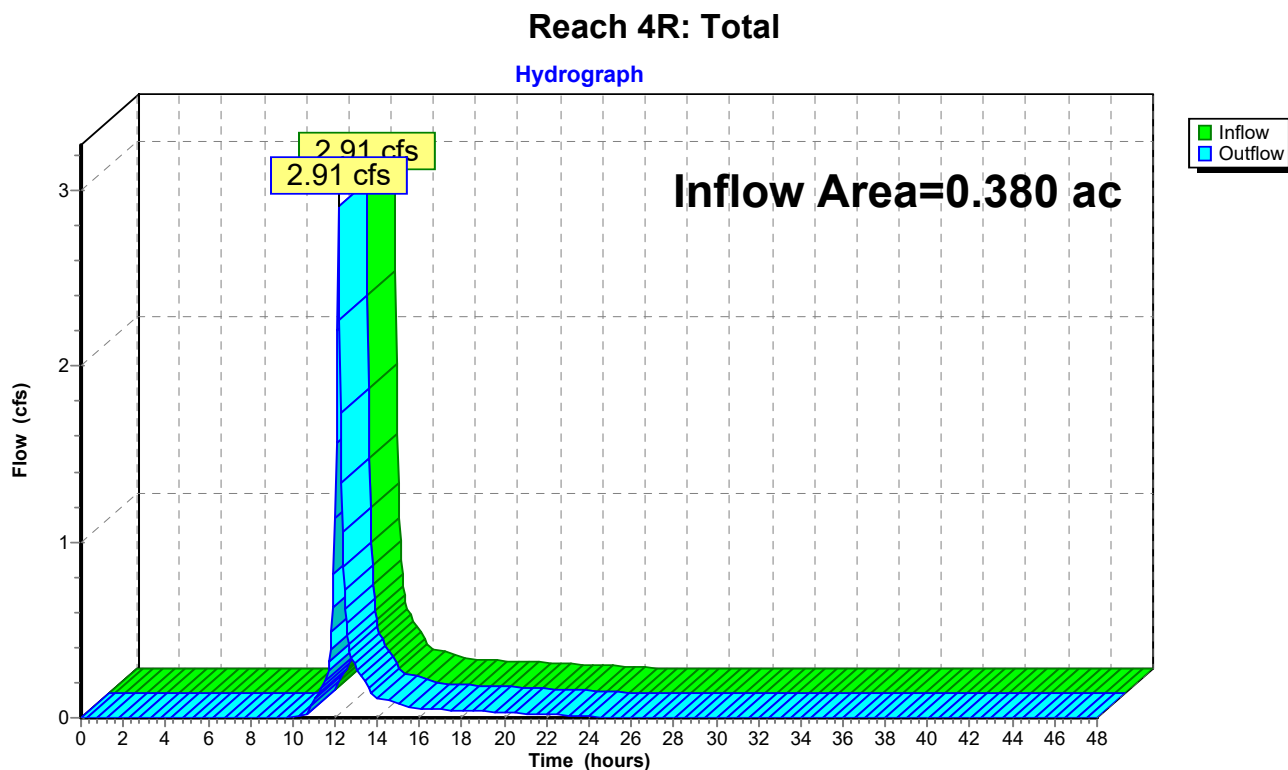


Summary for Reach 4R: Total

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

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

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



Summary for Pond 3P: Bioretention

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

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

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

Volume	Invert	Avail.Storage	Storage Description
#1	916.50'	9,070 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
916.50	300	0.0	0	0
916.51	300	27.0	1	1
917.51	300	27.0	81	82
919.49	300	27.0	160	242
919.50	300	100.0	3	245
921.00	800	100.0	825	1,070
931.00	800	100.0	8,000	9,070

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

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

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

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

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

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

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

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

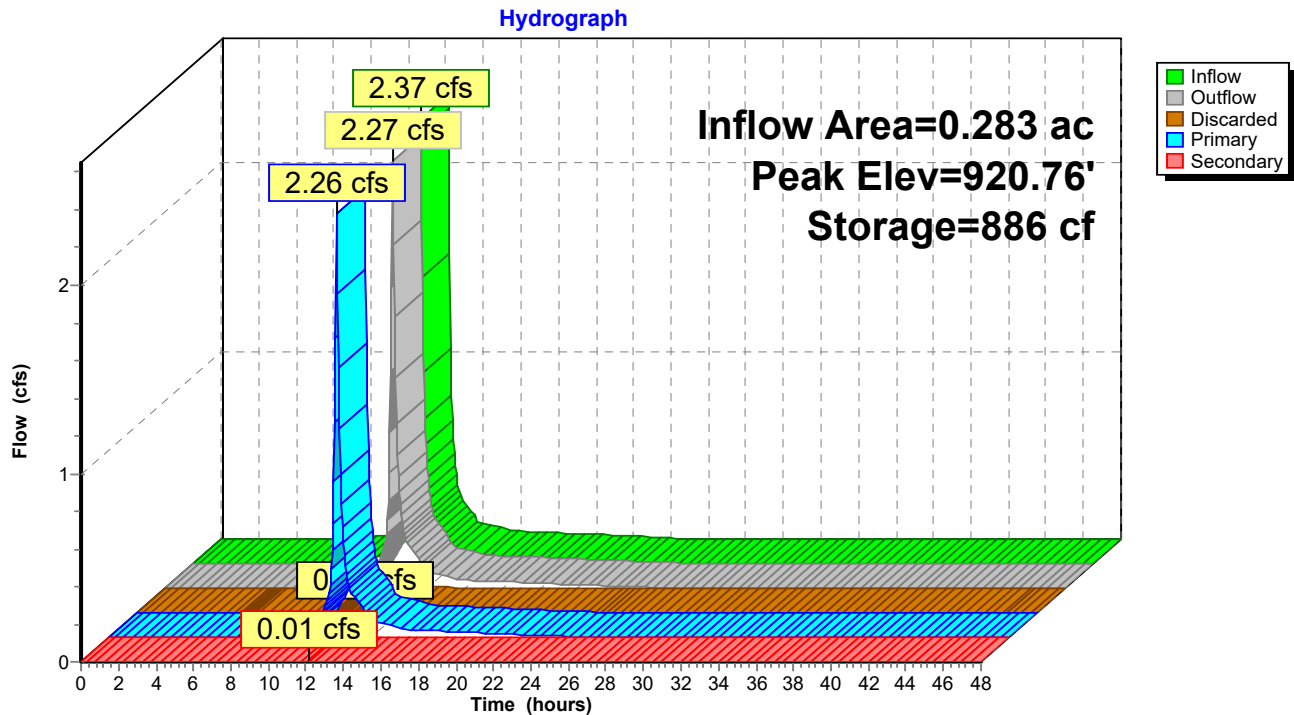
↳ **7=Orifice/Grate** (Orifice Controls 0.41 cfs @ 4.66 fps)

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

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

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

Pond 3P: Bioretention



5 Sediment Reduction

Total Suspended Solids (TSS) Redevelopment Area Analysis

Weighted Reduction based on Sediment Generation

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

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

Notes: 6180 Ex. Parking Lot Redevelopment Standard

Date: 01/31/2022

Data file name: M:\Urso\210087 Siggelkow Road School House\Design Development\Stormwater and Erosion Control\Modeling\TSS Modeling\2022-01-31 - Urso - Siggelkow TSS.mdb
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppd
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 01-31-2022 Time: 09:31:40
Site information:

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

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

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

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

Soil Data Soil Type Fraction in Eng. Soil

User-Defined Soil Type 1.000

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

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

Outlet type: Vertical Stand Pipe

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

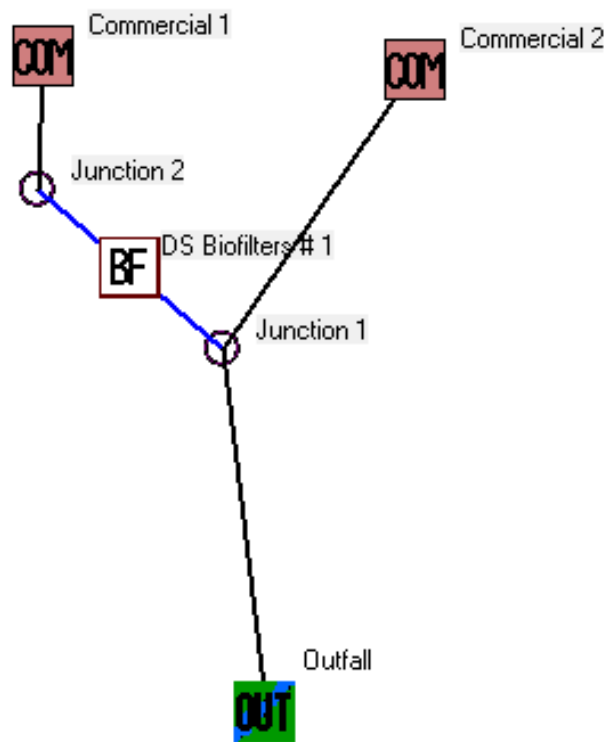
Outlet type: Surface Discharge Pipe

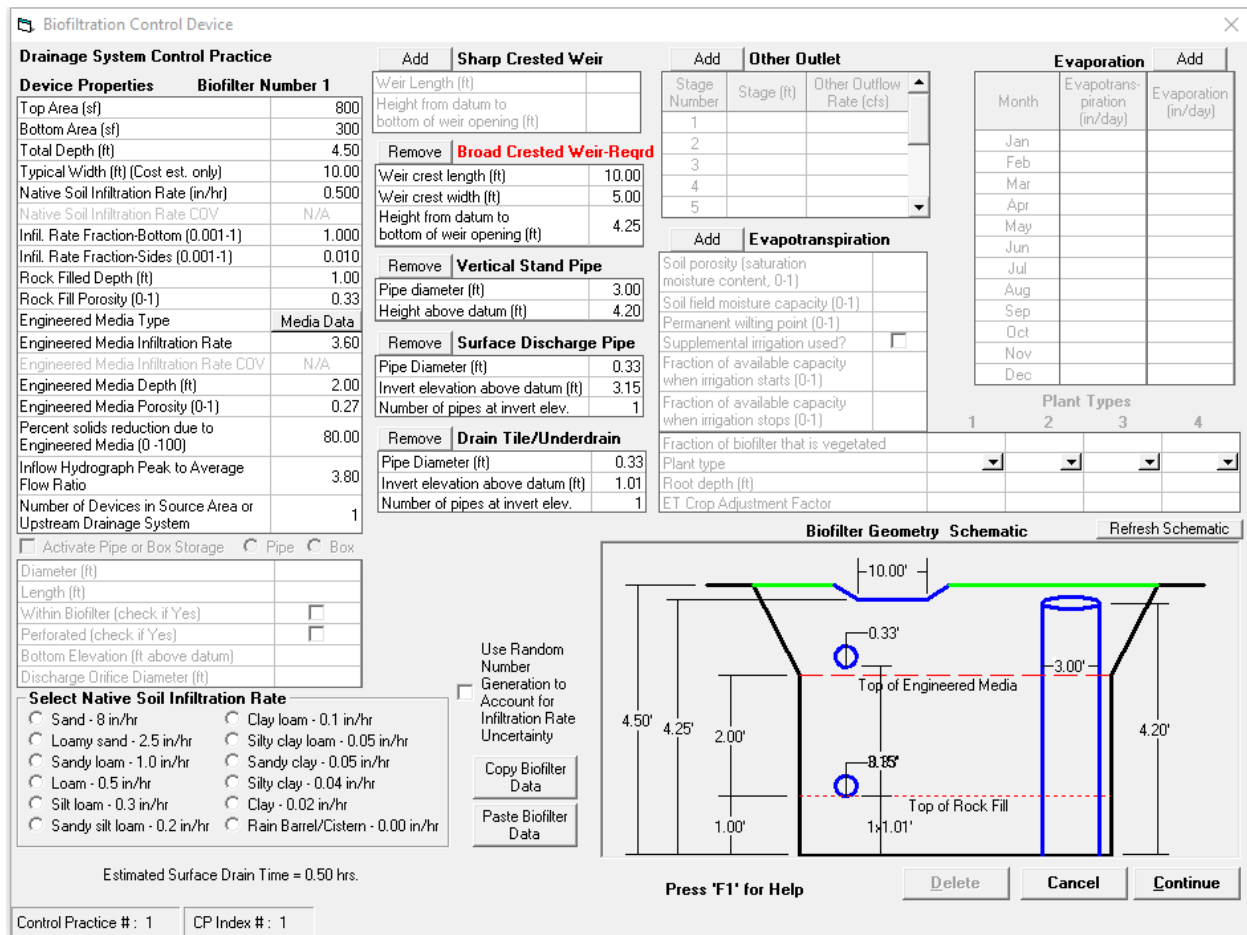
1. Surface discharge pipe outlet diameter (ft): 0.33
2. Pipe invert elevation above datum (ft): 3.15
3. Number of surface pipe outlets: 1

Outlet type: Drain Tile/Underdrain

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

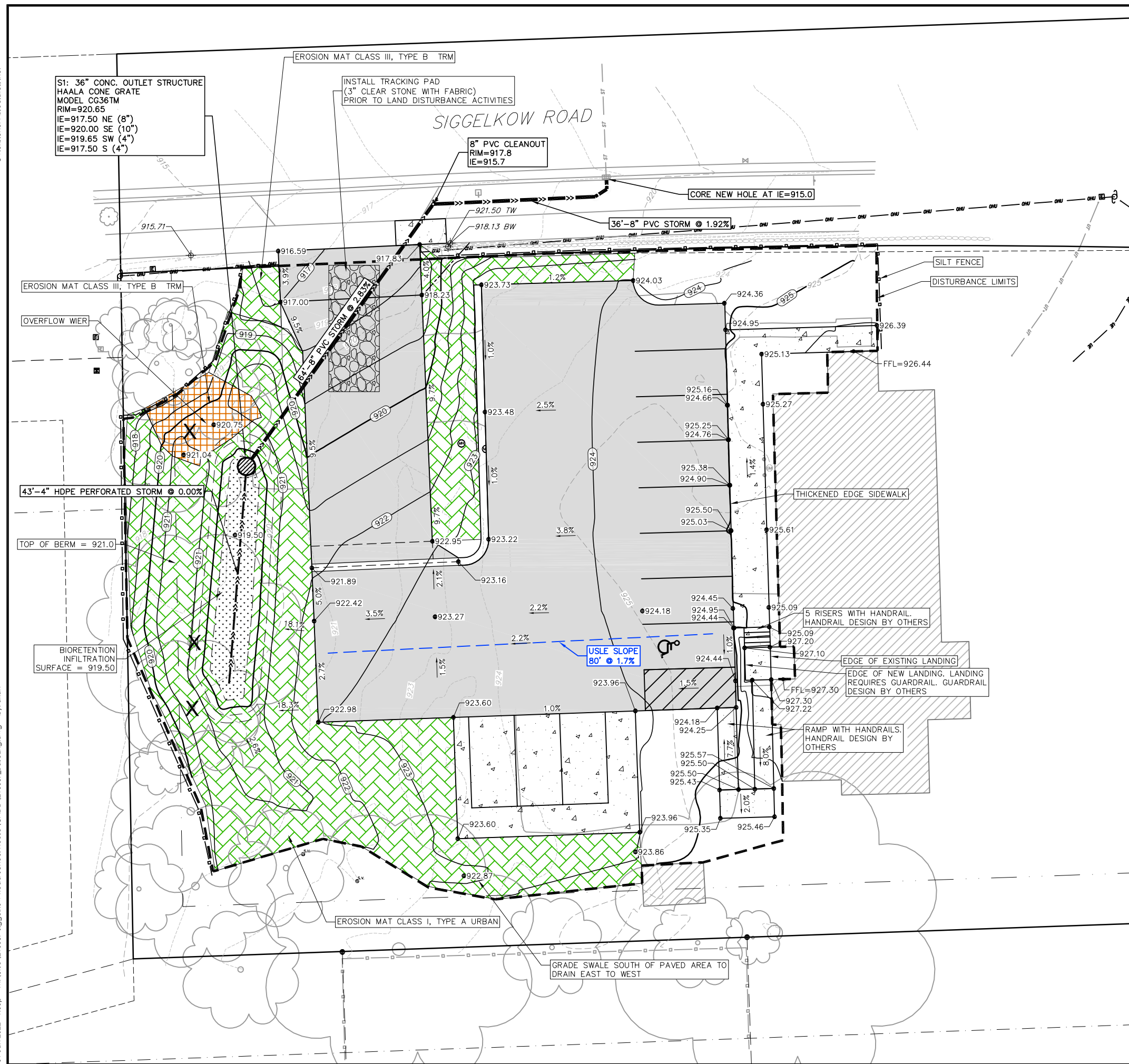
3. Number of underdrain outlets: 1





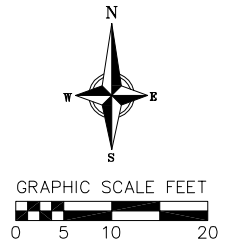
Land Uses	Junctions	Control Practices
File Name: M:\Urso\210087 Siggelkow Road School House\Design Development\Stormwater and Erosion Control\Modeling\TSS Modeling\2022-01-31 - Urso - Siggelkow TSS.mdb		
Outfall Output Summary		
	Runoff Volume (cu. ft.)	Percent Runoff Reduction
Total of All Land Uses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

