

Tuesday, July 19, 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/88103343007>

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

Webinar ID: 881 0334 3007

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 June 21, 2022 meeting.
4. PUBLIC HEARINGS.
5. BUSINESS.
 - a. 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.
 - b. Discussion and possible action 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.
 - c. Discussion regarding East Side Neighborhood Plan update.
 - d. Discussion on transition of the Village's meeting format effective August 1, 2022.
6. SCHEDULE NEXT MEETING DATE.

a. Tuesday August 16, 2022 (meeting cancelled)

7. ADJOURNMENT.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format should contact the McFarland Municipal Center at (608)838-3153, 5915 Milwaukee Street, McFarland, Wisconsin, or village.clerk@mcfarland.wi.us by 2:00 p.m. at least 5 business days prior to the meeting so that any necessary arrangements can be made to accommodate each request. If the meeting or request is less than 5 business days from the meeting, requests for accommodations may still be made and reasonable efforts will be made to accommodate each request.

**Working Draft - Plan Commission
Minutes
June 21, 2022**

Members Present: Carolyn Clow, Chris St. Clair, Scott Peters, Peter Bloechl-Anderson, Kathleen Pakes

Members Absent: Tammy Olson, Christopher Reynolds

Staff Present: Andrew Bremer, Karen Knoll, Kong 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 May 17, 2022 Plan Commission meeting minutes.

Clow moved to approve the May 17, 2022 Plan Commission minutes. Pakes seconded the motion. Motion carried 5-0.

4. PUBLIC HEARING

None

5. BUSINESS

- a. Discussion and possible action 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.

Bremer summarized this request came before the Plan Commission and a public hearing was held at the May 17, 2022 meeting. It is an extra territorial jurisdiction CSM review. Dane County and the Town of Dunn have approved the CSM. This is to separate the property that the home is on from the wetland property. Groundswell Conservancy will then acquire the wetlands, which abut the adjoining land they currently own.

Clow moved to approve 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. as presented in packets. St. Clair seconded the motion. Motion carried 5-0.

- b. Discussion and possible action 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.

Bremer summarized there was a public hearing at the May 17, 2022 Plan Commission meeting, and adjustments have been made since that meeting. Including the amount of siding, the corner facades, updates with awnings and windows. Bremer reviewed the staff reports as included in packets with Commissioners. Bremer would like to see an additional bike rack, closer to the entrance of the building; it is encouraged but not required. Bremer discussed the design of the patio and privacy wall options with Commissioners, along with the process of adding them this time, to avoid having Lakestone Holdings come back to the Plan Commission later, or if there is an application for an outside drinking area at one of the units. Bremer asked for clarification, on the renderings and site plan regarding the option for multiple sidewalks, yet only one is shown on the site plan, and, clarification on the drive-through is it intended to include a separate order station, or will customers be ordering directly at the window. There is currently no additional order station shown on the plans.

Brett Riemen – of Lakestone Holding LLC indicated their tenant for the end unit would like to see the additional bike stand, and there will be an additional ordering station, they have not selected a location and are looking at what would be the best location to minimize blocking the sidewalks to pedestrians. Brian Spanos – Lakestone Holdings, LLC inquired is the location something that would be approved by staff or do they have to come back to another meeting. Clow inquired of Bremer at what point do they need to amend their site plan, can it be done as part of the approval tonight. Bremer indicated it is at the Plan Commissions discretion, and reviewed the timeline on the approvals for this project. Bremer indicated his reasoning as to why the patio area and privacy walls can be approved as part of the site plan at this time whether it is built for each tenant or not. Commissioners discussed the options on having all the patio areas built at once, or as the project progresses. Nick Badura with Sketchworks Architecture LLC reviewed the submittals and designs with Commissioners. Spanos inquired if one unit did not want their patio space can they lease it to a neighboring unit and not put up the dividing wall. Bremer responded it is not that they could not do this, but it would come into question if there were an alcohol license at one unit allowing the ability to take alcohol into a different unit, which did not have a license. That is primarily something the Public Safety Committee handles. Commissioners discussed outdoor

drinking establishments in general, what is required by the holder of the license, along with emergency exits.

Clow polled Commissioners if there was any feedback they were wishing to provide. Clow felt Lakestone Holdings LLC has proper direction on what is needed to move forward at this time

Clow moved to postpone action 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. until the July 19, 2022 Plan Commission meeting. Pakes seconded the motion. Motion carried 4-0. (with St. Clair leaving the meeting at 7:27 p.m.)

- c. Discussion and possible action on a recommendation to the Village Board on a request by Veridian Homes Rosewood Fields LLC for approval of Amendment No. 1 to the Development Agreement for Rosewood Fields.

Bremer summarized the history of the Rosewood Fields, LLC development. This is for Phase II, which would be about 22 single-family homes. The Development Agreement with the Village stipulates anytime they want to start the next phase they have to come back and amend the Development Agreement, along with receiving approval of the amendment. Bremer reviewed the amendment to the Development Agreement as included in packets.

Clow moved to approve a recommendation of approval to the Village Board on a request by Veridian Homes Rosewood Fields LLC for approval of Amendment No. 1 to the Development Agreement for Rosewood Fields. Peters seconded the motion. Motion carried 4-0.

6. SCHEDULE NEXT MEETING DATE.

- a. Thursday June 23, 2022 at 7:00 p.m. - Joint CDA/Plan Commission meeting
- b. Tuesday July 19, 2022 at 7:00 p.m.

7. ADJOURNMENT.

Clow motioned to adjourn, Pake seconded the motion. Motion carried 4-0. Meeting adjourned at 7:43 p.m.

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 19, 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:

May 17, 2022, Plan Commission denied the site design amendment request

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 May 17, 2022 Plan Commission Meeting

At the May 17 Plan Commission meeting, the Plan Commission moved to deny the request to amend the site plan to remove the fence as the Developer did not have the support of the Park Woods Condominium Board. Since the meeting, the Developer and the Condo Board have come to an agreement and the Condo Board is now in support of the Developer's request.

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.

The Developer is 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 packet includes a letter from the Park Woods Condominium Owners Association dated May 24, 2022, which states they will forgo the fence in exchange for the agreed payment from the Developer to the Park Woods Condominium Owners Association. The letter includes the signatures of the Park Woods Condominium Board members. The Developer's application also includes letters from the three property owners along Terminal Drive (5007 Terminal - Kranz, 5011 Terminal - Perkl, and 5015 Terminal - Lingk), 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.

With the letter of resolution as provided by the Applicant, that includes all members of the Park Woods Condo Board, Staff recommends approval of the request to amend the site plan to remove the 375 feet long, 4-foot high chain link fence as requested.

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. Park Woods Condominium Site Plan Amendment_06.06.22

VILLAGE OF McFarland

Community & Economic Development

Received

JUN 06 2022

Plan Commission Application – 2022

Village of McFarland

~Application must be completed in full~

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

ADDENDUM TO APPROVED PLANS DATED 06/18/18 TO HAVE THE CHAIN LINK FENCE REQUIREMENT ON THE WEST BOUNDARY REMOVED.

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 Tuesday 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)-----	January 18
January 11-----	February 21
February 8-----	March 21
March 8-----	April 18
April 5-----	May 17
May 10-----	June 21
June 7-----	July 19
July 5-----	August 16
August 9-----	September 20
September 6-----	October 18
October 4-----	November 15
November 8-----	December 20 (Pending)
December 6-----	January 17, 2023 (Pending)

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

Acknowledgements:

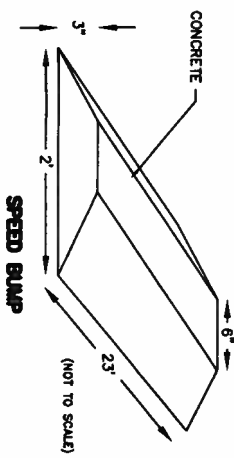
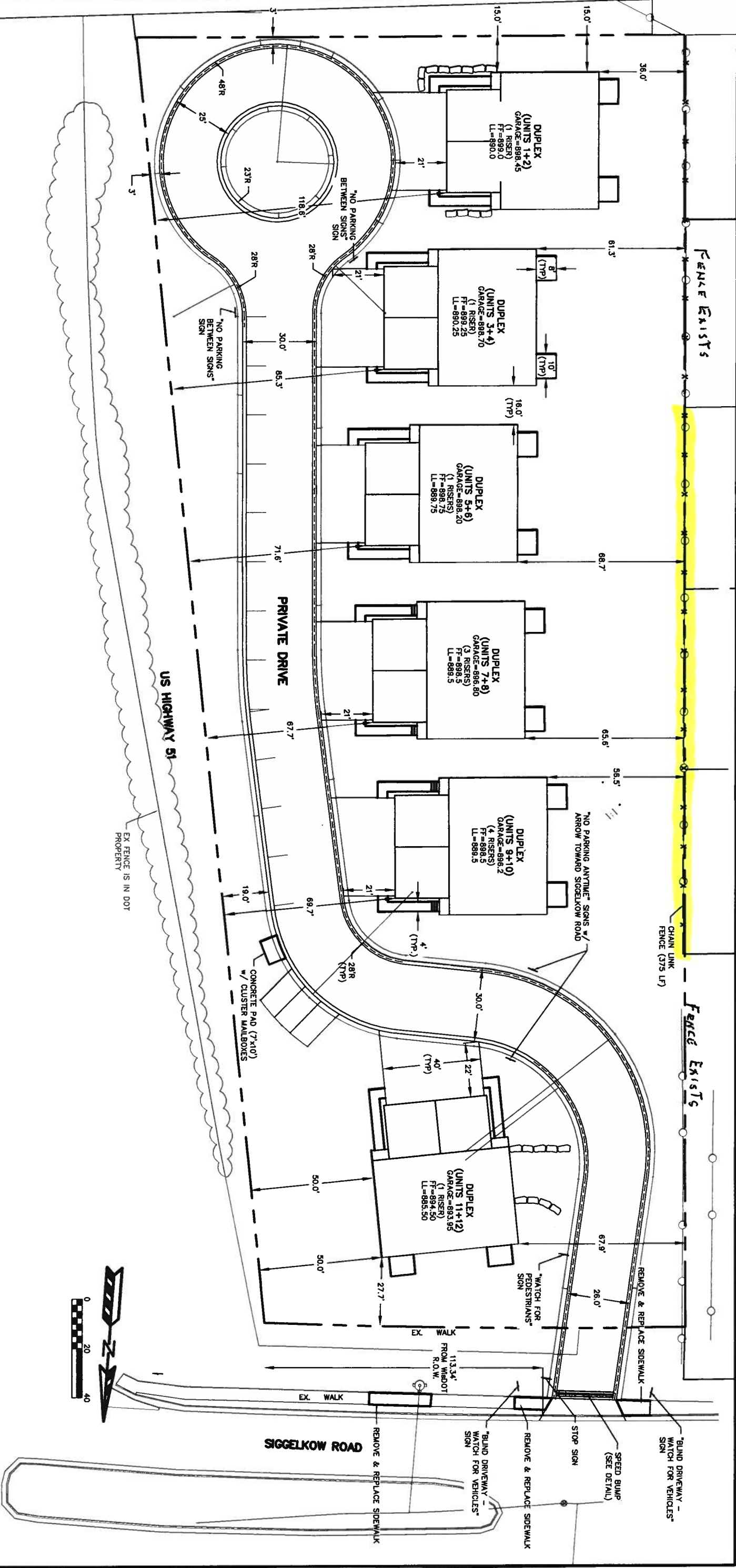
- I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. Materials submitted for review after the submittal deadline date, or incomplete submittals, may be held over until the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

X

Signature of Applicant/Agent

Date

06/06/22



DATA FOR PROJECT

LOT AREA = 2.39 ACRES OR 103,990 S.F.
BUILDING AREA (UNDER ROOF) = 18,320 S.F.
PAVED AREA (SIDEWALKS, DRIVEWAY, PRIVATE STREET) = 28,143 S.F.
TOTAL IMPERVIOUS AREAS = 46,463 S.F.
BUILDING HEIGHT = 20 FEET
EXISTING ZONING R1 : PROPOSED ZONING R3
TOTAL PARKING (INCLUDING GARAGES) = 63 SPACES

BIZZY-LOU APARTMENT DEVELOPMENT

SITE PLAN
PAGE 3 OF 4
DATED: JUNE 25, 2018

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

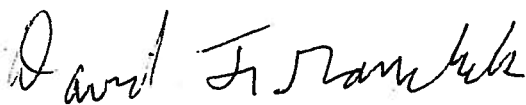
May 24, 2022

Plan Commission
Village of McFarland

RE: Park Woods Condominium Owners Association and Lou Cheramy/Cheramy Builders resolution
Fence: 375-foot, 4-foot high, chain-link

At the special meeting of the Board of Directors held on Monday, May 23, 2022, the Board members have reached a resolution to an outstanding piece of the Park Woods Condominium Owners Association Project. In reference to above fence requirement per the original approved development plans, the board has agreed to forgo the fence in exchange for payment of \$3,700.00 to the Park Woods Condominium Owners Association.

This notice may be included in a future meeting of the Plan Commission meeting as part of supporting documents as it pertains to the reference development.



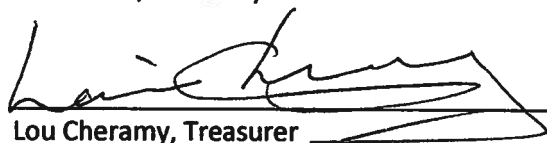
David Franchek, President



Gene Johnson, Vice-President



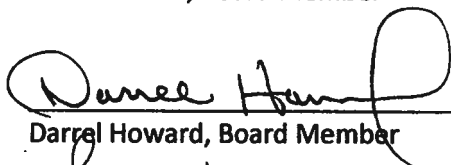
Adele Sink, Secretary



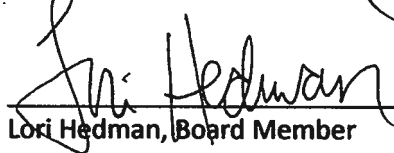
Lou Cheramy, Treasurer



Lee Dammen, Board Member



Darrel Howard, Board Member



Lori Hedman, Board Member

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:

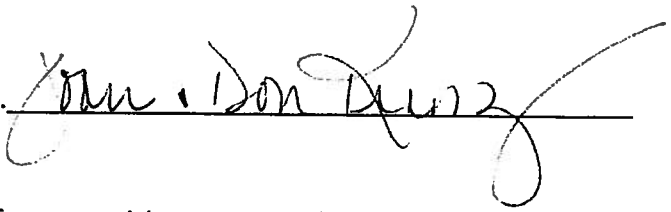
1. Install the fence per agreement on 06/25/2018.

- 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 every one 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

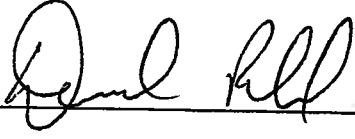
Re: Chain link fence at you Eastern property line.

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.  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

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, July 19, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action 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.

May 17, 2022. Plan Commission held a public hearing on Resolution 2022-11.

May 24, 2022. Village Board conditionally approved the Tax Increment Finance Development Incentives Application.

June 21, 2022. Plan Commission postponed action on Resolution 2022-11 pending additional site plan revisions related to the drive thru and patio areas.

July 13, 2022. CDA recommended approval of a Tax Increment Finance Development Agreement

ISSUE SUMMARY:

Updates Since June 21, 2022 Plan Commission Meeting

Lakestone Properties submitted revised site plans (dated July 6, 2022) that included adding a drive thru menu board (refer to Sheet C-2) and permanent patio fencing (refer to Sheet A900). The Applicant has indicated it is their intent to install the entire perimeter front patio fencing at time of building construction. Staff expressed some concern with the limited space within the drive thru lane to stack vehicles at the two service points (menu/order board and pick-up window) without blocking the crosswalk or causing potential congestion with vehicles entering and exiting the parking stalls. While the July 6 site plan illustrates five vehicles in the drive thru lane, in staff's opinion, only three vehicles can stack from the pick-up window to the start of the drive thru lane. Given these concerns, Lakestone developed two site plan alternatives (Alternatives 1 and 2), which are included in the packet for Plan Commission consideration. Staff has recommended a slight variation of Alternative 2 (Alternative 2B) which is included in the packet for consideration, which is estimated to allow approximately 7 vehicles to stack from the pick-up window to the start of the drive thru lane, with a trade-off of losing three on-site parking stalls.

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 elevations, 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 postponed action on the Phase II Detailed Plan
- July 13, CDA review and recommendation regarding the TIF Development Agreement
- July 19, Plan Commission action on the Phase II Detailed Plan
- 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 previous staff report dated May 5, 2022. In addition, the proposed site plan amendments to the drive thru lane illustrated on the Community & Economic Development Department's marked-up copy of the site plan (Alt. 2B), dated July 14, 2022, will add additional green space to the property. Also noting, that the Phase 1 Detailed Plan had an 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 concerns related to item (e)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. *Note, since the May 17th public hearing, the Applicant has submitted revised building elevation drawings which include proposed design materials for the trash enclosure meeting the TID #5 Design Guidelines (Refer to Sheet A900, dated June 29, 2022). The Applicant has indicated they may seek a more durable enclosure material instead of the vinyl plank such as a colored metal to match the primary building facade.*

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. *Note, the proposed site plan amendments to the drive thru lane illustrated on the Community & Economic Development Department's marked-up copy of the site plan (Alternative 2B), dated July 14, 2022, will remove three off-street parking spaces reducing the total to 51. This is considered an acceptable trade-off in order to increase the amount of vehicles that can stack in the drive thru lane before impeding other on-site vehicle movements and parking.* 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 on-street parking spaces, and the Applicant intends to lease commercial spaces to businesses that vary in peak customer times. There are no minimum requirements for off-street bicycle parking spaces. The proposed site plans include some bicycle parking in the rear yard by the proposed trash enclosure. In addition to this location, Staff would like to see an additional bicycle rack placed in a more convenient and visible location to the commercial business. *Note, the revised site plan includes an additional front yard bicycle rack.* There are no requirements to provide off-street bicycle parking spaces within the Village Zoning Code; however, it is considered best practice and is consistent with the goals and actions in the Village's Sustainability Plan.

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, with concerns related to item (4)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.*
Refer to Staff's prior concerns regarding the drive thru design. Staff is recommending Alternative 2B to minimize on-site traffic congestion for both vehicles and pedestrians.

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 packet includes a Staff marked-up copy of the Landscaping Plan. There are a few minor corrections to the list of plants and total points that should be addressed in a final copy of the Landscaping Plan. After the corrections, the corrected total for points provided are still above the required 672 points at 796 points. The Staff marked-up copy of the Landscaping Plan also includes the suggestion of including a proposed note on the site plan for the option of a privacy wall or wrought iron fencing across all the entire front patio areas. Doing so would prevent the need to amend the Detailed Plan in the future should a prospective tenant also want to install a privacy wall or fencing; noting that fencing is required for any businesses that desire to have outdoor consumption.
- **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. This 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, the 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. Note, since the May 17th public hearing, the Applicant has clarified that the aluminum materials are actually cement board siding. In addition, the Applicant has revised the eastern building elevation to include additional brick veneer in the portion of the facade that includes the drive thru window (refer to Sheet A202 in the revised plans) to mitigate Staff's concern.

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:

Motion to approve Resolution 2022-11 approving the Planned Development Infill Detailed Plan for Phase 2 of the Atwater Development as submitted with the following conditions of approval:



1. Approval of a Development Agreement by the Village Board for any requested Tax Increment Financing project funding.
2. Applicant addressing those recommended conditions of approval as identified in the Fire Chief's staff report dated June 9, 2022.
3. Applicant addressing those recommended conditions of approval as identified in the Village Engineer's staff report dated June 16, 2022.
4. Applicant addressing those recommended conditions of approval as identified in the Community & Economic Development's copy of the proposed Landscaping Plan, comments dated July 14, 2022.
5. Applicant addressing those recommended conditions of approval as identified in the Community & Economic Development's copy of the proposed Site Plan, comments dated July 14, 2022.
6. Applicant to revise site plan sheets to reflect proposed drive thru Alternative 2B as conceptually shown in the Community & Economic Development's copy of the proposed site plan, dated July 14, 2022.
7. Applicant to submit final plan documents addressing the conditions of approval to the Community & Economic Development Department for Village Staff acceptance prior to obtaining a building permit.

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 (rev. 07.06.22)
4. 4719 Farwell Street_ECSWM Submittal Ph 2_04.05.22
5. TID 5 Design Guidelines_8.13.18
6. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
7. Figure 4.1(page 36)
8. Map 7 McFarland's 'Main Street' Vision
9. 4719 Farwell Street_Atwater Phase II Drive Thru Alt 1_07.14.22
10. 4719 Farwell Street_Atwater Phase II Drive Thru Alt 2_07.14.22
11. 4719 Farwell Street_Atwater Phase II Drive Thru Alt 2B_07.14.22
12. 4719 Farwell Atwater Phase II MFR Ltr_06.09.2022
13. 4719 Farwell Atwater Phase II Village Engineer Ltr_06.16.2022
14. 4719 Farwell Atwater Phase II Site Plan Comments_07.14.2022
15. 4719 Farwell Atwater Phase II Landscaping Comments_07.14.2022

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 Village 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

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:

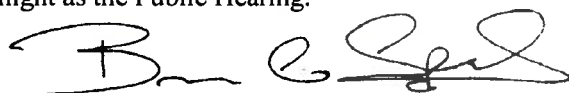
December 7 (2021)-----	Tuesday, January 18
January 11-----	February 21
February 8-----	March 21
March 8-----	April 18
April 5-----	May 16
May 10-----	June 20
June 7-----	July 18
July 5-----	August 15
August 9-----	September 19
September 6-----	October 17
October 11-----	November 21
November 8-----	December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

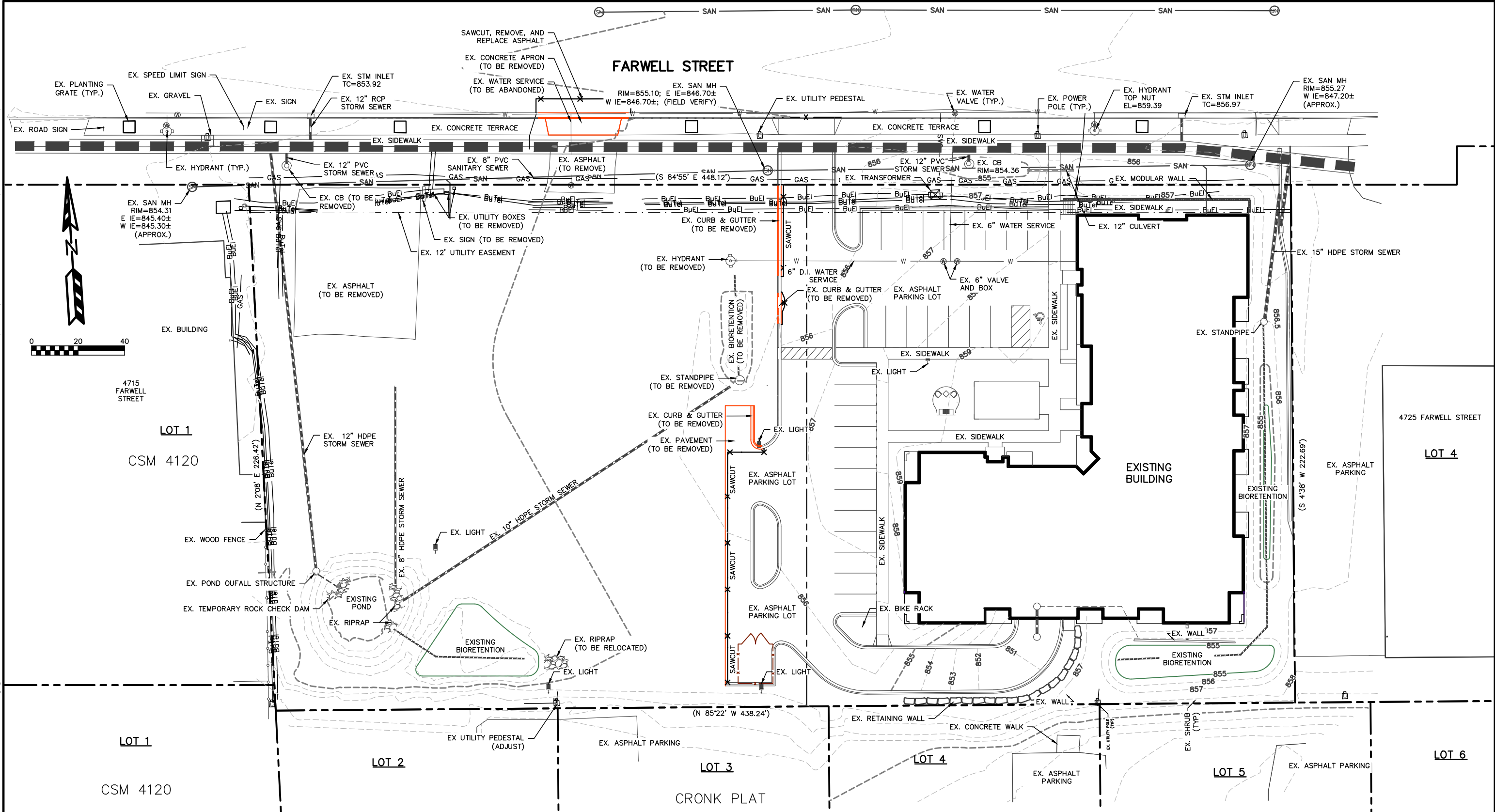
Planned Development District Standards and responses

- 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.

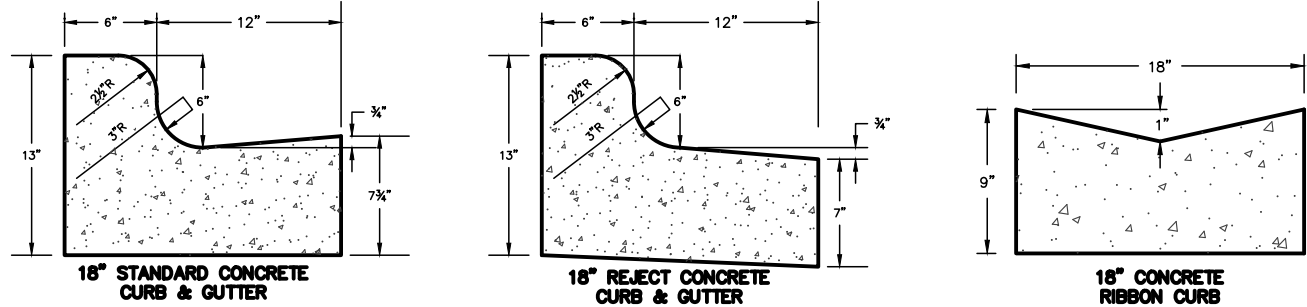
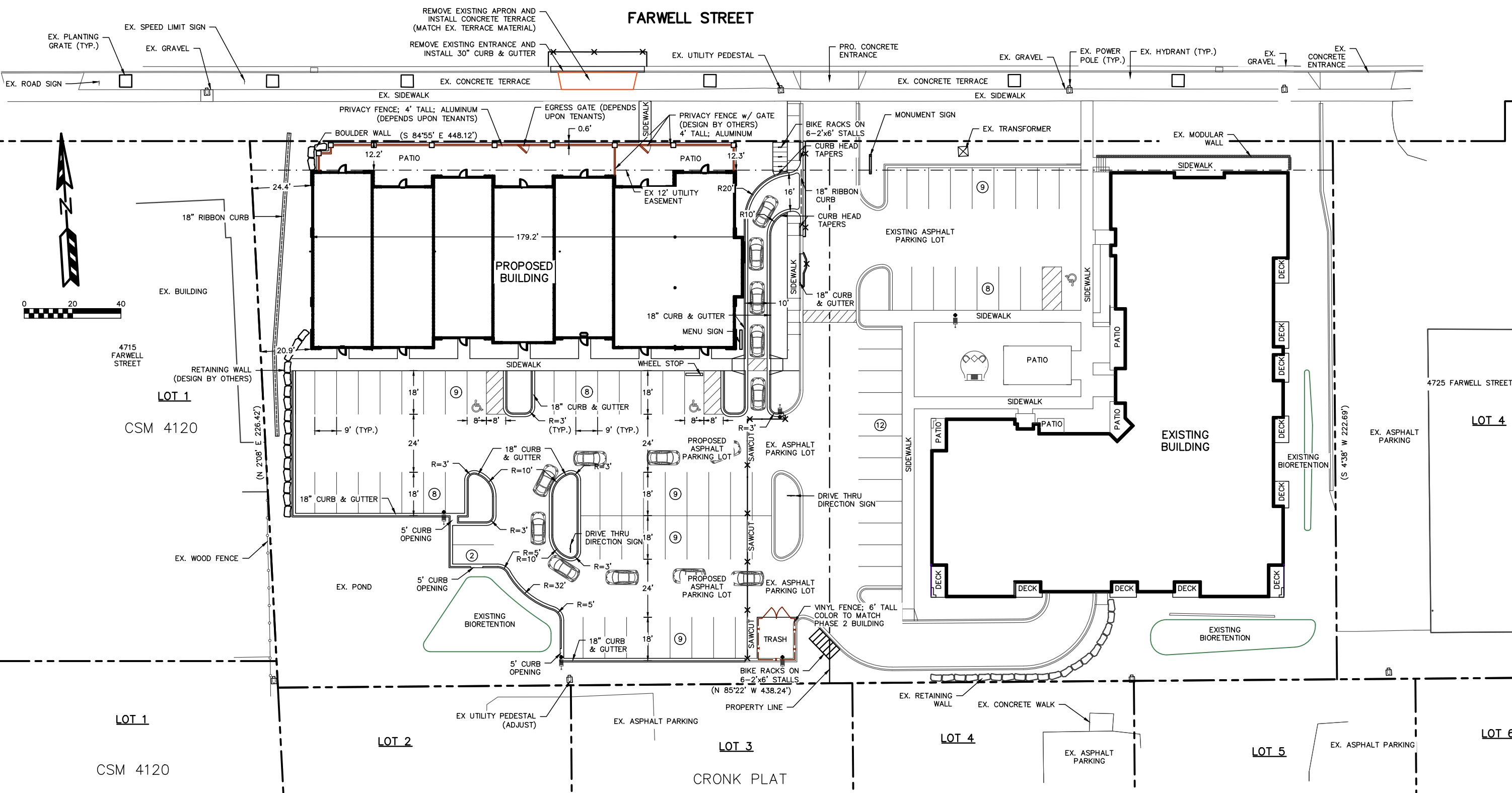
- c. *Traffic circulation into and within the PD shall be design to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also for the safe and convenient movements of both vehicles and pedestrians. **See 3 (b) above***
- d. *The planned development 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.***



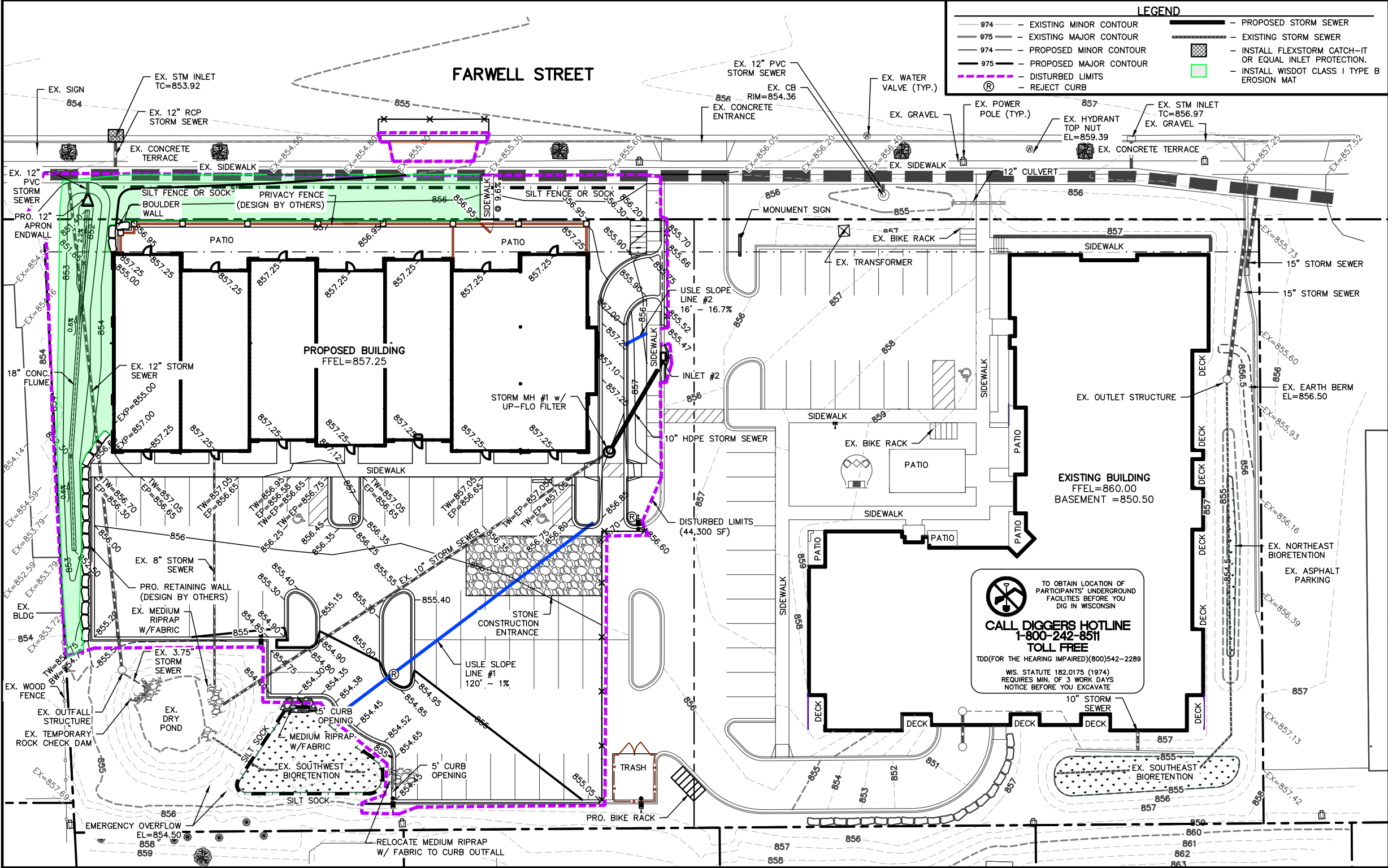
WESTERN LOT AREAS

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



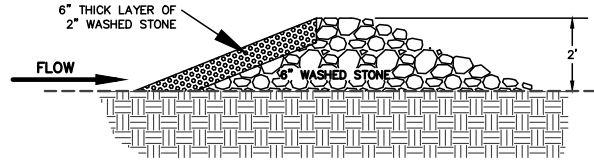
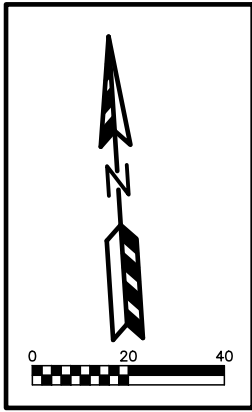
4721 FARWELL STREET DEVELOPMENT
PROPOSED SITE PLAN
SHEET: C-2
DATED: JULY 6, 2022

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggekow 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



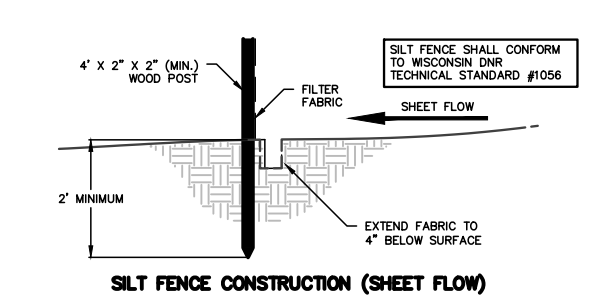
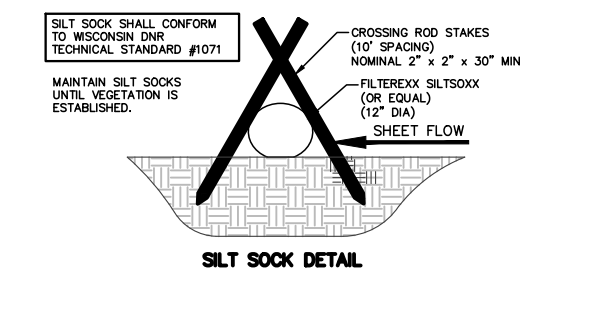
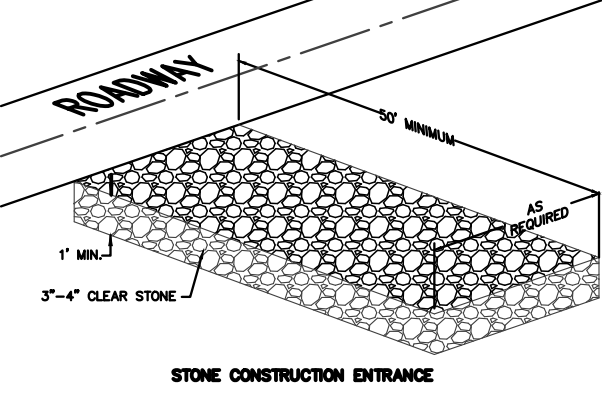
ROCK CHECK DAM DETAIL

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 29, 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.