6 Erosion Control Calculations



GRADING LEGEND

— — 820 — —	EXISTING MAJOR CONTOURS
- - - 818 - - -	EXISTING MINOR CONTOURS
(820)	PROPOSED MAJOR CONTOURS
(818)	PROPOSED MINOR CONTOURS
<u>2.92%</u>	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 RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

UTILITY NOTES:

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

NOT FOR CONSTRUCTION

C2.0	PROJECT NO.		210087									
	CHECKED		DPER									
	RAFTER											
	DATE 01/31/2022											
	NO.		DATE		REMARKS		NO.		DATE		REMARKS	



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)



YEAR 1

Developer:

Urso Brothers, LLC

Project:

Siggelkow School House Road Redevelopment

Date:

12/06/21

County:

Dane

Version 1.0

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

Notes:

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

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

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

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

Recommended Permanent Seeding Dates:

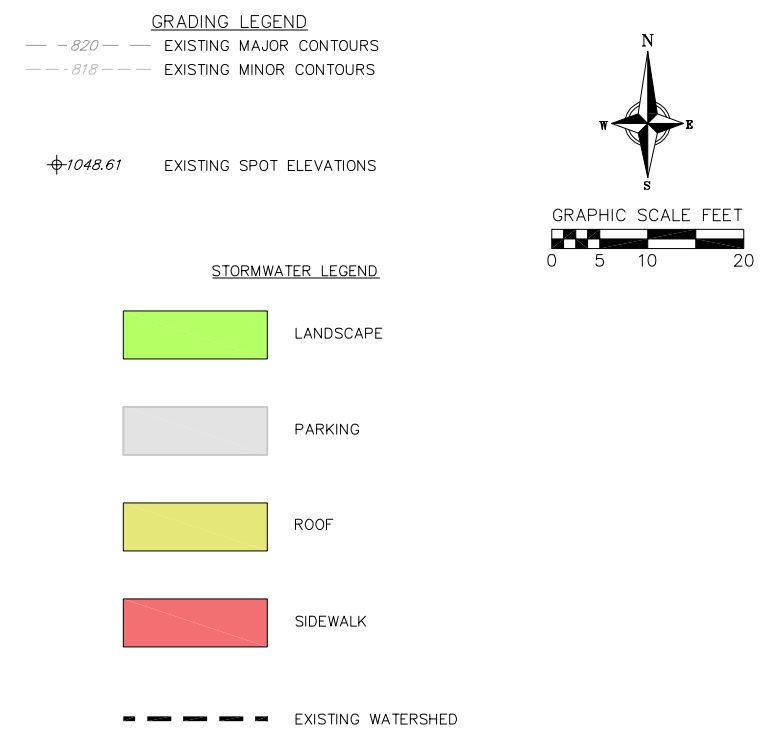
4/1-5/15 and 8/7-8/29 Turf, introduced grasses and legumes
Thaw-6/30 Native Grasses, forbs, and legumes

Designed By:	DPER
Date	12/6/2021

Exhibits

7.1 Stormwater Maintenance Agreement

7.2 Pre-Developed Drainage Map



	Driveway/Parking (acres)	Sidewalk (acres)	Roof (acres)	Bioretention (acres)	Greenspace (acres)	Total (acres)
E1 Drainage	0.140	0.007	0.002	0.000	0.231	0.38

NOT FOR CONSTRUCTION

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

7.3 Post-Developed Drainage Map



S1: 36" CONC. OUTLET STRUCTURE
HAALA CONE GRATE
MODEL CG36TM
RIM=920.65
IE=917.50 NE (8")
IE=920.00 SE (10")
IE=919.65 SW (4")
IE=917.50 S (4")

8" PVC CLEANOUT
RIM=917.8
IE=915.7

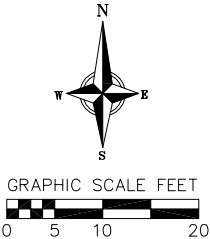
CORE NEW HOLE AT IE=915.0

P1

P2

- 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

- STORMWATER LEGEND**
- PARKING
 - LANDSCAPE
 - ROOF
 - SIDEWALK
 - BIO-RETENTION BASIN
 - PROPOSED WATERSHED
 - P1 PROPOSED DRAINAGE AREA



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

NOT FOR CONSTRUCTION



vierbicher
planners | engineers | advisors

Phone: (800) 261-3898

POST DEVELOPED DRAINAGE MAP

SIGGELKOW ROAD SCHOOL HOUSE
VILLAGE OF MCFARLAND
DANE COUNTY, WI

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

8 Construction Plans



MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

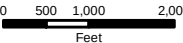
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor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

--- Village of McFarland Extraterritorial Jurisdiction Boundary

▣ Village of McFarland Limits (8/18)

▣ Other Municipal Limits (2018)

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



Date: May 2019

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



Figure 4-1: Future Land Use Categories and Policies

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



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

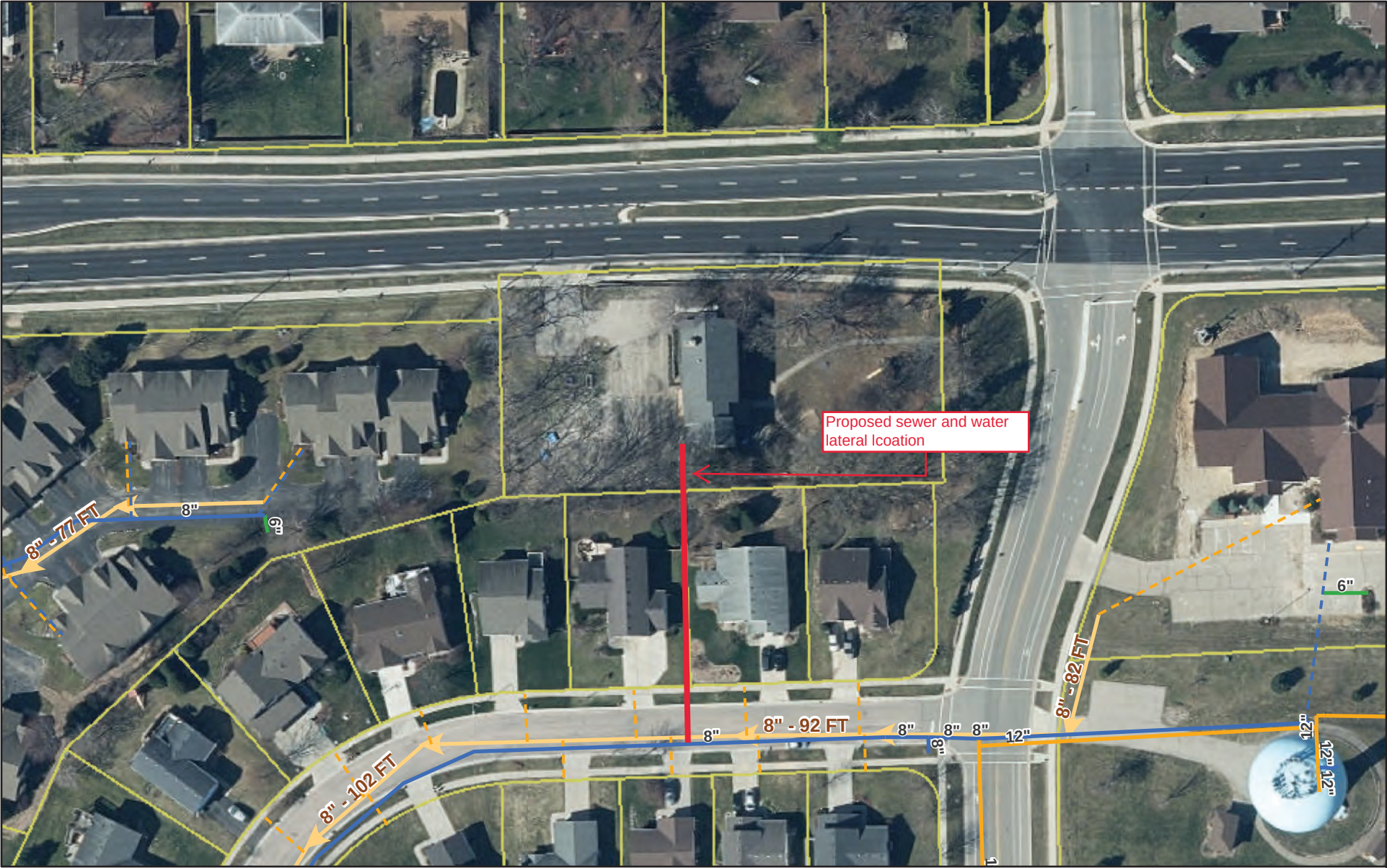


Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Institutional and Governmental	Buildings and land owned by governmental, educational, religious, 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)	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.	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: 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	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	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.	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: 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

Water Mains

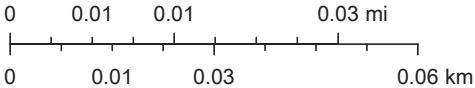
6"
- 8"
- 12"
- Sanitary Laterals

Gravity Sewer

8"

Parcels

1:1,520



na

PUBLIC SANITARY SEWER AND WATER MAIN EASEMENT

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

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

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

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

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

Return to:

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

Parcel Identification Nos.:

071035301991
071035301884

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

GRANTORS:

Jeff S. Tambling

Cressie P. Tambling

Christopher Vater

Bridget Laurent

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

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

Notary Public, State of Wisconsin
My Commission_____.

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

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

Notary Public, State of Wisconsin
My Commission _____.

This instrument was drafted by:
Michael J. Lawton

VILLAGE OF McFarland

Police Department

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

Aaron P. Chapin | Chief of Police

DATE: March 18, 2022

TO: Andrew Bremer – Community and Economic Development Director

FROM: Aaron P. Chapin, Chief of Police

REFERENCE: Recommendation of Approval

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

Respectfully,



Aaron P. Chapin
Chief of Police



McFarland Fire & Rescue Department

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

(608) 838-3278 • Fax: (608) 838-3619

Emergency: 911

March 24, 2022

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

RE: 5979 Siggelkow Road (Waubesa School)

Dear Andrew,

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

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

Sincerely,

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

Mitchell Sutter
Fire Inspector/Public Education Specialist

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

April 8, 2022

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

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

Dear Andrew:

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

Plans

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

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

Easement

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

Stormwater and Erosion Control

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

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

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

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

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.

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

Brian R. Berquist, P.E.
President

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

BRB:brb

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

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, May 17, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on Resolution 2022-13, A Resolution Approving and Recommending Amendment to the Village of McFarland Comprehensive Plan for 5979 Siggelkow Road.

PREVIOUS ACTION:

ISSUE SUMMARY:

Per Wis. Stat. 66.1001(4)(b) the Plan Commission is required to approve by separate resolution its approval of a Comprehensive Plan Amendment. Resolution 2022-13 provides the Plan Commission's approval of the proposed Comprehensive Plan Amendment for 5979 Siggelkow Road referenced under Ordinance 2022-05, agenda item 5.d.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to approve Resolution 2022-13.

ATTACHMENTS:

1. 2022-13 Resolution to Amend Comp Plan

RESOLUTION #2022-13

**RESOLUTION APPROVING AND RECOMMENDING AMENDMENT TO THE
VILLAGE OF MCFARLAND COMPREHENSIVE PLAN**

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

WHEREAS, the Comprehensive Plan contains a Future Land Use Map designating 5979 Siggelkow Road as Institutional and Governmental; and

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

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

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

Tax Parcel ID NO: 154/0710-353-8001-1, 5979 Siggelkow Road

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

WHEREAS, the Village of McFarland Plan Commission finds that the aforesaid properties are appropriate for Mixed Use/ Flex Commercial; and,

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

NOW, THEREFORE, BE IT RESOLVED, that the Village of McFarland Plan Commission hereby recommends to the Village Board that it adopt by Ordinance 2022-05 an

amendment to the Village of McFarland Comprehensive Plan to specifically change the use of the aforesaid properties to Mixed Use/Commercial Flex, pursuant to Wis. Stats. §§ 66.1001(4)(c); and,

BE IT FURTHER RESOLVED that the Village Clerk-Treasurer shall certify a copy of this resolution and attached revised Land Use Map to the Comprehensive Plan to the Village Board; and

BE IT FINALLY RESOLVED that the vote on this Resolution shall be recorded in the official minutes of the Plan Commission.

The above and foregoing Resolution was duly adopted at a regular meeting of the Village of McFarland Plan Commission on the 17th day of May, 2022.

**VILLAGE OF MCFARLAND PLAN
COMMISSION**

Carolyn Clow,

Village President/Plan Commission Chair

Attest:

Cassandra Suettinger,

Village Clerk/Treasurer

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 17, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on a recommendation to the Village Board regarding Ordinance No. 2022-08, an Ordinance Rezoning 5979 Siggelkow Road, McFarland, WI from A-1 Exclusive Agriculture to PD-I Planned Development Infill, General and Detailed Plan Approved. Rezoning requested by Urso Brothers, LLC.

PREVIOUS ACTION:

4.18.2022, the Plan Commission held a public hearing on Ordinance 2022-08.

ISSUE SUMMARY:

Summary of Request

Applicant is seeking to rezone the property from A-1 Exclusive Agriculture to PD-I Planned Development Infill, under a single stage General and Detailed Plan Approval. The majority of the background information and association application for this agenda item are presented under Agenda Item 5.d.

Existing Conditions

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

Ordinance Compliance

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



add an on-site trash enclosure given the proposed commercial use of the property.

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

Department Head Comments

The packet includes recommended conditions of approval from the Village Engineer in his letter dated April 8, 2022. No issues, concerns or recommended conditions of approval from the Fire Chief or Police Chief.

Public Comments

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

FINANCIAL/BUDGET IMPACT:

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

**VILLAGE PLAN REFERENCE:**

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

ORDINANCE REFERENCE:

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

Sec. 62-67 PD Planned Development District

Sec. 62-310 Site/Design Review

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

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to make a recommendation to the Village Board to approve Ordinance 2022-08 with the following conditions of approval:

1. Addressing those recommended conditions of approval from the Village Engineer's staff report dated April 8, 2022
2. Applicant to provide a Stormwater Maintenance Agreement for recording with the Office of Register of Deeds for Dane County for the proposed bioretention basin.
3. Amending the General Plan to include the location of a future trash and recycling dumpster enclosure.
4. Approval of a future occupancy permit is conditioned on the completion of recording the private utility easement, stormwater maintenance agreement, CSM, abandonment of private on-site sewer and water utilities, and connection to public sewer and water utilities.

ATTACHMENTS:

1. 4.18.22 - Urso - Ord. 2022-08 - rezone - Siggelkow Rd
2. 2022-08 Rezone 5979 Siggelkow Road
3. 5979 Siggelkow Road_VE Ltr_04.08.22

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

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

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

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

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

ZOOM INFORMATION

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

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

ORDINANCE 2022-08

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

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

Sponsor: Community & Economic Development Director Bremer

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

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

WHEREAS, the property owner of 5979 Siggelkow Road, Urso Bros LLC (developer) submitted a rezoning application to the Village on March 7, 2022, a copy of which is attached hereto as Exhibit A, and requested that the General Implementation Plan and the Detailed Implementation Plan be processed and approved as a single stage Planned Development Infill District; and,

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

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

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

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

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

1. Section 62-62(a) of the McFarland Municipal Code and the Official Zoning Map are hereby amended so that the following described real estate is hereby rezoned from the Dane County A-1 Exclusive Agricultural District, to the Village's Planned Development Infill District – General and Detailed Plan Approved (PDI-GPA and PDI-DPA):

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

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

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

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

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

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

APPROVED:

Carolyn A. Clow
Village President

ATTEST:

Cassandra Suettinger
Village Clerk-Treasurer

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

April 8, 2022

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

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

Dear Andrew:

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

Plans

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

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

Easement

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

Stormwater and Erosion Control

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

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

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

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

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.

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

Brian R. Berquist, P.E.
President

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

BRB:brb

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

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 17, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on a Certified Survey Map (CSM) requested by Urso Brothers, LLC for the purpose of dedicating approximately 15,089 sq. ft. for public right-of-way purposes at 5979 Siggelkow Road, McFarland, WI.

PREVIOUS ACTION:

4.18.2022, the Plan Commission held a public hearing on the proposed CSM.

ISSUE SUMMARY:

Summary of Request

Applicant is proposing to dedicate 15,089 square feet to the Village along Siggelkow Road to place the roadway and sidewalk in the ROW. The majority of the background information and association application for this agenda item are presented under Agenda Item 5.d.

Existing Conditions

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

Department Head Comments

Staff recommends revising Sheet 2 of 4 of the CSM to indicate "to be abandoned" regarding the existing Septic Vents, Septic Tank, and Well. No other recommended conditions of approval from the Village Engineer, Fire Chief, or Police Chief regarding the proposed CSM.

Public Comments

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



FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

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

ORDINANCE REFERENCE:

Sec. 56-39, Certified Survey Maps

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

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to approve the Certified Survey Map as submitted with the following conditions of approval:

1. Applicant to revise Sheet 2 of 4 of the CSM, prior to recording, to indicate "to be abandoned" regarding the existing Septic Vents, Septic Tank, and Well.

ATTACHMENTS:

1. 4.18.22 - Urso - CSM - 5979 Siggelkow Road

Please publish in the
McFarland Thistle on
March 31, 2022

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

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

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

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

ZOOM INFORMATION

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

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

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, May 17, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on a recommendation to the Village Board regarding Ordinance No. 2022-07, An Ordinance Rezoning Lands in the Village of McFarland at 4603 Triangle Street, McFarland, WI from C-P Commercial Park to C-H Highway Commercial. Requested by A & J Mobility.

PREVIOUS ACTION:

4.18.2022, the Plan Commission held a public hearing on Ordinance 2022-07.

ISSUE SUMMARY:

Summary of Request

Corey Kupsh (Applicant), of A&J Vans, Inc. (dba A&J Mobility) is requesting to rezone 4603 Triangle from C-P Commercial Park to C-H Commercial Highway, along with an associated Conditional Use Permit (CUP) to operate a vehicle repair body shop and auto dealer, and an associated site design review permit for exterior renovations to the building. There are no proposed changes to the exterior site plan and the exterior building renovations consist of installing two overhead vehicle doors, one on the back side of the building and one on the north side of the building. Interior renovations include opening up the interior of the building to allow for additional showroom space to showcase vehicles, allow for an accessible waiting room, private consultation space and additional room for service bays.

The applicant has an accepted offer to purchase the property at 4603 Triangle Street contingent on the approval of the rezone and CUP for the property. Rezoning the property to C-H allows for A&J Mobility to operate with an approved conditional use permit. The current C-P zoning does not allow the Applicant's business types, that being an auto dealer (NAICS 441100) and vehicle repair body shop (NAICS 811111 & 811121) while these uses are allowed with a CUP under the C-H zoning district. Alongside offering their customers conversion options which supports individual needs, they sell and service accessible vehicles and other mobility equipment.

A&J Mobility is currently located within the center of a shared multi-tenant commercial building facing US Hwy-51 at 4125 Terminal Drive. They have been at this location since 2009. This location is one of five locations around the state of Wisconsin. The space A&J Mobility currently occupies is approximately 5,000 SF and includes two service bays. The reason for the relocation to 4603 Triangle Street is to enable growth of the business and to improve efficiency of services and access to their clientele. A&J Mobility has a team of 30 employees, of which 3



work out of their current McFarland location. The business hours are Monday through Friday, 7:30 AM – 5:00 PM. The business serves approximately 5-10 customers (vehicles) daily and roughly 75-100 vehicles annually.

Existing Property Conditions

The property at 4603 Triangle Street is situated along US Hwy-51. The lot is 1.74 acres and currently zoned C-P Commercial Park. The existing building is approximately 8,500 square feet and includes 41 parking spaces on the property. There are no free-standing signs and/or monumental signs in the front of the building facing Triangle Street. The only visible sign is on the building's front, facing Triangle Street. The current occupant of the building is Bioionix, a company specialized in custom installation of technology systems used to disinfect products.

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

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

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

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

Use Comparison: C-H and C-P Districts

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



Permitted to Not Allowed.

- Table 1 shows classifications that are consistent with both zoning districts (i.e., no change, 49 total land uses).
- Table 2 identifies 2 uses that are Permitted Uses in the C-H district which are Conditional Uses in the C-P district.
- Table 3 identifies 13 uses that are Permitted Uses in the C-H district which are Not Allowed in the C-P district.
- Table 4 identifies 28 uses that are Conditional Uses in the C-H district which are Not Allowed in the C-P district. Table 4 includes the change for the applicant's request
- Table 5 identifies 4 uses that are Conditional Uses in C-H district which are Permitted Uses in C-P district.
- There were no changes found involving Not Allowed in C-H district which are either Permitted or Conditional Use in the C-P district (no table shown).

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

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

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

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

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

Land Uses	NAICS	C-H	C-P
Agricultural services and support	115000	C	C
Mining	212000	N	N
Utilities	221000	C	C
Construction contractors	236000	P	P
Wood product manufacturing	321000	P	P
Drugs manufacturing	325410	P	P
Plastics manufacturing	326100	P	P
Fabricated metal manufacturing	332000	P	P
Machinery & equipment	333000	P	P



Computer manufacturing	334000	P	P
Electrical manufacturing	335000	P	P
Manufacturing not listed above		P	P
Retail buildings			
20,000 sq. ft. or greater	44000—450000	N	N
Furniture store	442110	N	N
Electronics/appliance store	443100	N	N
Building materials (fully enclosed only)	444100	C	C
Liquor store	445310	N	N
Clothing store	448100	N	N
Jewelry store	448310	N	N
Sporting goods, hobby, book and music	451100	N	N
Department store	452110	N	N
Miscellaneous shopping	453000	N	N
Mail-order houses	454113	C	C
Fuel dealers	454310	N	N
Rail transportation	482110	N	N
Transit and ground passenger transportation	485000	C	C
Wholesale, trade (except for petro terminals)	423000 & 424000	C	C
Petro terminal	424710	N	N
Post office	491110	N	N
Custodial services	561720	P	P
Movies/videos	532230	N	N
Commercial and industrial equipment rental	532400	P	P
Legal services	541110 & 541190	P	P
Accounting and tax preparation	541210	P	P
Architectural engineering and related services	541310	P	P
Computer services	541510	P	P
Management consulting services	541610	P	P
Advertising service agencies	541810	P	P
Employment services	561300	P	P
Business support services	561400	P	P
Travel services	561510	N	N
Taverns	722410	N	N
Personal care services	812100	N	N
Laundry, coin-operated	812310	N	N
Dry cleaning and laundry (except coin-operated)	812320	N	N
Executive, legislative and other general government	921100	N	N
Residences permitted R-2 and R-3		N	N
Commercial laundry (no direct customer pickups and drop-offs, no dry cleaning)	812331	N	N

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

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

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

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

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

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



Sports and recreation instruction	611620	C	N
Fitness centers	713940	C	N
Amusement arcades (except billiards)	713120	C	N
Limited-service restaurants, including fast food	722211	C	N
Furniture repair and re-upholstery	811420	C	N
Funeral home and services	812210	C	N
Kennels and pet boarding	812910	C	N
Parking lots	812930	C	N
Religious/civic/business/professional organizations	813000	C	N

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

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

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

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

Department Head Comments

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

Public Comments

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

FINANCIAL/BUDGET IMPACT:

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

VILLAGE PLAN REFERENCE:

2017 Comprehensive Plan, Future Land Use Map

The property is identified as Commercial Park in Map 6 of the Future Land Use Map. The application includes a rezoning request from C-P, Commercial Park, to C-H, Highway



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

ORDINANCE REFERENCE:

Sec. 62-68, Statement of Purpose
Sec. 62-71, Permitted or conditional uses – Commercial Districts
Sec. 62-72, Bulk Standards - Commercial Districts
Chapter 62, Division 4 Changes and Amendments to the Zoning Code

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to recommend to the Village Board approval of Ordinance 2022-07.

ATTACHMENTS:

1. 4.18.22 - A & J Mobility -rezone - ord 22-07 4603 Triangle St
2. 2022-07 Rezone 4603 Triangle Street
3. 4603 Terminal Drive_AJ Mobility_Plan Commission Application_03.07.22
4. 4.19.22 Kupsh Supplemental Email and Rendering
5. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
6. McFarland Comp Plan Figure 4.1
7. 4603 Triangle Street_DPW Ltr_03.16.22
8. 4603 Terminal Drive_PD Ltr_03.18.22
9. 4603 Triangle Street_F&RD Ltr_03.24.22

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

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

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

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

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

ZOOM INFORMATION

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

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

ORDINANCE 2022-07

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

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

Sponsor: Community & Economic Development Director Bremer

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

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

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

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

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

WHEREAS, the Village Board is willing to conditionally approve of the request to rezone and the Village Board finds approval thereof is in the public interest;

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

1. Section 62-62(a) of the McFarland Municipal Code and the Official Zoning Map are hereby amended so that the following described real estate is hereby rezoned from C-P Commercial Park to C-H Commercial Highway:

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

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

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

earthwork or building construction, is permitted on the parcel described in Section 1 of this ordinance until applicable site design review and building permits are approved by the Village. Should the developer fail to acquire the property or obtain applicable site design review and building permits within one year from the date of approval of this Ordinance, this Ordinance shall be null and void and the property shall continue to be designated in the C-P Commercial Park zoning district.

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

APPROVED:

Carolyn A. Clow
Village President

ATTEST:

Cassandra Suettinger
Village Clerk-Treasurer

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

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

SUMMARY OF REQUEST

3/8/2022

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

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



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

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

Plan Commission Application – 2022

~Application must be completed in full~

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

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

Type of Proposal – Please check boxes below that apply

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
☐ Preliminary Plat	\$500+AF	☒ Conditional Use	\$425+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	\$500+BF	☒ Rezoning (map)	\$475+F	☐ Dev. Agreement Including Addendums	\$400 F
☐ Certified Survey Map	\$300+FG	☐ Zoning Amendment (text)	\$475 +F	☐ Final Plat	\$500 +CF
☐ Condominium	\$300+EF	☐ USA/MMSD Annexation	At cost	☐ Final Plat (reapplication)	\$400 +DF
☐ Comprehensive Plan Amendment	\$500+F			☒ Site/Design Review	\$400 + F

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

Escrow Deposits
(covers costs for outside consultants;
e.g., engineers, attorneys, etc.)

☐ R-E, R-3 & PD (up to 50 acres) \$5,000

☐ R-E, R-3 & PD (greater than 50 acres) \$10,000

☒ Site/Design Review (less than 2,000 sq. ft.) \$1,000

☐ Site/Design Review (2,000 sq. ft. or more) \$2,000

☐ All Plats including condominiums \$5,000

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

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

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

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

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

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

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

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

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

Village of McFarland Plan Commission 2022 Schedule

The Village of McFarland Plan Commission normally conducts meetings on the third Monday of each month, unless otherwise noted below at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; potential agenda item materials are required to be submitted per the schedule listed below.

***Submittal Deadline Noon on:**

For Scheduled 2022 Meeting date of:

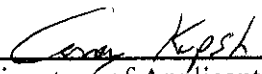
December 7 (2021)-----	Tuesday, January 18
January 11-----	February 21
February 8-----	March 21
March 8-----	April 18
April 5-----	May 16
May 10-----	June 20
June 7-----	July 18
July 5-----	August 15
August 9-----	September 19
September 6-----	October 17
October 11-----	November 21
November 8-----	December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

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

Acknowledgements:

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

X


Signature of Applicant/Agent

3-7-22
Date

Community & Economic Development

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

Conditional Uses

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

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

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

Sec. 62-111, Conditional Use Standards

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

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



ORIGINAL STORE (MONONA, WI)

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



OPEN HOUSE MAY 8-12





OPEN HOUSE MAY 8-12







CURRENT STORE (MCFARLAND, WI)

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





















CURRENT STORE (DE PERE, WI)

1. AERIAL VIEW

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





4603 TRIANGLE STREET BUILDING





BRAUNABILITY CODE OF CONDUCT



Code of Conduct

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



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

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

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

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

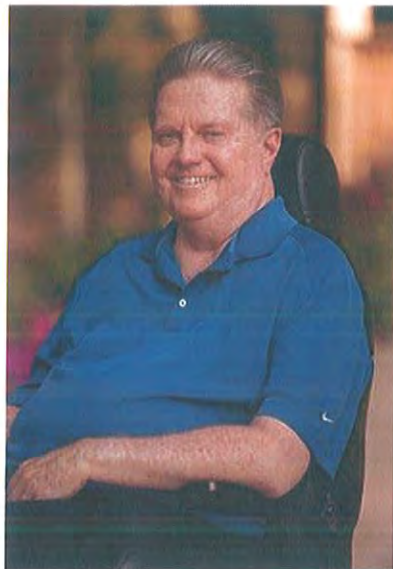
Staci Kroon
President & Chief Executive Officer

1 Live our Legacy

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

Paul W. Brown

1940 - 2013



2 Do What's Right

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

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

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

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

3 Celebrate Our People

We show genuine care and respect for each other in all interactions and are collectively committed to creating an inclusive workplace in which every employee can achieve his or her 'best self'. We recognize that our impact is dependent on the teams we build to deliver it, and we strive to attract, develop, retain and celebrate exceptional talent.

Ralph Braun attributed his success to surrounding himself with good people, and that still holds true today. Employees are BraunAbility's most valuable assets and we are dedicated to their development. We are committed to an environment of continuous learning and the free sharing of ideas.

We believe in the golden rule of treating others the way we would want to be treated. Our employees are encouraged to challenge each other's opinions and ideas and question how things are done, doing so in a way that maintains respect for people and a spirit of teamwork. We are dedicated to a culture that recognizes and appreciates the advantages of a diverse workforce, and we provide equal employment opportunities to all qualified individuals in all aspects of the employment relationship without discrimination. What makes us different is also what makes us strong.

We are committed to ensuring that we provide an environment free of harassment of any type, and one in which employees can and are encouraged to report any concerns, either outwardly or anonymously, without risk of negative consequence. We also support the importance of upholding the freedom of association and the effective recognition of the right to collective bargaining.

The physical environment we provide our employees is of utmost importance. We strive to provide a healthy and safe workplace for our employees and welcome their feedback and suggestions for improvement in this area. Our ultimate goal is a workplace with zero accidents. Employees are encouraged and expected to point out any hazards or unsafe working conditions without risk of negative consequences.

4 Serve as a Champion

We are passionate about our customers and the ways in which we can better their lives well beyond our product offerings, and we champion for them by taking an active role in advocacy and philanthropy to improve their opportunities and experience. We value and depend on the communities in which we live and work, and invest in them to strengthen them.

Our employees are encouraged to actively engage in our local communities & find ways to contribute and give back to society. Our teams are especially passionate about making a positive impact within the disability community, for they are at the heart of what we do.

We are also committed to people beyond our own employees. Human rights are vital, and it's our duty to ensure those with whom we do business are not complicit with human rights abuses, nor child or forced labor of any type. If we find this is the case with any business partners, we will ensure it is corrected or we will cease doing business with them.

We believe in leaving things better than we found them, and are committed to ensuring we respect the environment and how our business may affect it. We understand and believe in the importance of a sustainable society and actively develop plans to take steps towards achieving it. We work to use resources wisely and prevent any negative impact to the environment around us.

5 Drive Innovation

We never forget that our company was founded on innovation, and are inspired to continuously pursue advancements and breakthroughs that will enable us to change more lives.

Ralph Braun was passionate about ensuring we put the customer first because, after all, they are the sole reason we are here. They deserve nothing less than our very best, and in pursuit of exceeding their expectations we are committed to quality in our products and in all that we do, as reflected in the BraunAbility Quality Policy.

BraunAbility Quality Policy: Together we will meet or exceed customer expectations. We pursue activities that lead to continual improvement through inspection, analysis and regular review throughout the organization of our quality objectives.

Innovation enables us to remain competitive, and we know that competition is ultimately good for customers. BraunAbility fully supports antitrust laws in the U.S. and competition laws outside of the United States to ensure a fair marketplace.

As we conduct our business and make decisions, our customers are a top consideration. If a situation arises that has the potential to negatively impact the customer, employees are expected to bring it to the attention of management. If we keep the customer at the forefront all else will fall into place.

While we pride BraunAbility on being a forum of open communication in which employees are encouraged to report concerns of any type, we provide Whistleblower Hotline as a way to make a report that is both convenient and anonymous. This hotline may be used by anyone, and all reports are thoroughly reviewed and investigated.

Whistleblower Hotline Methods to Report:

Website:

<https://www.lighthouse-services.com/braunability>

Telephone:

844.920.0077 - English speaking USA and Canada
800.216.1288 - Spanish speaking USA and Canada

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

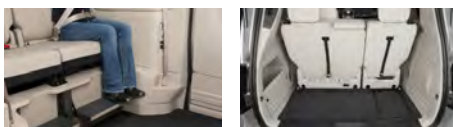
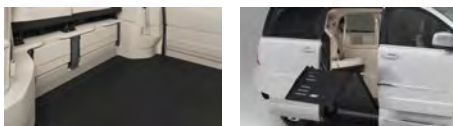




A&J MOBILITY RETAIL BROCHURE

Accessible Vehicle Rental

ASK ABOUT OUR
WEEKEND RENTAL SPECIAL



Whether you need a wheelchair accessible van for a weekend or a month, we can provide:

- Minivans with lowered floors, power doors, and power ramps.
- Select vehicles equipped with transfer seat, hand controls and steering knob upon.
- Convenient delivery and pick-up service. (Based upon availability. Please call.)