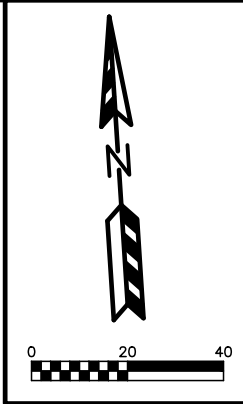
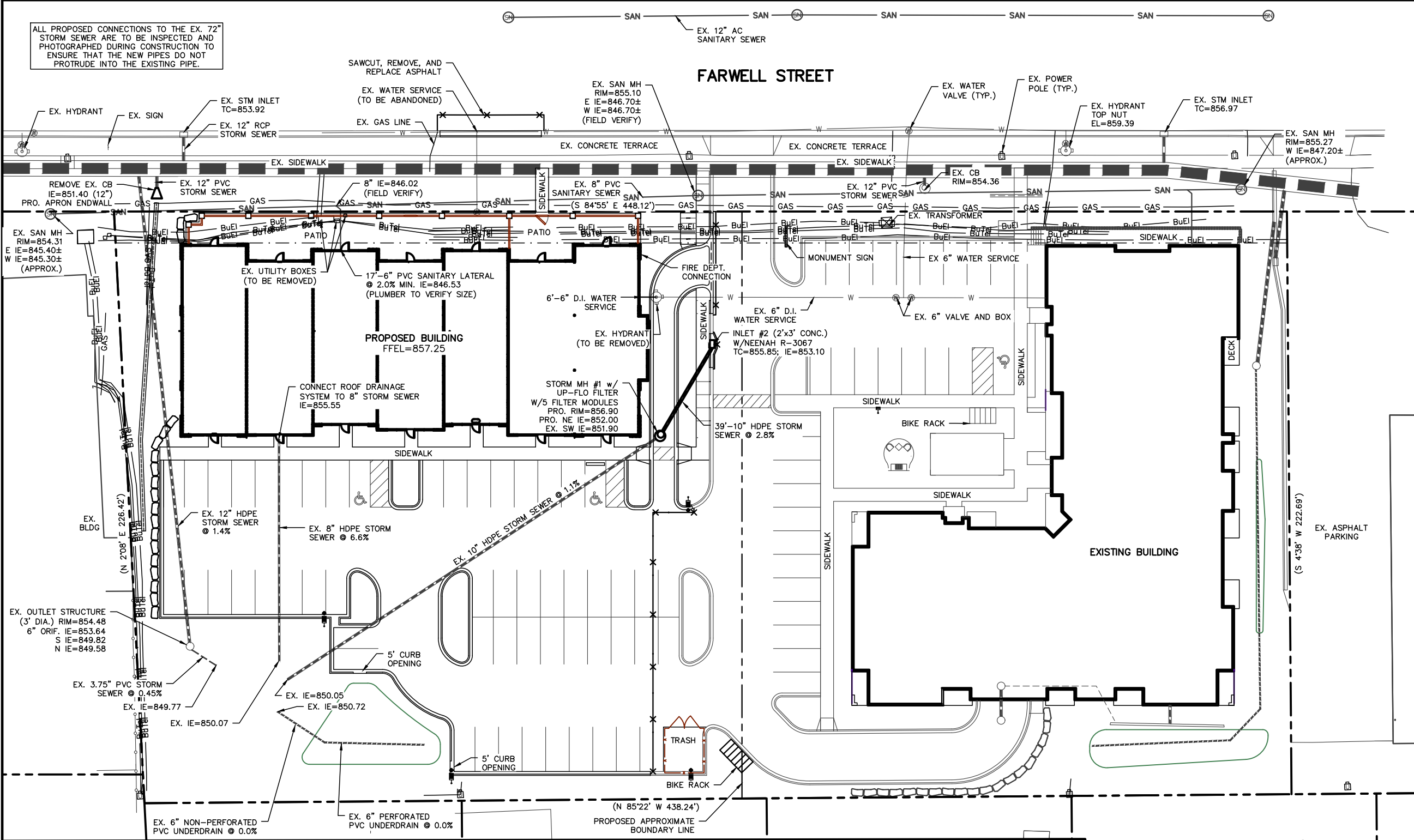
RESTORATION NOTES:
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON 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 SIGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



4721 FARWELL STREET DEVELOPMENT
GRADING & EROSION CONTROL PLAN
SHEET: C-3
DATED: JULY 6, 2022

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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

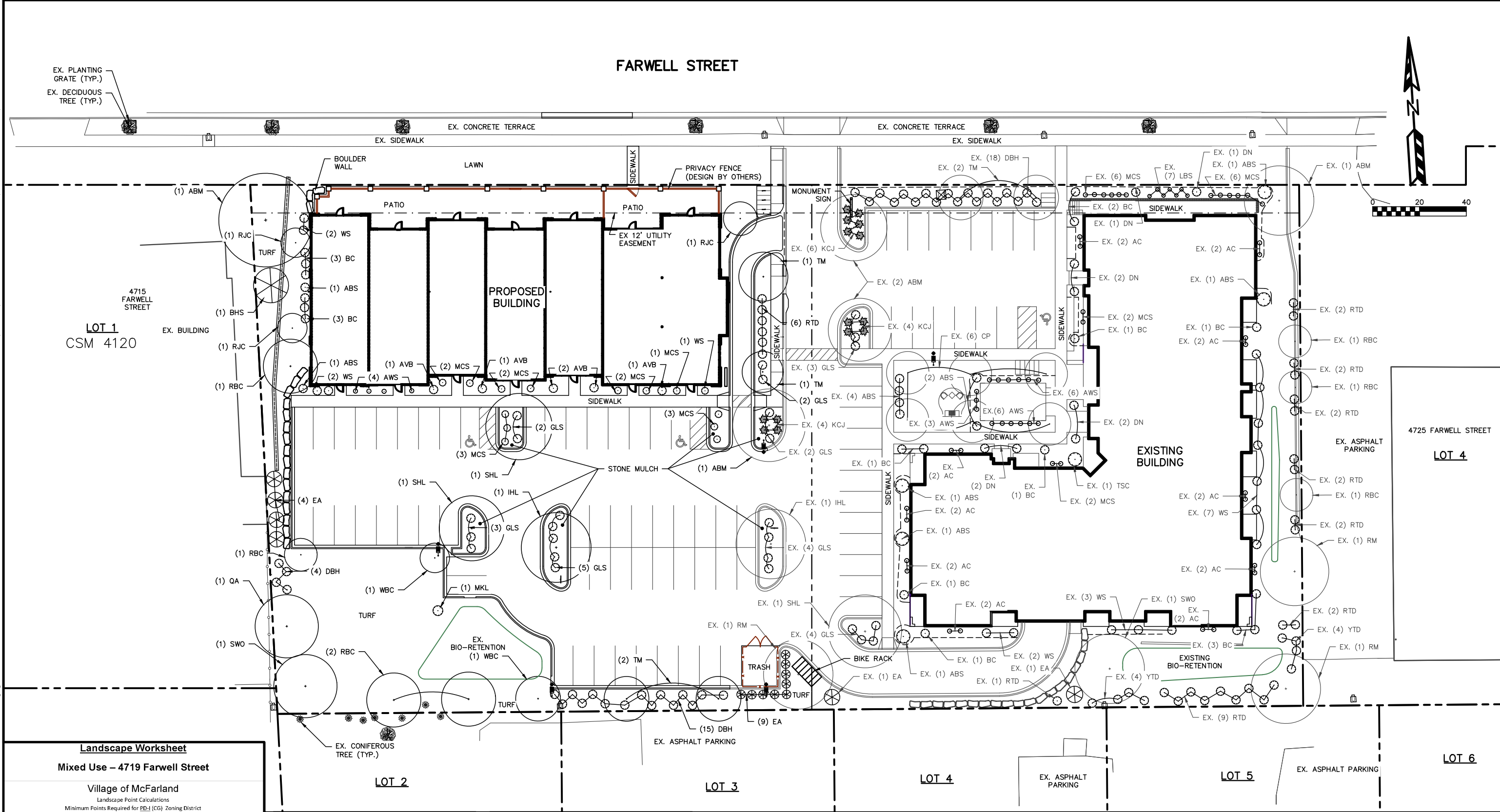
4721 FARWELL STREET DEVELOPMENT

UTILITY PLAN

SHEET: C-4
DATED: JULY 6, 2022

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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: 775			

PLANT LIST - 1				
KEY	QUANTITY	COMMON NAME	ROOT	POINTS
Large Deciduous Trees (40 Points)				
ABM	2	Autumn Blaze Maple	BB	80
QA	1	Quaking Aspen	BB	40
SWO	1	Swamp White Oak	BB	40
Medium Deciduous Trees (25 Points)				
HL	13	Imperial Honey Locust	BB	50
RBC	4	River Birch Clump	BB	100
SHL	2	Skyline Honey Locust	BB	50
TM	4	Tatarian Maple	BB	100
WBC	2	White Birch Clump	BB	50
Small Deciduous Trees (15 Points)				
RJC	3	Red Jade Crab	BB	45
Tall deciduous shrubs (5 Points)				
ABS	2	Autumn Brilliance Serviceberry	BB	10
AVB	5	Arrowwood Viburnum	Pot	25
PLANT LIST - 2				
KEY	QUANTITY	COMMON NAME	ROOT	POINTS
Medium deciduous shrubs (3 Points)				
AW	4	AW Spirea	Pot	12
BC	5	Black Chokeberry	Pot	15
DBH	19	Dwarf Bush Honeysuckle	Pot	57
IKL	1	Miss Kim Lilac	Pot	3
RTD	6	Red Twig Dogwood	Pot	18
WS	5	White Snowberry	Pot	15
Low deciduous shrubs (1 Points)				
GLS	12	Gro Low Sumac	Pot	12
MCS	13	Magic Carpet Spirea	Pot	13
Large evergreen shrubs (30 Points)				
BHS	1	Black Hills Spruce	BB	30
Medium evergreen shrub (5 Points)				
EA	4	Emerald Arborvitae	BB	20
Low evergreen shrub (3 Points)				
KCJ	4	Kelly Compact Juniper	Con	12
Total Landscape Points:				
775				

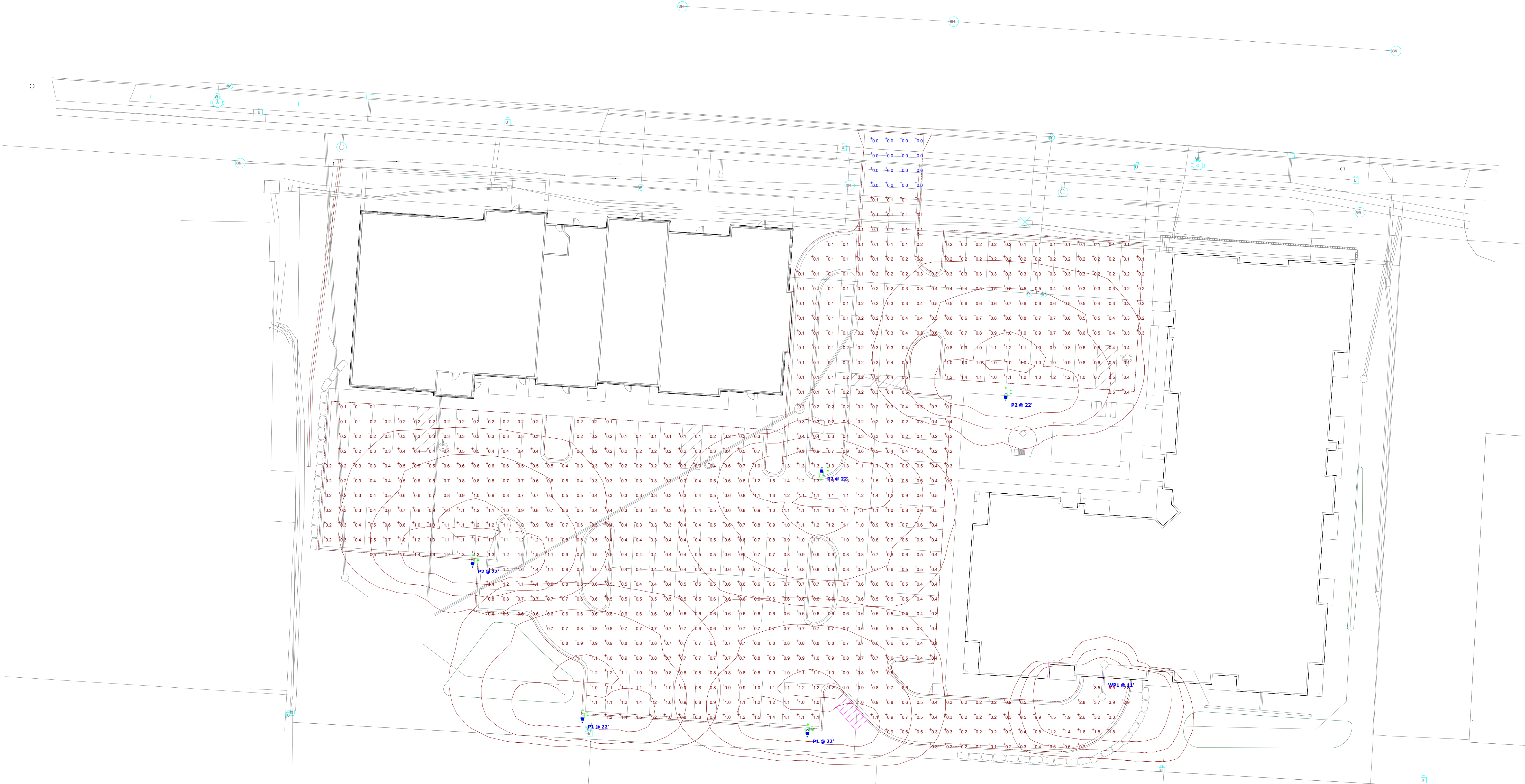
- NOTES:
- 1) Designated lawn areas to be seeded (Madison Parks seed mix), fertilized, and mulched with straw mat.
 - 2) Designated turf areas to be seeded (No-mow seed mix), fertilized, and mulched with straw mat.
 - 3) Drainage swales and lawns with slopes steeper than 3:1 shall be mulched with erosion 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: JULY 1, 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-CL5-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-CL5-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-E3-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

D

C

B

A

1

2

3

4

W6A

6 3/4"

16" OC MAX

GYPSUM WALL BOARD ,
MOISTURE RESISTANT
GYPSUM AT ALL WET
WALLS

BATT INSULATION

NOM 2X6 WOOD STUD

CONFIGURATIONS	W6A	W6A-B	W6A-B1	
GWb TYPE	STANDARD	STANDARD	TYPE X	
INSULATION TYPE	N/A	BATT	BATT	
FIRE RATING	N/A	N/A	1 HOUR	
FIRE TEST	N/A	N/A	UL# U305	

PARTITION TYPE NOTES:

A. SEE 2009 UNDERWRITER'S LABORATORY DIRECTORY FOR ADDITIONAL INFORMATION ON WALL RATING SPECIFICS AND ALLOWABLE MATERIALS.

B. PROVIDE TREATED WOOD AT ALL LOCATIONS WHERE WOOD IS IN CONTACT WITH CONCRETE AND/OR MASONRY.

C. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL WET AREAS INCLUDING KITCHENS, BATHROOMS, AND RESTROOMS.

D. ALL GYPSUM SHALL EXTEND TO BOTTOM OF ROOF DECK OR FULL HEIGHT OF PARTITION UNLESS NOTED OTHERWISE.

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

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

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

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

E. INTERIOR DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS NOTED OTHERWISE. ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH FACE UNLESS NOTED OTHERWISE.

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

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

H. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL.

KEYNOTES:

1 PATIO WALL- BRICK PIERS WITH 4'-0" HIGH ALUMINUM FENCINGS. FINAL FENCE SELECTION TBD. SEE DETAILS FOR BRICK PIER INFORMATION.

2 APPROXIMATE AREA OF BUILDING MECHANICALS INCLUDING SPRINKLER RISER AND BUILDING ELECTRICAL PANEL

3 ROOF DRAIN, REFER TO ROOF PLAN

4 4" CONCRETE FILLED STELL BOLLARD WITH PLASTIC SLEEVE

5 EXTERIOR LADDER, MODIFY WALL OVERHANG DETAIL AT TOP OF WALL TO ALLOW FOR LADDER TO PASS-THRU. LADDER TO HAVE LOCKABLE GUARD PANEL

6 TENANT DEMISING WALL SHOWN FOR REFERENCE. FINAL LOCATION TBD BASED ON FINAL TENANT SELECTION. TENANT IS RESPONSIBLE FOR GAINING SEPARATE PLAN REVIEW APPROVAL FOR THEIR TENANT IMPROVEMENT.

7 APPROXIMATE AREA OF BUILDING MECHANICALS INCLUDING SPRINKLER RISER AND BUILDING ELECTRICAL PANEL

8 SANITARY AND WATER LINES TO RUN ACROSS BUILDING IN APPROX. LOCATION SHOWN

9 WATER AND GAS METER APPROX. LOCATION

A1 FLOOR PLAN
1/8" = 1'-0"

0' 2' 4' 8' 16'

0' 1/4" 1/2" 1" 2"

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

PLAN NORTH

FOR CONSTRUCTION

Sketchworks

architecture llc

DC ENGINEERING

Careful listening. Dynamic solutions.

ATwater - PHASE II

RETAIL SHELL BUILDING
4719 FARWELL ST
MCFARLAND, WI 53558

Project Status

2022.06.29 FOR CONSTRUCTION

PROJ. #: 22046-01

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ARCHITECTURE 2022

FLOOR PLAN

A101

Page 46 of 271

Sketchworks
architecture & design



DC ENGINEERING
Careful listening. Dynamic solutions.



ATWATER - PHASE II

RETAIL SHELL BUILDING

4719 FARWELL ST
MCFARLAND, WI 53558

Project Status

[illegible]

PROJ. #:	22046-01
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ARCHITECTURE 2022

EXTERIOR ELEVATIONS

A202

FOR CONSTRUCTION



B1 3D VIEW 1



A1 3D VIEW 2

MATERIAL SAMPLE IMAGE



ATWATER - PHASE II

RETAIL SHELL BUILDING

4719 FARWELL ST
MCFARLAND, WI 53558

Project Status

2022.06.29 FOR CONSTRUCTION

PROJ. #: 22046-01

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ARCHITECTURE 2022

3D Views

A900

FOR CONSTRUCTION

Sheet included only for a reference to
dumpster enclosure materials and not a
representation of final building colors



B1 3D VIEW 1



A1 3D VIEW 2

EXAMPLE IMAGE ONLY
FINAL SELECTION TBD- COLOR TO MATCH RETAIL BUILDING



DUMPSTER ENCLOSURE- VINYL PLANK

ATWATER - PHASE II

RETAIL SHELL BUILDING
4719 FARWELL ST
MCFARLAND, WI 53558

Project Status

2022.06.29 | FOR CONSTRUCTION

PROJ. #: 22046-01

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ARCHITECTURE 2022

3D Views

A900

FOR CONSTRUCTION



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:

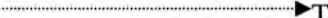
Site Characteristics

- 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

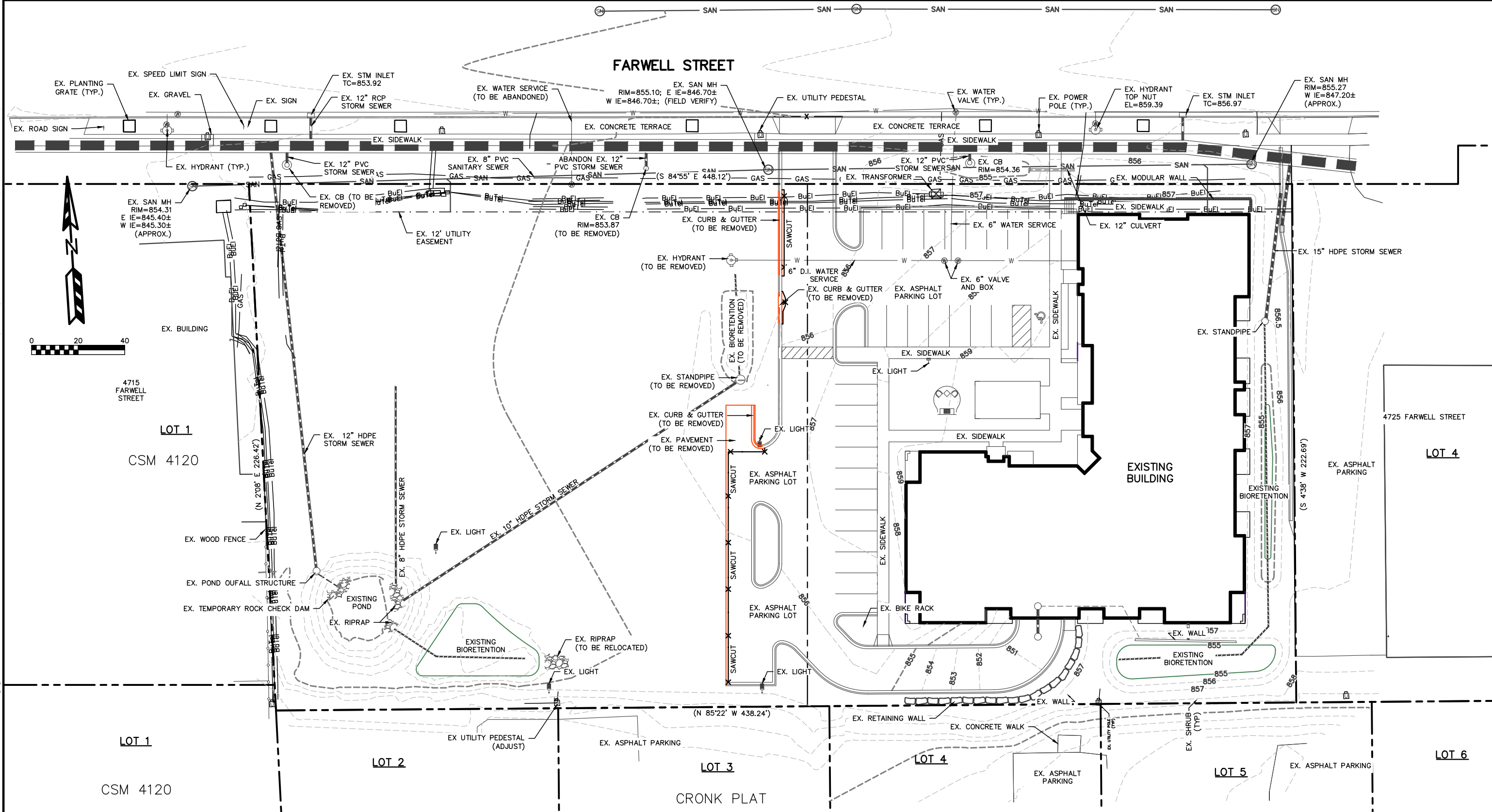
Telephone No.: _____

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

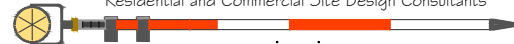
EXISTING SITE PLAN

SHEET: C-1

DATED: APRIL 5, 2022

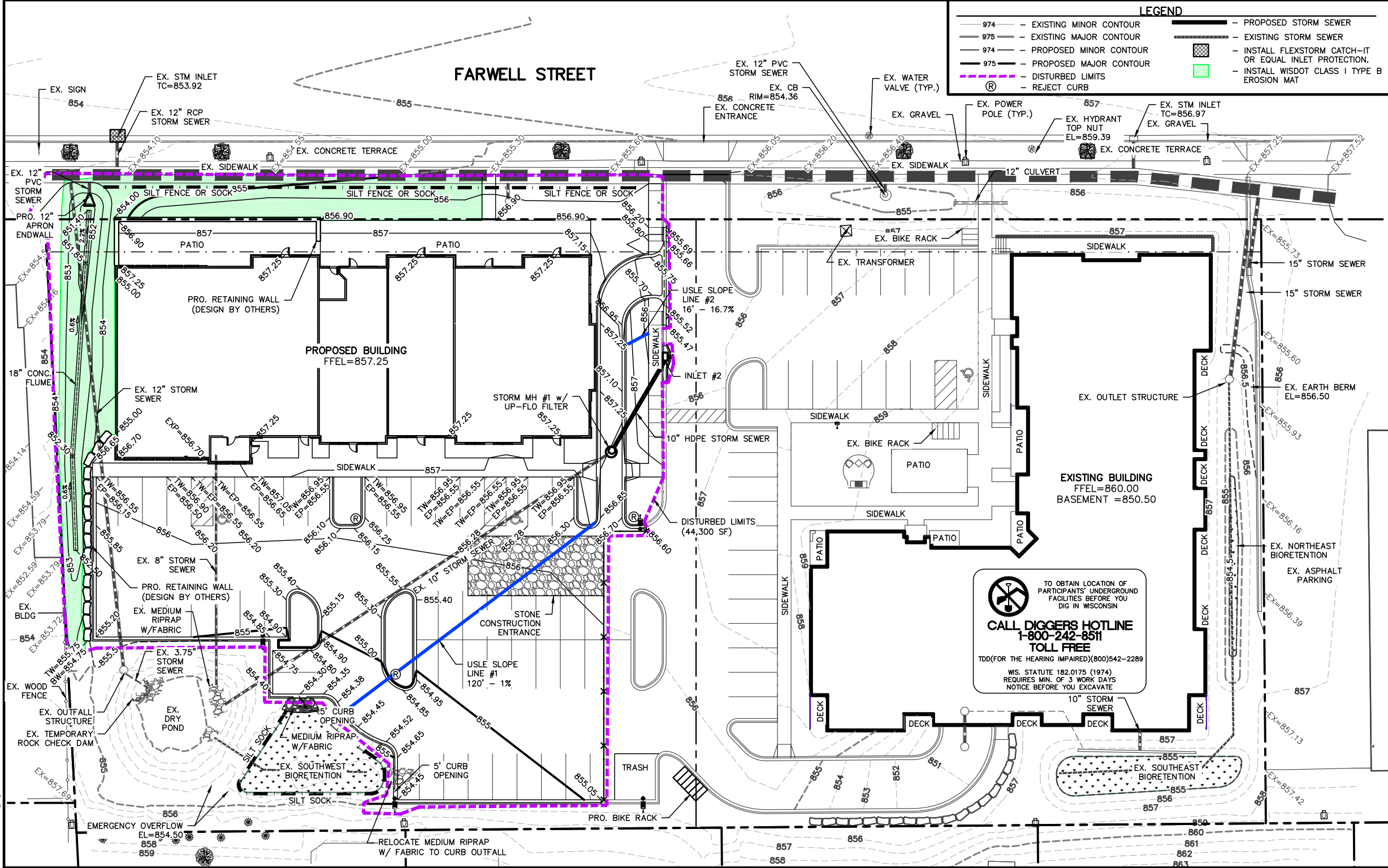
QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants



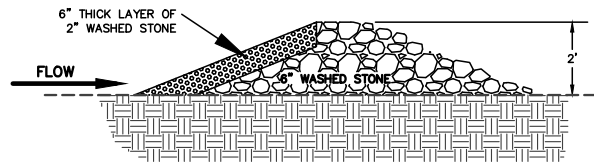
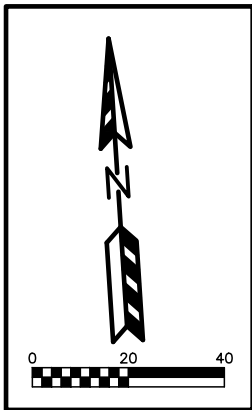
www.quamengineering.com

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.

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



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.

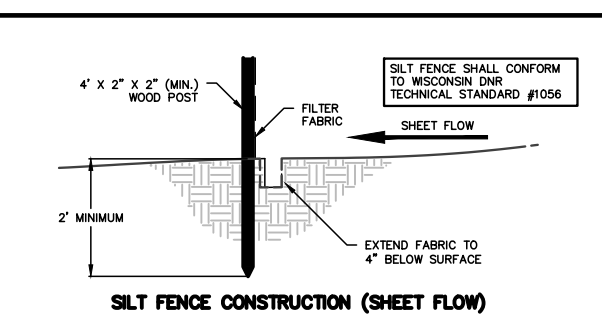
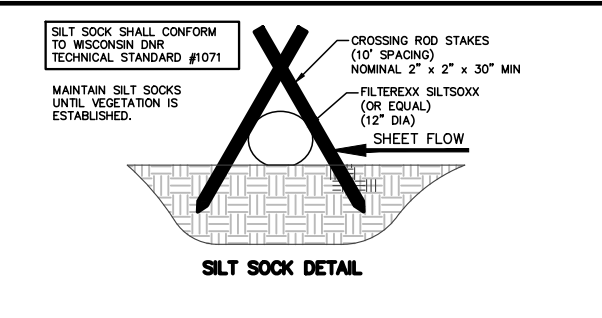
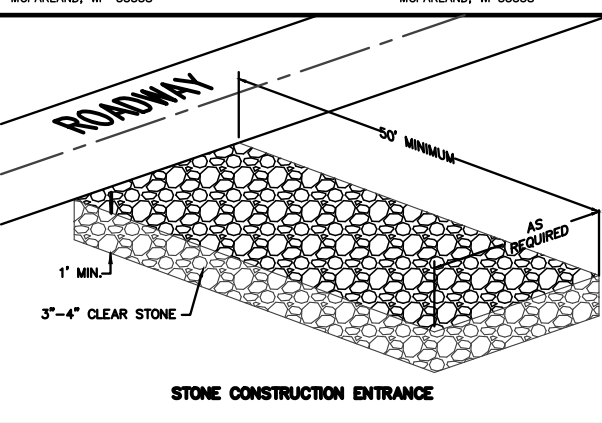
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:

LAKESTONE PROPERTIES & MANAGEMENT, LLC
ATTN: BRIAN SPANOS
5910 MAIN STREET, SUITE 1
MCFARLAND, WI 53558

ENGINEER:

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



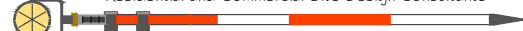
4721 FARWELL STREET DEVELOPMENT

GRADING & EROSION CONTROL PLAN

SHEET: C-3

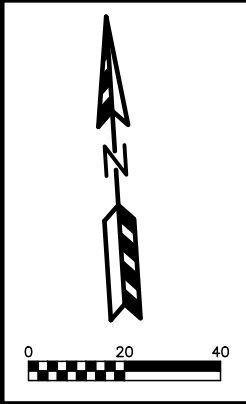
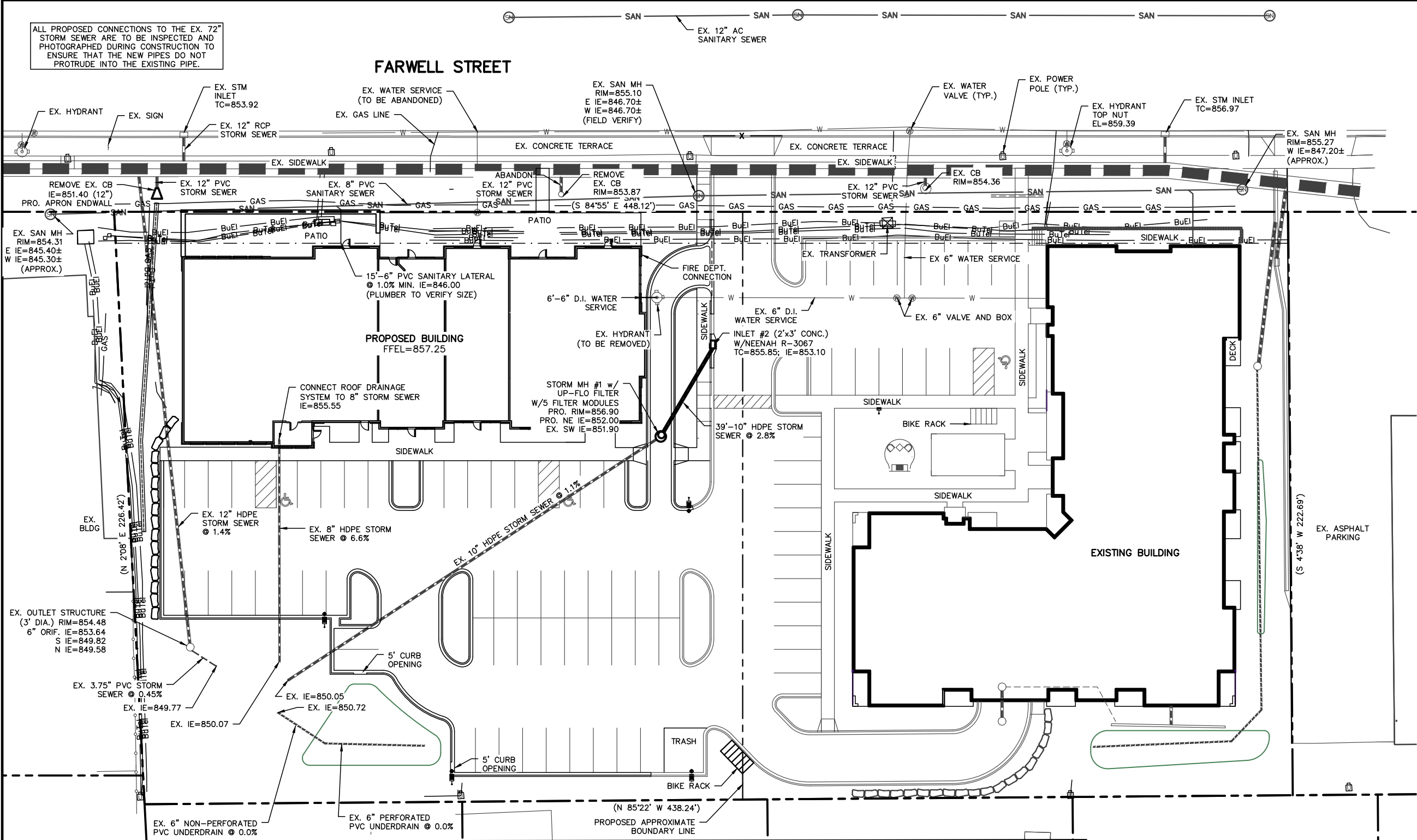
DATED: APRIL 5, 2022

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Residential and Commercial Site Design Consultants



www.quamengineering.com

4604 Sigelkow 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

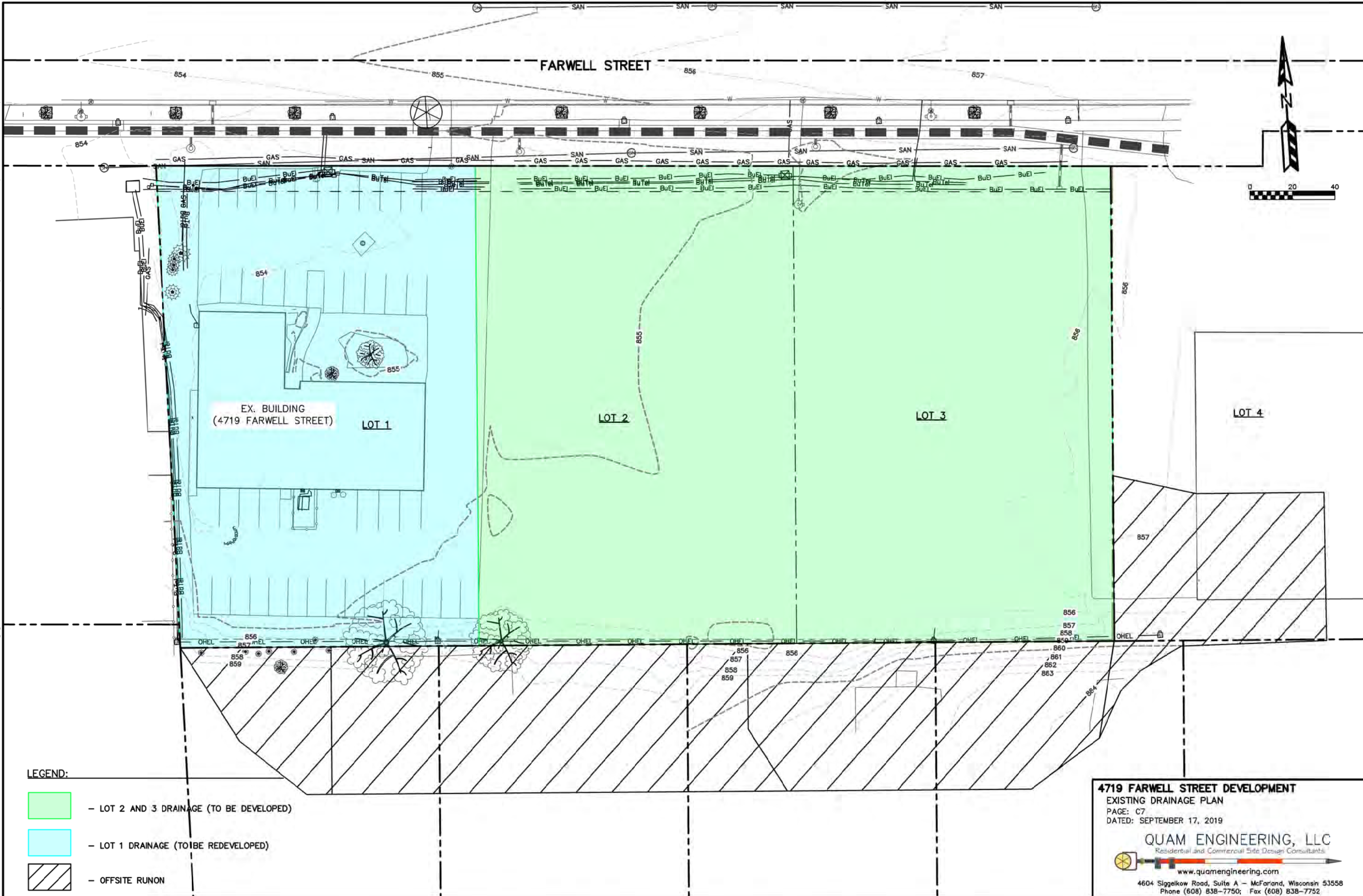
UTILITY PLAN
SHEET: C-4
DATED: APRIL 5, 2022