CALL (888) 775-7750

MANITOWOC | MADISON | EAU CLAIRE | MILWAUKEE | GREEN BAY



CHEVY TRAVERSE

The BraunAbility Chevrolet Traverse is the most spacious powered ramp-accessible SUV in the industry! Whether you are a wheelchair passenger or driver, this is the best SUV on the market.



A&J Paratransit

The unique A&J Paratransit is a unique offering from A&J Mobility. This full-size van allows for over 200 different floor plans and can be customized to meet your personal needs.



Honda Odyssey

The Honda Odyssey Infloor offers a space-friendly design, along with superior style, including an infloor ramp that has a 1,000 lb. capacity. It is a favorite for its performance and clean lines.



Toyota Sienna Hybrid

The Toyota Sienna is spacious and sophisticated. The Sienna's outstanding gas mileage leaves you feeling confident in the city or on long stretches of highway.



ATC Truck Conversions

If you are looking for something different from a minivan or you love trucks, our ATC Truck Conversions are a perfect option. Driver's side and passenger side conversions are available, plus 4x4.



Rear-Entry

A&J Mobility's rear-entry vehicles offer a sleek and solid design with a low profile. It can accommodate up to 2 wheelchairs and with Flip-N-Fold seating, it can accommodate ambulatory passengers as well.



Chrysler Voyager

The Chrysler Voyager has all the solid design and safety features you want without anything you don't.



Chrysler Pacifica

Extra space means extra comfort, and the Chrysler Pacifica has it. If you are looking for everything and more, there is no better place than the Pacifica.



WE PROVIDE FREEDOM



AJMOBILITY.COM

Milwaukee
3058 Helsan Dr.
Richfield, WI 53076
(262) 623-6236
(800) 517-1024

Madison
4125 Terminal Dr. #110
McFarland, WI 53558
(608) 579-1500
(888) 223-9731

Green Bay
1330 Mid Valley Dr.
De Pere, WI 54115
(920) 632-4882
(877) 830-1330

Eau Claire
2650 Prospect Dr.
Eau Claire, WI 54703
(715) 874-6630
(877) 833-9830

Manitowoc
333 Washington St.
Valders, WI 54245
(920) 775-9333
(888) 775-7750

FINANCING AVAILABLE ON NEW & USED VEHICLES FOR THOSE WHO QUALIFY

FREEDOM TO HAVE WHAT FITS YOU



MOBILITY IS PERSONAL

Your personal experience is why A&J Mobility does everything we can to keep you moving in the right direction - toward confidence, comfort and safety.

We are A&J Mobility—a family-owned company since 1975 specializing in increasing or keeping the automotive mobility freedom you deserve. We believe every ride can be a joyride.

Just tell us what you'd like out of a vehicle, and we can make it truly yours. Unsure what you want, our dedicated mobility consultants will help you find what fits your lifestyle. Whether you are an avid vacationer, an antiquer or someone who always opts for the scenic route, your choice will support your lifestyle.

PERSONAL SERVICE FOR YOU

When you ride with us, you're choosing a family-owned company committed to absolute quality. We strive to engineer a better way to keep you moving forward.

Solid wheelchair lifts. Intuitive hand controls. Easy to use transfer seats and steering devices. Whatever you need, our team is capable of installing and servicing a mobility system that delivers years of trouble-free performance.

A&J Mobility offers a wide variety of vehicles from the industry's top manufacturers: Chevy, Toyota, Chrysler, Honda, Ford and more. We provide a personalized, tailored experience to find the solution that is a perfect fit for you.

AJMOBILITY.COM

FREEDOM TO BE YOU

With an extensive range of adaptive equipment for SUVs, cars, trucks and vans, the wide-open road is a welcome adventure.

We invite you to enjoy the ride.

- Great Selection of Vehicles - Vans, SUV's & Trucks
- Authorized Braun, Ricon and Bruno Dealer
- B&D 6-Way Transfer Seat Base
- Turny Evo Seating
- Fully Automatic Wheelchair Lifts
- Seating and More from Adapt Solutions
- Q'Straint & EZ-Lock Wheelchair Securement Systems

- Power Side-Door Openers
- Hand Controls
- Left-Foot Gas Pedal with Roller
- Scooter/Wheelchair Lifts and More
- Custom Solutions
- Financing Available (for those who qualify)
- EMC (Electronic Mobility Controls)
- Protective Service Contracts Available
- GAP Insurance Available

If purchasing a new vehicle: Most auto manufacturers offer rebate programs for accessibility adaptations.



A&J MOBILITY COMMERCIAL BROCHURE

MOBILITY SOLUTIONS FOR EVERY BUSINESS



PERSONAL ATTENTION BY



A FAMILY-OWNED COMPANY



SIDE & REAR ENTRY MINIVANS



Our team is simply unrivaled, at every level, in every way. We work hard to find you the ideal transportation solution, no matter the requirements, complexity, or scale, & after your purchase, we will work just as hard to offer you all the service & support you need.

You can switch between two wheelchair positions to one wheelchair & two ambulatory positions quickly.



Customized for you. Need a stretcher? No problem. We are here to meet the needs of YOUR business.



Wide ramp? A&J Commercial also offers a Widemouth rear-entry model on its Toyota Sienna line of minivans.



If interior space is critical, an inflow ramp might be the right option for you. Manual in-floor ramps are available.



A&J Commercial offers side & rear entry options for minivans. Both options are ADA compliant and are comfortable for your drivers and passengers alike.

A&J *PARA*-TRANSIT

CUSTOMIZED FOR YOU

Our commitment to quality shows. We build all our vehicles to meet or exceed FMVSS standards, Ford QVM standards, and federal regulations. As a Transit Vehicle Manufacturer certified by the FTA, anything you purchase from A&J Commercial will be in superior condition and pull tested to ensure your customer's safety. The A&J Para-Transit is built right here in the Midwest at our home location in Wisconsin.

The unique A&J Para-Transit makes us very proud. The engineering team disbursed vast amounts of research and innovation into our product's design to ensure that we have safe options to meet our customers' needs. If you don't see the option you want online, don't worry, we have over 200 different floorplans to fit multiple Ford Transit applications and options customized for your business needs. Whether you are looking for new or used, we have you covered.

Let us show you this unique A&J product that allows us to stand behind our products knowing we are ahead of the competition in design and quality.



888-775-7750
AANDJCOMMERCIAL.COM

There are various seating options, including Flip-N-Fold seats, that can change your floorplan on the fly.



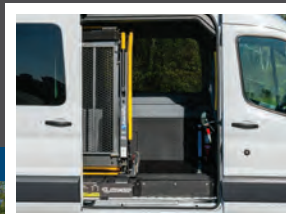
The modular floor option gives the ability to shift seating for wheelchair users or ambulatory passengers all in ONE vehicle.



We customize for YOU. Need a stretcher? No problem. We are here to meet the needs of YOUR business.



Need ambulatory & wheelchair curbside service? A lift that can move over for ambulatory passengers to board can help.

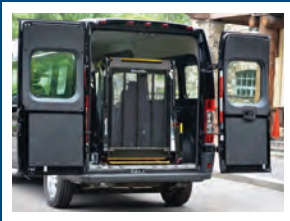


**OVER
200
FLOOR
PLANS**

RAM PROMASTER



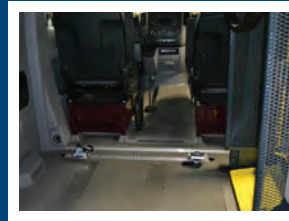
Maximize profits with a large interior volume and customization to meet the needs of your customers. Add in a lightweight unibody design with excellent fuel economy, you can add to profits with lower overhead.



MERCEDES SPRINTER



The Sprinter by Mercedes-Benz offers class, flexibility and is an excellent option for those who want the combination of grit and technology to push their business's quality to a new level.





OVER 200 FLOOR PLANS NEARLY UNLIMITED POSSIBILITIES

BUSES TO DRIVE YOUR BUSINESS



LIMO & LUXURY



SCHOOL & ACTIVITY



SHUTTLE BUS



TRANSPORT COMPANIES



A BUS FOR EVERY NEED – A&J IS HERE FOR YOU

SENIOR LIVING



DAY CARE & CHILD CARE



CHURCH BUS



TOUR BUS





Double foldaway seats allow for quick adjustment to the number of ambulatory and wheelchair passenger seats.



Customizable ADA compliant buses are available in nearly any size and configuration. Mix wheelchair positions and ambulatory seats to fit the needs of your business. From non-CDL to 34-foot, we can configure a custom ADA compliant bus for **YOU**.



MULTI-FUNCTION SCHOOL ACTIVITY BUS (MFSAB)

The MFSAB is the perfect vehicle for learning/activity centers, schools and child care providers. Featuring staggered seating, a child-safety-check system and rear emergency exit allow for enhanced safety. Plus, the MFSAB does not require a CDL.

Easy to drive and capable of carrying up to 14 passengers, the MFSAB is the backbone of your transportation needs.



Comfort is one of the most demanded needs for any trip. Perfect for tours, activities, churches, sports & more.



Your customers' experience makes your business stand out. Entertainment, TV & WiFi make the difference.



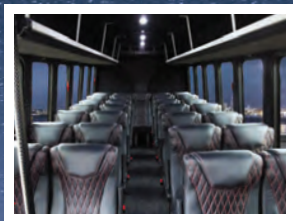
Customized seating for your bus allows you to meet your customers' needs, 100's of options available.



Overhead and rear storage can allow your customers to have space and convenience for a comfortable ride.



Specialty seating provides your business that luxurious feeling the moment your customers step on board.



Your vehicle can be equipped with entertainment options. TVs, media players and audio systems are just a few options.



Luggage should not get in the way of luxury. We offer multiple options for storage, allowing your customers to enjoy luxury.



LIMO & LUXURY



OUR USED INVENTORY IS DIFFERENT

A&J Commercial offers more than a standard safety check. We do not just inspect the brakes; we replace them if they are less than 50% life. We replace tires under 7/32nds of tread even though the state minimum is 3/32nds. Our service team performs maintenance repairs as part of our process. Items like belts, fluids and filters are changed if needed, even though the requirement does not exist with the standard safety inspection.

Just because a vehicle is in used condition does not mean it needs to look used. Your vehicle is a representation of your business, and that is important. Our technicians specialize in mobility vehicles & are craftsmen in this trade. If there is rust, scratches or dents on a vehicle, we repair it correctly or replace what is needed.

This unique A&J Commercial process is something we are proud of and allows us to stand behind our products, knowing we are ahead of the competition in quality.

**All vehicles meet the criteria listed above unless part of our "Aged but Well Maintained" inventory.*

***We will do as best we can to repair rust, scratches or dents, but please remember, these vehicles are used and may still have cosmetic & mechanical flaws.*

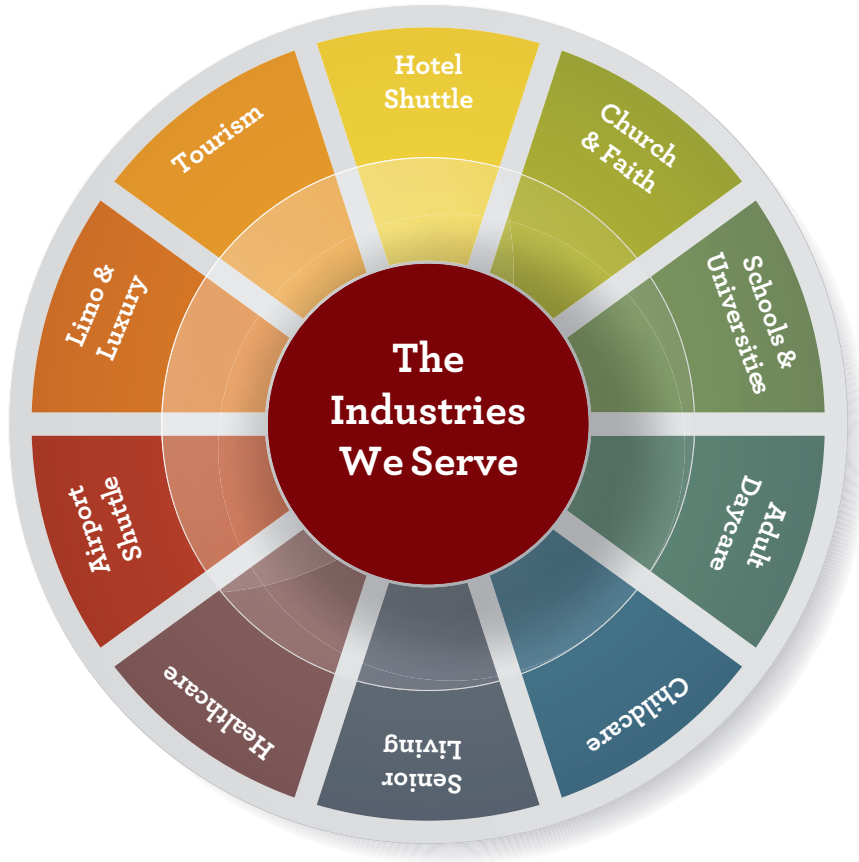
Financing vs. Leasing

Your money matters.

Let us help you find the
financial solution that fits
your business.

Learn about the
advantage of each.

Let us help you decide
what is going to advance
your business.



THE A&J ADVANTAGE

A&J COMMERCIAL KEEPS YOUR VEHICLE ON THE ROAD AND PROFITABLE.

Downtime is expensive; that is why we understand the importance of maintenance and service of your bus, transit or van and its specialized equipment. Our highly trained and certified service technicians are dedicated to providing you with the highest quality service in the vehicle modification industry. All of our locations are QAP (Quality Assurance Program) certified through the National Mobility Equipment Dealers Association (NMEDA). This certification means A&J Mobility is held to the highest standards in the accessible vehicle industry.

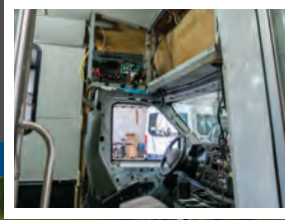
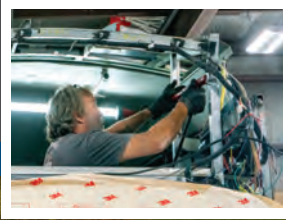
Many of the emergencies that we see come in can be prevented by routine maintenance of your mobility equipment; keeping your vehicle or fleet serviced means more time on the road and more profit. We recommend that your vehicle be brought in every six months for routine service checks and maintenance to protect your investment. At A&J Commercial, we want to make sure that your vehicle is always giving your business the profit it deserves.

WHY GET SERVICE WITH A&J COMMERCIAL?

1. A healthy vehicle means healthy profits.
2. Proper maintenance improves vehicle safety.
3. Avoid costly repair with preventative service.
4. We go above and beyond to keep your vehicle looking and running like you just bought it.



IN HOUSE PAINT, BODY & SERVICE



A&J Commercial employs factory-trained experts. We do the hard work ourselves; we know the work is done right at the highest quality. An expansive mobility bay provides all your customization needs. Plus, an in-house paint shop and body shop allow for a 360 degree level of care for your needs.



★ Eau Claire, WI

Green Bay, WI ★

Manitowoc, WI ★

Milwaukee, WI

★ Madison, WI

888 775-7750
aandjcommercial.com

Manitowoc Service Area
333 West Washington St
Valders, WI, 54245
920-775-9333

Eau Claire Service Area
2650 Prospect Drive
Eau Claire, WI, 54703
715-874-6630

Milwaukee Service Area
3058 Helsan Drive
Richfield, WI, 53076
262-623-6236

Green Bay Service Area
1330 Mid Valley Drive
De Pere, WI, 54115
920-632-4882

Madison Service Area
4125 Terminal Drive #110
McFarland, WI, 53558
608-579-1500



A&J MOBILITY CONDITIONAL USE APPLICATION

MCFARLAND CONDITIONAL USE APPLICATION

Sec 62-111, Conditional Use Standards

WHO WE ARE:

A & J Vans, Inc. (dba A & J Mobility) is a family owned business entering our 47th year in operations. As Wisconsin's leading automotive mobility dealer with 5 locations throughout the state; We are a premier BraunAbility Dealer, providing wheelchair-accessible transportation options for our customers along with the sales and servicing of handicap vehicle modifications.

We have been operating in the Village of McFarland in this same capacity since 2009 and are in our second location. As the mobility industry continues to evolve and A&J continues to grow to keep pace, we are looking for our 3rd location. In total, we have about 30 employees of which 3 work out of our current McFarland location. Our Location Manager has been with us since 2011, our service technician since 2018 and our Mobility Consultant since 2019.

The normal operating hours for our McFarland store are Monday – Friday 7:30 am – 5:00 pm. We are closed all major holidays and on weekends, with the exception of infrequent Saturday by appointment only. On a daily basis, we service approximately 5 – 10 customers (vehicles) on the service side. Annually, we sell roughly 75 - 100 vehicles. Our vehicle offerings include conversion vans, transit vehicles and some SUVs. In addition, we sell and install other vehicle mobility equipment.

We are committed to providing mobility freedom and are an avid supporter of groups that further the active lifestyle and endeavors of persons with disabilities. Mobility has gone through quite the evolution in the past four decades and we are no longer providing just a solution to mobility; but a tool to live an active, full life.

ORGANIZATIONS WE BELONG TO / CREDENTIALS WE HOLD / STANDARDS WE ARE HELD TO:

All five of our locations are QAP (Quality Assurance Program) certified through the National Mobility Equipment Dealers Association (NMEDA). This certification means A&J Mobility is held to the highest standards in the accessible vehicle industry.

A large portion of our customer base qualifies for financial assistance through funding sources, such as IRIS, CLTS, VA, Dept. of Workforce Development, etc. These partnerships require that all of our customer-facing roles have a current background check on file which is then reviewed by each funding agency respectively.

As a premier dealer of BraunAbility we are also bound by the **Supplier and Partner Code of Conduct**. A copy has been included for your review. As part of this Code, "We are committed to leaving things better than we found them, and are committed to ensuring we respect the environment and how our business dealings may affect it." This includes working toward sustainability, using resources responsibly, managing environmental risks and conserving resources. In short, being respectful of the people and communities we serve.

DEMOGRAPHIC WE SERVE / SERVICE WE PROVIDE:

Our customers have physical disabilities making use of a traditional vehicle challenging at best. A common misconception is that our customer base is primarily those permanently injured in an accident; however, we also serve the elderly, those born with impairments or disabilities or those stricken with a debilitating illness later in life. While our customer base is primarily personal use, we do have wheelchair accessible offerings for commercial applications such as nursing homes, assisted living facilities, school districts and the like.

We sell and provide mechanical / technical service to maintain wheelchair accessible vehicles and mobility equipment. While our sales are exclusive to the mobility space, for the convenience of our customers, our service shop does offer the full realm of mechanical services. It is highly encouraged that mobility equipment be maintained every 6-months just like a traditional oil change. By offering a full-realm of service, our customers can have their mobility equipment and their mechanical needs met at the same time, sparing them the inconvenience of multiple trips and down-time. (Attached you will find materials showing the products we sell and service).

WHAT MAKES US DIFFERENT:

A&J is different than traditional automobile dealerships in several aspects. First, traditional dealerships do not offer the subset of transportation solutions a mobility dealer does nor are they equipped to service the mobility equipment components of the vehicle the way we can. As the majority of our customers come to us by referral, we utilize social media, mailings, government, funding groups and word-of-mouth. Unlike many traditional dealerships, we do not use billboards, banners, balloons and the like to promote the dealership or the vehicles we sell. As all of our vehicle refurbishment work is done at our headquarters in Valders, WI the only vehicles found in our McFarland lot will either be customer units or those currently available for sale.

Mobility solutions are often tailored to the needs of the user. As such, not all mobility solutions will work for a person with disabilities. Therefore, it is necessary for our consultants to tailor the customer experience to explore the needs of each customer individually. This makes our sales process more like that of a meeting with a social case worker rather than an auto dealer. We start by evaluating the unique needs of the customer and their family to ensure we identify a vehicle that will work and grow with them and their particular disability(ies). This process goes through identifying the driver and their role in using their mobility vehicle; Evaluating the size and maneuverability of the wheelchair, including the weight and dimensions of the chair and passenger; and What their other needs / preferences are. Our mobility consultant and manager are trained to walk the customer and their family through the evaluation process and identify which of our offerings will work for their unique needs and budget. For most of our customers, this experience – especially if it is a first time purchasing a wheelchair accessible vehicle, can be highly emotional. Most share how touched they were by the compassion and time we took during and after the sales process often ending our meetings in a hug or tears of joy.

HOW OUR SERVICE IMPACTS THE LIVES OF OUR CUSTOMERS:

Our customers and partners are truly exceptional and as such, we thought it best to let a few explain what having our service in the Village of McFarland means to them and why a move to the proposed location matters. Attached you will find Letters of Reference from the following sources describing not only the need for new space, but also the impact our services have had on their lives and/or the lives of those they serve.

- **Lea Mittlesteadt**, Social Worker Columbia County HHS
- **Jason Rubel**, Supervisor Iowa Vocational Rehabilitation Services
- **Jacob Hesselman**, Mobility Van Owner / Customer of McFarland location
- **Curtis / Sharyl Bush**, Mobility Equipment User / Customer of McFarland location
- **Perry Hix**, Retired Vet and Mobility Van Owner / Customer & Resident of McFarland

CHALLENGES WITH CURRENT LOCATION:

As the mobility industry has evolved and the offerings have grown, so has A&J. When we started in the mobility space, vehicles were primarily a way to get to and from appointments and vehicle selection was limited to full-size vans. With the growth of options in both transportation and lifestyle activities for persons with disabilities, we have found that our current space no longer allows us to fully serve our customers in their quest for a full and rewarding lifestyle.

Currently, we occupy ~5,000 square ft. of space in the center section of a strip mall building at 4125 Terminal Drive in McFarland. Our facility is difficult to locate as signage is limited due to the distance from the access road to the front of our building along with the sheer quantity of other businesses utilizing that same road. This location requires our customer to drive past several buildings down a long, narrow alleyway to the front of our building. The parking lot is quite narrow and parking is quite sparse, limiting the selection of inventory we can offer and the number of customers we can serve at any particular time. (We have included pictures to further express this experience).

Having space for only two service bays, limits us to service two vehicles at a time. Taking on a more complicated conversion project is near-impossible due to the time that space in the shop would be unavailable to other vehicles. The height and depth of our current shop does not allow us to service larger wheelchair accessible vehicles, such as buses and transits. As a result, many of our commercial customers have to travel to our other locations for service, such as Richfield or Valders, WI. Currently, we have one technician, but full heartedly believe there is enough need in Madison and the surrounding area for a second or even third technician. Unfortunately, our current space does not allow for more than one technician to be working in the shop at a time.

OPPORTUNITIES WITH PROPOSED LOCATION / HOW CONDITIONAL USE PERMIT WOULD HELP:

The building / site under consideration is more desirable than the current space A&J occupies for a number of reasons. The building at 4603 Triangle Street is ~8,500 square feet, has a large parking lot with two access points, offering ~30 parking spaces and can comfortably allow for four (4) service bays and an additional six to seven vehicles inside our showroom.

As mentioned earlier, the demographic we serve has physical challenges, limiting the choice of dealerships that can service their particular needs. The building on Triangle Street is easier to locate and access. There is no alley way and the access road is right off the Beltline, providing a less cumbersome experience for our customers in identifying and accessing our store further ensuring that they do not delay in maintaining their mobility equipment.

The larger space will allow us to offer a more personalized experience during the highly sensitive evaluation process by giving us space for private consultation areas. Having a larger selection of inventory inside our showroom offers a climate-controlled shopping experience for our customers.

The additional shop space allows us to hire one to two additional technicians to increase the number of individuals and businesses we can service along with the allowing us to service larger commercial vehicles like buses. Some of the mobility installations or vehicle modifications can take weeks to complete and involve fitting with both the customer and their wheelchair. The additional shop space will allow us to take on these conversions because we will be able to accommodate multiple vehicles inside at one time. Our plan is to grow this location to house an additional 1-2 service technicians as well as an additional Mobility Sales Consultant.

WHY MCFARLAND?

When searching for a town in the southwest part of Wisconsin, we fell in love with the commitment and offerings to a family-first active lifestyle McFarland has to offer. Since opening a store here in 2009, the Village of McFarland has always been easy to work with and very friendly and welcoming to our company. We have been actively working with our landlord for the past three – four years in searching alternative sites in McFarland that would allow us to continue to evolve. We have had multiple discussions with the Village in regards to spaces that might be or becoming available. We also put an offer in on another property in McFarland last year, but we did not win. Finally, we started to approach owners of buildings that were not for sale, but fit our particular set of needs and our desire to stay in McFarland. This is how we arrived at 4603 Triangle Street.

Over the past year, we have become keenly aware that our current space no longer allows us to meet the needs of our customers, nor does it meet the plan for our continued growth. As a result, finding a more-functional space has become highly urgent and we believe we need to move within the next year.

While we do not wish to leave McFarland; we are running out of suitable options within the Village.

-
- a. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

A: As a premier dealer of BraunAbility we are bound by the Supplier and Partner Code of Conduct. A copy has been included for your review. As part of this Code, "We are committed to leaving things better than we found them, and are committed to ensuring we respect the environment and how our business dealings may affect it." This includes working toward

sustainability, using resources responsibly, managing environmental risks and conserving resources. Ultimately respecting the space we are in.

- b. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with adjacent land.**

A: This is a commercial area and the surrounding businesses are also commercial entities. The company to the South of us, Madison Metal Works (4609 Triangle Street), a Sheet Metal shop specializing in Quality Custom Work has office hours very similar to ours; Mon – Fri, 7:00am – 3:30 pm. A satellite site for Kenan Advantage, a tank truck transporter and logistics provider house the space to the North of us at 4517 Triangle Street. They have several tank trucks in their back lot and appear to have similar hours to us as well. Neither company houses their vehicles on the access road and neither will we. We anticipate no conflict with bringing our services to this area.

As mentioned earlier, our daily traffic is limited by the nature of the demographic we serve. There will be approximately 5 – 10 customers visiting our establishment daily and we are only open during normal business hours, keeping noise and activity contained. Customer seek out our services. The marketing of our services is limited to mailings, social media and trade shows. We do not use balloons, streamers or other types of exterior promotional items. Included in our packet is a picture of our typical store design and appearance.

Finally, all vehicles on our lot will be fully operational as to not present an eye-sore to the community.

- c. The establishment of conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

A: The property in question will largely be unchanged from the exterior. The changes will be limited to the addition of two overhead doors, one to the back side of the building, one to the North side and an exterior sign with our company logo. We plan to open up the interior of the building to allow for additional showroom space to showcase our vehicles, allow for an accessible waiting room, private consultation space and additional room for service bays.

- d. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.**

A: We expect no changes to the existing site / site improvements. The only item which we anticipate to bring under Village consideration in the future would be signage. There will be no need for additional access roads, drainage or utilities. Existing items are sufficient for our needs.

- e. **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

A: The site under consideration has two access / exit points and a large paved lot allowing for ample parking and manipulation of larger vehicles. We do not anticipate any changes to access our parking lot at this time.

- f. **The conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.**

A: We are currently operating in the Village of McFarland under Village regulations without any infraction or difficulty. As the concept of the services we are providing will not be changing, we do not anticipate any changes to this.

- g. **The proposed use does not violate floodplain regulations governing the site**

A: The space under consideration is not in a floodplain and we plan to make no changes to the site.

- h. **That the proposed use will not violate any applicable regulation in the McFarland Municipal Code or any other applicable law or regulation.**

A: As we have been operating in the same capacity in the Village of McFarland since 2009 and the scope of our services / offerings will not change, we anticipate no challenges or conflict with operating within the Municipal Code.

- i. **That, when applying the standard to any new consecution of a building or an additional to an existing building, the Plan Commission and Board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objectives of the zoning district.**

A: Our goal is to stay in the Village of McFarland. We have no plans to alter the front of the building nor change the site or improvements to the site. Our businesses and hours of operation do not appear to be in conflict with the surrounding businesses.

- j. **In its review, the Plan Commission shall also evaluate the effect of the proposed conditional use upon the following items listed below. Identify how your projects will impact and/or address each of these items:**

1. The maintenance of safe and healthful conditions.

A: As mentioned earlier, our customer base has physical challenges. These are often accompanied by complex health challenges as well. As part of our commitment to servicing this unique demographic, it is necessary for us to also be committed to maintaining safe and healthful conditions of our surroundings, our products and our facilities. In addition, we are bound by our Supplier Code of Conduct with BraunAbility (mentioned in detail under point "a" and in the enclosed sheet).

2. The prevention and control of water pollution, including sedimentation.

A: We infrequently rinse our vehicles. There are floor drains in the shop area of the building.

3. Existing topographic and drainage features and vegetative cover on the site.

A: There is no plan to or need to alter any of the exterior features of the site and no change to topography or drainage are expected at this time. We will have a lawn / snow removal service to maintain the vegetation and grass cover to maintain a clean, attractive visual.

4. The location of the site with respect to floodplains and floodways of rivers and streams.

A: We are not in a flood plain, but there is a drainage ditch that runs along the North side of the property. As we have no plans to change the site or improvements on the site, we expect no change to the effects on this drainage ditch.

5. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.

A: We are not aware of any current concern of erosion with the site and have no plans to alter the site or exterior features. So there is no imminent concern of erosion potential with this change.

6. The location of the site with respect to existing or future access roads.

A: The location under consideration is an existing, fully improved site / building with easy access from the frontage road and two access points to the paved parking lot. We anticipate no change in our need of adding or moving access points to our building.

7. The need for the proposed use for a shoreland location.

A: Not applicable.

8. Its compatibility with the uses on adjacent land.

A: This location is commercial and will operate during normal business hours. Noise from operations shall be kept within the walls of our shop and traffic will be kept to a minimum. Our neighbors are also commercial establishments operating largely inside their respective buildings. (See point "b." above)

9. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.

A: All liquid waste, such as used engine / transmission oil will be contained within a large, commercially approved drums. We plan to partner with Halron and Badger Recycling for the regular and legal disposal of the waste. As we will not see the volume of waste a traditional auto dealer will, this type of liquid waste will be kept to a minimum.



CUSTOMER AND FUNDING RECOMMENDATIONS

February 24, 2022

Village of McFarland

Dear members:

I am writing as a frequent customer of A&J Mobility for many of my families and kids that have disabilities to let you know that they provide a much needed and wonderful service to give my families the independence they need to just get out and do things that many of us take for granted. With the vehicles and modifications that they provide, families and their kids who have disabilities, are able to more easily attend everyday functions and even fun outings that they were either not able to do, or it took much planning and heavy lifting to achieve without A&J.

The staff is very knowledgeable and can show families different options ahead of purchasing a vehicle or modifications for a vehicle. This results in the families and kids feeling like getting around (or driving for some kids) is not only possible, but can be made more pleasurable without having to figure out where the adaptive equipment will go, or how to fit everyone in a vehicle with wheelchairs and other equipment. I had a young man who was very short in stature who didn't think that he would even be able to drive until he went there to see what equipment could be purchased to make that possible. And another young man in a wheelchair was able to get a truck modified so he could not only drive the truck, but also have the wheelchair hoisted into the truck so he wouldn't need someone to go with him all the time to load up his chair. I had another family with three boys that will eventually need to be in wheelchairs, so they helped figure out an arrangement with a van so as their disease progressed, the van could accommodate three wheelchairs as time went on. The company has given many kids and families the independence they need to be able to participate in a "normal" life.

Having an even bigger and more convenient location would benefit everyone as there would be more showroom to show how different equipment works and show people exactly what things look like. It would also be easier to access for people coming from a long way as it would be right off of the interstate. It would be wonderful to have private consultation rooms for privacy, and more room for more staff to provide even more comprehensive services all around.

Thanks for taking this all into consideration in your decision, and for helping families that have lots to think about and struggle with every day to make one less thing so stressful for them.

Sincerely,

Lea Mittlesteadt
Social Worker
Columbia County Health and Human Services
PO Box 136
Portage, WI 53901
608-742-9209

March 4, 2022

To Whom It May Concern,

As supervisor of a state office assisting people with disabilities overcome barriers, A&J Mobility has been a valuable partner and has helped to transform the lives of numerous individuals in Northeast Iowa. I personally began working with A&J back in 2015 with a young man in college who had no legs, no hands, and a four-inch arm on one side and a 7-inch arm on the other. He wanted to be a teacher and wrestling coach, and he knew he needed to become more independent to reach his dreams. A&J helped him realize that increased independence through a high-tech vehicle modification that allowed him to be able to drive. Today, that individual is a teacher and coach at Hempstead High School in Dubuque. The freedom of driving has allowed him to gain the independence to hold down the teaching job and the rigorous schedule of a coach. He has since bought his own home where he lives independently. None of this would have been possible without the increased independence brought about by his van. I have multiple successes like this that I could share, including a young man named Jared who had a tumor in his back at 16, that left him with incomplete quadriplegia. His caregiver is now able to transport him and allow him to live a fuller life, and he is planning to get his license soon so that he can become more independent of his caregiver and work toward his goal of employment in the community. Another gentleman who has progressive muscular dystrophy needed to return to his office in Dubuque after Covid but needed a high-tech modification in order to do so. His modification allowed him to return to the office and keep his job. A&J enhances the lives of people and families with every service they provide, changing lives in a positive



Iowa
**Vocational
Rehabilitation**
Services

Kim Reynolds, Governor
Adam Gregg, Lt. Governor
Ryan M. Wise, Director
Department of Education
Daniel Tallon, Administrator

Finding solutions. Generating success.

way for not only the disabled but also for their families and many others wither directly or indirectly

Having A&J in McFarland is very important to our agency, and to those with mobility barriers in northeast Iowa. Not only is A&J closer than our other providers, but our office and agency have found that they have superior customer service and provide quality workmanship. So much so that our state has them as the only approved out-of-state vendor of their kind for our agency.

A new and expanded facility would mean better access for those we serve and would allow A&J to increase the number of people they serve in a more timely manner.