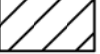
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Phone (608) 838-7750; Fax (608) 838-7752



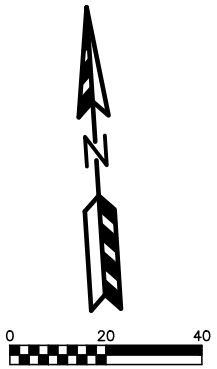
LEGEND:

-  - LOT 2 AND 3 DRAINAGE (TO BE DEVELOPED)
-  - LOT 1 DRAINAGE (TO BE REDEVELOPED)
-  - OFFSITE RUNON

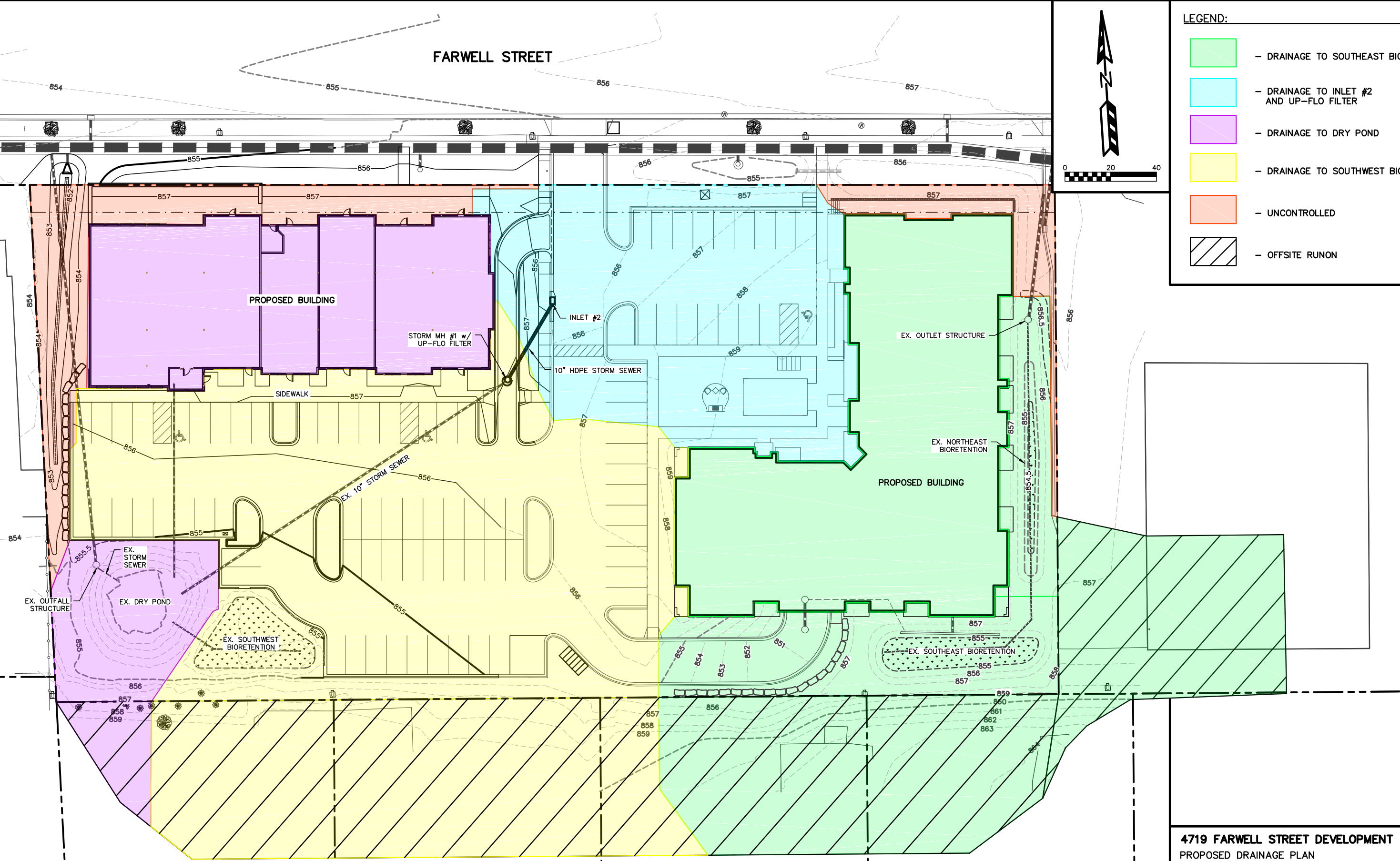
4719 FARWELL STREET DEVELOPMENT
EXISTING DRAINAGE PLAN
PAGE: C7
DATED: SEPTEMBER 17, 2019

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

FARWELL STREET



- 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



4719 FARWELL STREET DEVELOPMENT
PROPOSED DRAINAGE PLAN

SHEET: C-6
DATED: APRIL 5, 2022

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

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4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
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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.

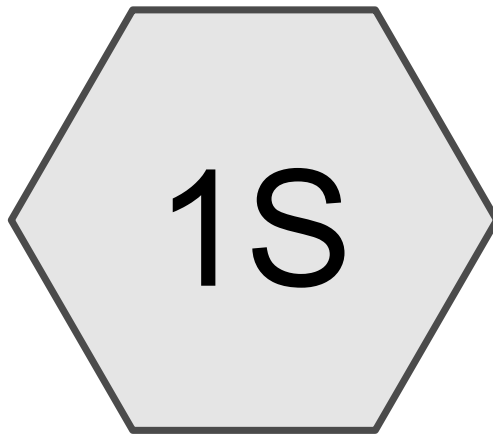
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

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.

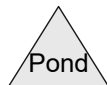
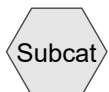
Recommended Permanent Seeding Dates:

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)

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

Prepared by Quam Engineering, LLC

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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

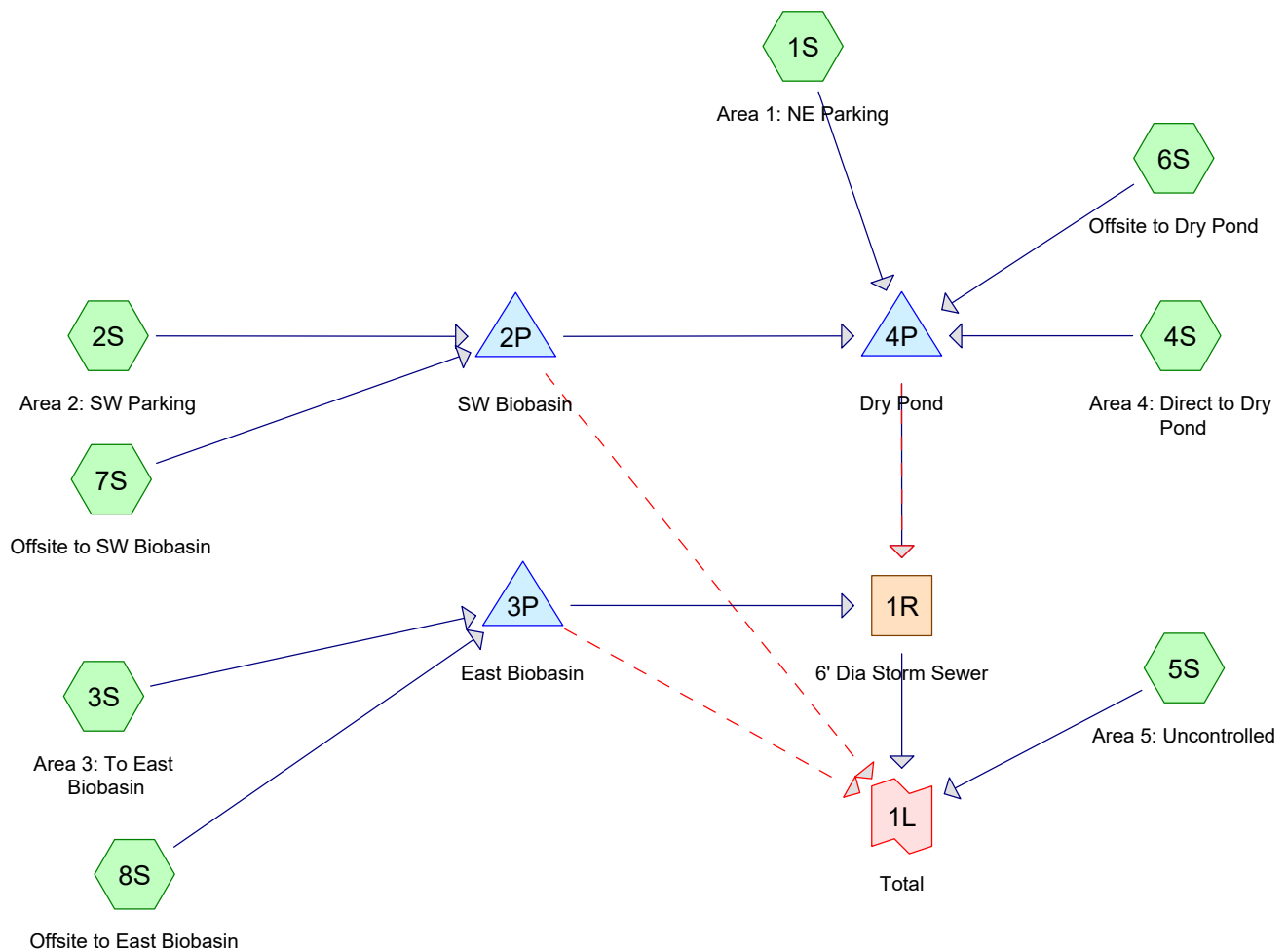
Summary for Subcatchment 1S: Full Site

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			



Routing Diagram for Phase 2 Model
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Phase 2 Model

Prepared by Quam Engineering, LLC

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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

Prepared by Quam Engineering, LLC

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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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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

Phase 2 Model

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

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Printed 4/1/2022

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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)

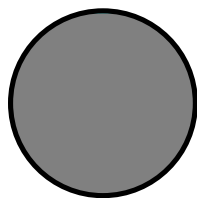
Bank-Full Depth= 6.00' above invert (0.08' above fill) Flow Area= 0.1 sf, Capacity= 0.06 cfs

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 ' 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)

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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"

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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)

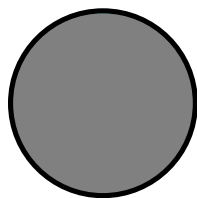
Bank-Full Depth= 6.00' above invert (0.08' above fill) Flow Area= 0.1 sf, Capacity= 0.06 cfs

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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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 '/' 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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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)

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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,

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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)

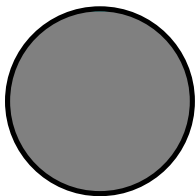
Bank-Full Depth= 6.00' above invert (0.08' above fill) Flow Area= 0.1 sf, Capacity= 0.06 cfs

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

Phase 2 Model

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

Phase 2 Model

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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"

Phase 2 Model

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)

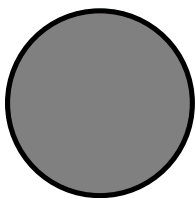
Bank-Full Depth= 6.00' above invert (0.08' above fill) Flow Area= 0.1 sf, Capacity= 0.06 cfs

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

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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 ' / 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"

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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)

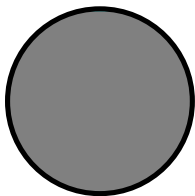
Bank-Full Depth= 6.00' above invert (0.08' above fill) Flow Area= 0.1 sf, Capacity= 0.06 cfs

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:

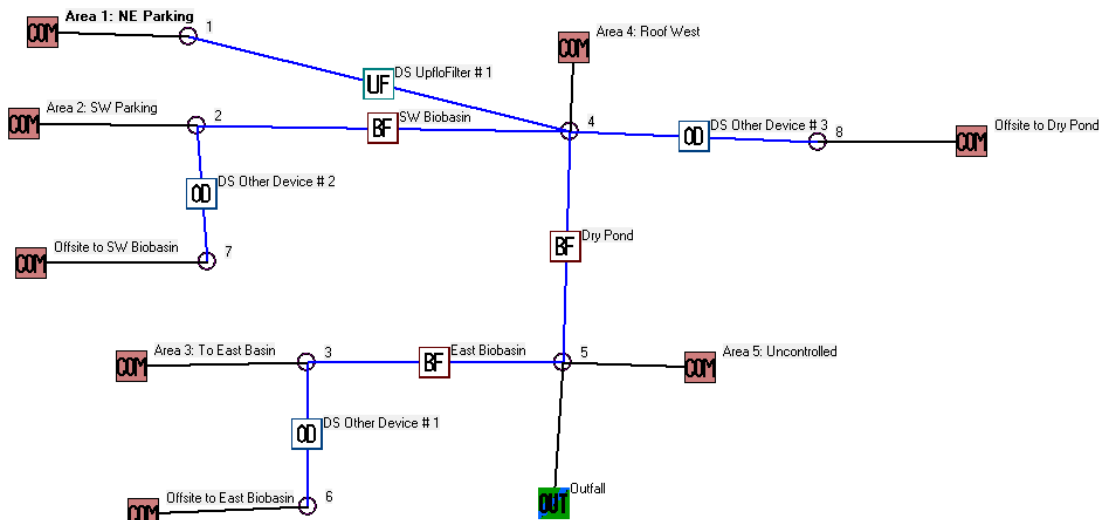
$$\frac{A}{C} \times 80\% = \frac{66,300}{99,461} \times 80\% = 53.3\%$$

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:



Southwest Biobasin (CP #1)

Up-Flo Filter (CP #7)

East Biobasin (CP #2)Dry Pond (CP #3)

Stormwater Management Report
SP-20-19
4/5/2022

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.ppdx

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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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

3/1/2019
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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

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

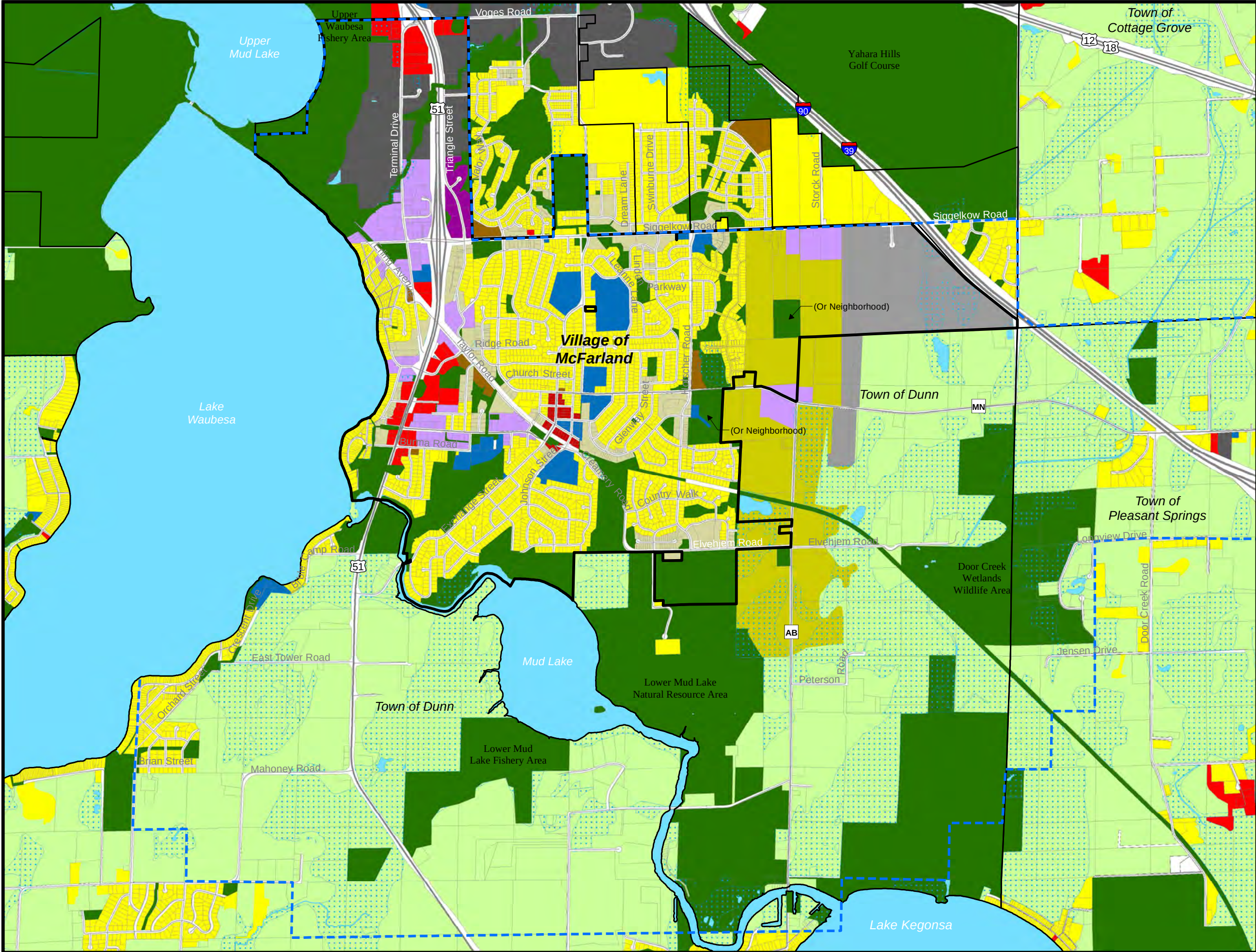
- Site parking to rear or side of main building. Screen from street light views to minimize visual impacts.
- Encourage shared parking between nearby building, parcels, to minimize creation of excess paved areas.
- Provide safe pedestrian walkways from the parking lot as well as from any municipal sidewalks.
- 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

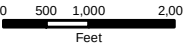
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor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

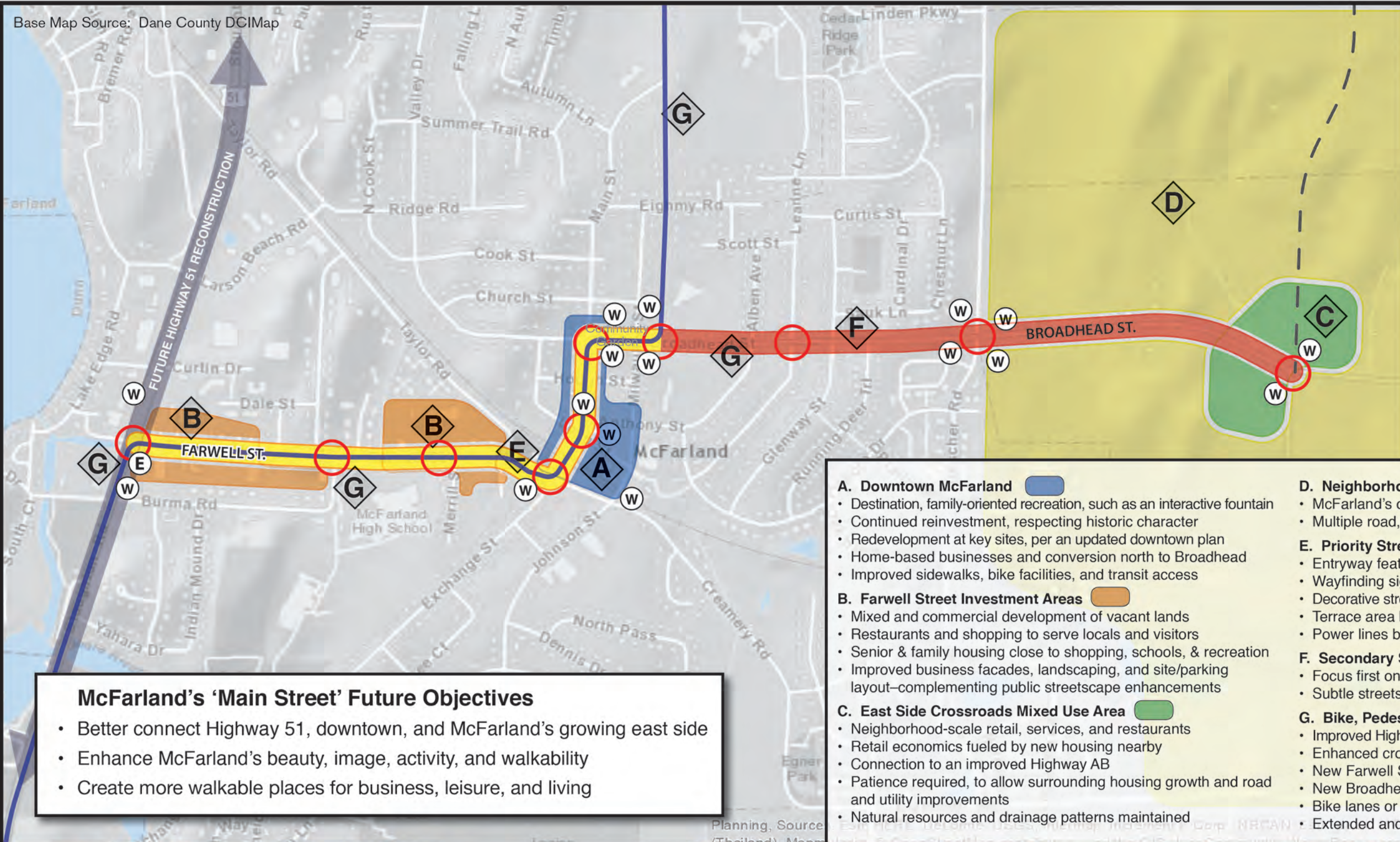
MAP 7
McFARLAND'S 'MAIN STREET' VISION



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



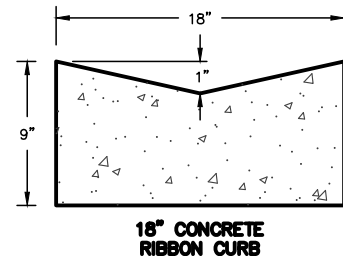
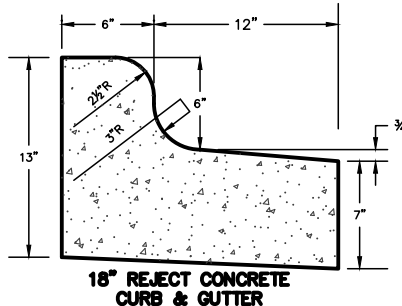
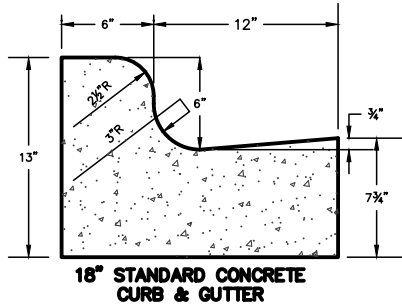
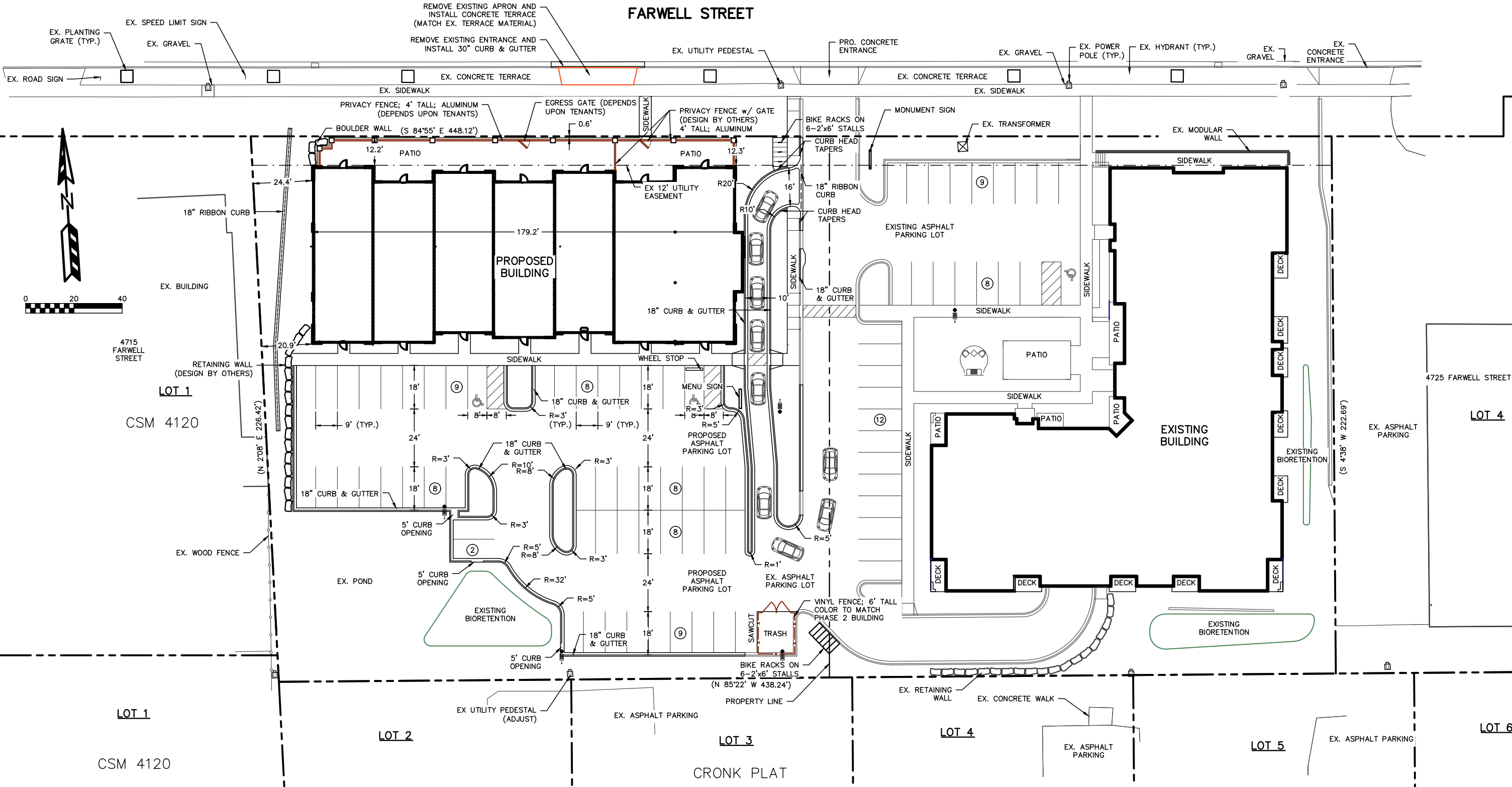
Neighborhood-scale retail and services



Family-oriented downtown destination

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

Drive Thru Alternative 1



4721 FARWELL STREET DEVELOPMENT

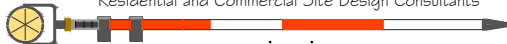
PROPOSED SITE PLAN

SHEET: C-2

DATED: JULY 14, 2022

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

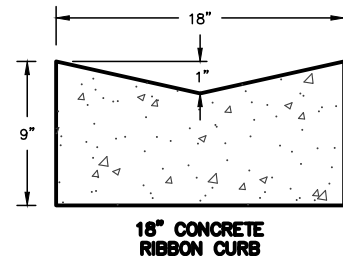
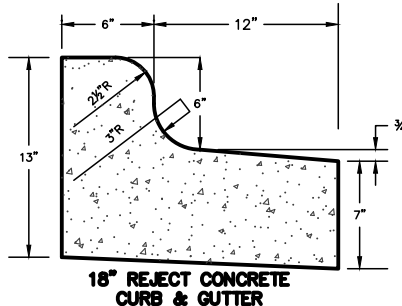
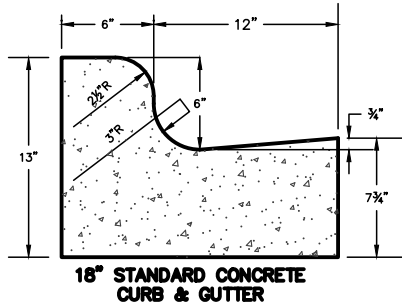
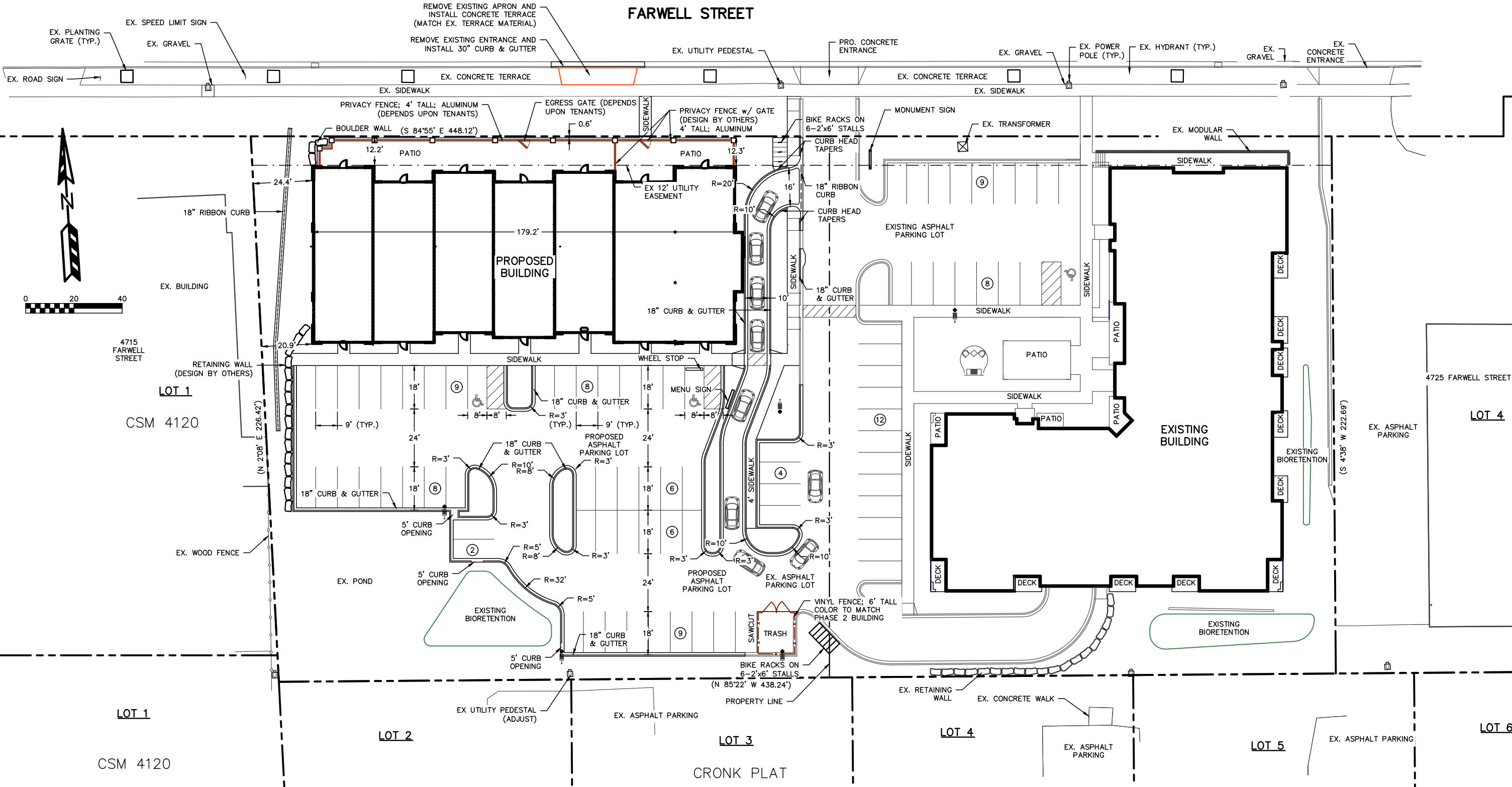


www.quamengineering.com

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

Drive Thru Alternative 2



4721 FARWELL STREET DEVELOPMENT

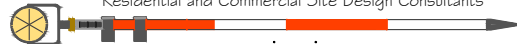
PROPOSED SITE PLAN

SHEET: C-2

DATED: JULY 14, 2022

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

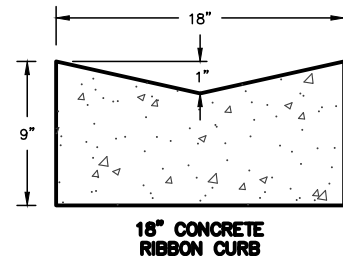
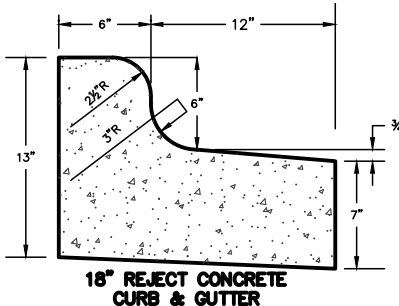
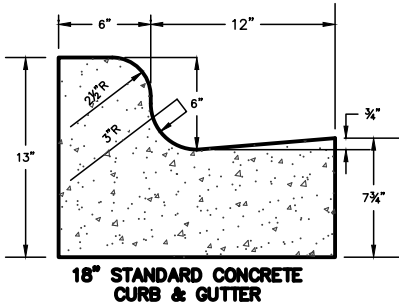
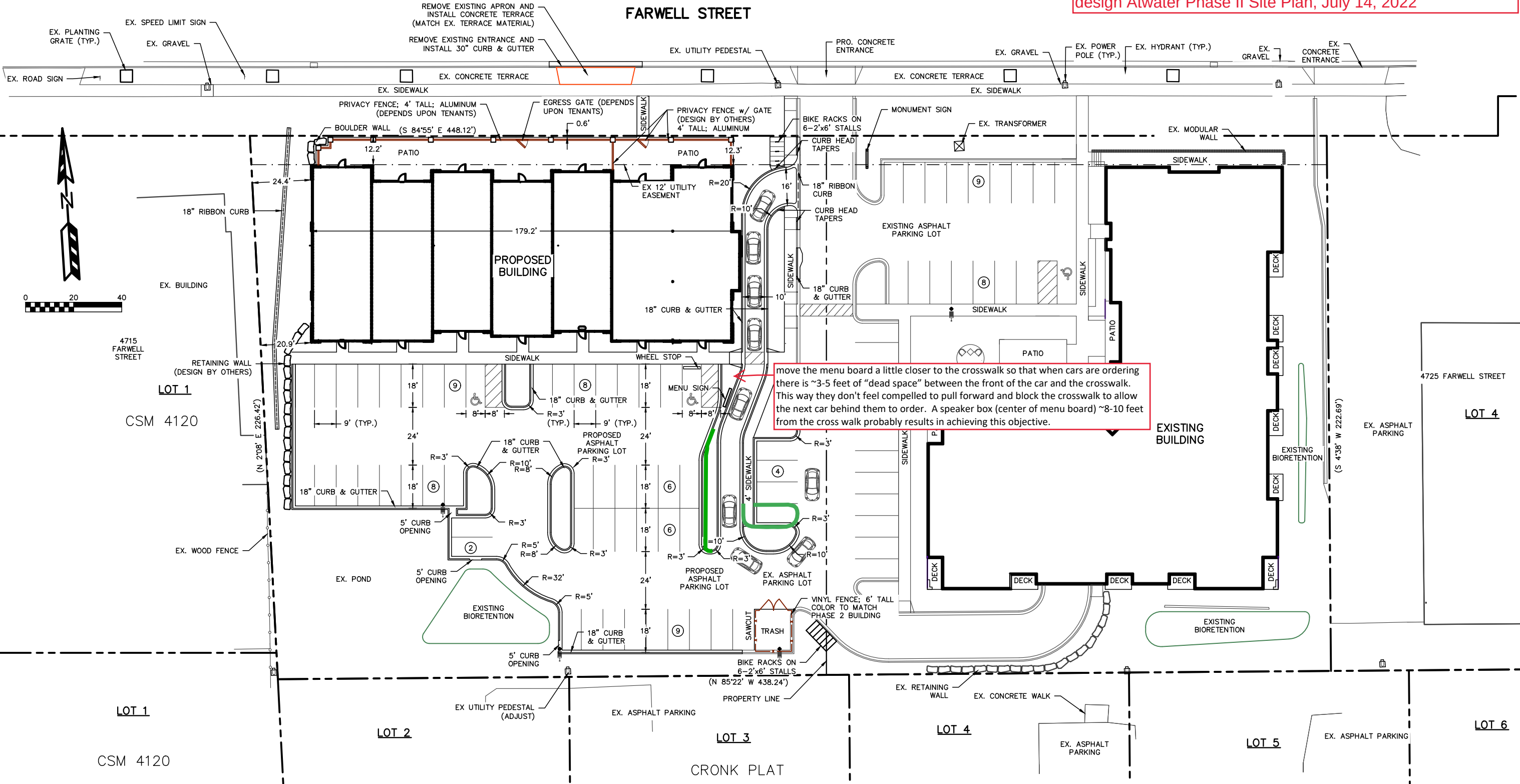


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Drive Thru Alternative 2B - Community & Economic
Development Staff notes regarding preferred drive-thru site design Atwater Phase II Site Plan, July 14, 2022



4721 FARWELL STREET DEVELOPMENT
PROPOSED SITE PLAN
SHEET: C-2
DATED: JULY 14, 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

June 9, 2022

McFarland Fire & Rescue Department Review
4719 Farwell Street – Atwater Phase II

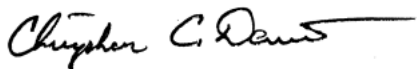
We have completed a review of the detailed plan for 4719 Farwell Street – Atwater Phase II submitted by Lakestone Properties with a date of April 5, 2022.