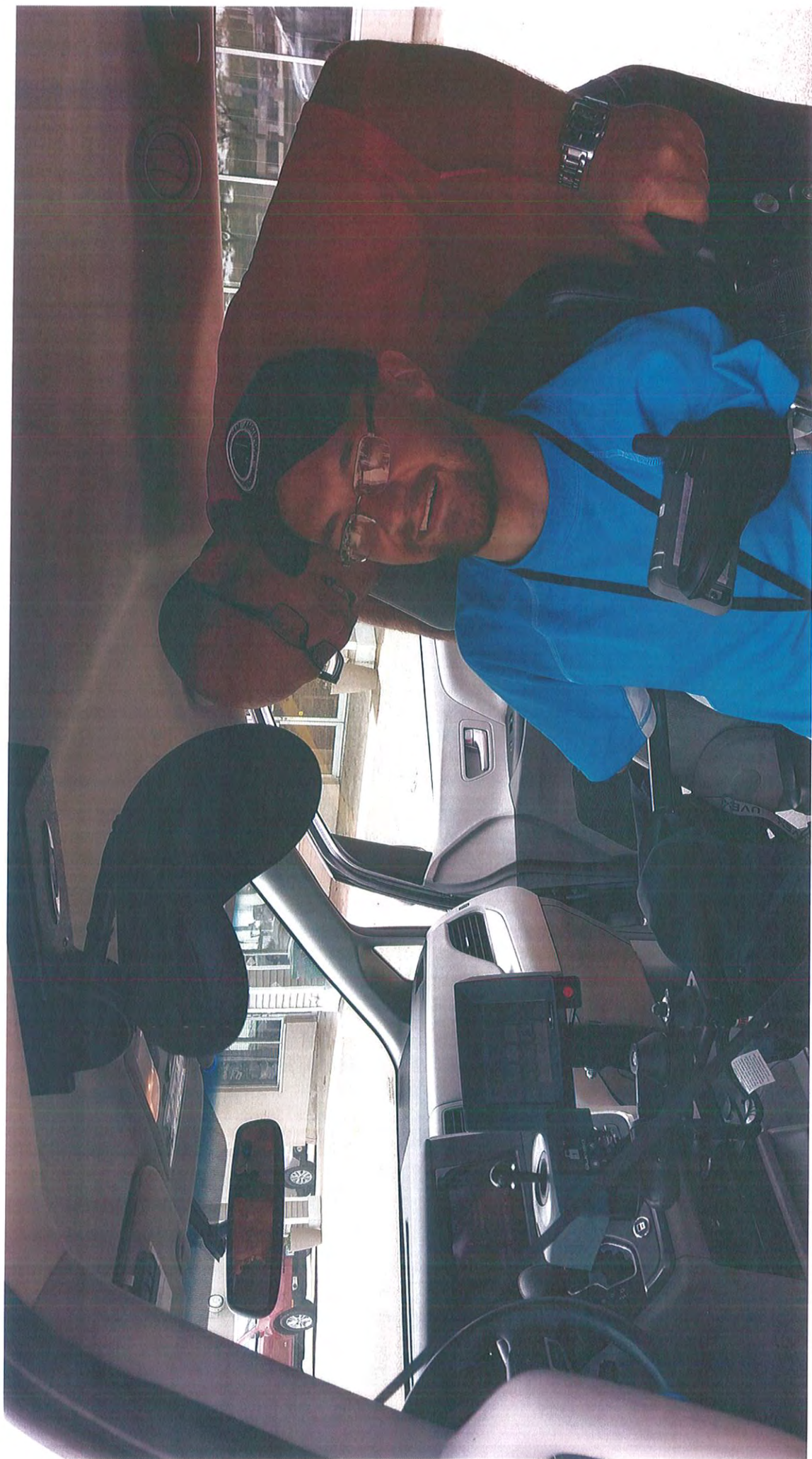
Jason Rubel, Supervisor

Iowa Vocational Rehabilitation Services
2600 Dodge Street, Suite NW 2
Dubuque, IA 52003

Phone: 563-588-4697

Fax: 563-556-8664

jason.rubel@iowa.gov



Jacob M. Hesselman
2360 Theda Dr.
Dubuque, IA 52001
Cell: 563-552-9672
Email: jake.hesselman@gmail.com

2/28/2022

Village of McFarland
5915 Milwaukee St.
P.O. Box 110
McFarland, WI 53558

Subject: A&J Mobility Expansion

To whom it may concern,

I am extremely delighted to recommend to you the exemplary quality services of A&J Mobility. They provide all clients prompt and efficient services to handicap accessible vehicles. You will find that compared to other providers in the market, the quality of services is among the best in the area.

A&J Mobility has developed an outstanding reputation in the industry with accessibility to vehicles for people with disabilities. I have never experienced a company where their compassion towards people with disabilities and providing them the independence of driving. I also note that whenever I have had a problem with my vehicle, A&J Mobility always went out of their way to support my needs and this is because of their fantastic customer service and reputation.

I strongly recommend A&J Mobility for their expansion as this will provide more opportunities to help and continue to service people with disabilities.

Please feel free to contact me for more information.

Sincerely,

Jacob M. Hesselman

February 24, 2022

To Whom It May Concern:

We are writing in support of a new location within McFarland for an outstanding business: A & J Mobility. Its current location at 4125 Terminal Drive, Suite 110, McFarland can be challenging for drivers to access due to the multiple twists and turns required and the competing commercial traffic, particularly for its customers, many of whom have mobility issues.

Since 2018, we have been very satisfied customers of A & J. Since purchasing a Bruno seat that allows a front seat passenger to easily get in and out of our car, we have visited there regularly for routine inspection and maintenance. Easier access and a larger showroom would be great for us. Since we need to visit on a regular basis, more direct access to the location would be appreciated. And once there, we enjoy being educated on the newest mobility vans and devices available.

Our quality of life is improved daily by the device A & J installed in our mini-van. Physical pain and frequent frustration are no longer required to shop, to travel, and to explore. Thanks to A & J's solutions, we can get around town or across the country. Their friendly and professional staff, especially Nick Grignano, have consistently met our mobility needs. To have them even more available would be a significant improvement.

We support the relocation of A & J Mobility within McFarland. Please feel free to contact us directly if we can provide more information to aid in your important decision.

Sincerely,

Curtis and Sharyl Bush

6225 Mineral Point Road, apt. A9

Madison, WI 53705 608-230-3763; bushcurtis20@gmail.com

March 2, 2022

Following is a summary of a phone interview with long-time client of A&J and resident of McFarland, Perry and Connie Hix regarding their thoughts on the following questions. Connie and Perry were more than happy to speak with me and shared our excitement of all the possibility an expanded location in the Village of McFarland would provide.

Q: How has A&J made a difference in your life?

A: *"I (Perry) am a U.S. Army Vet that is 100% disabled. A&J is in tune with the VA."* A&J maintains a close relationship with a multitude of funding sources, including the Veterans Administration. This allows us to provide a more efficient / trouble free experience when it comes to working through the necessary parameters of funding a mobility vehicle or equipment purchase.

"The quality of the vehicles has been really good. The fact that we get a vehicle that is dependable and the service is so good makes it so much nicer. It takes a weight off our shoulders and makes a normal life out of an abnormal situation." (Connie / Perry)

Q: How would a new location provide a better experience for you / and or your family?

A: When discussing what options the Hix family would like to see in a new building, they had the following suggestions:

"Having more vehicles to see." (Perry)

"More private customer service areas would be nice. A definite plus" (Connie)

Q: Is there any other feedback you would like to provide the Village of McFarland about your experience with A&J?

A: Perry and Connie Hix have purchased 5 mobility vehicles from A&J, never servicing with anyone else. They appreciate the high level of professionalism and care they receive when visiting our team in McFarland.

"A&J is the only company we work with...never gone to other places to even look, we (Perry and Connie) are 100% behind you (A&J)."

As many of our customers do, Connie Hix ended our conversation by bestowing blessings upon myself and A&J.

Perry & Connie Hix
3334 Siggelkow Rd
McFarland, WI 53558
608-838-6603

4603 TRIANGLE STREET SITE PLANS

1. EXISTING SITE PLAN
2. CURRENT & PROPOSED INTERIOR
CHANGES
3. LARGE SCALE PROPOSED INTERIOR FLOOR
PLAN
4. BUILDING ELEVATION

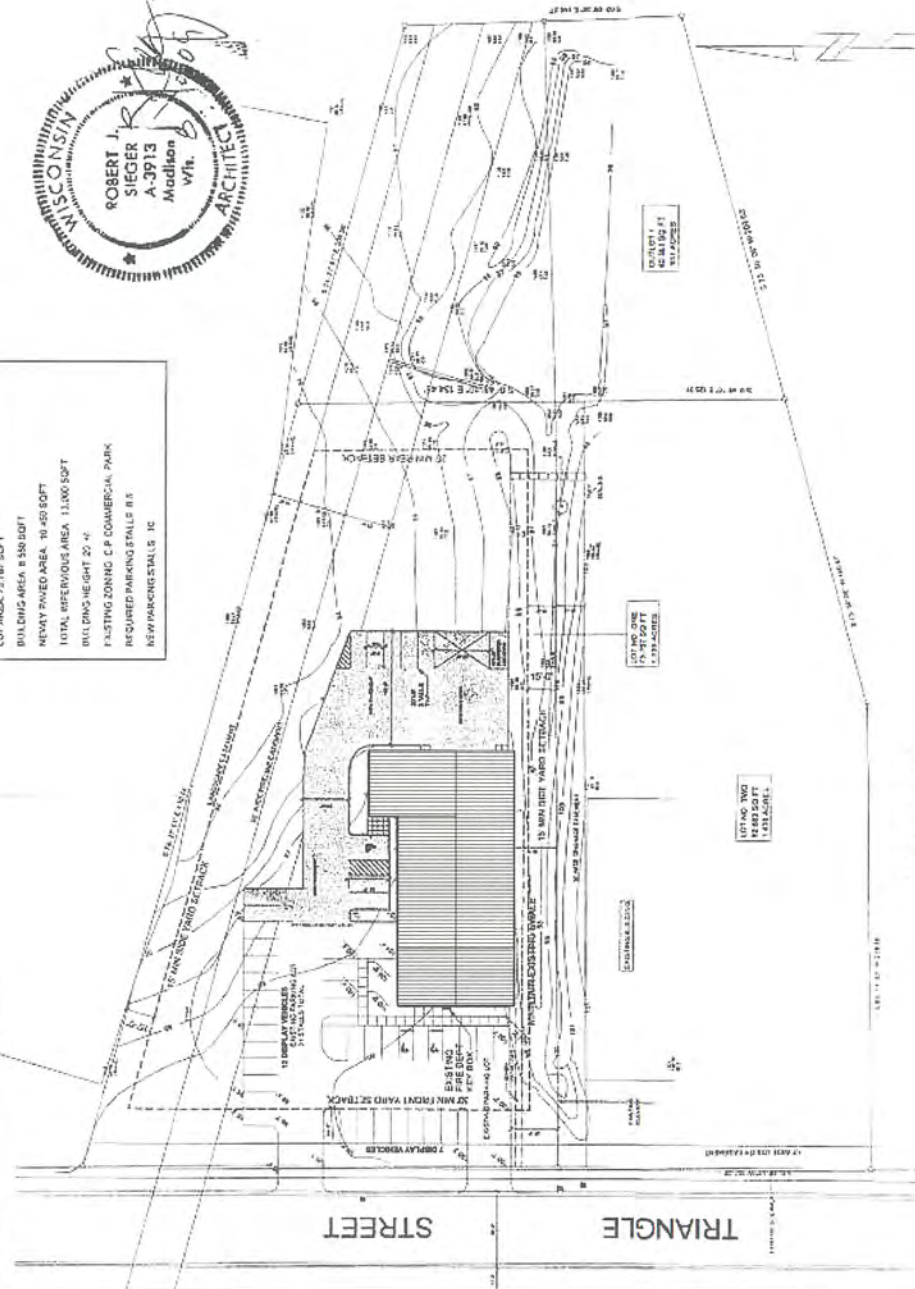
SHEET INDEX
1 SITE PLAN
2 1ST FLOOR PLAN
3 ELEVATIONS

LEGAL DESCRIPTION
LOT ONE (1), CERTIFIED SURVEY MAP No. 7848, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN, ON NOVEMBER 7, 1994, IN VOLUME 40 OF CERTIFIED SURVEY MAPS, PAGES 38 AND 39, AS DOCUMENT NO. 2645807, LOCATED IN THE VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

BUILDING INFORMATION
LOT AREA: 35.760 SQFT
BUILDING AREA: 8,598 SQFT
NEWLY PAVED AREA: 10,459 SQFT
TOTAL PAVED AREA: 11,900 SQFT
BUILDING HEIGHT: 20'-0"
PLASTING ZONING: C.P. COMMERCIAL PARK
REQUIRED PARKING SPACES: 8.5
NEW PARKING SPACES: 10



CONDITIONALLY APPROVED
Village of McFarland
10-22-09
(date)
per condition of approval



SITE PLAN
SCALE: 1" = 30'

SITE PLAN - OVERALL
1/31.0 SCALE = 1" = 30'-0"

PROPOSED BUILDING FOR:
21-1895
CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

PROJECT: JEFF LABEL
EXECUTIVE: JEFF LABEL
DRAWN BY: DPO
DATE: 03/04/22
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:
☒ PRELIMINARY
☐ MD SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

SITE PLAN
C1.0

PROPOSED BUILDING FOR:
21-1895
CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION
THIS RAN MEASURES 1" ON ORIGINAL.

[illegible]

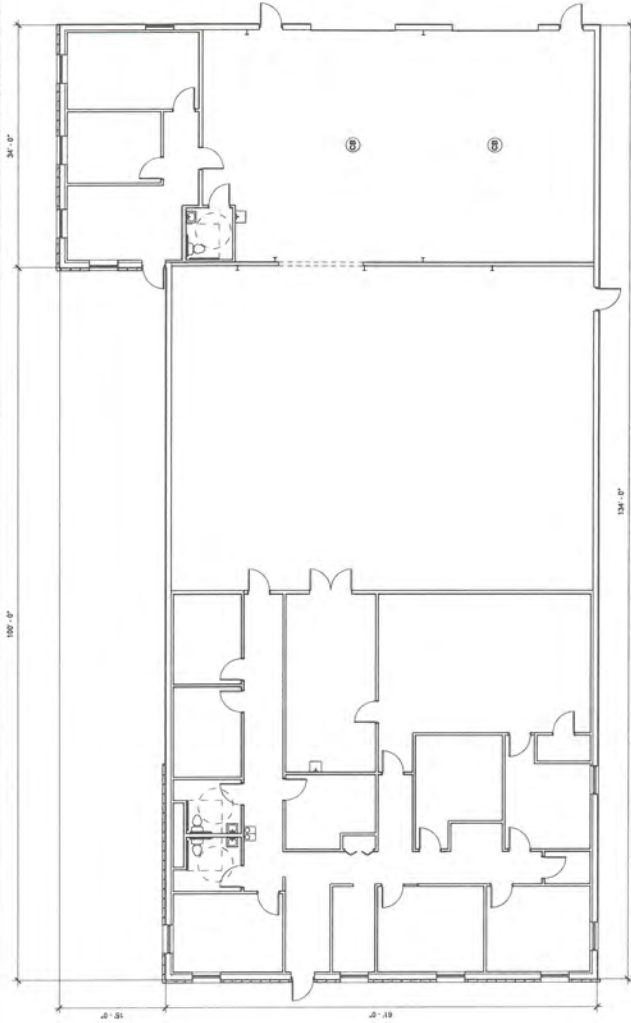
JOB NUMBER: *	JEFF SABEL (920) 619-9529
PROJECT EXECUTIVE:	
DRAWN BY:	DPO
DATE:	03/04/22
REVISIONS:	

REVISIONS:

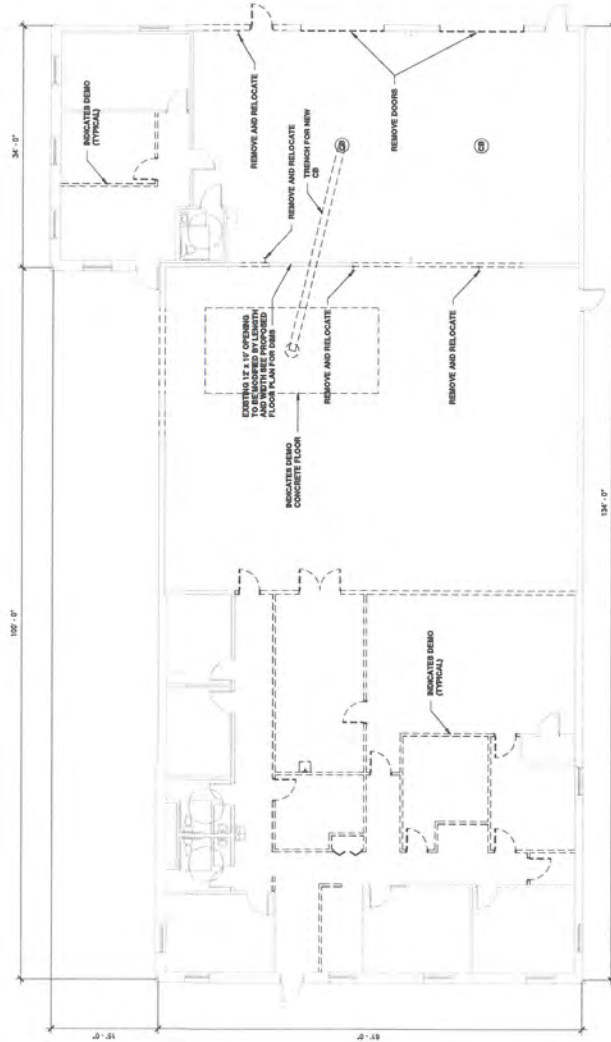
ISSUED FOR: ☒ PRELIMINARY
☐ BIO SET
☐ DESIGN REVIEW
☐ CHECKSET

OVERALL FLOOR PLAN

A1.0



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



FLOOR PLAN - DEMO
2/A1.0 SCALE = 1/8" = 1'-0"

PROPOSED BUILDING FOR:
 21-1895
 CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION
 (SEE SCALE BAR)

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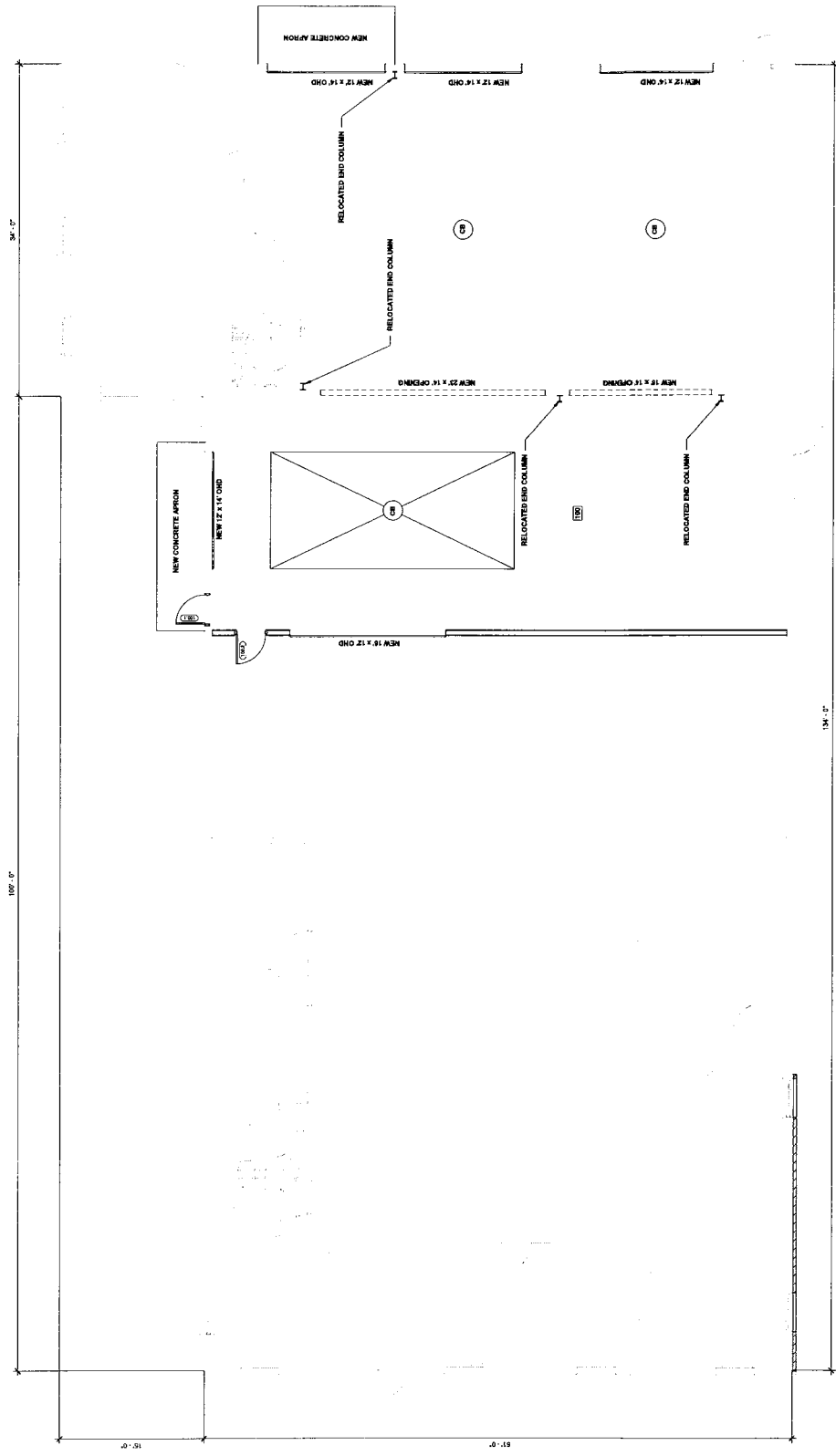
JOB NUMBER: *
 PROJECT: JEFF SABEL
 EXECUTIVE: (503) 815-5625
 DRAWN BY: DFO
 DATE: 03/04/22
 REVISIONS:

ISSUED FOR: CHECKED DATE: BY:

☒ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

ENLARGED FLOOR PLANS

A1.1



FLOOR PLAN - PROPOSED
 T/A1.1 SCALE = 3/16" = 1'-0"

PROPOSED BUILDING FOR:
21-1895
CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY.

[illegible]

JOB NUMBER: *

PROJECT
EXECUTIVE: JEFF SABEL
(920) 619-9523

DRAWN BY: DPO

DATE: 03/04/22

REVISIONS:

ISSUED FOR: CHECKED DATE: BY:

☒	PRELIMINARY
☐	BID SET
☐	DESIGN REVIEW
☐	CHECKSET
☐	CONSTRUCTION

EXTERIOR ELEVATIONS

A2.0



Andrew Bremer

From: Corey Kupsh <coreyk@ajmobility.com>
Sent: Tuesday, April 19, 2022 11:16 AM
To: Andrew Bremer
Subject: THANK YOU
Attachments: 21-1895 220411 A&J Mobilty - Rendering 1920x1080_1 - Photo.jpg; DJI_0036-Edit.jpg

Andrew,

First and foremost, I want to thank everyone from the board for hearing presentation for rezoning to C-H and conditional use. I am hopeful I was able to answer the questions to their liking. After I left, I had couple additional thoughts I believe will further clarify the unique business A&J is and what sets us apart. I am hopeful you are able to forward to the board on my behalf.

First, the question was asked about our status as a dealership. Although the state acknowledges us as a dealership, we do not like to be compared to traditional dealerships. While we respect dealers and the role they play; we believe the service we offer is much different due to the demographic we serve. Our goal is to offer an extension of a medical device (ramp, lift or driving apparatus) that will offer independence and automotive freedom for the individual(s) in need. We try hard not to offer the look of a car dealer by refraining from the use of attention-grabbing items like flags, banners and inflatables by the road because our business is not based on sales promotions, but rather providing a service. We are not trying to attract the attention of the general public, but instead be a conveniently located, accessible business for those with mobility needs. We strive to make a difference in the life of the individual(s) in need.

Secondly, the service work on our customer's vehicles will be limited to our customers' wheelchair accessible automobiles. Our goal is not to become a run-of-the-mill automotive service shop. We are trying to offer the conveniences our customers deserve. They don't deserve to be inconvenienced by coming to A&J for service on their mobility equipment, then take it to another facility for mechanical servicing that may not be able to offer ADA restrooms, power door operators and waiting areas that are not designed with a wheelchair-bound person in mind.

Thirdly, I have a couple pictures attached showing our ideal presentation of vehicles which should not create an eyesore. The picture is of our De Pere (Green Bay) location. The other picture is a rendition of the current building with vehicles displayed. Again, we feel this is appropriate and probably similar to other companies on Triangle Street that would have some customer or employee vehicles parked overnight.

McFarland has been a great area for us. Our customers know we are here. Our team is comfortable here. Our goal is to stay in the Village of McFarland for many years to come. The village we have called home for 13 years. Please support our growth in your community. Your consideration and assistance in making this transition a reality is greatly appreciated.

Respectfully,

Corey Kupsh





MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

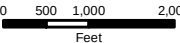
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor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



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



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)	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.	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: 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	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	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.	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: 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.



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

March 16, 2022

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

RE: 4603 Triangle Street

Andrew,

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

The Department of Public Works does not have any issue with this plan as presented.

Sincerely,

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

James R. Hessling
Director of Public Works

VILLAGE OF McFarland

Police Department

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

Aaron P. Chapin | Chief of Police

DATE: March 18, 2022

TO: Andrew Bremer – Community and Economic Development Director

FROM: Aaron P. Chapin, Chief of Police

REFERENCE: Recommendation of Approval

I have reviewed the plans for 4603 Terminal Drive and do not have any issues with the plan as presented.

Respectfully,



Aaron P. Chapin
Chief of Police



McFarland Fire & Rescue Department

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

(608) 838-3278 • Fax: (608) 838-3619

Emergency: 911

March 24, 2022

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

RE: 4603 Triangle Street-A&J Mobility

Dear Andrew,

The McFarland Fire & Rescue Department does not observe any conflicts regarding fire department access or the IFC-2015, Appendix D with the proposed business office and service facility for the A&J Mobility at 4603 Triangle Street within the Village of McFarland.

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

Sincerely,

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

Mitchell Sutter
Fire Inspector/Public Education Specialist

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

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 17, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on a Conditional Use Permit (CUP) requested by A & J Mobility for a mobility auto retail sales and service business, at 4603 Triangle Street, McFarland, WI.

PREVIOUS ACTION:

4.18.2022, the Plan Commission held a public hearing on the CUP.

ISSUE SUMMARY:

Summary of Request

Corey Kupsh (Applicant), of A&J Vans, Inc. (dba A&J Mobility) is requesting to rezone 4603 Triangle from C-P Commercial Park to C-H Commercial Highway, along with an associated Conditional Use Permit (CUP) to operate a vehicle repair body shop and auto dealer, and an associated site design review permit for exterior renovations to the building. There are no proposed changes to the exterior site plan and the exterior building renovations consist of installing two overhead vehicle doors, one on the back side of the building and one on the north side of the building. Interior renovations include opening up the interior of the building to allow for additional showroom space to showcase vehicles, allow for an accessible waiting room, private consultation space and additional room for service bays. The associated application for this agenda item is presented under Agenda Item 5.h, Ordinance 2022-07.

The applicant has an accepted offer to purchase the property at 4603 Triangle Street contingent on the approval of the rezone and CUP for the property. Rezoning the property to C-H allows for A&J Mobility to operate with an approved conditional use permit. The current C-P zoning does not allow the Applicant's business types, that being an auto dealer (NAICS 441100) and vehicle repair body shop (NAICS 811111 & 811121) while these uses are allowed with a CUP under the C-H zoning district. Alongside offering their customers conversion options which supports individual needs, they sell and service accessible vehicles and other mobility equipment. The associated application for this agenda item is presented under Agenda Item 5.h, Ordinance 2022-07.

A&J Mobility is currently located within the center of a shared multi-tenant commercial building facing US Hwy-51 at 4125 Terminal Drive. They have been at this location since 2009. This location is one of five locations around the state of Wisconsin. The space A&J Mobility currently occupies is approximately 5,000 SF and includes two service bays. The reason for the relocation to 4603 Triangle Street is to enable growth of the business and to



improve efficiency of services and access to their clientele. A&J Mobility has a team of 30 employees, of which 3 work out of their current McFarland location. The business hours are Monday through Friday, 7:30 AM – 5:00 PM. The business serves approximately 5-10 customers (vehicles) daily and roughly 75-100 vehicles annually.

Existing Property Conditions

The property at 4603 Triangle Street is situated along US Hwy-51. The lot is 1.74 acres and currently zoned C-P Commercial Park. The existing building is approximately 8,500 square feet and includes 41 parking spaces on the property. There are no free-standing signs and/or monumental signs in the front of the building facing Triangle Street. The only visible sign is on the building's front, facing Triangle Street. The current occupant of the building is Bioionix, a company specialized in custom installation of technology systems used to disinfect products.

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

Conditional Use Standards

The packet includes the Applicant's written responses to Sec. 62.111, Conditional Use Standards, along with their proposed site plan. Sec. 62-114 provides that prior to granting of any conditional use, the Plan Commission may stipulate or impose such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the conditional use as deemed necessary to promote the public health, safety, and general welfare of the community and to secure compliance with the standards and requirements specified in Sec. 62-111.

The property is zoned C-P Commercial Park, "Auto dealers (new and used)" and "Vehicle Repair Body Shops" are not allowed in C-P District under Sec. 62-71 of the Zoning Code. For properties zoned C-H Highway Commercial, both are conditional uses and the applicant is seeking an associated rezone to the C-H district. Sec. 62- 68(n), Statement of Purpose, C-H, Highway Commercial District, states that this district is *"intended to provide an area for those business and commercial activities which especially have to do with motor vehicles or highway transportation, or which provide goods or services primarily to travelers on a highway, or for which location adjacent to a major thoroughfare or highway is a compelling practical consideration, or for which is especially appropriate for some other reason to be located adjacent to a major thoroughfare or highway."* In staff's opinion, the proposed use at this location is consistent with the statement of purpose for the C-H District. C&ED staff finds the Applicant's responses meet the minimum requirements described in Sec. 62-111, Conditional Use Standards, pending any items of discussion from the public hearing. C&ED staff do recommend a few conditions of approval:

1. *Approval of Ordinance 2022-07 by the Village Board.* Issuance of the CUP should be conditioned on the Village Board's approval of the rezoning application.
2. *Parking of display vehicles and vehicles listed for sale shall be limited to designated off-street hard-surfaced parking stalls as shown on the approved site plan for the property.*



Staff recommends this condition to ensure the parking and display of vehicles for sale are arranged in a controlled commercial setting that does not negatively impact the aesthetics of the surrounding properties or occupy on-street parking spaces for surrounding businesses and customers to use. The site currently has 41 parking stalls.

Sec. 62-172 of the Zoning Code requires 1 space per 300 square feet of gross floor area, which equates to 29 off-street stalls given the existing size of the building. The existing off-street parking areas should be sufficient to meet the needs of employees, customers, and display vehicles given the information provided by the Applicant.

3. *Installation of air handling systems within the service area of the building capable of properly filtering vehicle exhaust and paint shop fumes (particulate emissions) within and exiting the building.* The Applicant's conditional use permit responses addressed the handling of liquid waste but it is unclear if the existing building is capable of handling vehicle exhaust and paint shop fumes or if the Applicant intends to install air handling systems, as this was not specifically addressed in the application or during the April 18, 2022 public hearing presentation.

Department Head Comments

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

Public Comments

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

FINANCIAL/BUDGET IMPACT:

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

VILLAGE PLAN REFERENCE:

Future Land Use Map, 2017 – The property is identified as Commercial Park in Map 6 of the Future Land Use Map. The application includes a rezoning request from C-P, Commercial Park, to C-H, Highway Commercial. The general description of land uses allowed for Commercial Park in Figure 4.1 includes the following, “*Light industrial, office, research, testing, health care, and other compatible and support uses (e.g., day care, health club, bank). Arranged in a controlled commercial, business, or office park setting, where allowable uses and activities include those associated with low levels of environmental impact, noise, odor, vibrations, and particulate emissions. Served by public sewer and water.*” Figure 4.1 for Commercial Park includes C-H High Commercial (limited use) as a Typical Implementing Zoning District. A&J Mobility’s function is consistent with the limited use of C-H zoning (regulated through a CUP) residing within the Commercial Park future land use classification. This includes limited retail and commercial services. The applicant has stated in their application, A&J Mobility does not utilize traditional methods of dealership advertisements such as billboards, signs, bright lights, and balloons. The majority of their customers are received by referral, mailings and the



government. The general description of the use is consistent with low levels of environmental impact, noise, odor, vibrations, and particular emissions.

ORDINANCE REFERENCE:

Chapter 62, Division II Conditional Uses

Sec. 62-68, Statement of Purpose

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

Sec. 62-72, Bulk Standards - Commercial Districts

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to recommend approval of the Conditional Use Permit as submitted, conditioned on:

1. Approval of Ordinance 2022-07 by the Village Board.
2. Parking of display vehicles and vehicles listed for sale shall be limited to designated off-street hard-surfaced parking stalls as shown on the approved site plan for the property.
3. Installation of air handling systems within the service area of the building capable of properly filtering vehicle exhaust and paint shop fumes (particulate emissions) within and exiting the building.

ATTACHMENTS:

1. 4.18.22 - A & J Mobility - 4603 Triangle st - CUP

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

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

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

A Conditional Use Permit (CUP) requested by A & J Mobility for a mobility auto retail sales and service business, at 4603 Triangle Street, McFarland, WI. Property zoned C-P Commercial Park with an included proposal to rezone to C-H Highway Commercial.