Our review yielded a concern with compliance with the International Fire Code (IFC) 2015 Edition. The area of concern is section 503.1.1 requiring a fire department access road within 150 feet of all portions of the facility and portions of the exterior walls. The site parking lot areas don't provide turning radii that comply with IFC D103.1 (28'). IFC 503.1.1 Exception 1.1 does permit exceeding the 150 feet provision if the building is equipped throughout with an approved automatic sprinkler system installed in accordance with section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

General Information:

The Fire & Rescue Department does prefer proactive solutions and offers meetings 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

June 16, 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 updated plan review

Dear Andrew:

We have received the proposed plans included in the June 1, 2022 submittal (plans also dated June 1, 2022) for the second phase of a proposed mixed use development located at 4719 Farwell Street.

The plans have been revised to include a monument sign and to shift the privacy wall along a portion of the front patio to the east end of the north side of the building. Both items are within an existing underground utility easement along the north side of the property.

We should note that in addition to the Village, there are several other private utilities that hold rights in that underground easement. The applicant must pursue approval from those entities as well for the proposed construction in the easement. This also extends to any additional privacy walls or fencing along the remainder of the front yard patio which may be desired by future commercial tenants.

From previous reviews, the proposed stormwater management proprietary Up-Flo device is acceptable, but the applicant must update the stormwater maintenance plan that was previously submitted to including the necessary filter work and record this document.

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

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.
President

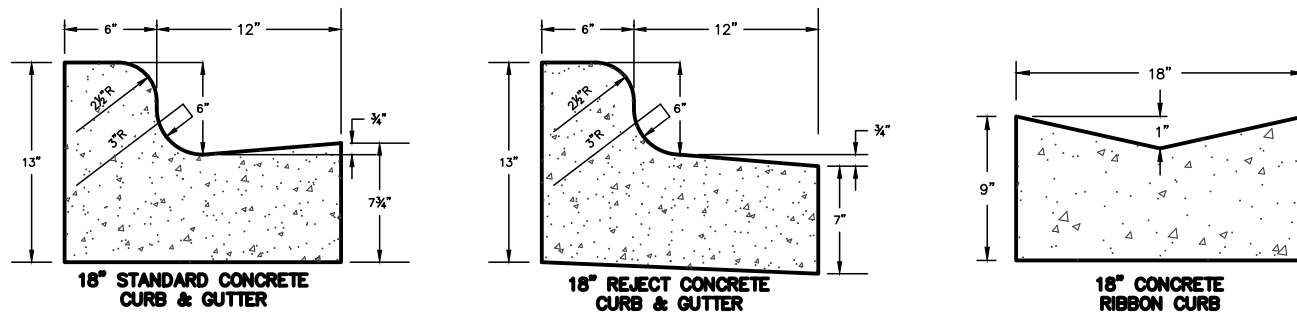
cc: Mr. Jim Hessling, Director of Public Works, Village of McFarland (*via email*)
Mr. Matthew Schuenke, Administrator, Village of McFarland (*via email*)
Mr. Aaron Falkosky, Quam Engineering (*via email*)

BRB:brb

J:\TCDead\McFarland\MC-156-M6 4719 Farwell Drive Re-development\Admin\Phase 2 - 2022\Review Letter 2.docx

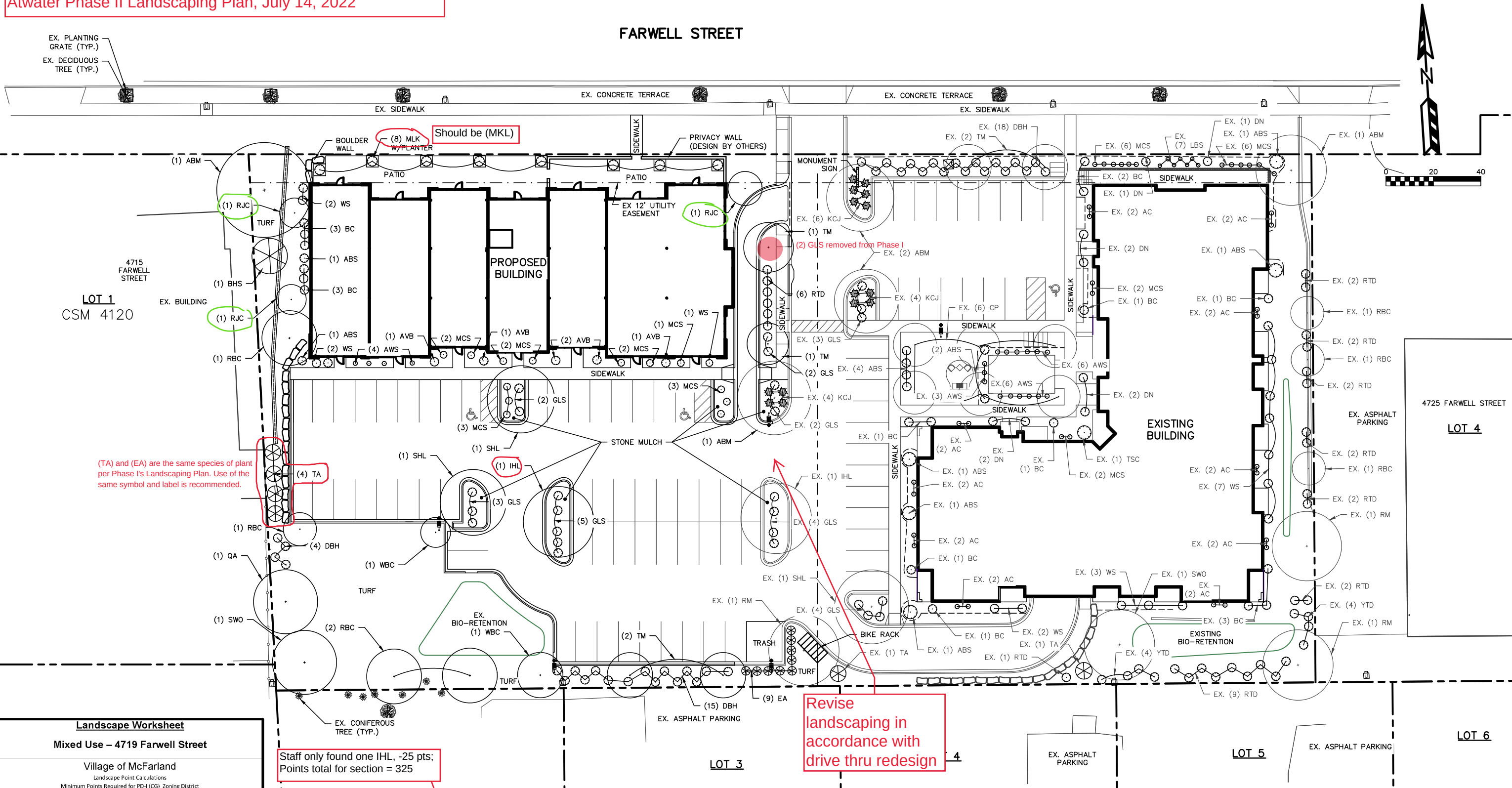
Revise note: Egress Gates and Sidewalks (to be determined)"

Revise note: "internal partitions to be determined"



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

Community & Economic Development Staff notes regarding
Atwater Phase II Landscaping Plan, July 14, 2022



<u>Landscape Worksheet</u> Mixed Use – 4719 Farwell Street			
Village of McFarland Landscape Point Calculations Minimum Points Required for <u>PD-1</u> (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
<u>672 Total Points Required</u>			
Staff found (3) RJC, +15 pts; Points total for section = 45			
<u>Total Landscape Points Supplied:</u>			<u>783</u>

PLANT LIST - 1					
KEY	QUAN	SIZE	COMMON NAME	ROOT	POINTS
			Large Deciduous Trees (40 Points)		160
4	2"				
ABM	2	2"	Autumn Blaze Maple	BB	80
DA	1	2"	Quaking Aspen	BB	40
SWO	1	2"	Swamp White Oak	BB	40
			Medium Deciduous Trees (25 Points)		350
14					
HL	2	2"	Imperial Honey Locust	BB	50
RBC	4	10"	River Birch Clump	BB	100
SHL	2	2"	Shade Honey Locust	BB	50
TM	4	2"	Tatarian Maple	BB	100
WBC	2	10"	White Birch Clump	BB	50
			Small Deciduous Trees (15 Points)		30
2					
RBC	2	1 1/2"	Red Jade Crab	BB	30
			Tall deciduous shrubs (5 Points)		35
7					
ABS	2	5'	Autumn Brilliance Serviceberry	BB	10
AVB	5	3'	Arrowwood Viburnum	Pot	25

PLANT LIST - 2					
KEY	QUAN	SIZE	COMMON NAME	ROOT	POINTS
Medium deciduous shrubs (3 Points)					
AWS	48	18"	AW Spirea	Pot	144
BC	6	24"	Black Chokeberry	Pot	18
DBH	19	24"	Dwarf Bush Honeysuckle	Pot	57
AKL	8	36"	Miss Kim Lilac	Pot	24
RTD	6	24"	Red Twig Dogwood	Pot	18
WDS	5	24"	White Snowberry	Pot	15
Low deciduous shrubs (1 Point)					
GLS	14	18"	Gro Low Sumac	Pot	14
MCS	13	18"	Magic Carpet Spirea	Pot	13
Large Evergreen Trees (30 Points)					
BHS	1	5'	Black Hills Spruce	BB	30
Medium evergreen shrub (5 Points)					
FA	4	4'	Emerald Arborvitae	BB	20
Low evergreen shrub (3 Points)					
KCJ	4	4'	Kalloy Compact Juniper	Con	12
Total Landscape Points:					780

NOTES:

- 1) Designated lawn areas to be seeded (Madison Parks seed mix), fertilized, and mulched with straw mat.

(2) GLS were removed from red circle above, -2 pts; Pts from Section = 25

- 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".
- 6) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch planting 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: JUNE 1, 2022

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



www.quamengineering.com

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, July 19, 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:

Community Survey Background

This item is intended to provide a brief summary of the findings from the community survey for the East Side Neighborhood Growth Area Plan update. The survey was open to the public from May 4-29, 2022. Announcements regarding the availability of the survey were included in the Village of McFarland's Spring/Summer Outreach Newsletter mailed to all households in the McFarland Zip Code, shared through Village social media pages and website, press releases and advertisements in the McFarland Thistle Newspaper. In addition, several area businesses, and the McFarland Food Pantry, assisted in promotion of the survey by handing out postcards with information on how to access the survey. The McFarland School District and the McFarland Chamber of Commerce also cross promoted the survey to their members. Hard-copy versions of the survey were available through the Community & Economic Development Office if there were individuals who preferred to take the survey without a computer or smartphone.

The survey received 787 total responses, 599 were from residents and 59 were business owners in the Village. From those who took the survey, 79% identified as McFarland residents. Around 70.0% of responses indicated their age to be between 35-54 years old. The survey included a total of 62 questions ranging from topics about housing, commercial and economics, transportation, employment, and future aspiration for the Village. Several of the questions were logic based allowing respondents to skip questions that did not apply to them based on previous question responses.

Staff will provide a brief overview of some of the survey responses in a presentation covering some highlights from the survey. A full copy of the survey results has been posted to the [project website](#) for review and will be incorporated into the final plan document by the Village's planning consultant. The results of the survey will be combined with other data analysis, input from public involvement forums, and input from committee meetings to inform future decisions related to the creation of the updated East Side Plan.

East Side Neighborhood Plan Update Page

<https://www.mcfarland.wi.us/476/East-Side-Neighborhood-Plan-Update>



Upcoming Event

- **Public Information Forum #2**, July 28th at 6:00 PM in the Municipal Center Community Room

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

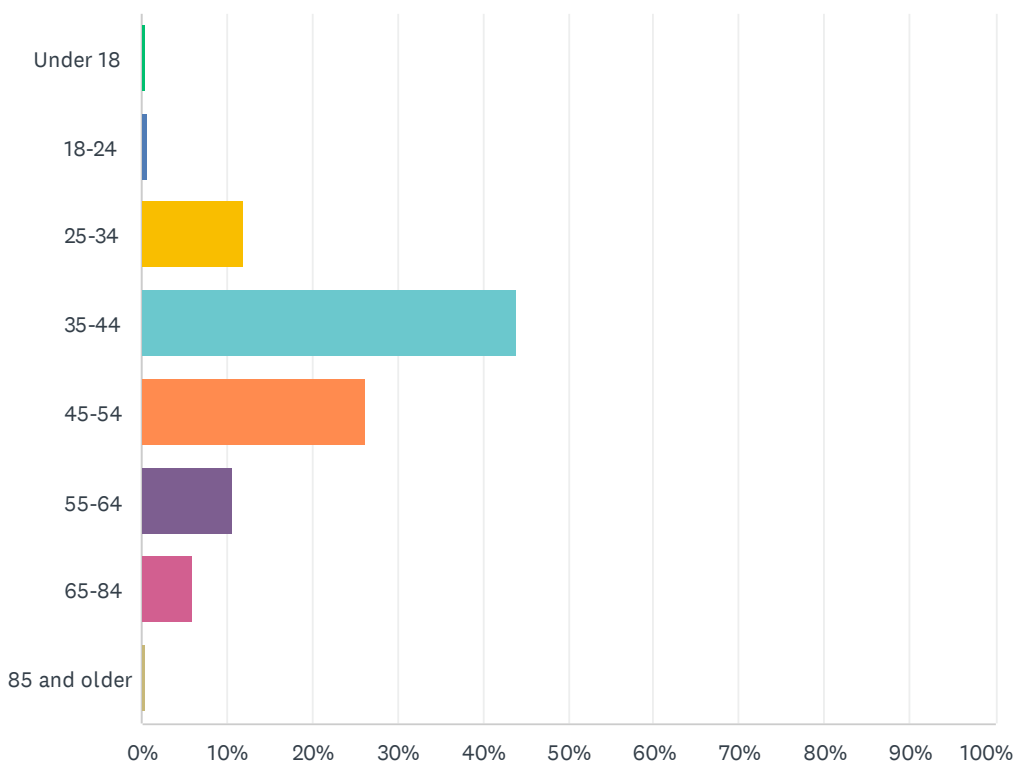
This agenda item is presented for discussion only.

ATTACHMENTS:

1. McFarland_2022_Community Survey_results_w_comments

Q1 Please indicate your age:

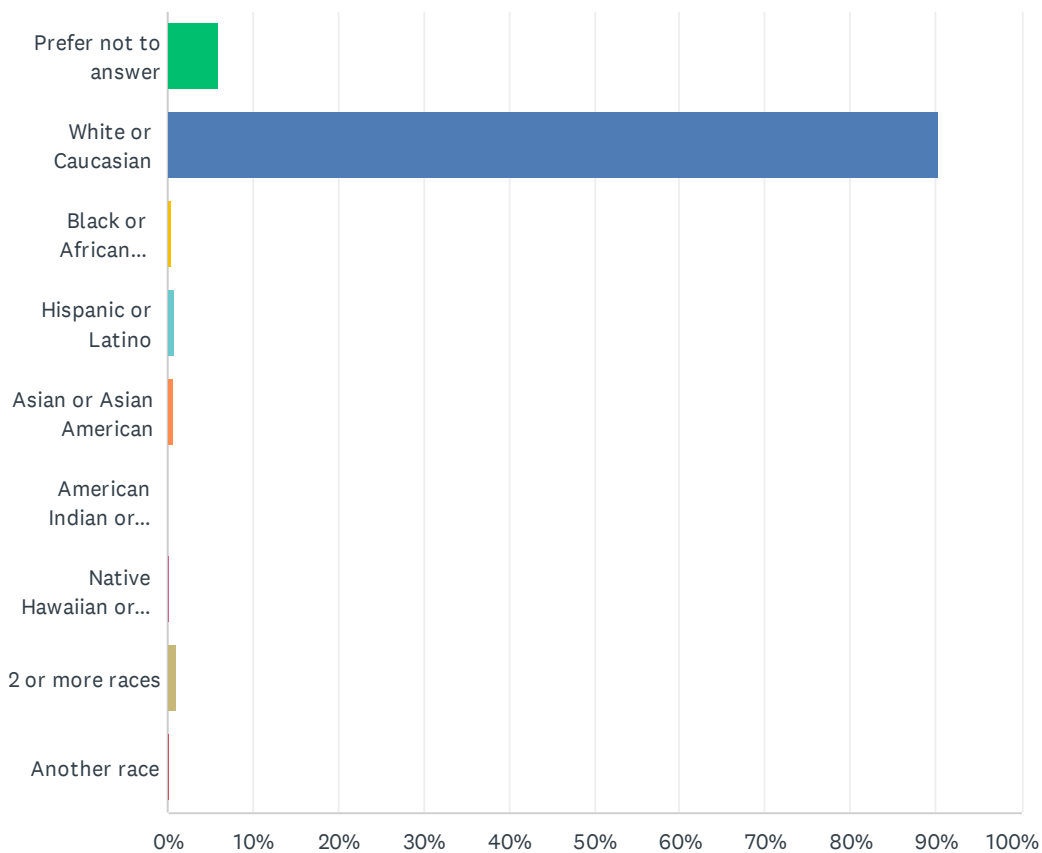
Answered: 777 Skipped: 10



ANSWER CHOICES	RESPONSES	
Under 18	0.51%	4
18-24	0.64%	5
25-34	11.84%	92
35-44	43.89%	341
45-54	26.13%	203
55-64	10.68%	83
65-84	5.92%	46
85 and older	0.39%	3
TOTAL		777

Q2 Please indicate your race or ethnicity:

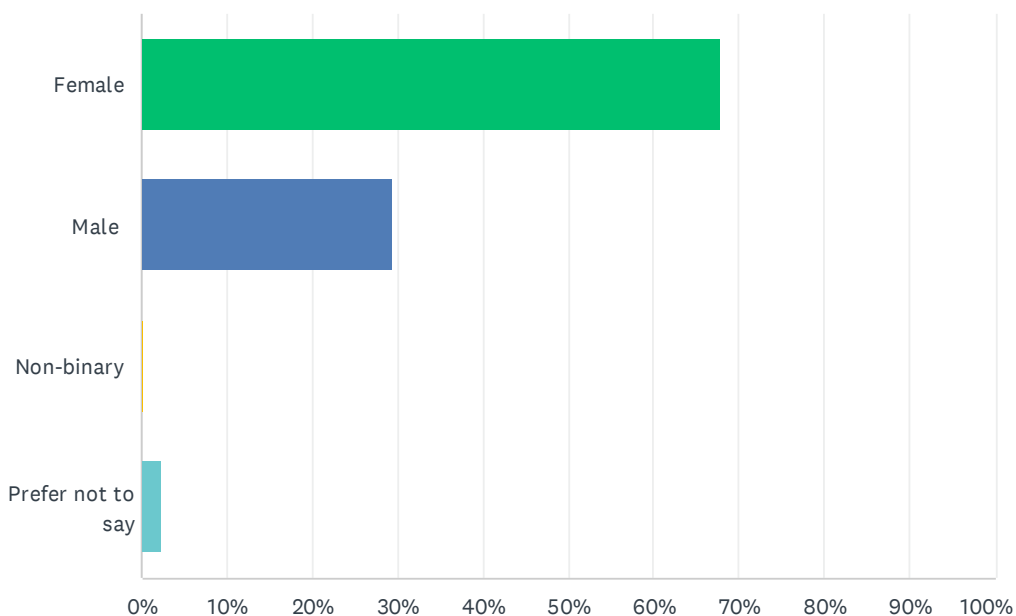
Answered: 778 Skipped: 9



ANSWER CHOICES	RESPONSES	
Prefer not to answer	6.04%	47
White or Caucasian	90.49%	704
Black or African American	0.51%	4
Hispanic or Latino	0.90%	7
Asian or Asian American	0.64%	5
American Indian or Alaska Native	0.00%	0
Native Hawaiian or other Pacific Islander	0.13%	1
2 or more races	1.03%	8
Another race	0.26%	2
TOTAL		778

Q3 What is your gender?

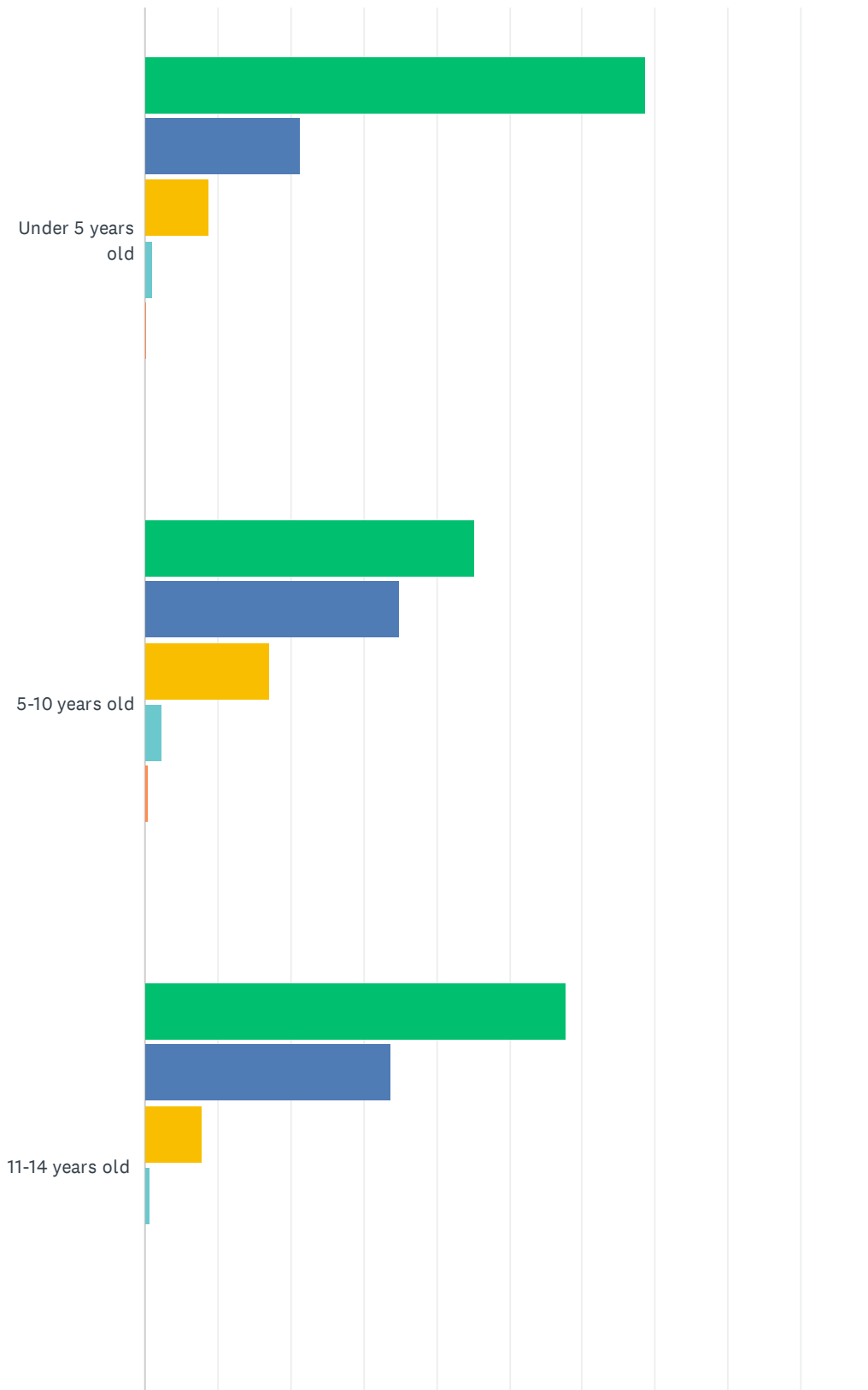
Answered: 779 Skipped: 8



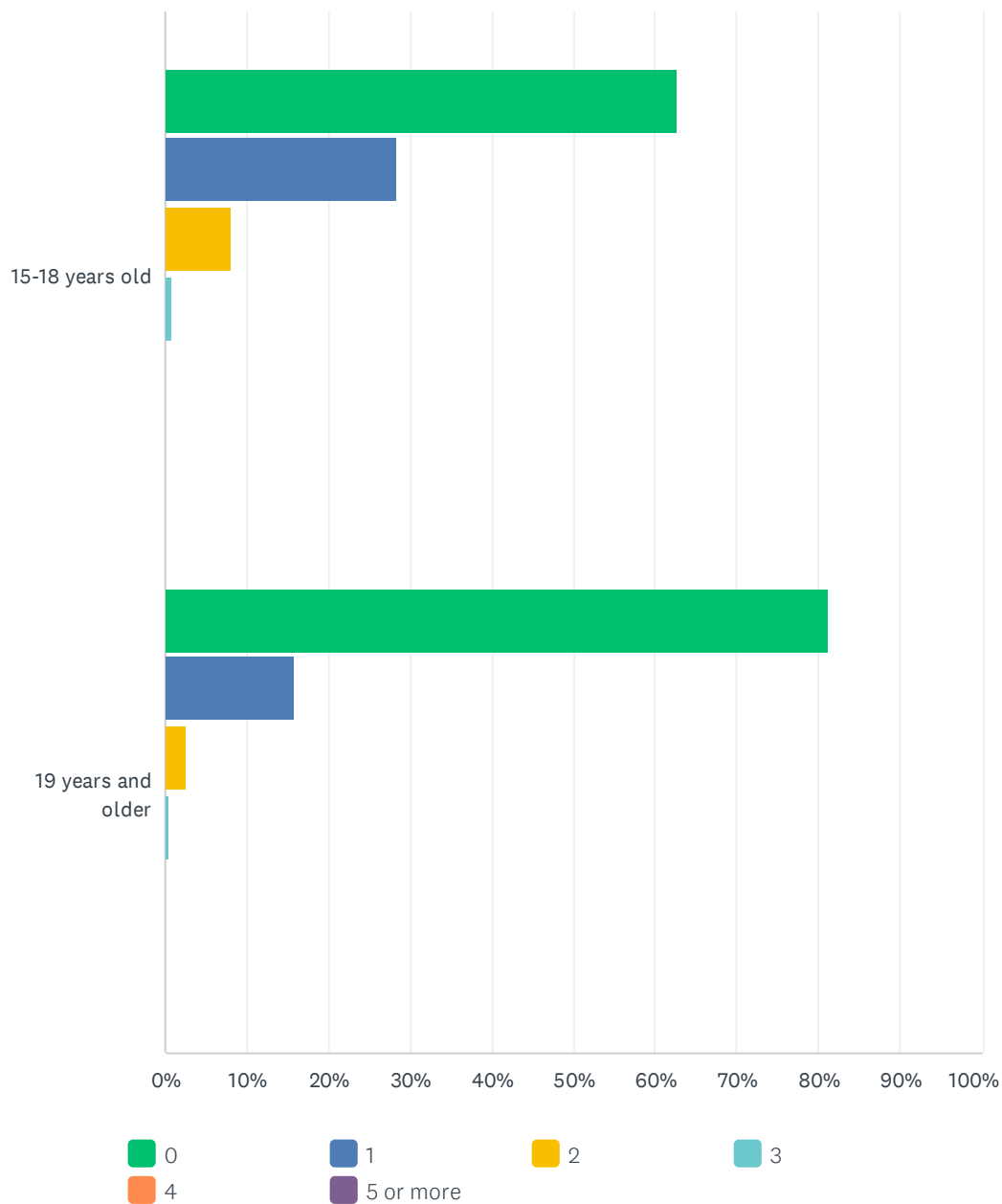
ANSWER CHOICES	RESPONSES	
Female	67.78%	528
Male	29.53%	230
Non-binary	0.26%	2
Prefer not to say	2.44%	19
TOTAL		779

Q4 How many children live in your home per the following age brackets at least part of the year?

Answered: 760 Skipped: 27



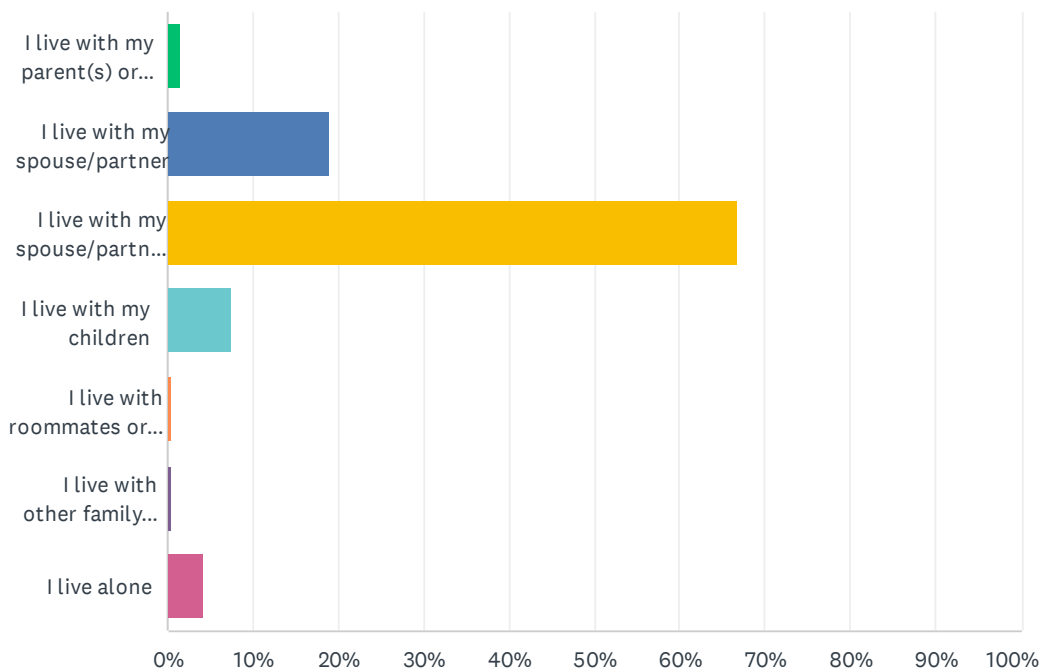
McFarland Community Survey



	0	1	2	3	4	5 OR MORE	TOTAL	WEIGHTED AVERAGE
Under 5 years old	68.68% 353	21.40% 110	8.75% 45	0.97% 5	0.19% 1	0.00% 0	514	1.43
5-10 years old	45.18% 258	35.03% 200	16.99% 97	2.45% 14	0.35% 2	0.00% 0	571	1.78
11-14 years old	57.81% 311	33.64% 181	7.81% 42	0.74% 4	0.00% 0	0.00% 0	538	1.51
15-18 years old	62.67% 324	28.43% 147	8.12% 42	0.77% 4	0.00% 0	0.00% 0	517	1.47
19 years and older	81.21% 350	15.78% 68	2.55% 11	0.46% 2	0.00% 0	0.00% 0	431	1.22

Q5 How would you describe your living situation?

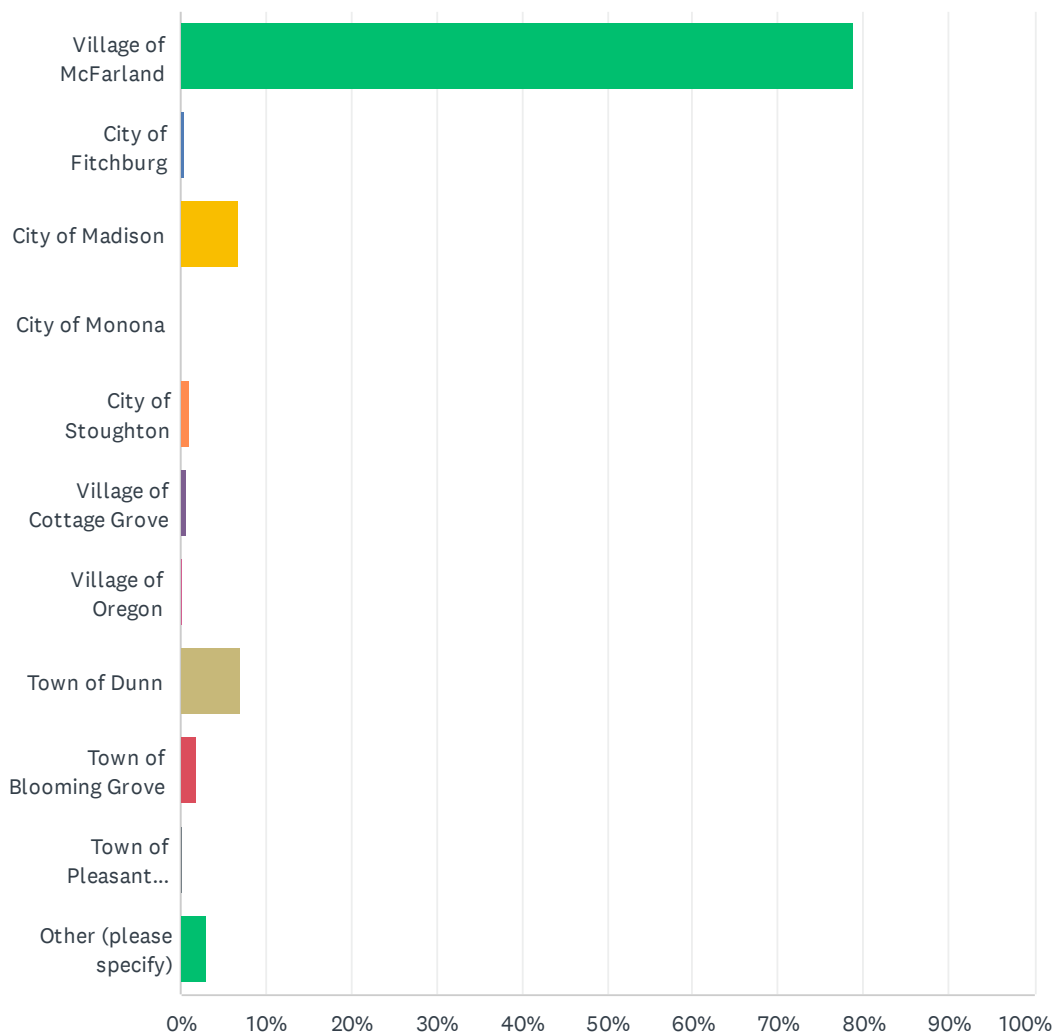
Answered: 778 Skipped: 9



ANSWER CHOICES	RESPONSES	
I live with my parent(s) or my parent(s) and sibling(s)	1.54%	12
I live with my spouse/partner	19.02%	148
I live with my spouse/partner and children	66.71%	519
I live with my children	7.46%	58
I live with roommates or friends	0.51%	4
I live with other family members	0.39%	3
I live alone	4.37%	34
TOTAL		778

Q6 In what community is your primary place of residence?

Answered: 760 Skipped: 27



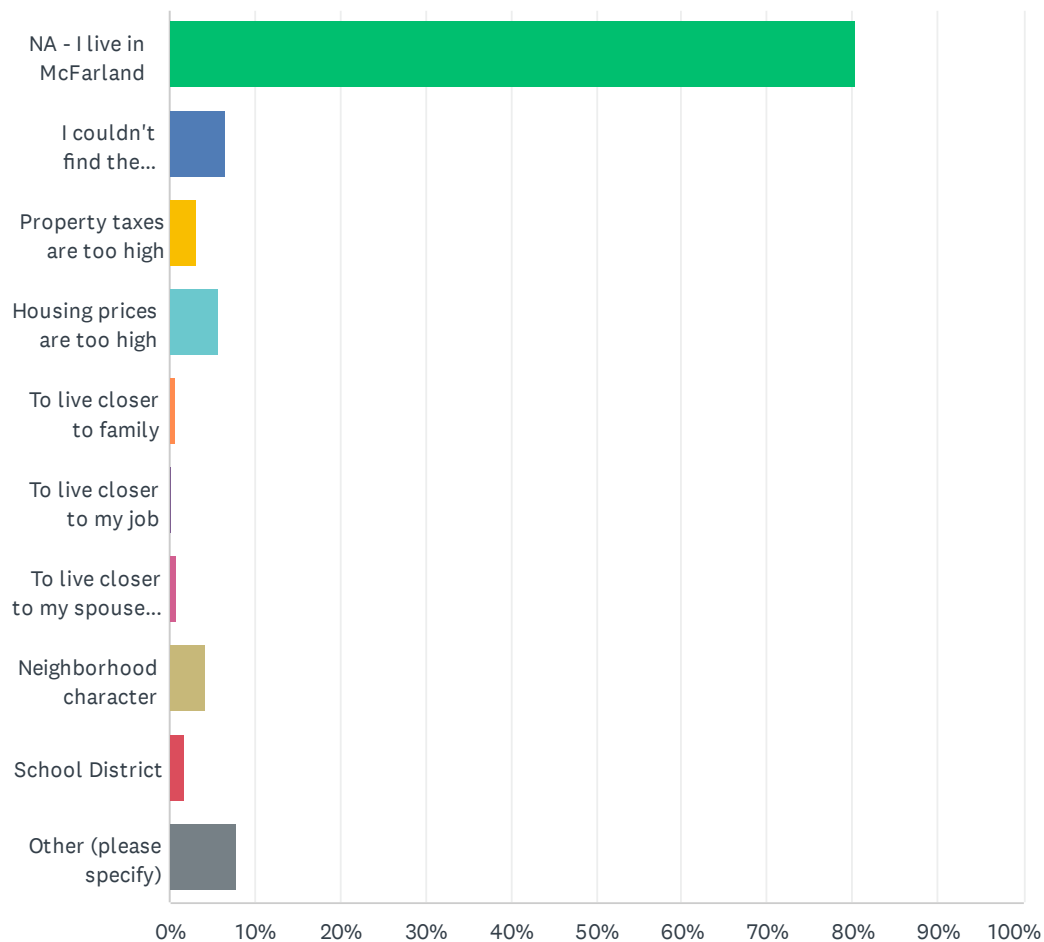
McFarland Community Survey

ANSWER CHOICES	RESPONSES
Village of McFarland	78.82% 599
City of Fitchburg	0.39% 3
City of Madison	6.84% 52
City of Monona	0.00% 0
City of Stoughton	1.05% 8
Village of Cottage Grove	0.66% 5
Village of Oregon	0.13% 1
Town of Dunn	6.97% 53
Town of Blooming Grove	1.97% 15
Town of Pleasant Springs	0.26% 2
Other (please specify)	2.89% 22
TOTAL	760

#	OTHER (PLEASE SPECIFY)	DATE
1	Lodi	5/28/2022 6:56 AM
2	Sun Prairie	5/24/2022 9:05 PM
3	Outside Madison	5/18/2022 9:41 AM
4	Waunakee	5/14/2022 2:56 PM
5	Columbus	5/12/2022 11:53 AM
6	Secret Places	5/11/2022 8:18 AM
7	McFarland mailing address, city of Madison utilities/taxes	5/10/2022 9:01 PM
8	Middleton	5/10/2022 12:55 PM
9	City of Madison, McFarland Schools & Postal	5/10/2022 10:52 AM
10	Address is McFarland (Secret Places), City of Madison for garbage/recycling, snow removal, taxes, etc.	5/10/2022 8:30 AM
11	City of Middleton	5/10/2022 8:18 AM
12	Deerfield	5/10/2022 8:08 AM
13	Secret Places	5/9/2022 6:59 PM
14	Cross Plains	5/9/2022 6:09 PM
15	Sun Prairie	5/9/2022 4:48 PM
16	Sun Prairie	5/9/2022 3:39 PM
17	Lake Mills	5/9/2022 3:07 PM
18	Verona	5/9/2022 2:25 PM
19	Windsor	5/9/2022 2:16 PM
20	Brooklyn	5/9/2022 1:46 PM
21	Watertown	5/9/2022 1:28 PM

Q7 If you don't live in McFarland, indicate what factored into that decision (select all that apply).

Answered: 670 Skipped: 117



McFarland Community Survey

ANSWER CHOICES	RESPONSES	
NA - I live in McFarland	80.30%	538
I couldn't find the housing I wanted in McFarland	6.72%	45
Property taxes are too high	3.28%	22
Housing prices are too high	5.67%	38
To live closer to family	0.60%	4
To live closer to my job	0.15%	1
To live closer to my spouse's job	0.90%	6
Neighborhood character	4.18%	28
School District	1.79%	12
Other (please specify)	7.91%	53
Total Respondents: 670		

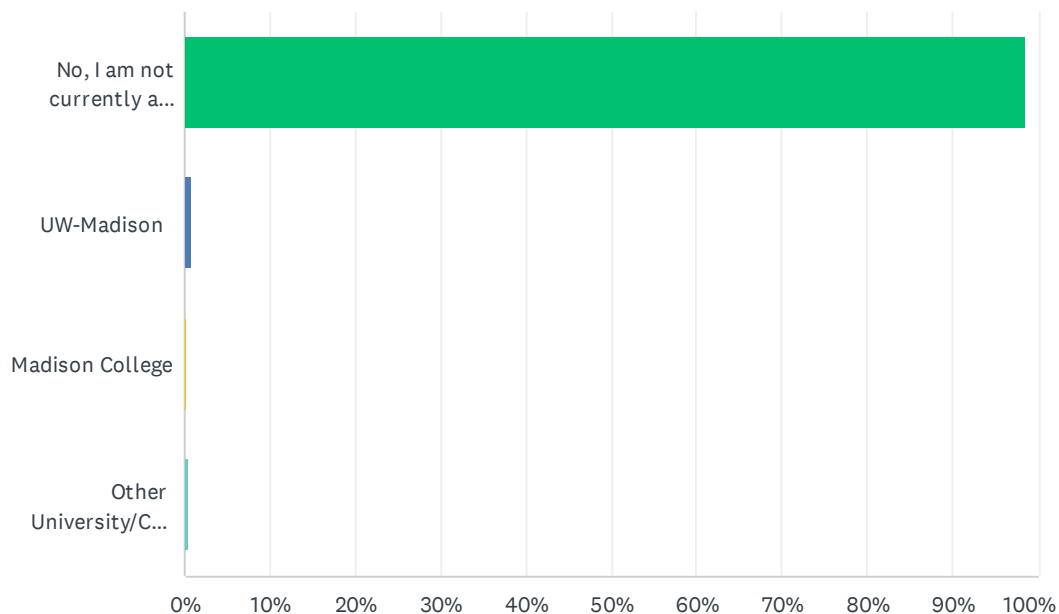
#	OTHER (PLEASE SPECIFY)	DATE
1	Fff	5/26/2022 9:15 PM
2	We live just outside McFarland in the country- wanted more rural setting	5/25/2022 12:19 PM
3	To live in the country.	5/24/2022 7:54 PM
4	The house we live in was the best one out of several that we could afford. This was in 2005	5/24/2022 7:48 PM
5	Apartment prices too high and little diversity	5/23/2022 10:49 AM
6	have lived there a long time	5/19/2022 11:46 AM
7	Too White	5/18/2022 9:41 AM
8	Lived in stoughton before starting a new business in McFarland	5/18/2022 9:20 AM
9	Near Madison	5/16/2022 5:31 PM
10	We still are struggling because housing outside of apartment living isnt very affordable especially with priperty taxes. We definitely couldnt afford to own a home with property tax prices.	5/16/2022 11:25 AM
11	Separation from job and life outside of job.	5/14/2022 11:36 AM
12	We wanted to have more space in our yard and neighborhood.	5/12/2022 9:50 AM
13	Prefer to live in the country.	5/11/2022 10:54 AM
14	Found a house we liked in Town of Dunn	5/11/2022 9:22 AM
15	Built on a lot that happened to be in the Town of Dunn	5/10/2022 8:02 PM
16	Live on the lake	5/10/2022 5:15 PM
17	My house had most of the characteristics we were looking for when we bought.	5/10/2022 4:06 PM
18	i live in secret places younger families my kids age on bus route	5/10/2022 1:42 PM
19	Didn't want to live in the community where I work	5/10/2022 12:55 PM
20	Secret Places Neighborhood. McFarland Schools	5/10/2022 11:03 AM
21	City of Madison, McFarland Schools & Postal	5/10/2022 10:52 AM

McFarland Community Survey

22	Rural environment	5/10/2022 8:46 AM
23	Secret Places	5/9/2022 8:05 PM
24	Wife had a house in Madison.	5/9/2022 8:03 PM
25	Neighborhood had arrangement to send kids to McFarland Schools	5/9/2022 6:12 PM
26	Wanted more rural landscape	5/9/2022 5:32 PM
27	Proximity to lake	5/9/2022 5:10 PM
28	We live in Liberty Place. Might as well be part of McFarland. It's laughable that it isn't. Our children go to McFarland Schools.	5/9/2022 4:48 PM
29	Limited choices for housing due to proximity to odors, marshes, and railroad tracks	5/9/2022 4:23 PM
30	My address is McFarland, but Siggleskow is the dividing line between the Village of McFarland and the City of Madison, which I did not know at the time.	5/9/2022 3:36 PM
31	We wanted more than 1/2 acre lot with a house.	5/9/2022 3:04 PM
32	Larger lots, lower property taxes, still mcf schools	5/9/2022 2:59 PM
33	I live in Secret Places, technically this is part of Madison.	5/9/2022 2:58 PM
34	I live in Secret Places subdivision with McFarland address city of Madison taxes	5/9/2022 2:46 PM
35	When we moved here, our neighborhood was listed as McFarland in MLS listings, but when offers were made, it was determined it was Madison. With our move from another city, we did not have time to start a new search.	5/9/2022 2:40 PM
36	I live in Secret Places; so both McFarland and Madison.	5/9/2022 2:34 PM
37	We live in Madison, but have a McFarland address and attend McFarland schools.	5/9/2022 2:31 PM
38	I wanted to be in the country	5/9/2022 2:28 PM
39	We live in Secret Places Neighborhood	5/9/2022 2:07 PM
40	Technically, being in Secret Places I live in McFarland AND Madison. It depends on how you care to delineate that.	5/9/2022 1:56 PM
41	Commute	5/9/2022 1:55 PM
42	McFarland school district with Madison utilities	5/9/2022 1:55 PM
43	Lakefront preference	5/9/2022 1:55 PM
44	I have McFarland address and moved here specifically for school dist	5/9/2022 1:48 PM
45	Open enrolled kids to McF schools	5/9/2022 1:46 PM
46	got a decent deal on a condo I liked	5/9/2022 1:46 PM
47	Working within MSD, did not want to live within the school district. Needed some distance between my job and my home life.	5/9/2022 1:36 PM
48	Diversity. There is nothing to do in McFarland.	5/9/2022 1:36 PM
49	Wanted to be outside of town by the lake	5/5/2022 9:57 PM
50	We rented a way too small house for us while out house was built a couple years ago	5/5/2022 8:44 PM
51	NO REASON	5/5/2022 10:27 AM
52	Chose to live in Township for school District. Want lower tax rate with controlled housing and development.	5/4/2022 2:05 PM
53	To live in the country	5/4/2022 12:37 PM

Q8 Are you currently a full-time student at any of the following?

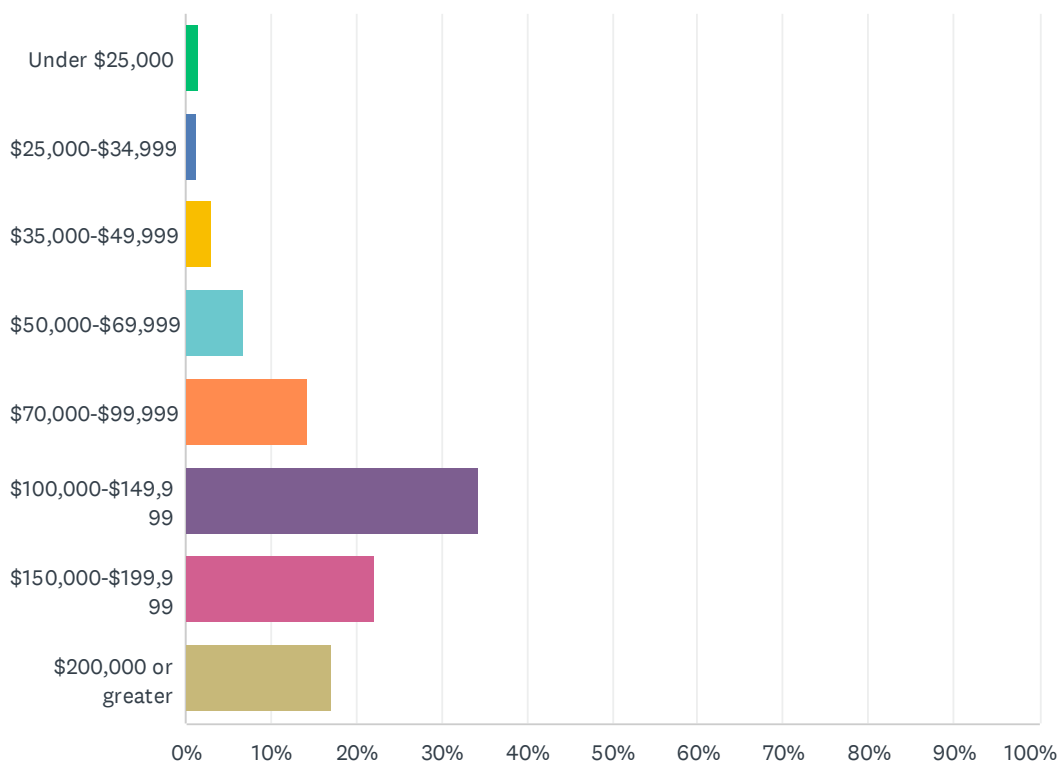
Answered: 758 Skipped: 29



ANSWER CHOICES	RESPONSES	
No, I am not currently a full-time student	98.42%	746
UW-Madison	0.92%	7
Madison College	0.13%	1
Other University/College/Technical College	0.53%	4
TOTAL		758

Q9 What is your total household income before taxes?

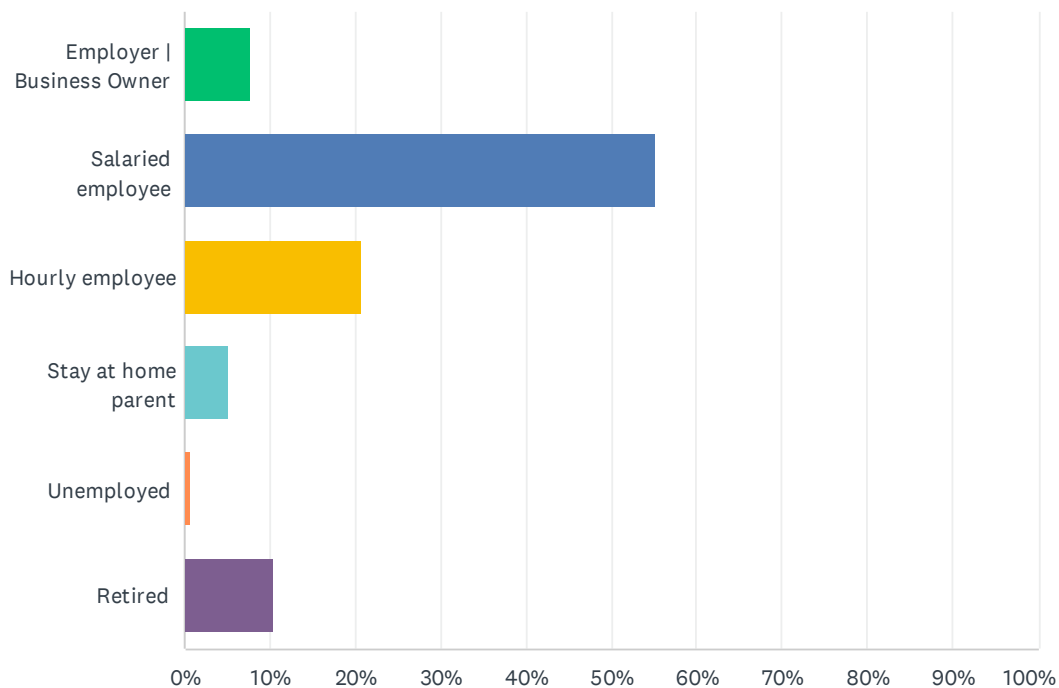
Answered: 725 Skipped: 62



ANSWER CHOICES	RESPONSES	
Under \$25,000	1.52%	11
\$25,000-\$34,999	1.24%	9
\$35,000-\$49,999	2.90%	21
\$50,000-\$69,999	6.76%	49
\$70,000-\$99,999	14.21%	103
\$100,000-\$149,999	34.34%	249
\$150,000-\$199,999	22.07%	160
\$200,000 or greater	16.97%	123
TOTAL		725

Q10 Please indicate your employment status.

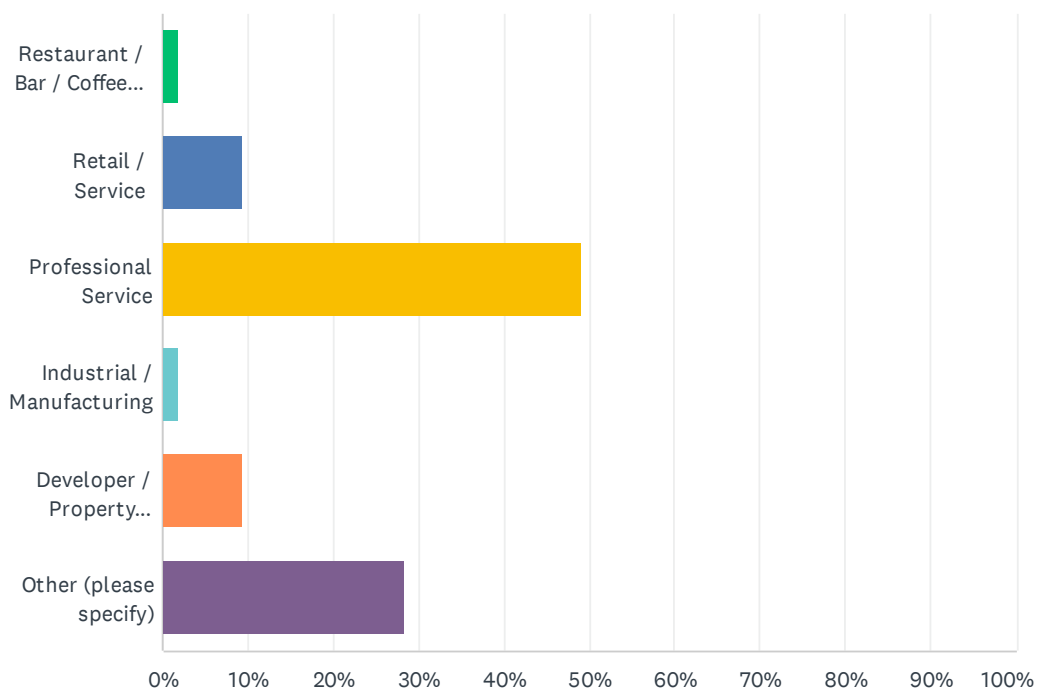
Answered: 771 Skipped: 16



ANSWER CHOICES	RESPONSES	
Employer Business Owner	7.65%	59
Salaried employee	55.25%	426
Hourly employee	20.75%	160
Stay at home parent	5.19%	40
Unemployed	0.65%	5
Retired	10.51%	81
TOTAL		771

Q11 What is the nature of your business?

Answered: 53 Skipped: 734



ANSWER CHOICES	RESPONSES	
Restaurant / Bar / Coffee Shop	1.89%	1
Retail / Service	9.43%	5
Professional Service	49.06%	26
Industrial / Manufacturing	1.89%	1
Developer / Property Management / Realtor	9.43%	5
Other (please specify)	28.30%	15
TOTAL		53

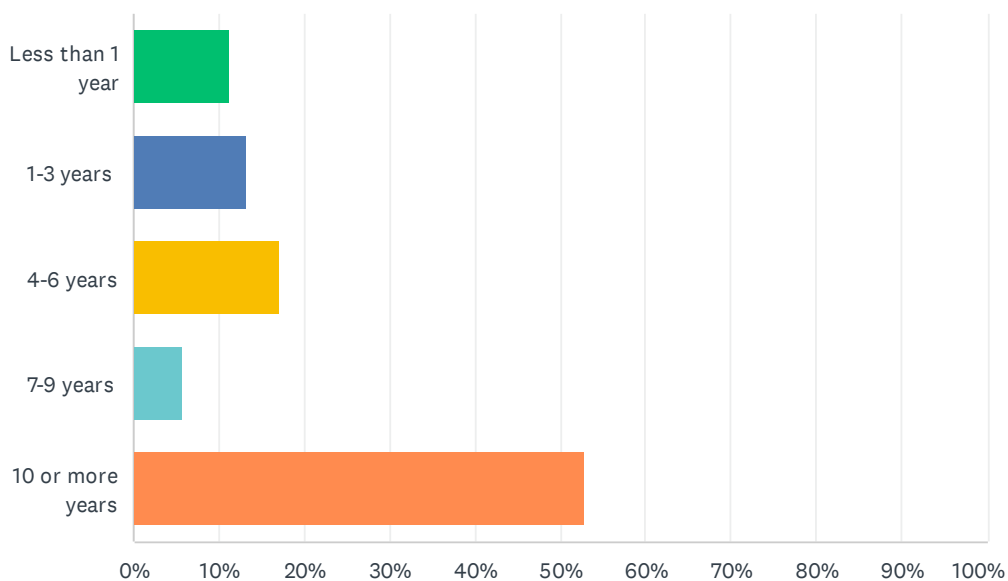
#	OTHER (PLEASE SPECIFY)	DATE
1	Music	5/24/2022 7:06 PM
2	Psychotherapist	5/21/2022 11:01 AM
3	Delivery	5/17/2022 2:07 AM
4	Fhh	5/9/2022 10:36 PM
5	Marketing	5/9/2022 7:57 PM
6	Dance Instruction	5/9/2022 3:26 PM
7	wellness provider	5/9/2022 3:19 PM
8	Transit rentals	5/9/2022 2:28 PM

McFarland Community Survey

9	Reseller of HP laserjet printers	5/9/2022 2:07 PM
10	Never mind none of your business. Very intrusive.	5/9/2022 2:00 PM
11	Wholesale & Real Estate	5/9/2022 1:54 PM
12	Appraiser, Realtor, Contractor	5/9/2022 1:46 PM
13	Painter	5/5/2022 9:27 PM
14	Medical	5/4/2022 10:32 PM
15	Agriculture	5/4/2022 12:46 PM

Q12 How long have you been operating this business?

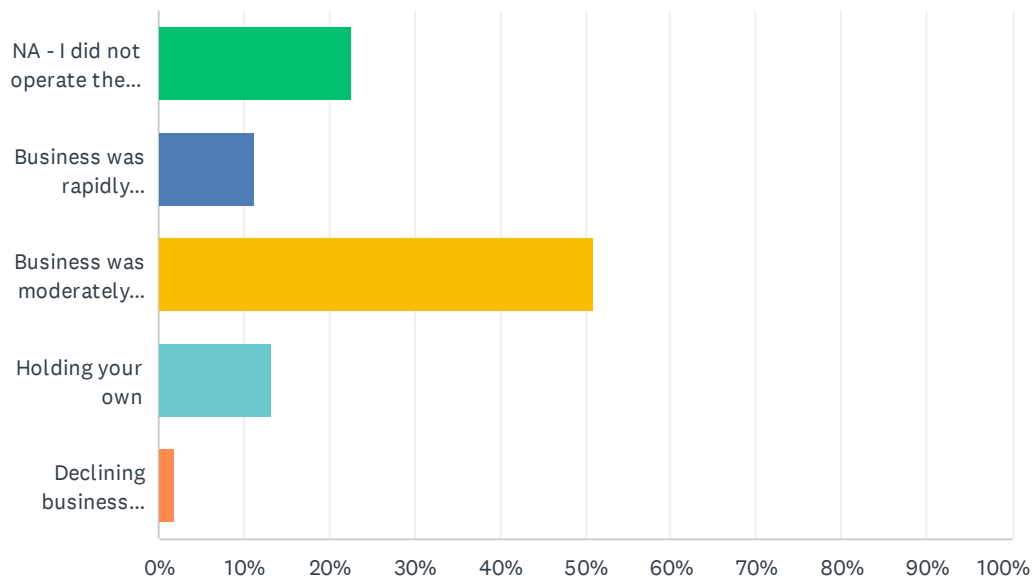
Answered: 53 Skipped: 734



ANSWER CHOICES	RESPONSES	
Less than 1 year	11.32%	6
1-3 years	13.21%	7
4-6 years	16.98%	9
7-9 years	5.66%	3
10 or more years	52.83%	28
TOTAL		53

Q13 Before the pandemic, how would you characterize your business activity level?

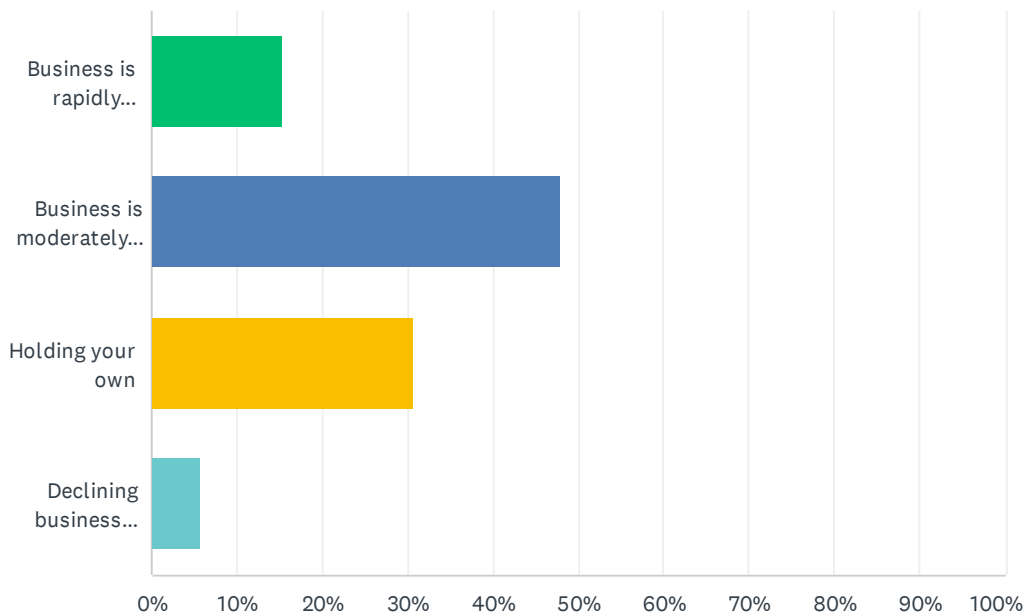
Answered: 53 Skipped: 734



ANSWER CHOICES	RESPONSES	
NA - I did not operate the business prior to 2020	22.64%	12
Business was rapidly expanding	11.32%	6
Business was moderately growing/increasing	50.94%	27
Holding your own	13.21%	7
Declining business activity	1.89%	1
TOTAL		53

Q14 How would you characterize your business activity level in the last 6 months?

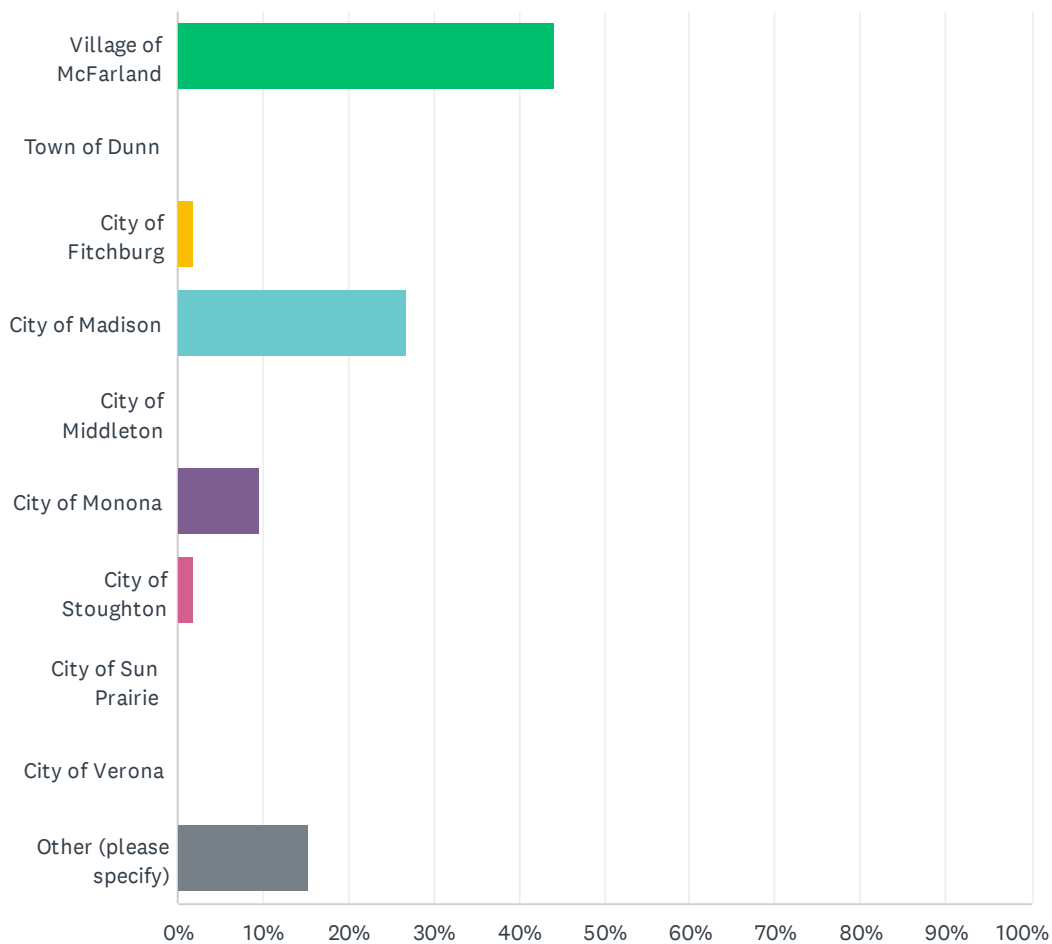
Answered: 52 Skipped: 735



ANSWER CHOICES	RESPONSES	
Business is rapidly expanding	15.38%	8
Business is moderately growing/increasing	48.08%	25
Holding your own	30.77%	16
Declining business activity	5.77%	3
TOTAL		52

Q15 Which community is your business based out of?

Answered: 52 Skipped: 735



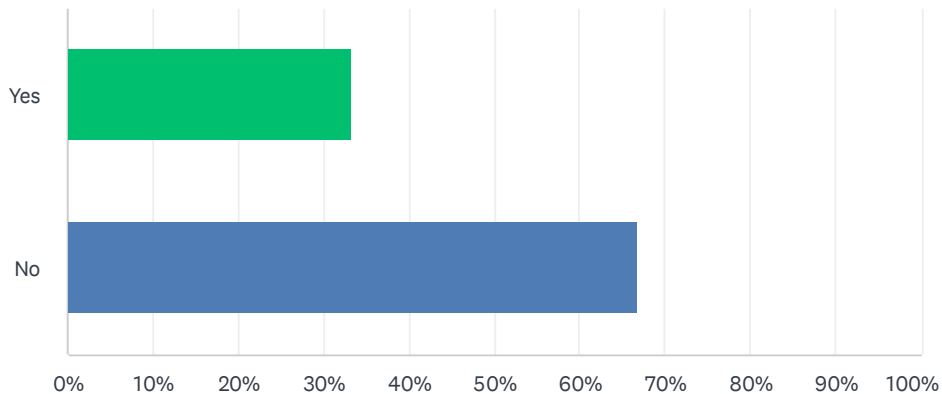
McFarland Community Survey

ANSWER CHOICES	RESPONSES	
Village of McFarland	44.23%	23
Town of Dunn	0.00%	0
City of Fitchburg	1.92%	1
City of Madison	26.92%	14
City of Middleton	0.00%	0
City of Monona	9.62%	5
City of Stoughton	1.92%	1
City of Sun Prairie	0.00%	0
City of Verona	0.00%	0
Other (please specify)	15.38%	8
TOTAL		52

#	OTHER (PLEASE SPECIFY)	DATE
1	Clients from various cities in US	5/11/2022 9:33 AM
2	Surrounding Madison areas	5/10/2022 5:16 PM
3	Waunakee	5/9/2022 9:02 PM
4	Cottage Grove	5/9/2022 5:12 PM
5	Wisconsin	5/9/2022 2:55 PM
6	USA	5/9/2022 2:28 PM
7	Jefferson	5/5/2022 9:58 PM
8	Blooming Grove (April Hills)	5/4/2022 12:46 PM

Q16 Does your business have a physical location (e.g., store, office, storage, etc.) in McFarland?

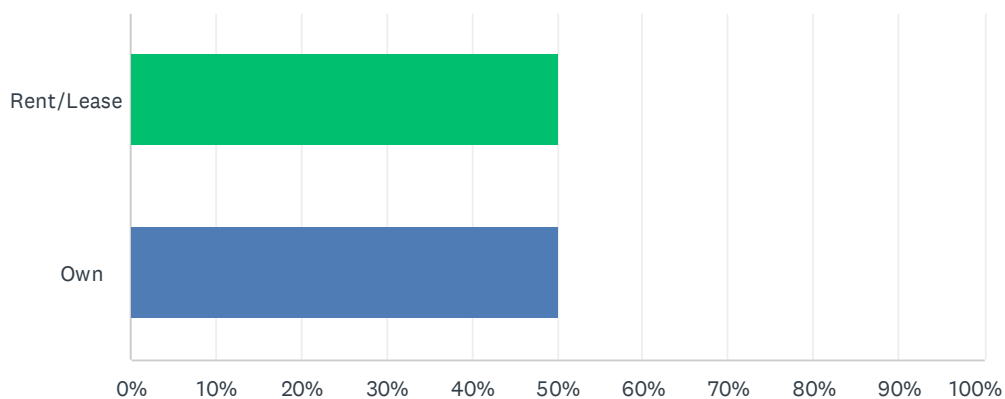
Answered: 54 Skipped: 733



ANSWER CHOICES	RESPONSES	
Yes	33.33%	18
No	66.67%	36
TOTAL		54

Q17 Do you rent or own your space?