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

ZOOM INFORMATION

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

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

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 17, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on a Site Design Review Permit requested by A & J Mobility for a mobility auto retail sales and service business, at 4603 Triangle Street, McFarland, WI.

PREVIOUS ACTION:

4.18.2022, the Plan Commission held public hearings on the associated rezoning (Ordinance 2022-07) and CUP requests.

ISSUE SUMMARY:

Summary of Request

Corey Kupsh (Applicant), of A&J Vans, Inc. (dba A&J Mobility) is requesting to rezone 4603 Triangle from C-P Commercial Park to C-H Commercial Highway, along with an associated Conditional Use Permit (CUP) to operate a vehicle repair body shop and auto dealer, and an associated site design review permit for exterior renovations to the building. There are no proposed changes to the exterior site plan and the exterior building renovations consist of installing two overhead vehicle doors, one on the back side of the building and one on the north side of the building. Interior renovations include opening up the interior of the building to allow for additional showroom space to showcase vehicles, allow for an accessible waiting room, private consultation space and additional room for service bays. The associated application for this agenda item is presented under Agenda Item 5.h, Ordinance 2022-07.

The applicant has an accepted offer to purchase the property at 4603 Triangle Street contingent on the approval of the rezone and CUP for the property. Rezoning the property to C-H allows for A&J Mobility to operate with an approved conditional use permit. The current C-P zoning does not allow the Applicant's business types, that being an auto dealer (NAICS 441100) and vehicle repair body shop (NAICS 811111 & 811121) while these uses are allowed with a CUP under the C-H zoning district. Alongside offering their customers conversion options which supports individual needs, they sell and service accessible vehicles and other mobility equipment.

A&J Mobility is currently located within the center of a shared multi-tenant commercial building facing US Hwy-51 at 4125 Terminal Drive. They have been at this location since 2009. This location is one of five locations around the state of Wisconsin. The space A&J Mobility currently occupies is approximately 5,000 SF and includes two service bays. The reason for the relocation to 4603 Triangle Street is to enable growth of the business and to improve efficiency



of services and access to their clientele. A&J Mobility has a team of 30 employees, of which 3 work out of their current McFarland location. The business hours are Monday through Friday, 7:30 AM – 5:00 PM. The business serves approximately 5-10 customers (vehicles) daily and roughly 75-100 vehicles annually.

Existing Property Conditions

The property at 4603 Triangle Street is situated along US Hwy-51. The lot is 1.74 acres and currently zoned C-P Commercial Park. The existing building is approximately 8,500 square feet and includes 41 parking spaces on the property. There are no free-standing signs and/or monumental signs in the front of the building facing Triangle Street. The only visible sign is on the building's front, facing Triangle Street. The current occupant of the building is Bioionix, a company specialized in custom installation of technology systems used to disinfect products.

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

Site Design Review Standards, Sec. 62-310(e)

- Grading. The applicant intends to utilize the existing grading of the property, making no alteration to its features.
- Landscaping. No landscaping plan is required for this site design review. The site plan does not include any changes to the existing impervious surfaces, additions to the building's structure, and alterations to the existing parking area.
- Building Relationship. The existing building will continue to remain where it currently stands. The applicant's site plan does not show the building being relocated or expanded.
- Lighting. No lighting plan was included in the site design review submitted. It is unclear if the applicant intends to install overhead lights over the proposed overhead doors. The aerial view photo from the De Pere location does not include one.
- Utility Service. No utility plan is required for this site design review as the applicant intends to use the existing utility service.
- Building Design. The building's street facing side, west exterior facade, will remain the same. The changes include the installation of overhead doors and several walls internally to be demolished. If this property was included within the Terminal & Triangle Design Overlay Zoning District, the proposed changes to the overhead doors would be within its design guidelines, non-street-facing. This also meets the guidelines to locate service areas away from Highway 51. In addition, the locations where the two overhead doors are proposed do not impact the existing portions of the building that have higher masonry exterior finishes.

FINANCIAL/BUDGET IMPACT:

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

VILLAGE PLAN REFERENCE:



Terminal and Triangle Design Overlay Zoning District, 2005 - The property is located on Triangle Street but is not included within the boundaries of the overlay zoning district. The proposed changes to the existing site affect mostly the interior of the existing building, which includes the removal of several walls and rooms to better utilize the space. The changes to the exterior of the building include the overhead doors on the north and east-facing sides, which, by Building & Site Design Guidelines, meet these standards.

Future Land Use Map, 2017 – The property is identified as Commercial Park in Map 6 of the Future Land Use Map. The application includes a rezoning request from C-P, Commercial Park, to C-H, Highway Commercial. The general description of land uses allowed for Commercial Park in Figure 4.1 includes the following, “*Light industrial, office, research, testing, health care, and other compatible and support uses (e.g., day care, health club, bank). Arranged in a controlled commercial, business, or office park setting, where allowable uses and activities include those associated with low levels of environmental impact, noise, odor, vibrations, and particulate emissions. Served by public sewer and water.*” Figure 4.1 for Commercial Park includes C-H High Commercial (limited use) as a Typical Implementing Zoning District. A&J Mobility’s function is consistent with the limited use of C-H zoning (regulated through a CUP) residing within the Commercial Park future land use classification. This includes limited retail and commercial services. The applicant has stated in their application, A&J Mobility does not utilize traditional methods of dealership advertisements such as billboards, signs, bright lights, and balloons. The majority of their customers are received by referral, mailings and the government. The general description of the use is consistent with low levels of environmental impact, noise, odor, vibrations, and particular emissions.

ORDINANCE REFERENCE:

Sec. 62-68, Statement of Purpose
Sec. 62-71, Permitted or conditional uses – Commercial Districts
Sec. 62-72, Bulk Standards - Commercial Districts
Sec. 62-310, Site Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to recommend approval of the Site Design Review Permit as submitted, conditioned on:

1. Approval of Ordinance 2022-07 by the Village Board.
2. Approval of the associated Conditional Use Permit by the Plan Commission.

ATTACHMENTS:

None

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, May 17, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding East Side Neighborhood Plan update.

PREVIOUS ACTION:

ISSUE SUMMARY:

April activities included creating a housing and economic development survey and the creation of an article for the Spring/Summer Outlook Newsletter regarding the project and availability of the community survey. The Outlook Newsletter was mailed to all households in the 53588 zip code and was delivered on May 5th. The article references the [online community survey](#) that will be available May 4th through May 29th. The purpose of the survey is to assist the Village in understanding present and future needs related to housing, employment, shopping and development preferences. The results of the survey will serve to inform the Village's efforts to update the East Side Neighborhood Plan as well as other future Village-wide plans and studies.

In addition to the Outlook newsletter, Staff will be using a variety of avenues/partners to promote the availability of the survey. This includes the Chamber of Commerce, which included information regarding the survey in their May e-Newsletter that was emailed to Chamber members on May 4th. Staff is also working with the Library, School District, Food Pantry and some local businesses to help promote the availability of the survey.

Our consultant will be attending the May 17th Plan Commission meeting to discuss finalizing the planning area boundary for the project, to discuss existing conditions within the planning area, and initial Plan Commission comments regarding land use planning within the neighborhood. The packet includes a draft of the proposed study area boundary for the neighborhood plan and how it relates to the 2008 boundary, existing municipal boundaries, and areas within the Town of Dunn Purchase of Development Rights. We will discuss any desired amendments to the study area boundary. The packet also includes a draft map of environmental limitations in the study area. These natural features help to inform the location of the study boundary and future land use policies. Finally, please give some thought to the following questions as part of our discussion:

1. Are there specific elements in the 2008 Plan that still hold true and/or have been very helpful in guiding development in the East Side neighborhood that should be maintained or enhanced further?
2. Are there specific elements of the 2008 Plan that should be of greater focus in this update due to changes in opinions or conditions, or possibly fell short in practice?



3. What concerns you with the current housing market?
4. What type of housing is needed but not being supported by the private market within the Village (e.g., senior housing, affordable apartment units, affordable single-family, homeowner condo units, etc.)?
5. The Village annexed in land east of the interstate that is on private well and septic. What is your opinion on allowing additional low-density residential on septic in areas far from existing utilities?

Looking ahead to June, the Village is planning to hold a joint Plan Commission and Community Development Authority meeting on Thursday June 23rd, at 7:00PM to discuss the results of the draft housing and market analysis with our consultant.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

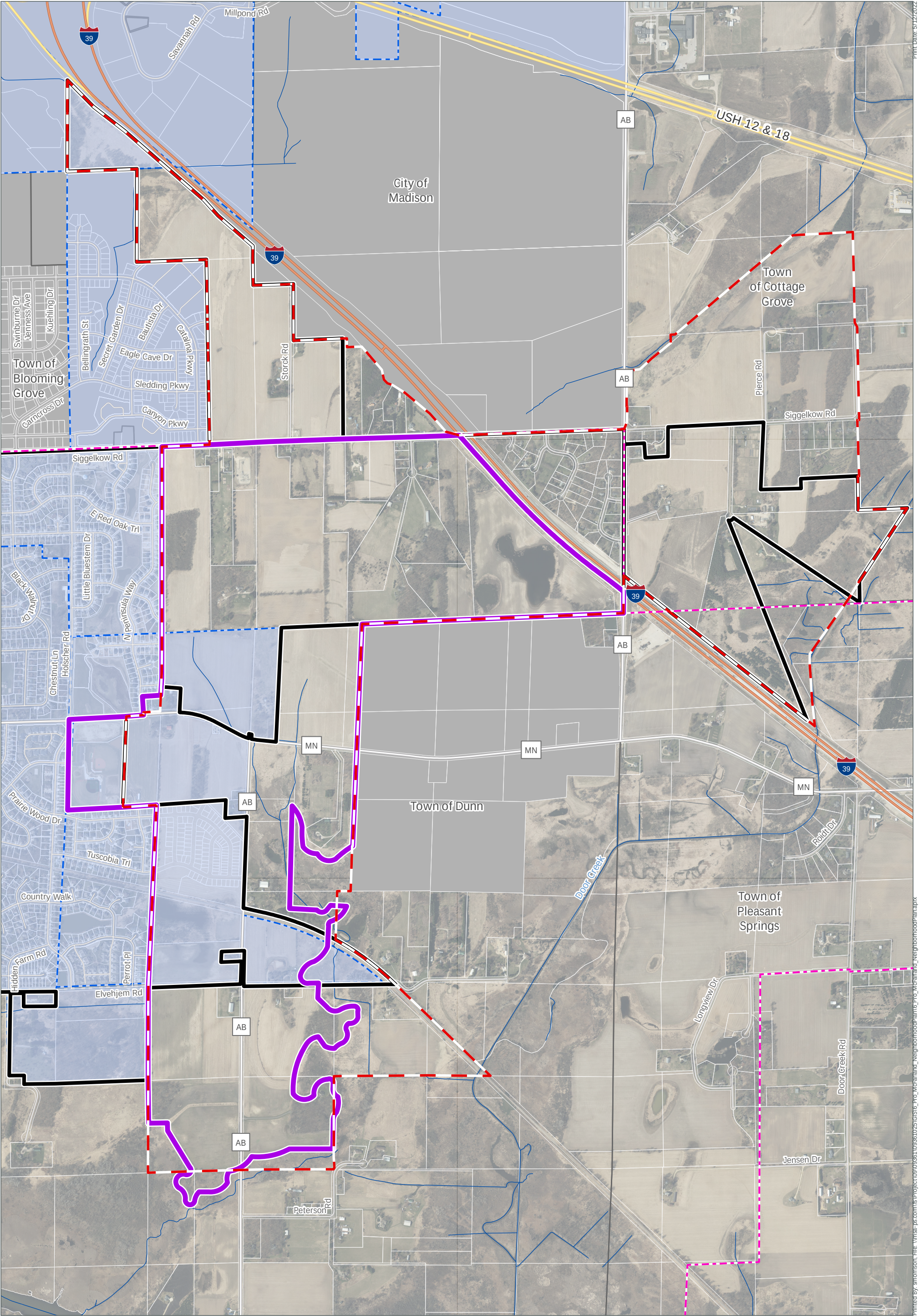
ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for discussion only.

ATTACHMENTS:

1. ESNP Study Area Map_05.12.2022
2. ESNP Draft Environmental Limitations Map_05.12.2022



Data Sources:
Dane County (2022)
CARPC (2022)
Basemap: ESRI

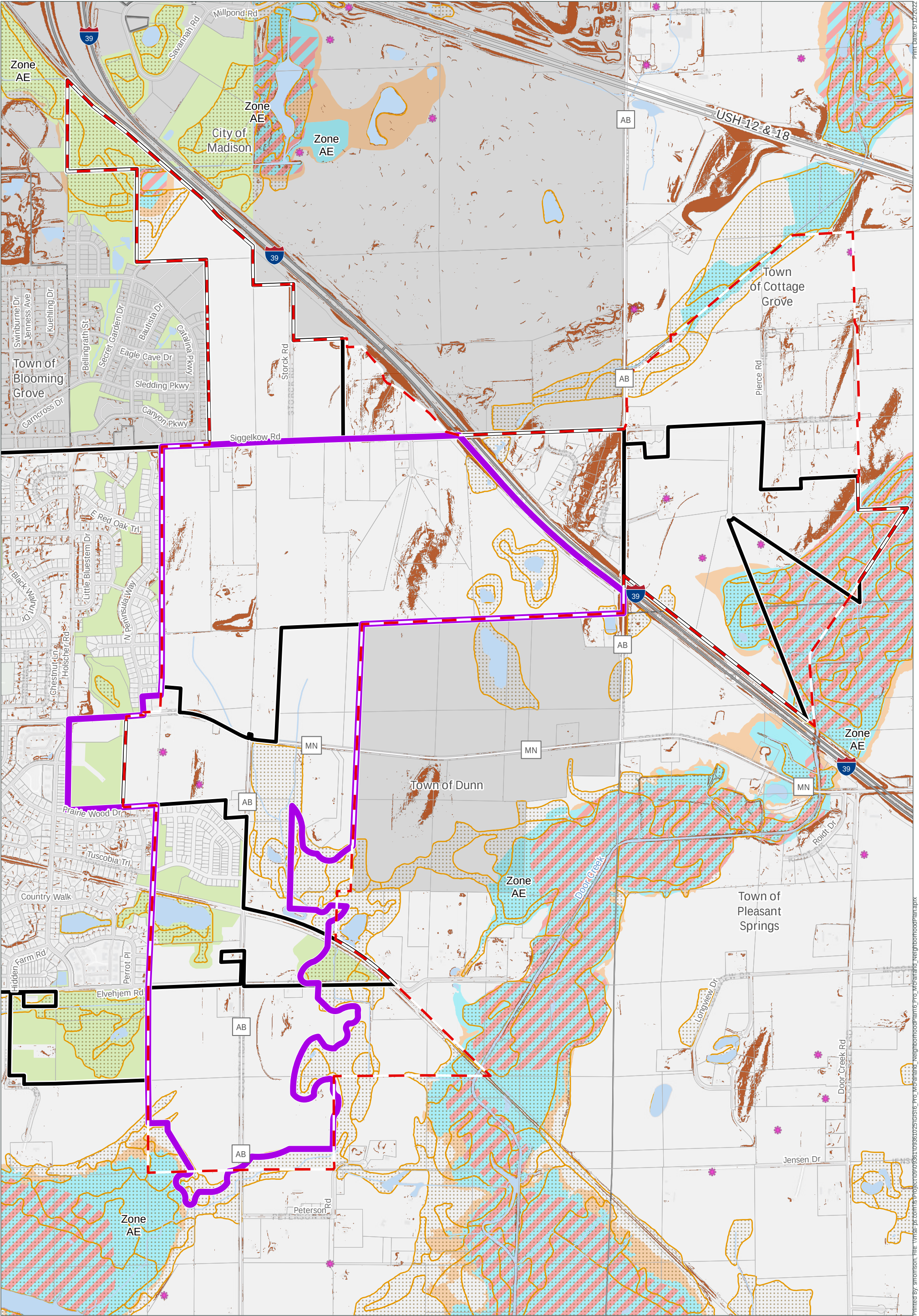


- Village of McFarland
- Potential Study Area
- McFarland Extra Territorial Boundary
- Urban Service Area Amendments
- Study Area (2008)
- Undevelopable Area
- Municipal Boundary

Study Area

East Neighborhood Plan

Village of McFarland
Dane County, Wisconsin



Data Sources:
Dane County (2022) Wetlands/Wet Spots: WDNR,
Flood Hazard Zones: FEMA
Slopes & Contours: Dane County DEM (2017)
CARPC (2022), Basemap: ESRI



- Village of McFarland
- Other Municipal Boundary
- Potential Study Area
- Study Area (2008)
- Parcels
- 10-ft Contours
- Steep Slopes (20+%)
- Lakes & Ponds
- Rivers & Streams
- Environmental Corridors
- Wetland Class Areas
- USDA Wetspots
- Flood Hazard Zones
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard

Study Area

East Neighborhood Plan

Village of McFarland
Dane County, Wisconsin