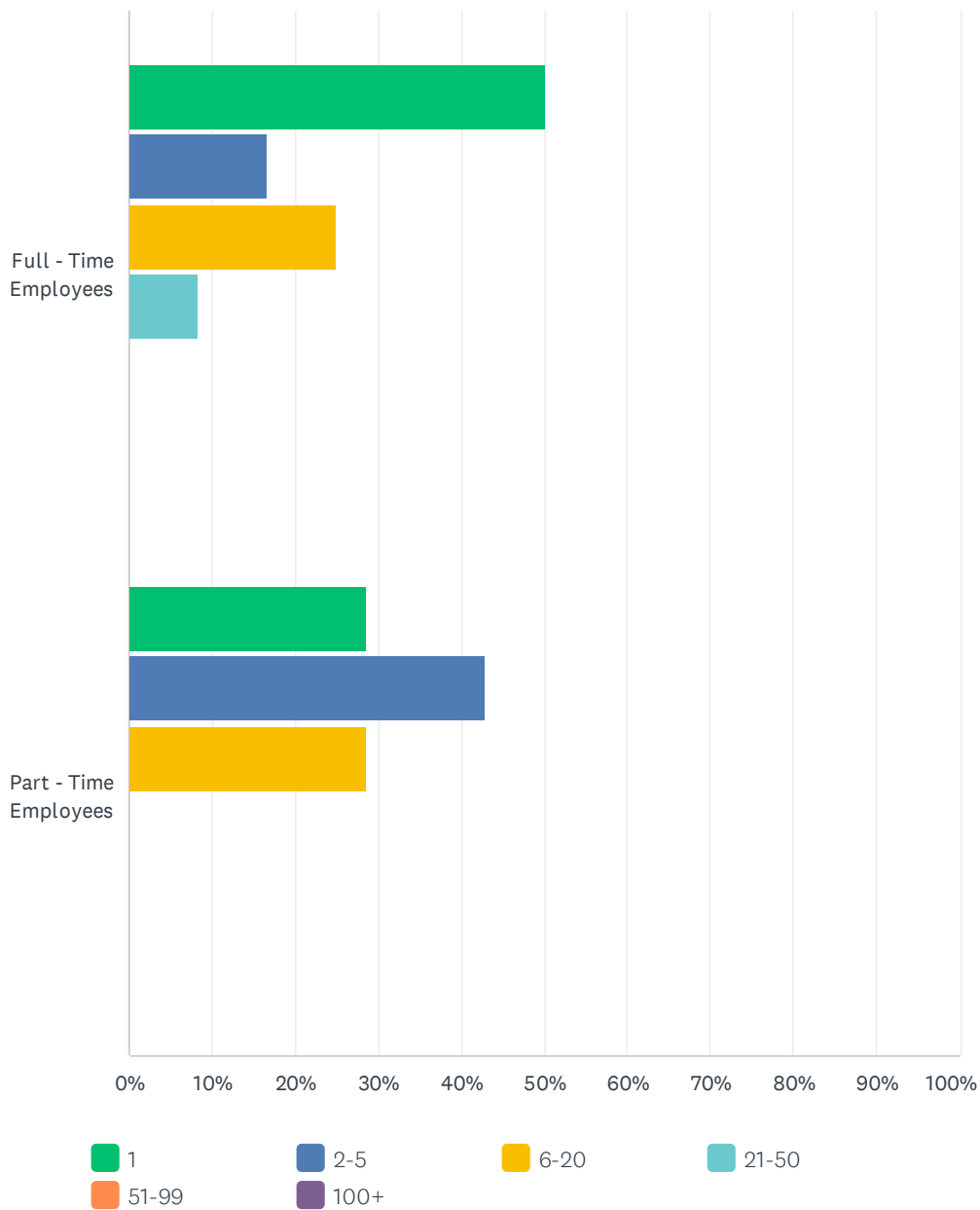
Answered: 12 Skipped: 775



ANSWER CHOICES	RESPONSES	
Rent/Lease	50.00%	6
Own	50.00%	6
TOTAL		12

Q18 How many people do you employ, including yourself, both part-time and full-time?

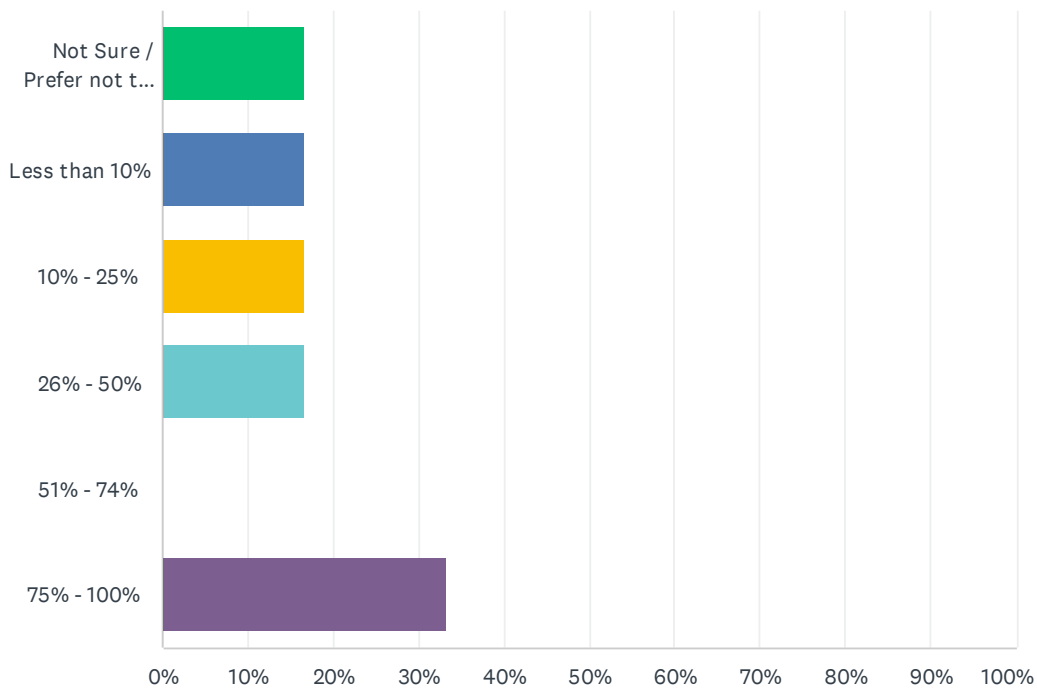
Answered: 13 Skipped: 774



	1	2-5	6-20	21-50	51-99	100+	TOTAL	WEIGHTED AVERAGE
Full - Time Employees	50.00% 6	16.67% 2	25.00% 3	8.33% 1	0.00% 0	0.00% 0	12	1.92
Part - Time Employees	28.57% 2	42.86% 3	28.57% 2	0.00% 0	0.00% 0	0.00% 0	7	2.00

Q19 What percent of your employees live in McFarland (combined part-time and full-time)?

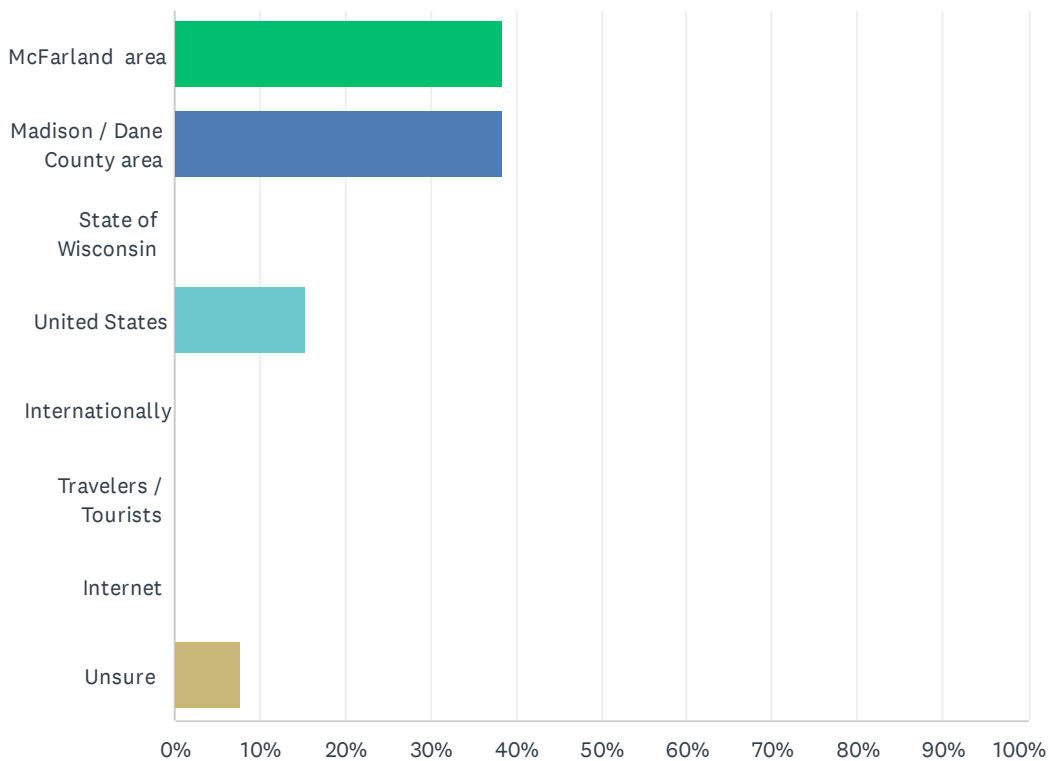
Answered: 12 Skipped: 775



ANSWER CHOICES	RESPONSES	
Not Sure / Prefer not to answer	16.67%	2
Less than 10%	16.67%	2
10% - 25%	16.67%	2
26% - 50%	16.67%	2
51% - 74%	0.00%	0
75% - 100%	33.33%	4
TOTAL		12

Q20 What is your primary market area from which the MAJORITY of your sales are derived?

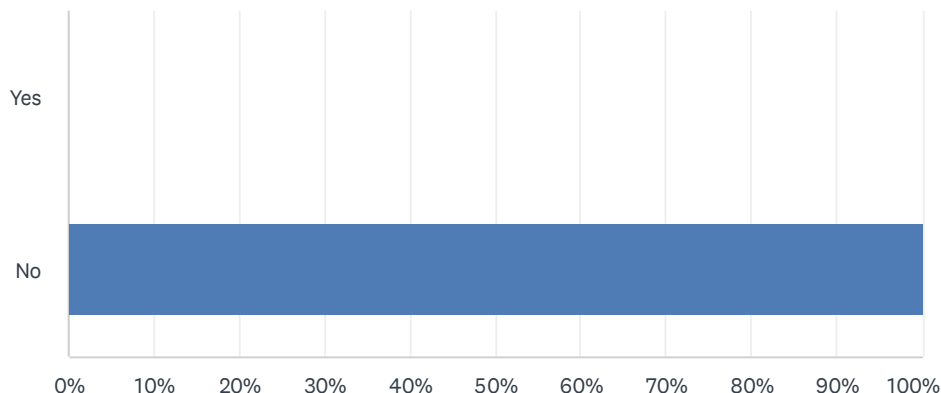
Answered: 13 Skipped: 774



ANSWER CHOICES	RESPONSES	
McFarland area	38.46%	5
Madison / Dane County area	38.46%	5
State of Wisconsin	0.00%	0
United States	15.38%	2
Internationally	0.00%	0
Travelers / Tourists	0.00%	0
Internet	0.00%	0
Unsure	7.69%	1
TOTAL		13

Q21 In the past 5 years, have housing-related issues impacted your ability to attract quality employees?

Answered: 13 Skipped: 774

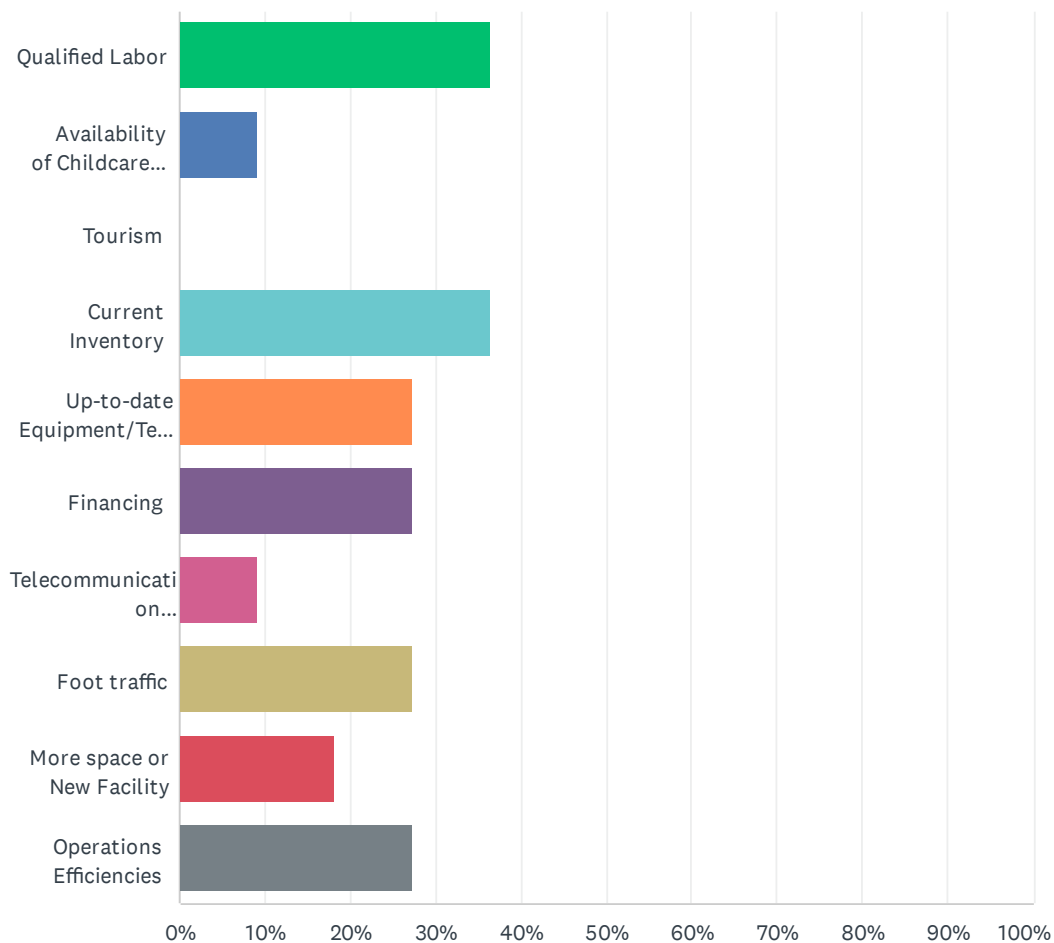


ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	100.00%	13
TOTAL		13

#	IF YES, PLEASE DESCRIBE THE ISSUE(S) YOU'VE SEEN	DATE
1	This is so intrusive. I thought this survey would ask our opinions about how McFarland planning is going (terrible by the way this town is in complete disarray with the terrible village planning) and OH what year is it???? This village still restricts outdoor seating on businesses!!! WHAT A JOKE MCFARLAND! You wonder why this is a suitcase town with nothing to do in it. Its called NOT BEING BUSINESS or RESIDENT friendly. Oh but I see the village board has a PRIVATE DOCK ON PUBLIC LAND. Rule for me but not for thee. Ill be making a call to see on the legality of a locked gated dock on public land.	5/9/2022 2:05 PM

Q22 In addition to a strong/recovering economy, what are the critical private sector factors for the success and expansion of your business?
(check all that apply)

Answered: 11 Skipped: 776

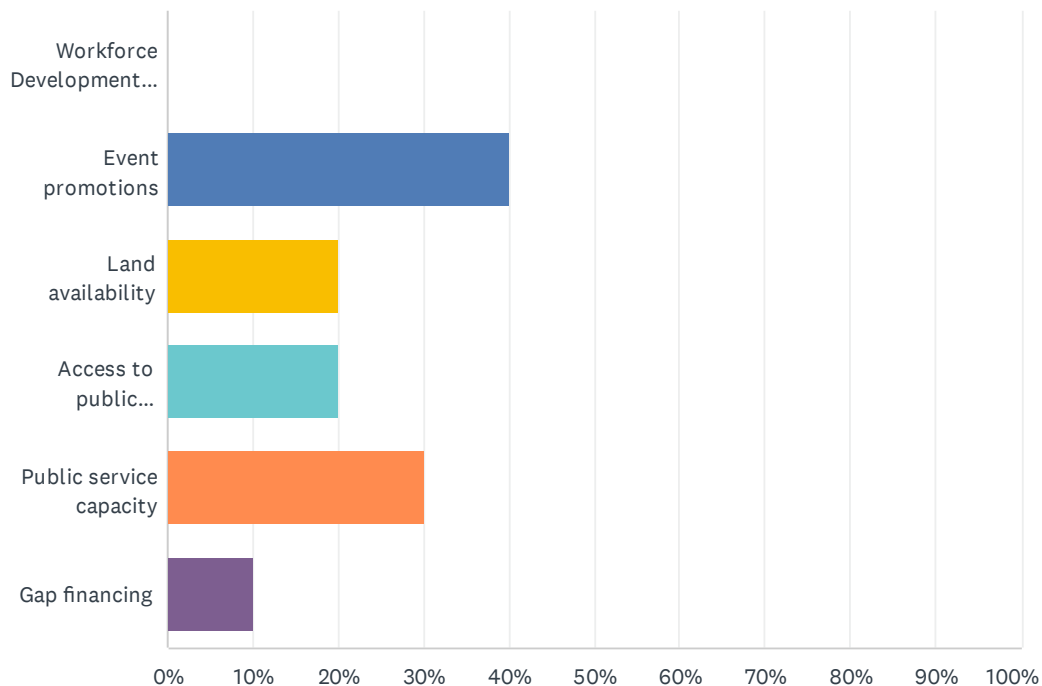


McFarland Community Survey

ANSWER CHOICES	RESPONSES	
Qualified Labor	36.36%	4
Availability of Childcare for Employees	9.09%	1
Tourism	0.00%	0
Current Inventory	36.36%	4
Up-to-date Equipment/Technology	27.27%	3
Financing	27.27%	3
Telecommunication Infrastructure	9.09%	1
Foot traffic	27.27%	3
More space or New Facility	18.18%	2
Operations Efficiencies	27.27%	3
Total Respondents: 11		

Q23 What are the public sector factors for the success and expansion of your business? (check all that apply)

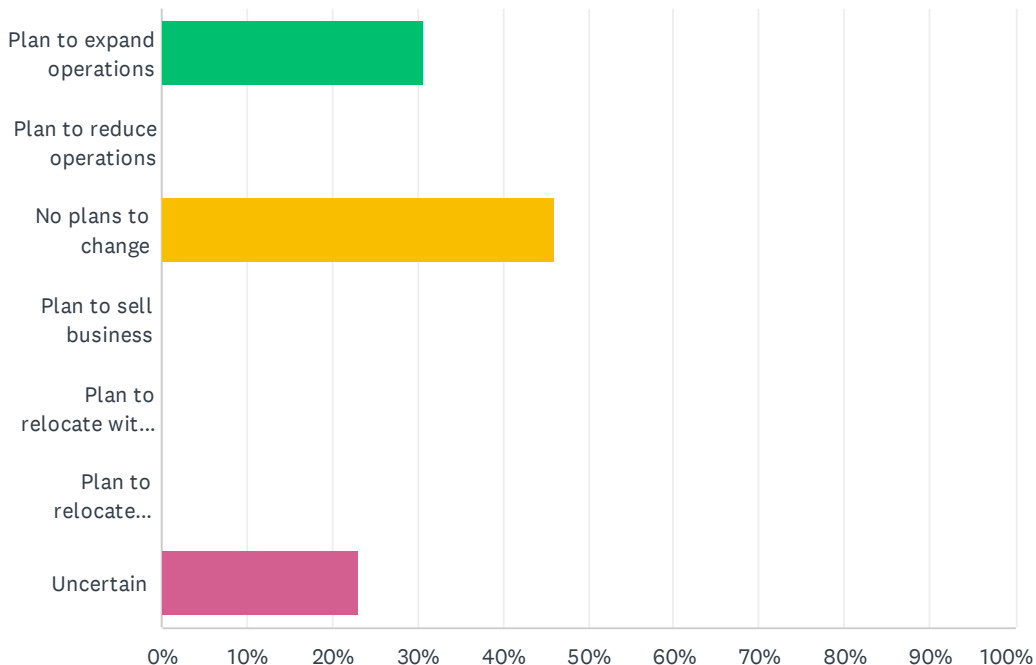
Answered: 10 Skipped: 777



ANSWER CHOICES	RESPONSES	
Workforce Development programming	0.00%	0
Event promotions	40.00%	4
Land availability	20.00%	2
Access to public transportation for employees	20.00%	2
Public service capacity	30.00%	3
Gap financing	10.00%	1
Total Respondents: 10		

Q24 Which description below BEST characterizes your operation plans in the next 18 months?

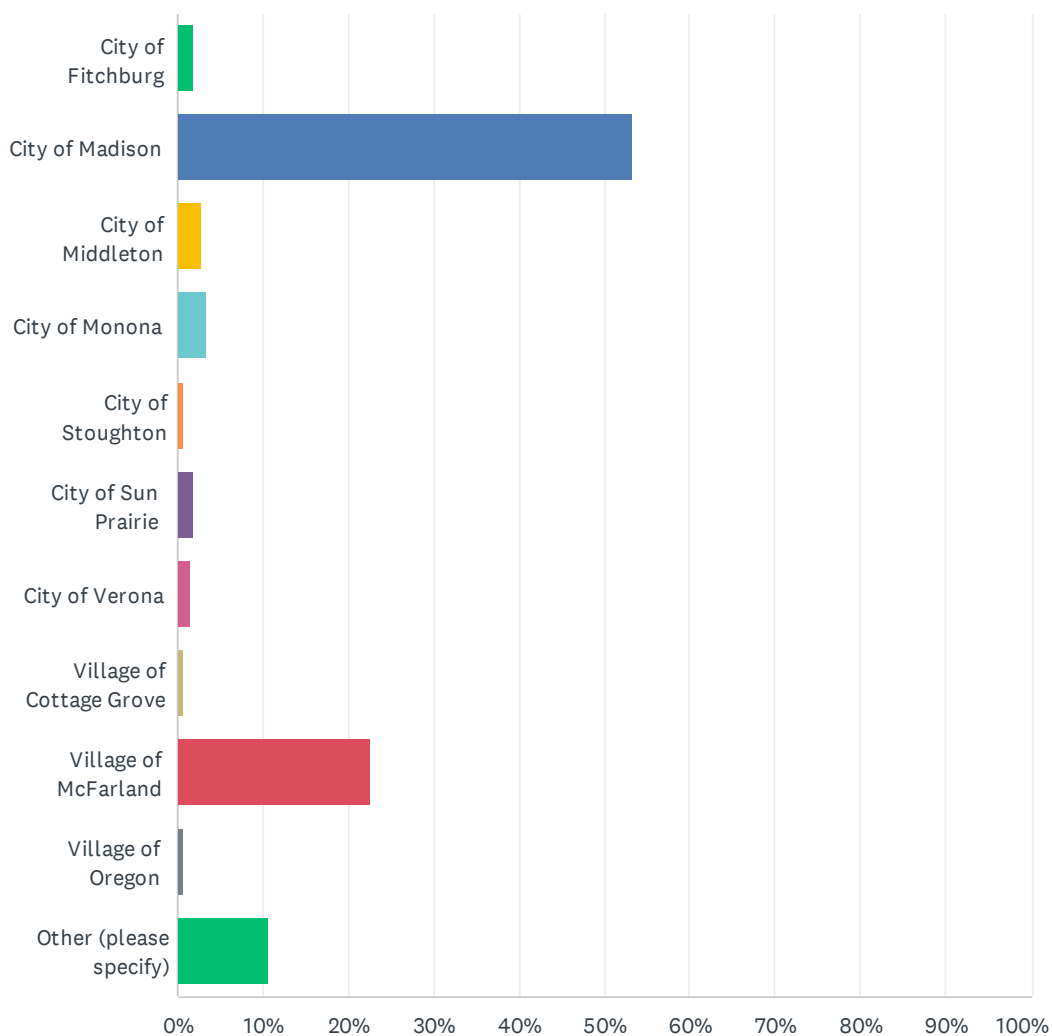
Answered: 13 Skipped: 774



ANSWER CHOICES	RESPONSES	
Plan to expand operations	30.77%	4
Plan to reduce operations	0.00%	0
No plans to change	46.15%	6
Plan to sell business	0.00%	0
Plan to relocate within McFarland	0.00%	0
Plan to relocate outside of McFarland	0.00%	0
Uncertain	23.08%	3
TOTAL		13

Q25 In what community is your primary place of work?

Answered: 577 Skipped: 210



McFarland Community Survey

ANSWER CHOICES	RESPONSES
City of Fitchburg	1.91% 11
City of Madison	53.38% 308
City of Middleton	2.77% 16
City of Monona	3.47% 20
City of Stoughton	0.69% 4
City of Sun Prairie	1.91% 11
City of Verona	1.39% 8
Village of Cottage Grove	0.69% 4
Village of McFarland	22.53% 130
Village of Oregon	0.69% 4
Other (please specify)	10.57% 61
TOTAL	577

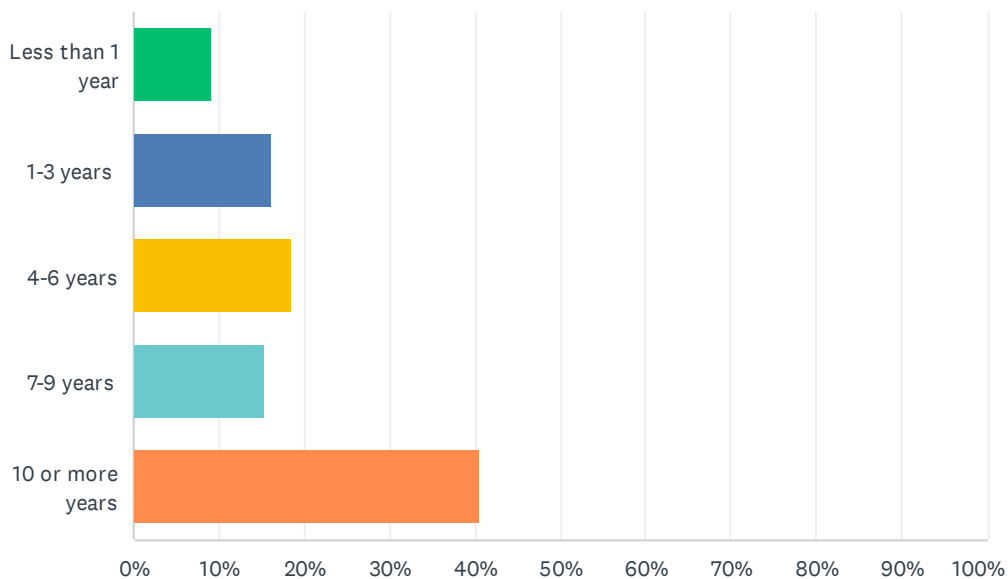
#	OTHER (PLEASE SPECIFY)	DATE
1	US Government Employee	5/24/2022 11:24 PM
2	Deforest	5/24/2022 10:11 AM
3	DeForest	5/22/2022 6:40 PM
4	work from home	5/18/2022 12:27 PM
5	Work Remote	5/16/2022 7:51 PM
6	Territory sales manager	5/15/2022 5:40 PM
7	Waukesha	5/13/2022 10:19 PM
8	Travel	5/13/2022 11:21 AM
9	DeForest	5/12/2022 8:00 PM
10	I work remotely from home	5/12/2022 6:50 PM
11	Wauaukee	5/12/2022 12:21 PM
12	Minneapolis (remote work)	5/11/2022 7:15 PM
13	Edgerton	5/11/2022 5:12 PM
14	Remote Work	5/11/2022 10:54 AM
15	Waunakee	5/11/2022 4:29 AM
16	Prairie du Sac	5/10/2022 8:03 PM
17	Henderson NV	5/10/2022 6:07 PM
18	Work from home for company in San Diego	5/10/2022 1:19 PM
19	Work from home	5/10/2022 10:26 AM
20	remote	5/10/2022 9:52 AM
21	Home Office	5/10/2022 9:07 AM
22	Town of Cottage Grove	5/10/2022 8:59 AM

McFarland Community Survey

23	Waunakee	5/10/2022 8:54 AM
24	Beloit	5/10/2022 7:37 AM
25	Waunakee	5/10/2022 7:26 AM
26	Waunakee	5/10/2022 5:03 AM
27	Work remotely	5/9/2022 8:35 PM
28	Waunakee	5/9/2022 8:11 PM
29	DeForest	5/9/2022 7:42 PM
30	Prairie du Sac	5/9/2022 6:13 PM
31	Waterloo	5/9/2022 6:05 PM
32	Out of state (remote employee)	5/9/2022 6:03 PM
33	Sauk county	5/9/2022 5:27 PM
34	New Glarus	5/9/2022 4:49 PM
35	Fall River	5/9/2022 4:15 PM
36	Dane County	5/9/2022 3:54 PM
37	Janesville	5/9/2022 3:14 PM
38	Mauston	5/9/2022 3:07 PM
39	All of Dane county	5/9/2022 2:56 PM
40	I work from home but am employed in Lake Zurich, IL	5/9/2022 2:30 PM
41	I work remotely for a company located in CA.	5/9/2022 2:28 PM
42	other	5/9/2022 2:13 PM
43	SC - Work fulltime remote	5/9/2022 2:08 PM
44	Village of Dane	5/9/2022 2:07 PM
45	Whitewater, WI	5/9/2022 2:07 PM
46	Glendale	5/9/2022 1:57 PM
47	Remote - Chicago	5/9/2022 1:56 PM
48	Rockford	5/9/2022 1:56 PM
49	Greenfield, WI	5/9/2022 1:53 PM
50	Washington DC (remote worker)	5/9/2022 1:46 PM
51	Brodhead	5/9/2022 6:08 AM
52	Janesville	5/7/2022 11:36 PM
53	Waunakee	5/6/2022 9:34 PM
54	Edgerton	5/5/2022 11:40 AM
55	Work from home. Company based on Seattle.	5/5/2022 11:15 AM
56	Town of Pleasant Springs (work from home)	5/5/2022 10:54 AM
57	Remote	5/5/2022 7:11 AM
58	Chicago	5/4/2022 10:58 PM
59	Work from home Sheboygan Company	5/4/2022 9:56 PM
60	Beloit	5/4/2022 9:39 PM

Q26 How long have you worked for your employer?

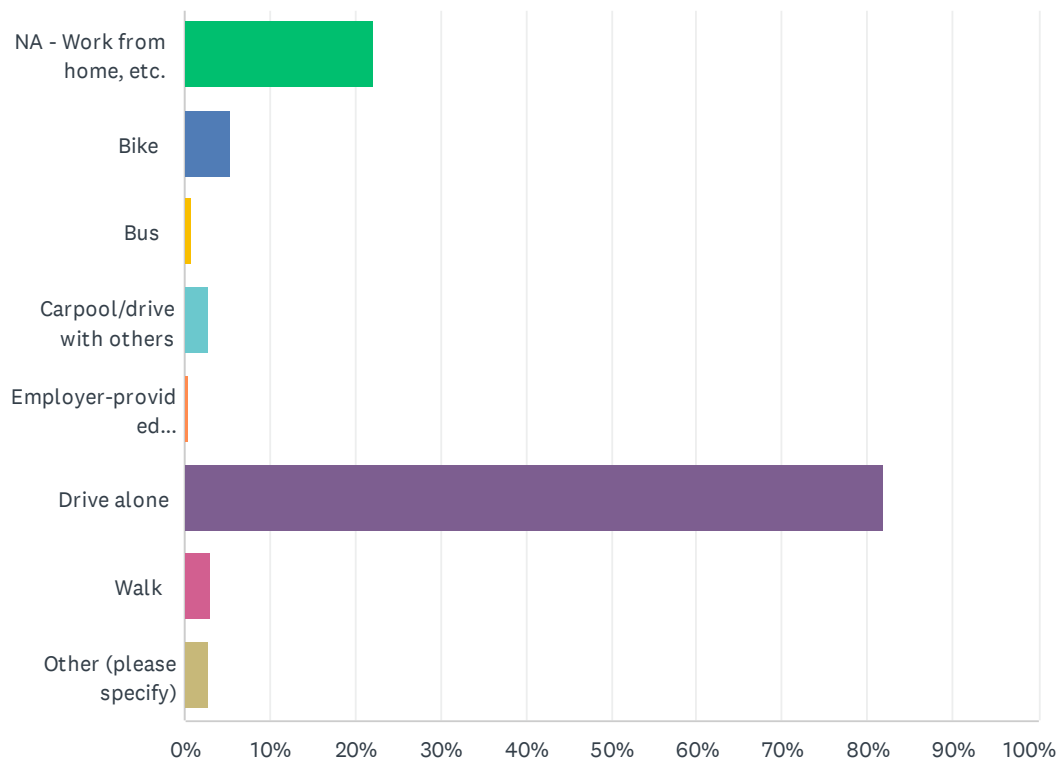
Answered: 577 Skipped: 210



ANSWER CHOICES		RESPONSES	
Less than 1 year		9.19%	53
1-3 years		16.29%	94
4-6 years		18.54%	107
7-9 years		15.42%	89
10 or more years		40.55%	234
TOTAL			577

Q27 What mode(s) of transportation do you use to get to work? (select all that apply)

Answered: 620 Skipped: 167



ANSWER CHOICES	RESPONSES	
NA - Work from home, etc.	22.26%	138
Bike	5.32%	33
Bus	0.81%	5
Carpool/drive with others	2.74%	17
Employer-provided carshare/carpool	0.32%	2
Drive alone	81.94%	508
Walk	3.06%	19
Other (please specify)	2.74%	17
Total Respondents: 620		

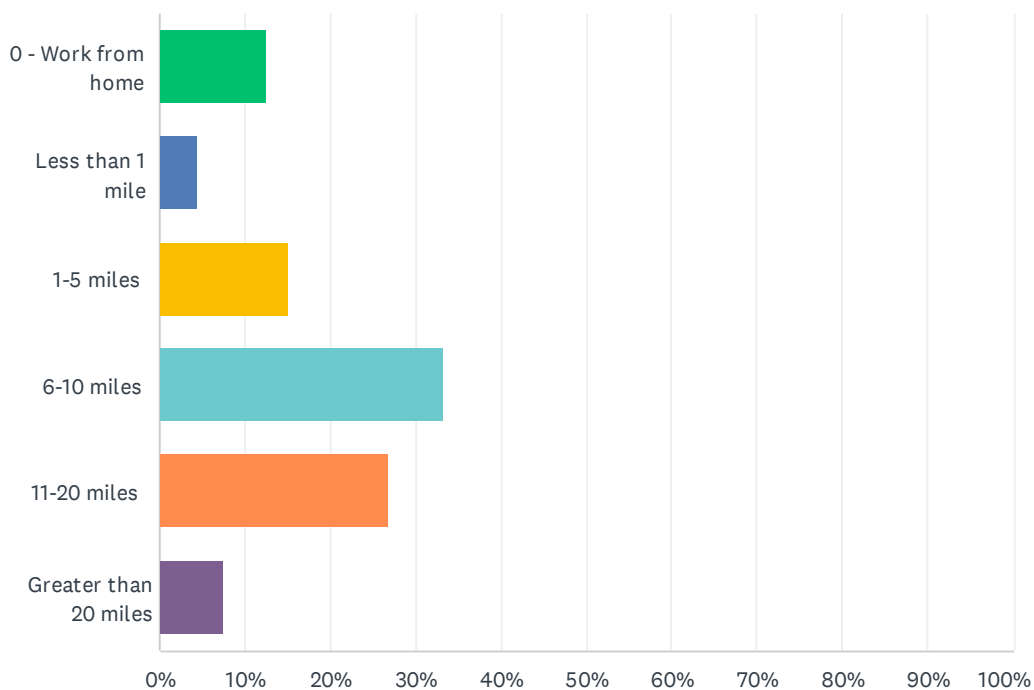
#	OTHER (PLEASE SPECIFY)	DATE
1	Work at home for SSA	5/24/2022 11:25 PM
2	Work remotely some days/week	5/16/2022 9:49 AM
3	Work from home 3 days a week. Drive to the office 2 days a week.	5/13/2022 5:42 AM

McFarland Community Survey

4	Motorcycle	5/11/2022 5:03 PM
5	Own car	5/10/2022 8:56 AM
6	Work from home	5/9/2022 6:52 PM
7	Work from home occasionally	5/9/2022 6:05 PM
8	Work from home 2 days a week	5/9/2022 4:39 PM
9	Work from home 60% of time. Work in Madison 40% of time.	5/9/2022 2:17 PM
10	Remote work some days	5/9/2022 2:17 PM
11	Kangaroo	5/9/2022 2:05 PM
12	Stepdad or mom	5/9/2022 2:03 PM
13	Shuttle from parking to workplace	5/9/2022 2:02 PM
14	Drive with my children who attend the school I teach at.	5/9/2022 1:56 PM
15	I'm in sales so I travel throughtout South Central WI	5/9/2022 1:55 PM
16	Work at home	5/9/2022 1:51 PM
17	Office at home but drive 50+ miles sometimes a day	5/9/2022 1:47 PM

Q28 How far do you live from your primary place of employment?

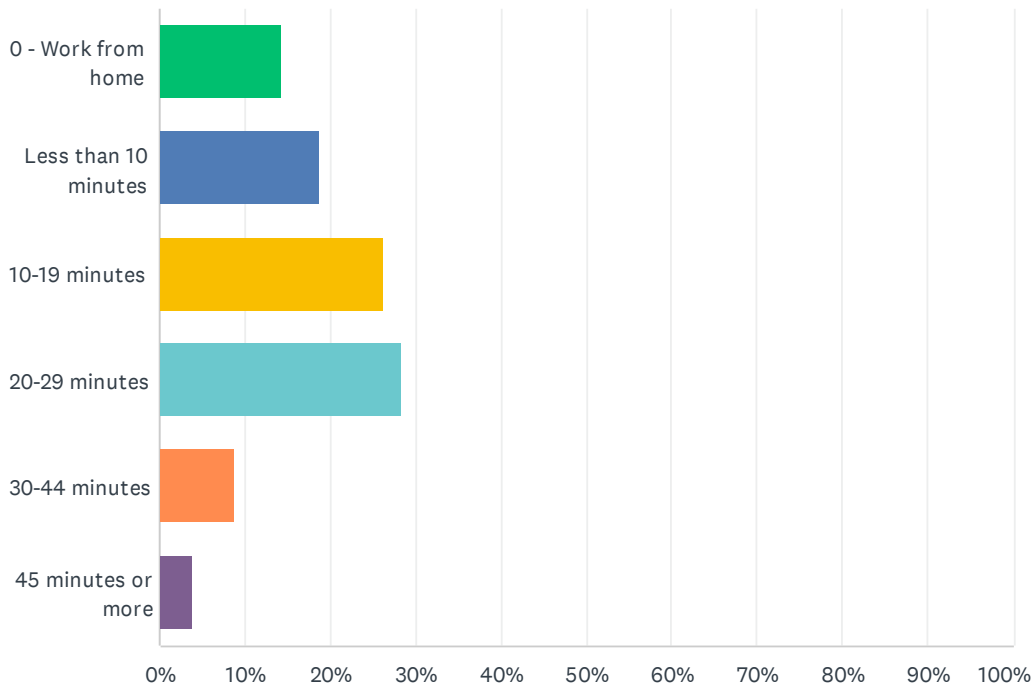
Answered: 618 Skipped: 169



ANSWER CHOICES	RESPONSES	
0 - Work from home	12.62%	78
Less than 1 mile	4.53%	28
1-5 miles	15.21%	94
6-10 miles	33.33%	206
11-20 miles	26.86%	166
Greater than 20 miles	7.44%	46
TOTAL		618

Q29 How long does it take you to travel from home to your primary place of employment?

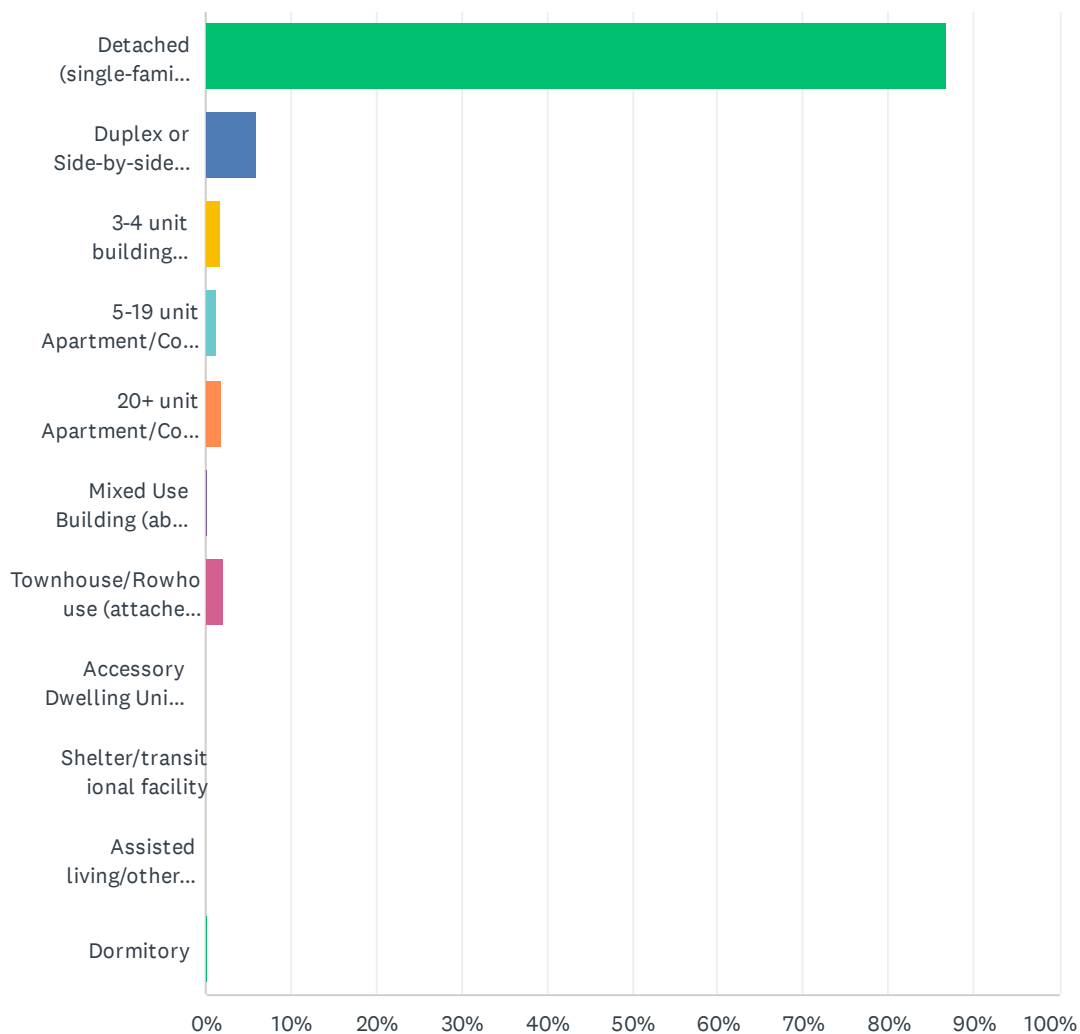
Answered: 615 Skipped: 172



ANSWER CHOICES	RESPONSES	
0 - Work from home	14.31%	88
Less than 10 minutes	18.70%	115
10-19 minutes	26.18%	161
20-29 minutes	28.29%	174
30-44 minutes	8.78%	54
45 minutes or more	3.74%	23
TOTAL		615

Q30 What type of structure do you live in?

Answered: 731 Skipped: 56

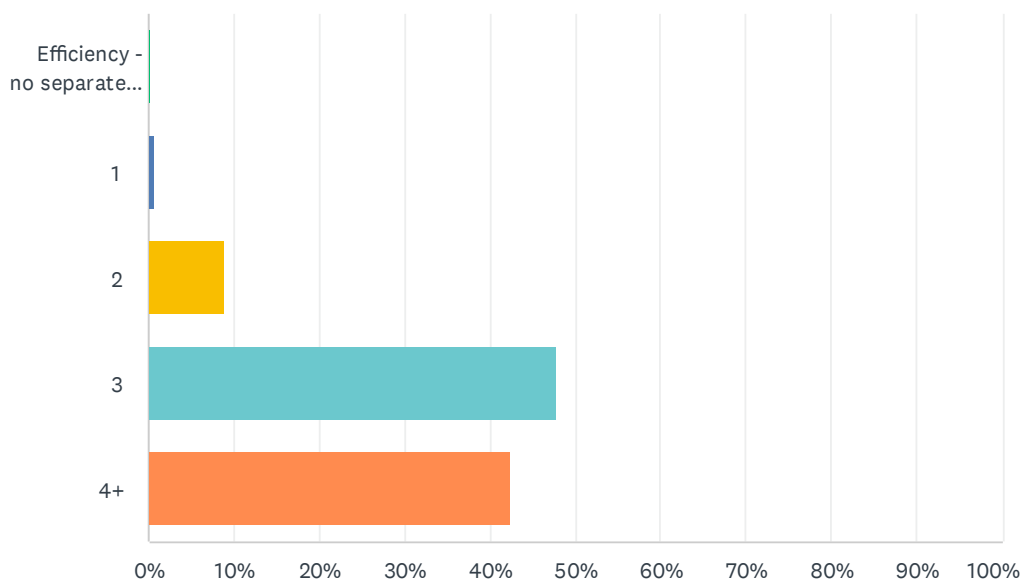


McFarland Community Survey

ANSWER CHOICES	RESPONSES	
Detached (single-family) home	86.87%	635
Duplex or Side-by-side condo (2 unit structure)	5.88%	43
3-4 unit building (triplex, fourplex, small apartment building)	1.64%	12
5-19 unit Apartment/Condo Building	1.37%	10
20+ unit Apartment/Condo Building	1.92%	14
Mixed Use Building (above ground floor commercial)	0.14%	1
Townhouse/Rowhouse (attached single-family homes w/ common walls)	2.05%	15
Accessory Dwelling Unit (secondary unit in or outside of the principal structure)	0.00%	0
Shelter/transitional facility	0.00%	0
Assisted living/other group facility	0.00%	0
Dormitory	0.14%	1
TOTAL		731

Q31 How many bedrooms does your current home have?

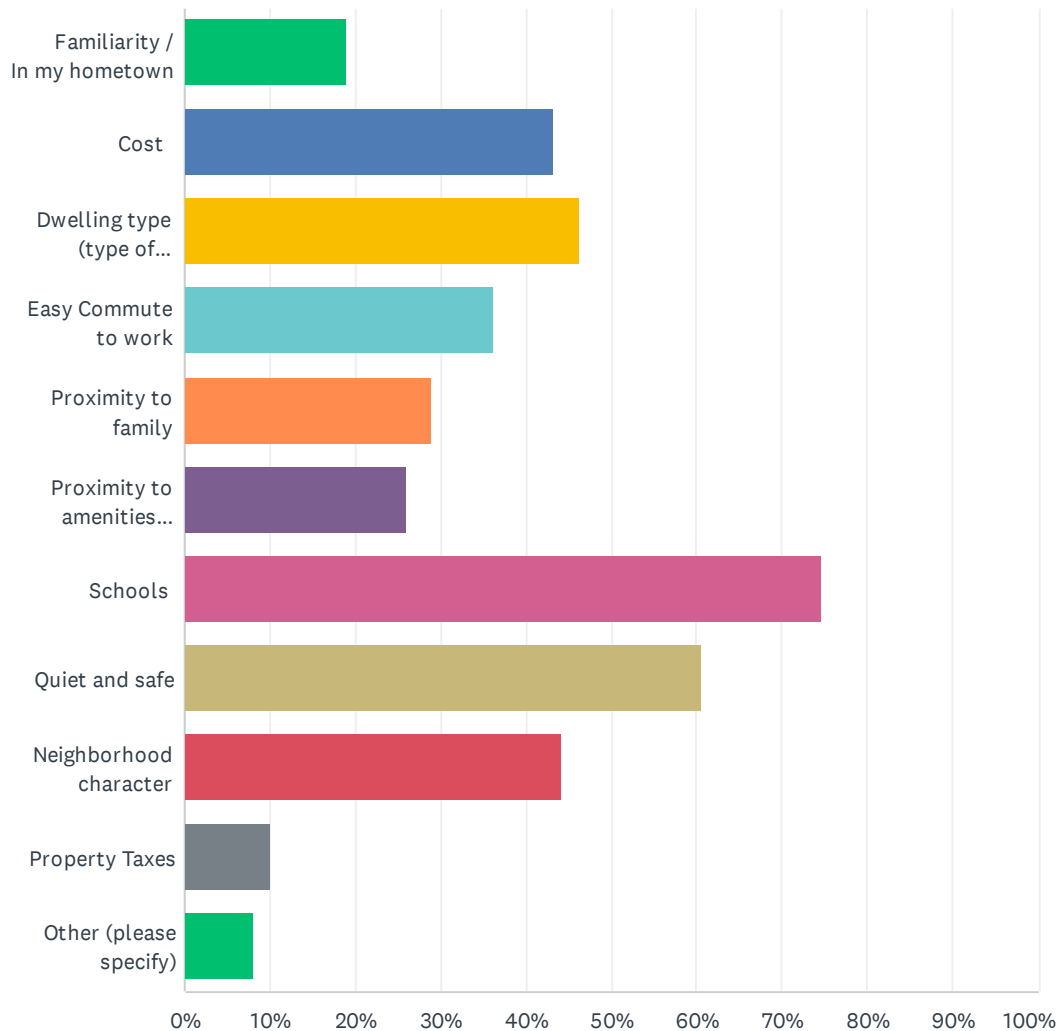
Answered: 733 Skipped: 54



ANSWER CHOICES		RESPONSES	
Efficiency - no separate bedroom		0.14%	1
1		0.68%	5
2		9.00%	66
3		47.75%	350
4+		42.43%	311
TOTAL			733

Q32 What were the important factors in deciding to live at your current residence? (select all that apply)

Answered: 729 Skipped: 58



McFarland Community Survey

ANSWER CHOICES	RESPONSES	
Familiarity / In my hometown	19.07%	139
Cost	43.21%	315
Dwelling type (type of house/unit)	46.36%	338
Easy Commute to work	36.21%	264
Proximity to family	29.08%	212
Proximity to amenities (grocery stores, shopping, entertainment, etc.)	25.93%	189
Schools	74.62%	544
Quiet and safe	60.49%	441
Neighborhood character	44.17%	322
Property Taxes	10.01%	73
Other (please specify)	8.09%	59
Total Respondents: 729		

#	OTHER (PLEASE SPECIFY)	DATE
1	Maintenance is provided in a seniors' only community	5/30/2022 3:57 PM
2	Small town - wanted a bedroom community, did not want a big city	5/27/2022 2:56 PM
3	My children could walk/bike to the high school	5/26/2022 7:34 PM
4	Yard size	5/26/2022 6:58 PM
5	Lot size and proximity to neighboring homes	5/26/2022 3:33 PM
6	historic home in the village	5/24/2022 9:12 PM
7	Proximity to Gun Club	5/24/2022 7:34 PM
8	Mature trees	5/21/2022 11:03 AM
9	Water access	5/20/2022 9:33 PM
10	Walking paths, conservancy	5/20/2022 12:14 PM
11	partner was required to live in dane county	5/20/2022 11:51 AM
12	Having a sidewalk	5/19/2022 1:00 PM
13	enough space for everyone	5/18/2022 12:28 PM
14	on the lake	5/18/2022 10:32 AM
15	I dont have to worry about any criminal stuff, shootings, or ghetto/ trashy behaviors. Its a respectful and safe community that isnt like some low income madison neighborhoods. We moved here and pay more which is steuggling just to stay away from violence and other increasing crimes and neighborhood behaviors thats happening and increasing in Madison.	5/16/2022 11:29 AM
16	Proximity to downtown	5/16/2022 9:50 AM
17	Schools were the number one factor for living in McFarland	5/14/2022 8:00 AM
18	It was one of very few houses available	5/12/2022 9:49 PM
19	Water	5/12/2022 2:59 PM
20	Family friends lived here	5/12/2022 12:37 PM

McFarland Community Survey

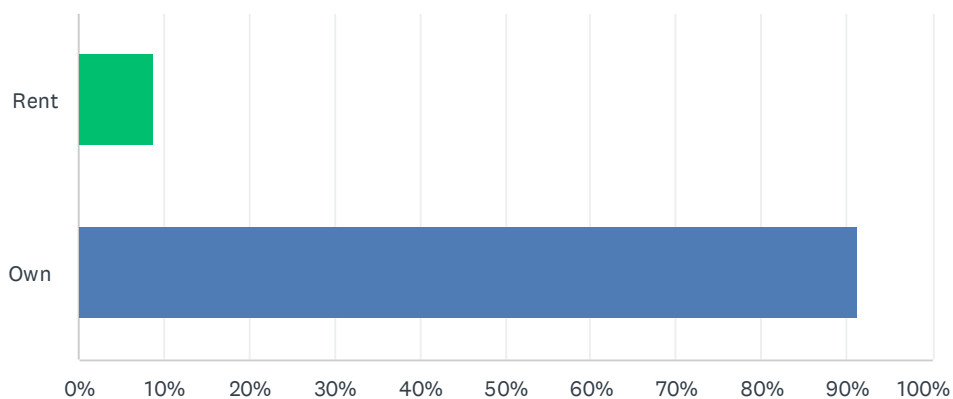
21	Having a larger lot than is typical in town	5/12/2022 9:52 AM
22	McFarland rent outrageous	5/11/2022 5:04 PM
23	Wilderness and access to land for agriculture.	5/11/2022 10:56 AM
24	Like the large garage but I can't find any 3 bedrooms to rent mcfarland needs more townhouses with 3 bedrooms	5/10/2022 1:44 PM
25	Yard/Pool	5/10/2022 1:25 PM
26	Close to, but not Madison	5/10/2022 11:27 AM
27	Rural like environment	5/10/2022 8:47 AM
28	The number of bedrooms	5/9/2022 8:21 PM
29	Bike-ability	5/9/2022 7:30 PM
30	Proximity to lake	5/9/2022 5:14 PM
31	Needed a house to live in real quick at that time	5/9/2022 4:50 PM
32	Trees, no HOA, space between neighbors, not a Veridian home/neighborhood	5/9/2022 4:25 PM
33	on the river	5/9/2022 3:47 PM
34	Family	5/9/2022 3:24 PM
35	Space to have different types of animals	5/9/2022 3:07 PM
36	It was an new build for the same price as many existing homes and it came with a decent sized lot.	5/9/2022 2:42 PM
37	Only place available at the time	5/9/2022 2:39 PM
38	diversity	5/9/2022 2:35 PM
39	Lake	5/9/2022 2:18 PM
40	Purchased family home from in laws	5/9/2022 2:18 PM
41	It's what was available when we needed housing	5/9/2022 2:11 PM
42	Access to bike trails	5/9/2022 2:08 PM
43	Fairies told me to live here an complete intrusive surveys.	5/9/2022 2:06 PM
44	Waterfront	5/9/2022 2:03 PM
45	Lake access	5/9/2022 1:58 PM
46	lakefront	5/9/2022 1:56 PM
47	Walkability to amenities, parks nearby (easy and safe for children to travel to on their own)	5/9/2022 1:54 PM
48	where we work are two seperate locations in Dane County	5/9/2022 1:15 PM
49	Proximity to conservatory area, nature trails	5/7/2022 7:52 PM
50	30% housing since I'm disabled & only live on SS Disability	5/6/2022 11:50 AM
51	Proximity to parks and conservancies	5/6/2022 4:50 AM
52	Near good medical centers and well rated MDs & specialists	5/5/2022 8:46 PM
53	Senior housing community	5/5/2022 3:49 PM
54	privacy	5/5/2022 11:06 AM
55	I would have preferred Madison, but could only find a "house on half an acre" in my price range in McFarland	5/5/2022 10:19 AM
56	We have lived here for over 35 years some of these answers were true then but not now	5/5/2022 8:17 AM
57	Gardening potential	5/5/2022 4:41 AM

McFarland Community Survey

58	Living on a conservancy	5/4/2022 9:57 PM
59	Just a place to live!	5/4/2022 12:43 PM

Q33 Do you rent or own your place of residence?

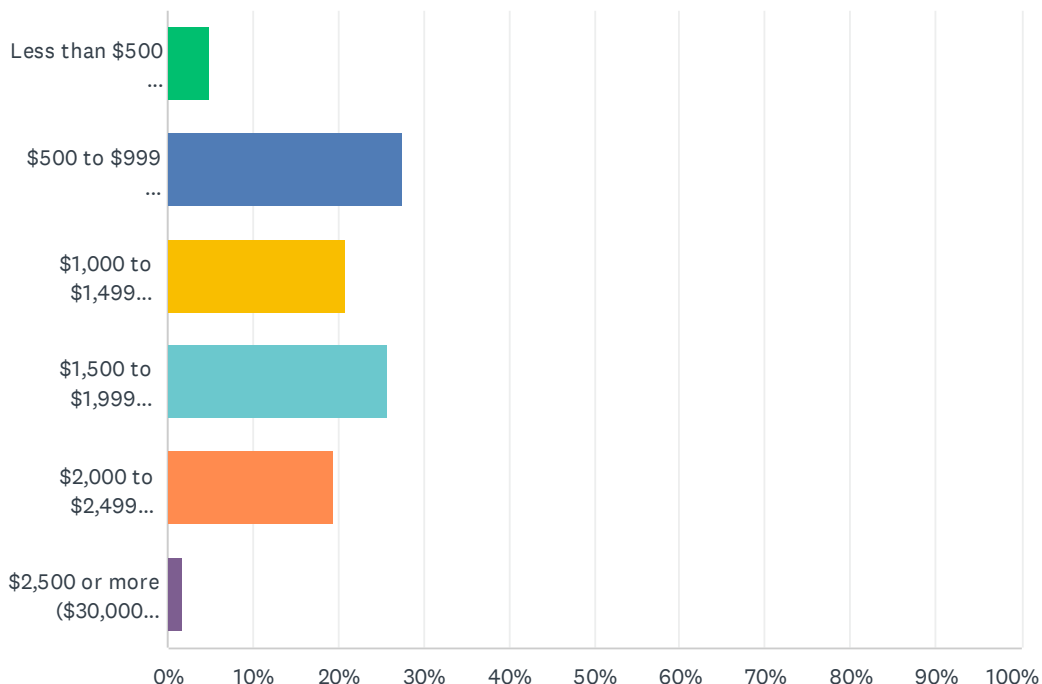
Answered: 737 Skipped: 50



ANSWER CHOICES	RESPONSES	
Rent	8.82%	65
Own	91.18%	672
TOTAL		737

Q34 Approximately how much do you currently pay for your housing each month, including rent, insurance and utilities (water, heat, electricity, etc.)?

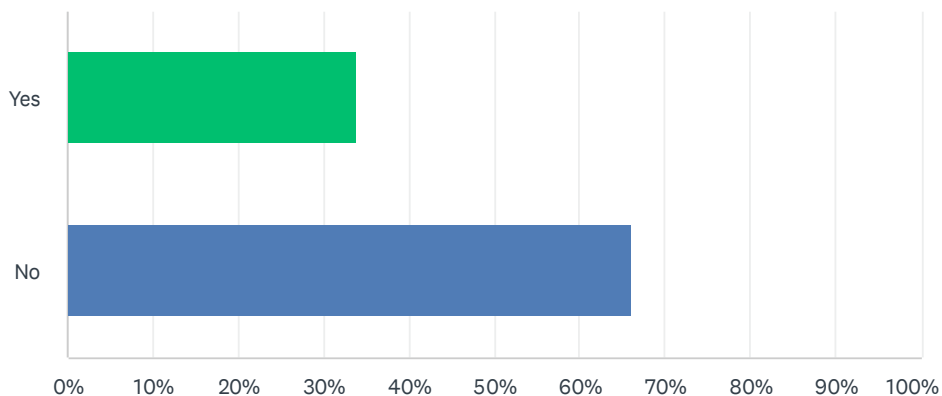
Answered: 62 Skipped: 725



ANSWER CHOICES		RESPONSES	
Less than \$500	(<\$6,000/yr)	4.84%	3
\$500 to \$999	(\$6,000-\$11,999/yr)	27.42%	17
\$1,000 to \$1,499	(\$12,000-\$17,999/yr)	20.97%	13
\$1,500 to \$1,999	(\$18,000-\$23,999/yr)	25.81%	16
\$2,000 to \$2,499	(\$24,000 - \$29,999/yr)	19.35%	12
\$2,500 or more	(\$30,000 or more/yr)	1.61%	1
TOTAL			62

Q35 Would you consider living in an accessory dwelling unit (ADU)/granny flat/mother-in-law suite? ADU: A smaller, independent residential dwelling unit located on the same lot as a detached single-family home.

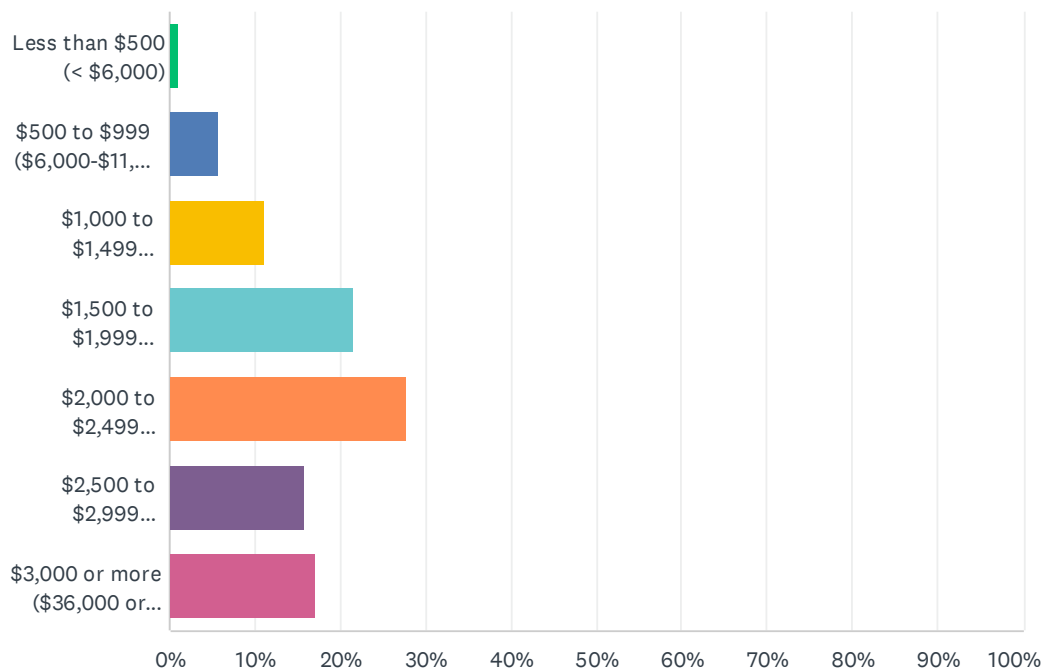
Answered: 62 Skipped: 725



ANSWER CHOICES		RESPONSES
Yes		33.87% 21
No		66.13% 41
TOTAL		62

Q36 What is your monthly cost, including utilities, mortgage payments, taxes, insurance, and any amount saved specifically for future maintenance (if applicable?)

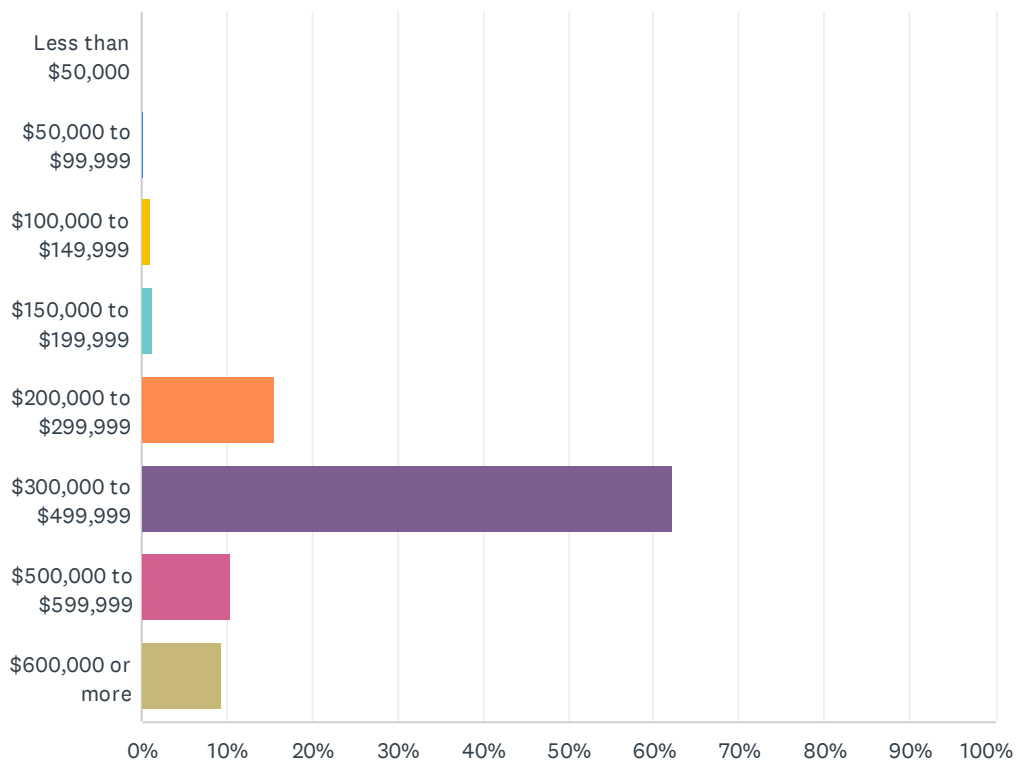
Answered: 610 Skipped: 177



ANSWER CHOICES	RESPONSES	
Less than \$500 (< \$6,000)	1.15%	7
\$500 to \$999 (\$6,000-\$11,999/yr)	5.74%	35
\$1,000 to \$1,499 (\$12,000-\$17,999/yr)	10.98%	67
\$1,500 to \$1,999 (\$18,000-\$23,999/yr)	21.64%	132
\$2,000 to \$2,499 (\$24,000-\$29,000/yr)	27.70%	169
\$2,500 to \$2,999 (\$30,000-\$35,999/yr)	15.74%	96
\$3,000 or more (\$36,000 or more/yr)	17.05%	104
TOTAL		610

Q37 What is the approximate assessed value of your home?

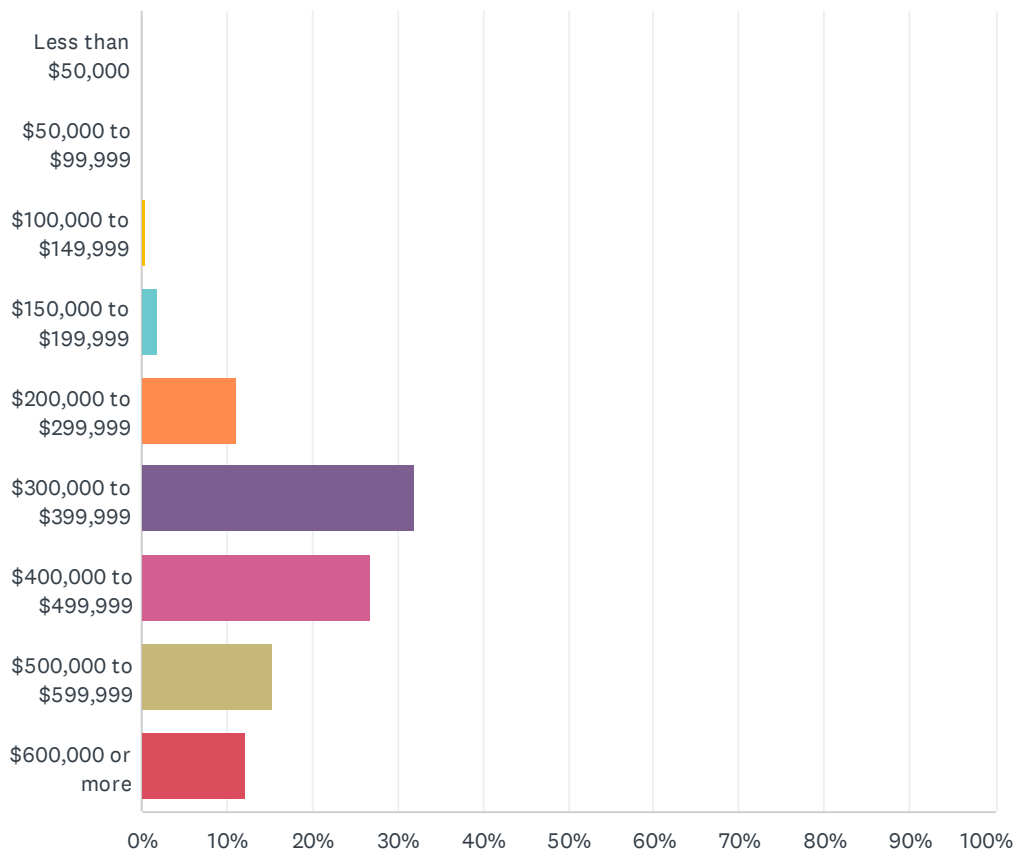
Answered: 617 Skipped: 170



ANSWER CHOICES	RESPONSES	
Less than \$50,000	0.00%	0
\$50,000 to \$99,999	0.16%	1
\$100,000 to \$149,999	0.97%	6
\$150,000 to \$199,999	1.30%	8
\$200,000 to \$299,999	15.56%	96
\$300,000 to \$499,999	62.24%	384
\$500,000 to \$599,999	10.37%	64
\$600,000 or more	9.40%	58
TOTAL		617

Q38 If you were to sell your home right now, what do you believe would be a fair market price?

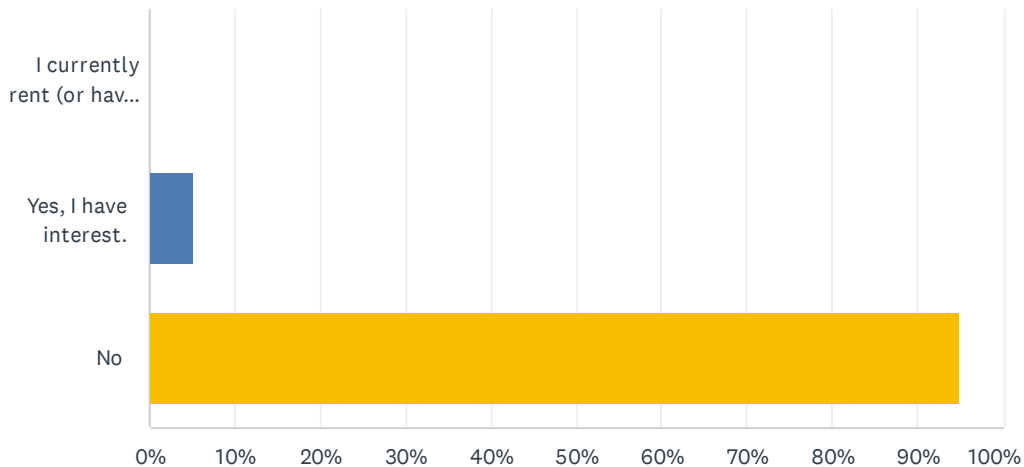
Answered: 616 Skipped: 171



ANSWER CHOICES	RESPONSES	
Less than \$50,000	0.00%	0
\$50,000 to \$99,999	0.00%	0
\$100,000 to \$149,999	0.49%	3
\$150,000 to \$199,999	1.95%	12
\$200,000 to \$299,999	11.04%	68
\$300,000 to \$399,999	31.98%	197
\$400,000 to \$499,999	26.95%	166
\$500,000 to \$599,999	15.42%	95
\$600,000 or more	12.18%	75
TOTAL		616

Q39 Would you be interested in renting your primary residence as a short-term rental (e.g. Airbnb)?

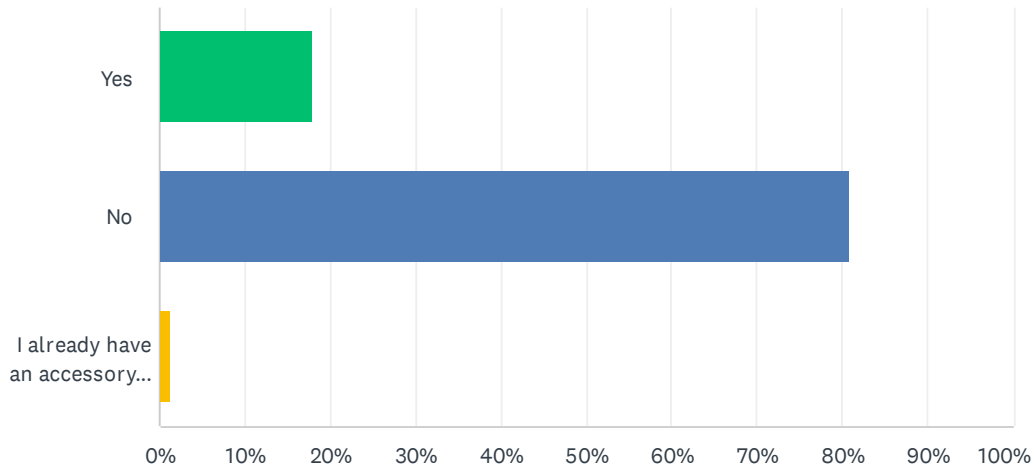
Answered: 634 Skipped: 153



ANSWER CHOICES		RESPONSES	
I currently rent (or have rented in six months) my residence as an short-term rental.		0.00%	0
Yes, I have interest.		5.21%	33
No		94.79%	601
TOTAL			634

Q40 Would you be interested in adding an accessory dwelling unit (ADU), granny flat/mother-in-law suite to your property?ADU: A smaller, independent residential dwelling unit located on the same lot as a detached single-family home.

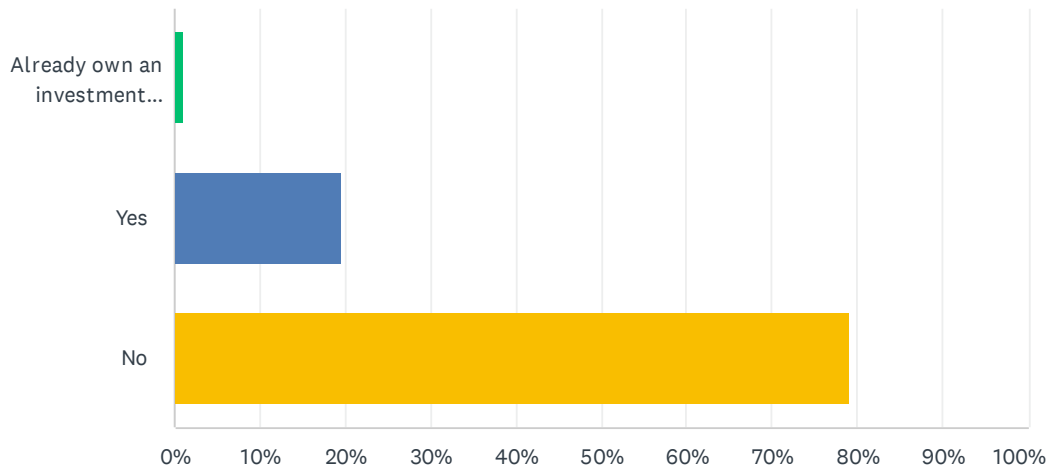
Answered: 633 Skipped: 154



ANSWER CHOICES	RESPONSES	
Yes	18.01%	114
No	80.73%	511
I already have an accessory dwelling unit/granny flat/mother-in-law suite on my property	1.26%	8
TOTAL		633

Q41 Would you be interested in purchasing an investment property to rent out in McFarland?

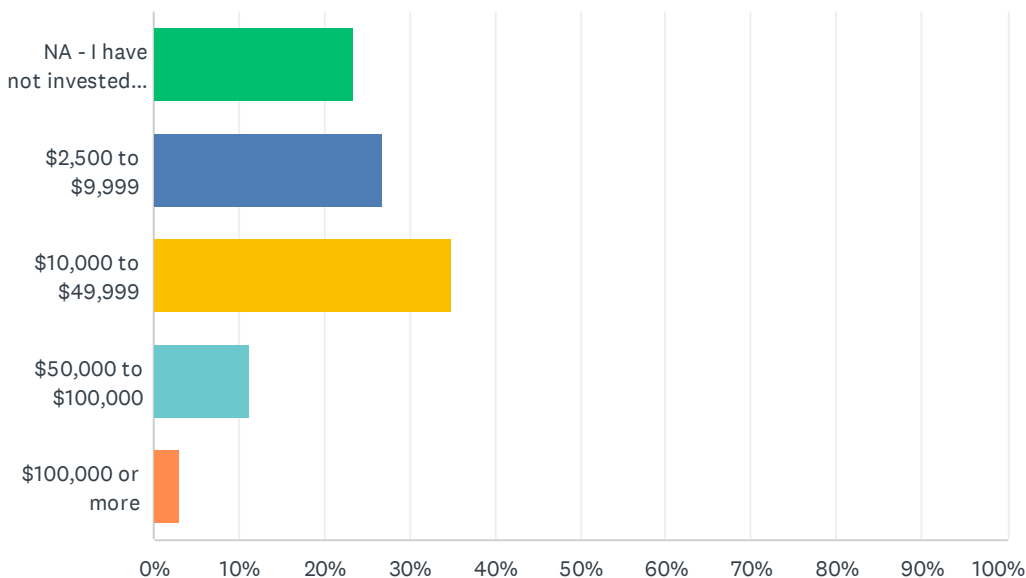
Answered: 634 Skipped: 153



ANSWER CHOICES	RESPONSES	
Already own an investment property that I rent out	1.10%	7
Yes	19.72%	125
No	79.18%	502
TOTAL		634

Q42 In the past 5 years, have you invested more than \$2,500 in improvements to an existing home, not including storm or flood damage repair? And how much?

Answered: 616 Skipped: 171



ANSWER CHOICES	RESPONSES	
NA - I have not invested more than \$2,500 in the past 5 years	23.54%	145
\$2,500 to \$9,999	26.95%	166
\$10,000 to \$49,999	35.06%	216
\$50,000 to \$100,000	11.36%	70
\$100,000 or more	3.08%	19
TOTAL		616

#	PLEASE SUMMARIZE THE IMPROVEMENTS MADE IF YOU SPENT MORE THAN \$2,500:	DATE
1	Windows, roof	5/29/2022 7:38 PM
2	Deck repair and upgrade	5/27/2022 8:11 PM
3	electrical upgrades, interior wall opening, flooring	5/27/2022 6:21 PM
4	Cabinets, flooring, new screens on screen porch	5/27/2022 5:49 PM
5	Kitchen remodel	5/27/2022 4:17 PM
6	Siding, carpet, and furnace and AC	5/27/2022 4:01 PM
7	Windows, furnace, sump pump	5/27/2022 2:58 PM
8	Kitchen, bedroom, AC	5/26/2022 8:49 PM
9	Solar Panels	5/26/2022 8:42 PM

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10	New furnace \$5,000; all new plumbing \$8,000; new exterior paint \$3,000; landscaping \$8,000; converted attached single stall garage to an interior room \$20,000.	5/26/2022 7:39 PM
11	kitchen and extra room remodel	5/26/2022 7:22 PM
12	Roof, air conditioner, furnace	5/26/2022 7:20 PM
13	Kitchen, flooring, lighting	5/26/2022 7:03 PM
14	Added patio, re-did three season porch, re-did front steps, installed crown molding, re-did/updated kitchen (cabinets, floor, counter, faucet, light	5/26/2022 7:02 PM
15	Radon detection. Replaced gazebo. Updated gardens and landscaping.	5/26/2022 3:35 PM
16	Basement	5/26/2022 2:29 PM
17	finished basement/redone bathroom/improved hvac	5/26/2022 2:11 PM
18	Update Kitchen, bathroom, fireplace	5/25/2022 12:22 PM
19	Flooring	5/25/2022 11:08 AM
20	Kitchen remodel, bathroom remodel, master bath remodel	5/25/2022 10:15 AM
21	new interior paint, carpet, hardwood floors, new A/C, new water heater	5/25/2022 10:13 AM
22	driveway replacement, privacy fence, kitchen appliances replaced,	5/25/2022 9:20 AM
23	Update bathroom, flooring, fireplace	5/25/2022 8:33 AM
24	Landscaping	5/25/2022 6:57 AM
25	Wood floors, paint, removal of trees, crown molding, landscaping, deck resurfacing	5/24/2022 11:29 PM
26	Electric upgrade, bathroom remodeling, new flooring upstairs, yard/grass/dead tree improvements, plumbing redone/upgraded, new hot water heater, water softener and furnace, upgraded all appliances, installed energy saving cellular shades, completed fence on back property, cosmetic upgrades.	5/24/2022 10:43 PM
27	Carpet/painting	5/24/2022 9:39 PM
28	restoration projects on the historic home, yard work, and misc. small projects	5/24/2022 9:15 PM
29	Finished a basement	5/24/2022 8:57 PM
30	Outdoor patio, landscaping, pergola.	5/24/2022 8:56 PM
31	Finishing a basement	5/24/2022 8:27 PM
32	Updated kitchen and bathrooms	5/24/2022 8:09 PM
33	New windows	5/24/2022 8:00 PM
34	Gutters, heating, AC, windows, interior painting, yard flowers, mulch, etc	5/24/2022 7:53 PM
35	Patio, sun porch, new floors, doors, windows, trim, chimney	5/24/2022 7:49 PM
36	Fence and irrigation system.	5/24/2022 7:37 PM
37	Bathroom remodeling, new roof, new hvac, new patio	5/24/2022 7:26 PM
38	\$9,000 on new flooring/carpet throughout home, misc. home upgrades (fixtures, appliances)	5/24/2022 7:16 PM
39	Bathroom upgrade, basement updates	5/24/2022 7:04 PM
40	Finish basement	5/22/2022 9:16 PM
41	Windows	5/22/2022 9:56 AM
42	Finished basement	5/21/2022 1:38 PM
43	Bathroom remodel	5/21/2022 11:11 AM
44	New HVAC system	5/21/2022 9:51 AM

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45	New roof, new windows, painted siding, new landscaping	5/20/2022 9:34 PM
46	Concrete patio	5/20/2022 9:02 PM
47	windows, siding, soffit, gutters, roof, front door	5/20/2022 4:17 PM
48	new water softener, new water heater, landscaping projects, painting and deck repair	5/20/2022 3:26 PM
49	HVAC	5/20/2022 12:15 PM
50	Kitchen remodel; bathrooms remodeled	5/19/2022 8:18 PM
51	Windows	5/19/2022 5:10 PM
52	2400 sqft in new flooring, paint, removed a wall, landscaping	5/19/2022 4:02 PM
53	renovated kitchen, new roof, new furnace	5/19/2022 1:01 PM
54	roof, air conditioner, furnace and painting outside along with new flooring	5/19/2022 11:48 AM
55	Outdoor improvements as well as indoor extension into the garage area to make it part of living space.	5/18/2022 12:30 PM
56	remodels on bathrooms, kitchen, flooring, outside deck, driveway	5/18/2022 10:36 AM
57	None of your business	5/18/2022 9:43 AM
58	Finished the basement	5/17/2022 9:35 PM
59	Solar panels, outdoor kitchen, gutter protection	5/17/2022 9:08 PM
60	air conditioner, water softener, basement renovation, patio door	5/17/2022 8:55 PM
61	Solar panels, outdoor patio area and grill island, electric car charger	5/17/2022 8:54 PM
62	complete remodel	5/17/2022 8:14 PM
63	Added concrete slab and storage shed, repaired garage apron, replaced shower/ bath surround	5/17/2022 7:57 PM
64	updated kitchen counter and tile	5/17/2022 10:15 AM
65	Windows	5/17/2022 2:11 AM
66	added pool, updated kitchen	5/16/2022 11:48 AM
67	Patio door replacement Added outdoor shed	5/16/2022 10:39 AM
68	Remodeled bathroom	5/16/2022 8:34 AM
69	Solar panels	5/15/2022 11:49 AM
70	Paint, reloader hot water heater	5/15/2022 6:32 AM
71	Structural concern and aesthetic	5/14/2022 2:59 PM
72	Finished basement.	5/14/2022 11:39 AM
73	New deck, hard wood flooring, out building maintenance	5/13/2022 10:23 PM
74	concrete walk & patio	5/13/2022 12:50 PM
75	Windows replaced, remodeled 2 bathrooms, hardwood floors, replaced wood trim throughout, 4 panel doors, remodel master closet.	5/13/2022 11:56 AM
76	updating, new ac, new floors, countertops	5/13/2022 11:23 AM
77	Flooring, doors/trim, paint/drywall	5/13/2022 12:41 AM
78	roof	5/12/2022 9:51 PM
79	Kitchen and bathroom	5/12/2022 8:02 PM
80	New roof, skylights, solar tubes, deck with pergola	5/12/2022 6:54 PM
81	New kitchen cabinet doors, counters and floor. New bathroom cabinet doors and counters, new furnace and air conditioner.	5/12/2022 5:30 PM

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82	Furnace water softener garage opener	5/12/2022 4:40 PM
83	Composite Deck; front porch	5/12/2022 4:39 PM
84	Finished basement	5/12/2022 4:27 PM
85	Fence, landscaping	5/12/2022 4:21 PM
86	Converted screen porch to 3 season porch.	5/12/2022 3:46 PM
87	Exterior upgrades, mechanicals	5/12/2022 3:18 PM
88	Road, patio, basement	5/12/2022 3:02 PM
89	Updated landscaping	5/12/2022 2:00 PM
90	New Air Cond., Furnace, water softener	5/12/2022 1:34 PM
91	Roof and siding	5/12/2022 12:39 PM
92	Fixed and added gutters and flashing around the house. Improved landscaping.	5/12/2022 12:31 PM
93	Gutted and redid entire home	5/12/2022 12:24 PM
94	New metal roof, house painted, new furnace	5/12/2022 11:58 AM
95	Painting, Landscaping	5/12/2022 11:10 AM
96	New furnace and air conditioner, new and expanded driveway	5/12/2022 9:54 AM
97	Screen porch new kitchen	5/11/2022 6:12 PM
98	Fence, bathroom, floors	5/11/2022 5:15 PM
99	Roof, appliances, water heater, fence	5/11/2022 5:10 PM
100	insulation, replaced all our windows, repainted the whole house (interior)	5/11/2022 3:11 PM
101	Bathroom updates	5/11/2022 1:11 PM
102	Basement remodel	5/11/2022 11:48 AM
103	Flooring, new roof, assorted other repairs though largely done by self without contracting, so cost don't reflect costs of labor.	5/11/2022 10:59 AM
104	New roof.	5/11/2022 7:35 AM
105	Roofing, fridge, landscaping, washer and dryer	5/11/2022 6:57 AM
106	Finished basement	5/11/2022 4:32 AM
107	Finished the basement	5/10/2022 9:55 PM
108	Deck \$17,000	5/10/2022 9:06 PM
109	Roof, skylights, carpet, ceiling, composite deck	5/10/2022 8:43 PM
110	Bathroom remodels	5/10/2022 8:39 PM
111	Replaced all exterior doors and windows. Complete kitchen remodel.	5/10/2022 8:06 PM
112	Home maintainance. Replacement of appliances. Additional electrical lines for higher voltage equipment. Window replacement.	5/10/2022 7:50 PM
113	New windows. Converted garage space to a sunroom.	5/10/2022 6:03 PM
114	Finished basement, new entryway	5/10/2022 4:48 PM
115	new flooring, new countertop	5/10/2022 4:10 PM
116	New flooring, upgraded appliances	5/10/2022 4:03 PM
117	HVAC, plumbing, windows, appliances.	5/10/2022 1:41 PM
118	New flooring throughout home, installed Radon mitigation system, installed basement sump	5/10/2022 1:29 PM

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	pump, replaced all windows and siding, Remodeled Kitchen, remodeled half bath, repainted entire interior and downstairs trim work, rescreened porch, and installed new pool liner.	
119	Interior improvements. Landscaping improvements.	5/10/2022 1:21 PM
120	roof, new flooring, replace furnace/ac	5/10/2022 1:00 PM
121	Added gas fireplace, finishing basement	5/10/2022 11:30 AM
122	Bathroom remodel	5/10/2022 11:28 AM
123	kitchen remodel	5/10/2022 11:26 AM
124	Flooring, air conditioner, furnace, bathroom remodel, laundry room remodel, new kitchen sink	5/10/2022 11:08 AM
125	New windows	5/10/2022 10:57 AM
126	basement remodel/finishing	5/10/2022 10:54 AM
127	kitchen and bathroom remodel	5/10/2022 9:57 AM
128	Repiping, hvac, appliances.	5/10/2022 9:55 AM
129	2 bath remodels room in basement	5/10/2022 9:52 AM
130	Renovate master bathroom, update 4 season porch,	5/10/2022 9:43 AM
131	Roof..floors..countertops	5/10/2022 9:08 AM
132	Roof..floors	5/10/2022 9:07 AM
133	Bathroom remodel	5/10/2022 9:04 AM
134	On demand water heater	5/10/2022 8:58 AM
135	Roof	5/10/2022 7:54 AM
136	Remodel	5/10/2022 7:38 AM
137	Bath remodel	5/10/2022 7:31 AM
138	Roof, concrete driveway, lower level remodel, all new paint and flooring upstairs and kitchen remodel	5/10/2022 7:06 AM
139	Roof, window repair	5/9/2022 11:47 PM
140	You name it, we've probably done it.	5/9/2022 10:42 PM
141	finished basement; added fireplace; replaced carpet; landscaping	5/9/2022 10:31 PM
142	Windows, Deck repair	5/9/2022 10:30 PM
143	Furnace, water filter, appliances, light fixtures, deck	5/9/2022 10:12 PM
144	Solar panels and a backup battery system.	5/9/2022 9:39 PM
145	Landscaping, fence,	5/9/2022 9:18 PM
146	Interior remodel. Windows, doors	5/9/2022 9:14 PM
147	Deck repairs, new appliances	5/9/2022 9:09 PM
148	Mini kitchen renovation	5/9/2022 9:06 PM
149	Remodel basement bathroom. Remodel kitchen	5/9/2022 8:51 PM
150	Outdoor improvements.	5/9/2022 8:40 PM
151	Exterior and driveway	5/9/2022 8:35 PM
152	New paint throughout the house, new appliances, surround sound system	5/9/2022 8:24 PM
153	Window/Gutter/Garage Door replacement	5/9/2022 8:15 PM
154	roof. gutters insulation.	5/9/2022 8:13 PM

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155	Siding	5/9/2022 8:06 PM
156	Deck, bathroom remodel	5/9/2022 8:02 PM
157	Finishing basement, installing landscaping	5/9/2022 7:52 PM
158	Kitchen remodel	5/9/2022 7:47 PM
159	Finished basement, fenced in yard, and landscaping	5/9/2022 7:45 PM
160	Brand new fence for entire perimeter of property Kitchen cabinets and countertop	5/9/2022 7:39 PM
161	Patio and windows	5/9/2022 7:32 PM
162	Air conditioner, windows in porch, gas fireplace, new kitchen countertops and backsplash, interior paint	5/9/2022 7:11 PM
163	New furnace, AC, water heater, and garage door opener system	5/9/2022 6:54 PM
164	Roof, bathroom update	5/9/2022 6:36 PM
165	Deck, HVAC	5/9/2022 6:25 PM
166	Remodeled kitchen and dining area.	5/9/2022 6:22 PM
167	Carpet, wood floors, countertops	5/9/2022 6:16 PM
168	Added bedroom, bathroom, lots of landscaping, replaced furnace and AC	5/9/2022 6:15 PM
169	Privacy fence Landscaping	5/9/2022 6:12 PM
170	Driveway, basement remodel	5/9/2022 6:09 PM
171	Basement remodel	5/9/2022 6:05 PM
172	Egress window	5/9/2022 6:02 PM
173	Floor, shower, kitchen	5/9/2022 5:53 PM
174	Upgraded plumbing	5/9/2022 5:35 PM
175	Renovated basement	5/9/2022 5:16 PM
176	Painted cabinets, new counters, some new cabinets.	5/9/2022 5:05 PM
177	New backyard fence new windows new front porch.	5/9/2022 4:59 PM
178	finished basement	5/9/2022 4:41 PM
179	Updated kitchen and living room	5/9/2022 4:32 PM
180	Well pump, windows, shed	5/9/2022 4:30 PM
181	New windows, new driveway, new gutters, kitchen remodel	5/9/2022 4:28 PM
182	Flooring, landscaping, plumbing, updating bathrooms, painting	5/9/2022 4:27 PM
183	landscaping, gutters, new driveway	5/9/2022 4:26 PM
184	Added 4th bedroom and 3rd bathroom	5/9/2022 4:26 PM
185	Walk-in shower in Master Bathroom	5/9/2022 4:21 PM
186	New roof, windows, garage doors.	5/9/2022 4:18 PM
187	inground pool, renovated kitchen, basement flooring	5/9/2022 4:15 PM
188	Solar array	5/9/2022 4:12 PM
189	Finish basement. None of your business. You take enough taxes for stupid projects anyways. I have read this survey in its entirety and it has so much interviewer bias skewing responses towards a certain ideology suggesting the village has the ability to be everything and anything to solving peoples problems. All I want from you is to protect my property rights, keep my taxes low, and keep the village safe. That is it.	5/9/2022 4:03 PM

McFarland Community Survey

190	Yard maintenance, retaining wall	5/9/2022 4:01 PM
191	landscaping, renovations inside house	5/9/2022 3:59 PM
192	New furnace/AC, new water softener	5/9/2022 3:53 PM
193	4 season porch	5/9/2022 3:45 PM
194	Finished basement and expanding patio	5/9/2022 3:42 PM
195	Granite counters, flooring, patio	5/9/2022 3:35 PM
196	Landscaping, Patio Extension	5/9/2022 3:35 PM
197	Expanded deck, landscaping improvement, new flooring	5/9/2022 3:32 PM
198	Fence	5/9/2022 3:31 PM
199	patio, waterproofing, solar panels, gutters, AC & furnace, bathroom	5/9/2022 3:25 PM
200	Deck, patio, outdoor landscaping	5/9/2022 3:23 PM
201	Kitchen remodel	5/9/2022 3:17 PM
202	remodeling	5/9/2022 3:14 PM
203	New roof, updated paint and flooring, bar	5/9/2022 3:13 PM
204	deck staining and maintenance, locks, replaced sink	5/9/2022 3:11 PM
205	Whole house Flooring & bathroom remodel, water heater	5/9/2022 3:11 PM
206	Redid a bathroom, new siding on house and new concrete paths around our estate.	5/9/2022 3:10 PM
207	new driveway, egress window	5/9/2022 3:04 PM
208	Kitchen remodel, roof	5/9/2022 3:02 PM
209	Son was paralyzed had to pay for the Remodel of downstairs over paid due to short turn around to get him home from The hospital	5/9/2022 3:01 PM
210	Expanded deck	5/9/2022 3:00 PM
211	landscaping, new water softner, new kitchen floor	5/9/2022 3:00 PM
212	Landscaping, rodel,	5/9/2022 2:57 PM
213	Finished off our basement added a bedroom/office and bathroom	5/9/2022 2:56 PM
214	Bathroom updates	5/9/2022 2:52 PM
215	Added a covered patio, utility shed, resided our house, reroofed our house. Will be getting a new furnace and AC unit this month.	5/9/2022 2:51 PM
216	Screened in porch, landscaping	5/9/2022 2:51 PM
217	new windows	5/9/2022 2:47 PM
218	Yard, doors , driveway and sidewalks	5/9/2022 2:46 PM
219	New flooring.	5/9/2022 2:44 PM
220	Finished basement with bathroom and bedroom.	5/9/2022 2:43 PM
221	roof, siding, furnace, and decking	5/9/2022 2:40 PM
222	Remodeled basement, put in a 3/4 bathroom and a wet bar	5/9/2022 2:36 PM
223	Roof, tree maintenance	5/9/2022 2:35 PM
224	New flooring and basic improvements	5/9/2022 2:34 PM
225	New deck	5/9/2022 2:33 PM
226	We totally remodeled our kitchen	5/9/2022 2:33 PM

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227	Added/updates patio	5/9/2022 2:32 PM
228	New flooring, new roof, new boiler, granite countertops, new kitchen cabinets	5/9/2022 2:31 PM
229	New furnace, A/C, added sport court and redesigned back yard and updated mud room.	5/9/2022 2:30 PM
230	Replacement windows and flooring	5/9/2022 2:21 PM
231	solar panels	5/9/2022 2:21 PM
232	Kitchen remodel, floor replacement, new roof on house and garage.	5/9/2022 2:21 PM
233	New flooring, new deck, remodeled bathroom	5/9/2022 2:20 PM
234	finished basement, stone paver patio, updated mud room	5/9/2022 2:19 PM
235	Play structure, paint, countertops, carpet, appliances.	5/9/2022 2:18 PM
236	Remodeled kitchen, living room and Dining room. new furnace and AC. all new flooring, light fixtures and windows. New driveway and sidewalk.	5/9/2022 2:18 PM
237	Replacement windows	5/9/2022 2:17 PM
238	finished basement, vegetation around house. Painted cabinetry, updated flooring and fixtures.	5/9/2022 2:16 PM
239	Basement and flooring to main level	5/9/2022 2:13 PM
240	landscaping of new property	5/9/2022 2:12 PM
241	Sinking foundation	5/9/2022 2:11 PM
242	Remodeled bathroom and mudroom	5/9/2022 2:11 PM
243	dead tree removal	5/9/2022 2:09 PM
244	Finished basement	5/9/2022 2:08 PM
245	Roofing	5/9/2022 2:08 PM
246	Finished our basement	5/9/2022 2:06 PM
247	Deck, landscaping, patio	5/9/2022 2:05 PM
248	Kitchen remodel on our previous home.	5/9/2022 2:03 PM
249	Added a deck and then just painting some rooms	5/9/2022 2:01 PM
250	We are currently in the process of finishing our basement. Cost estimated to be \$50,000-60,000	5/9/2022 2:01 PM
251	New fence, other routine repairs	5/9/2022 2:00 PM
252	Refinished basement	5/9/2022 1:59 PM
253	Deck improvement	5/9/2022 1:59 PM
254	Solar panels and landscaping	5/9/2022 1:58 PM
255	New furnace/heat pump	5/9/2022 1:58 PM
256	Finished the basement.	5/9/2022 1:58 PM
257	Wood floors, countertops, paint, tile, carpet, light fixtures, finished basement, lawn, fence repair,	5/9/2022 1:58 PM
258	New flooring throughout first floor and bathroom.	5/9/2022 1:58 PM
259	Addition above garage including additional space for bedroom, bathroom, kitchen, and storage	5/9/2022 1:58 PM
260	New Kitchen, floors throughout, new deck and retaining wall, new driveway	5/9/2022 1:58 PM
261	Additional concrete, gazebo, landscaping, basement.	5/9/2022 1:57 PM
262	New roof, furnace, water heater, garage door, external features	5/9/2022 1:56 PM
263	Tore down walls for open concept living room/kitchen, replaced cupboards, added island, put	5/9/2022 1:56 PM

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	on floating wood plan flooring.	
264	Fence and added a bedroom	5/9/2022 1:55 PM
265	Landscaping, upgrade in finishings	5/9/2022 1:55 PM
266	Kitchen remodel	5/9/2022 1:54 PM
267	Finished basement	5/9/2022 1:54 PM
268	Full interior remodel	5/9/2022 1:54 PM
269	Curbing and landscaping	5/9/2022 1:53 PM
270	Kitchen and bath	5/9/2022 1:53 PM
271	Patio and Deck in backyard	5/9/2022 1:52 PM
272	Bathroom gut/remodel	5/9/2022 1:52 PM
273	finish basement	5/9/2022 1:51 PM
274	new deck, updated bathrooms, created a mudroom, general light/flooring updates	5/9/2022 1:51 PM
275	Expanded driveway, playroom in basement, deck	5/9/2022 1:51 PM
276	New siding, windows, gutters, garage door, front door, room paint	5/9/2022 1:50 PM
277	basement finishing	5/9/2022 1:49 PM
278	Updates to basement, bathrooms, exterior	5/9/2022 1:49 PM
279	Finished basement	5/9/2022 1:49 PM
280	kitchen remodel, living room remodel	5/9/2022 1:49 PM
281	Whole house remodel	5/9/2022 1:48 PM
282	Finished my basement.	5/9/2022 1:39 PM
283	Patio, deck, family room, basement	5/9/2022 1:38 PM
284	put in a cement driveway and side pad for the camper/boat \$10,000	5/9/2022 1:36 PM
285	Remodeled master bathroom	5/9/2022 1:33 PM
286	remodeled 2 bathrooms and a pantry; installed built in bookshelves and a window seat in the study	5/9/2022 1:30 PM
287	New windows, A/C unit, water softener. New appliances, interior painting.	5/9/2022 6:24 AM
288	Fixed up the basement	5/9/2022 6:02 AM
289	Patio, Gardens	5/8/2022 2:19 PM
290	two bathrooms remodeled	5/7/2022 8:11 PM
291	New windows throughout Gut and remodel two bathrooms New bamboo flooring	5/7/2022 8:34 AM
292	Fenced in yard for dog	5/6/2022 9:54 PM
293	Refinished hardwoods floors throughout the house, all rooms painted, new woodwork throughout home, renovated both bathrooms, new landscaping.	5/6/2022 9:52 PM
294	New Master bathroom	5/6/2022 9:19 PM
295	New roof	5/6/2022 4:52 AM
296	Kitchen and basement	5/5/2022 10:52 PM
297	Completely redone landscaping, new flooring and paint in the basement, new carpet and paint in some rooms.	5/5/2022 10:36 PM
298	Rock wall, drains installed to improve swale & drainage. Fence, gardens, landscaping.	5/5/2022 8:51 PM
299	Finished basement	5/5/2022 7:46 PM

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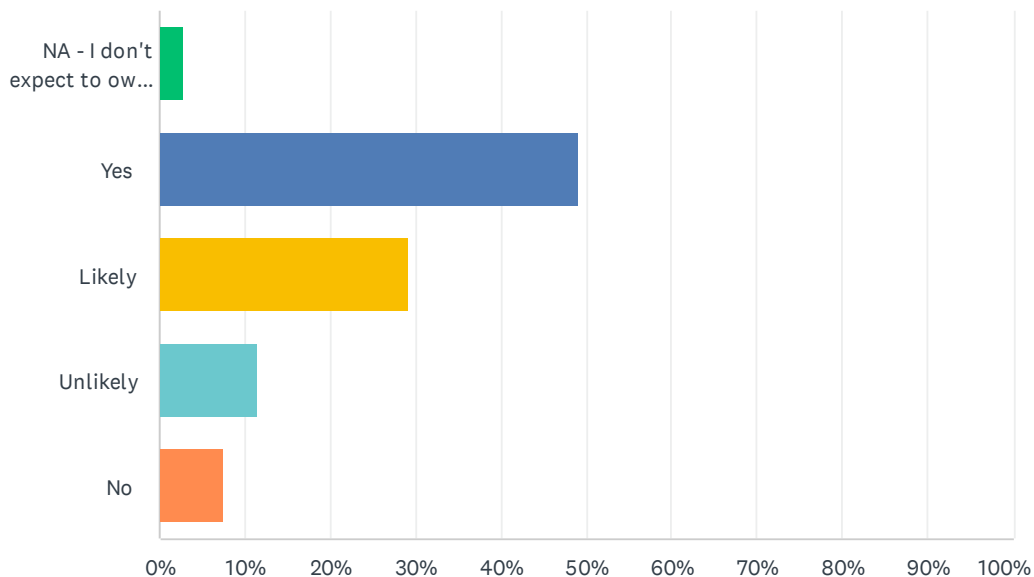
300	New furnace and air conditioner, new kitchen countertops, storm window replacement.	5/5/2022 6:58 PM
301	furnace, water heater, driveway, windows, siding, front door	5/5/2022 5:49 PM
302	Patio and finishing garage	5/5/2022 5:14 PM
303	Flooring, exterior repair, lighting, painting	5/5/2022 3:52 PM
304	driveway flooring and other upgrades	5/5/2022 12:45 PM
305	AC; furnace; roof	5/5/2022 12:17 PM
306	finished basement living room, office, bathroom.	5/5/2022 12:14 PM
307	updated all mechanicals, remodeled kitchen, put on a new deck and screen porch	5/5/2022 11:08 AM
308	outbuilding	5/5/2022 10:56 AM
309	remodel laundry room, remodel front staircase, new flooring	5/5/2022 10:55 AM
310	New exterior front door, furnace, air conditioner, garage heater, electrical upgrades, and solar panels.	5/5/2022 10:42 AM
311	Paint entire interior, new carpeting and hardwood floors, new water softener, new RO system, removal of 12-15 trees, new kitchen appliances, 2 new and 2 repaired windows, purchase of new landscaping,	5/5/2022 10:26 AM
312	Kitchen remodel, landscaping	5/5/2022 10:24 AM
313	Landscaping and patio	5/5/2022 9:18 AM
314	New furnace and A/C, new flooring throughout, updated bathroom fixtures	5/5/2022 8:59 AM
315	concrete patio, landscaping, new sky lights, kitchen	5/5/2022 8:57 AM
316	New kitchen new bathroom new driveway front porch entryway	5/5/2022 8:22 AM
317	Driveway, steps, bathroom	5/5/2022 7:56 AM
318	Finished basement	5/5/2022 7:38 AM
319	20k on bathroom remodel	5/5/2022 7:22 AM
320	We replaced our deck with a composite material.	5/5/2022 6:16 AM
321	finished basement	5/5/2022 6:00 AM
322	Urban farm, flooring	5/5/2022 4:43 AM
323	Gutters, luxury vinyl flooring	5/5/2022 12:07 AM
324	Doors, Floors, Stone Patio/Fire pit, landscaping, kitchen remodel, drywall garage and utility room, new lighting.	5/4/2022 11:16 PM
325	3 season porch and master bath update and addition.	5/4/2022 10:38 PM
326	\$20,000	5/4/2022 10:25 PM
327	Basement Fence Deck	5/4/2022 10:05 PM
328	Patio	5/4/2022 10:05 PM
329	Finished basement	5/4/2022 9:56 PM
330	Deck	5/4/2022 9:42 PM
331	The house was only built in 2018. The house was originally a 430k improvement on 85k of land. We have also done carpeting, painting and landscaping totaling around 20k.	5/4/2022 9:31 PM
332	Landscaping, owning	5/4/2022 9:05 PM
333	Finished basement which included adding 2 bedrooms, bathroom and family room	5/4/2022 9:02 PM
334	Finish basement	5/4/2022 8:50 PM

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335	Finished basement	5/4/2022 8:43 PM
336	Not to this house.	5/4/2022 8:36 PM
337	Finished basement	5/4/2022 8:32 PM
338	Replaced all flooring, prof painted, garage door update	5/4/2022 8:26 PM
339	Finished basement with living space, bathroom and bedroom	5/4/2022 8:22 PM
340	Finished basement	5/4/2022 7:38 PM
341	Remodeled bathroom	5/4/2022 7:21 PM
342	Driveway, furnace, A/C	5/4/2022 6:51 PM
343	Finished basement	5/4/2022 6:45 PM
344	Paver patio, fence	5/4/2022 5:23 PM
345	Kitchen	5/4/2022 3:33 PM
346	new floors	5/4/2022 3:31 PM
347	3rd full bathroom in basement	5/4/2022 1:56 PM
348	Roof.	5/4/2022 1:09 PM
349	Deck	5/4/2022 12:56 PM
350	New carpet, additional shower unit, new privacy fence.	5/4/2022 12:54 PM
351	Kitchen remodel, patio install, landscaping, 3 bathroom renovations.	5/4/2022 10:47 AM
352	flooring, bathroom updates	5/4/2022 10:32 AM

Q43 In the next 5 years, do you intend to invest more than \$2,500 in home improvements?

Answered: 620 Skipped: 167



ANSWER CHOICES	RESPONSES	
NA - I don't expect to own a home in the next 5 years	2.74%	17
Yes	49.03%	304
Likely	29.19%	181
Unlikely	11.61%	72
No	7.42%	46
TOTAL		620

#	IF YOU INTEND TO INVEST MORE THAN \$2,500 IN HOME IMPROVEMENTS IN THE NEXT 5 YEARS, PLEASE SUMMARIZE THE LIKELY IMPROVEMENTS:	DATE
1	Driveway, paint	5/29/2022 7:38 PM
2	Window replacement	5/27/2022 8:11 PM
3	flooring, HVAC	5/27/2022 6:21 PM
4	Flooring	5/27/2022 5:49 PM
5	Siding	5/27/2022 5:44 PM
6	updates	5/27/2022 2:58 PM
7	Fence, patio	5/26/2022 8:49 PM
8	Remodels	5/26/2022 8:42 PM
9	Backyard landscaping \$5,000	5/26/2022 7:39 PM

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10	replace siding and deck	5/26/2022 7:22 PM
11	Bathrooms	5/26/2022 7:03 PM
12	Basement, mud room	5/26/2022 7:02 PM
13	HVAC and new roof	5/26/2022 3:35 PM
14	Kitchen	5/26/2022 2:29 PM
15	new siding and windows	5/26/2022 2:11 PM
16	Bathroom renovation	5/25/2022 11:08 AM
17	deck repairs	5/25/2022 10:13 AM
18	flooring, kitchen,	5/25/2022 9:20 AM
19	Flooring. Bathroom	5/25/2022 8:33 AM
20	Drywall basement, add shower door	5/25/2022 6:57 AM
21	I would like to add 6 more feet to master bedroom and make master bath bigger.	5/24/2022 11:29 PM
22	More work on yard and decks, exterior house repairs-roof and siding, further bathroom remodeling, possible garage build, possible sliding glass door installation, cosmetic upgrades, creating energy efficiency. .	5/24/2022 10:43 PM
23	Put in a 3 season porch. Replace roof. Replace furnace. Probably replace AC.	5/24/2022 10:00 PM
24	restoration of kitchen/dining room, some additional storm windows	5/24/2022 9:15 PM
25	Finish basement	5/24/2022 8:56 PM
26	Finish basement	5/24/2022 8:41 PM
27	Update kitchen and/or bathroom. Replace interior doors and trim. Replace front door.	5/24/2022 7:53 PM
28	Roof, garage, windows	5/24/2022 7:49 PM
29	Solar Panels	5/24/2022 7:37 PM
30	Update kitchen	5/24/2022 7:26 PM
31	windows and roof	5/24/2022 7:12 PM
32	Bathroom updates, landscaping, cosmetic fixes	5/24/2022 7:12 PM
33	Additional bathroom updates	5/24/2022 7:04 PM
34	Carpet, furnace/AC	5/24/2022 11:19 AM
35	new water softener, water heater , driveway	5/23/2022 2:46 PM
36	Kitchen remodel	5/21/2022 11:11 AM
37	Kitchen remodel	5/21/2022 11:05 AM
38	Build a detached garage, update flooring throughout	5/20/2022 9:34 PM
39	kitchen and flooring	5/20/2022 4:17 PM
40	Addition on home	5/20/2022 11:53 AM
41	new windows and siding	5/20/2022 10:02 AM
42	TBD	5/19/2022 8:18 PM
43	Interior updates	5/19/2022 5:10 PM
44	additions to house, landscaping, appliance repairs/improvements	5/19/2022 4:46 PM
45	Update bathrooms/kitchen, possible inground pool	5/19/2022 4:02 PM
46	finish basement, add patio, outdoor landscape/hardscape	5/19/2022 1:01 PM

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47	doors and or windows	5/19/2022 11:48 AM
48	further complete the backyard and likely finish more of the basement	5/18/2022 12:30 PM
49	doors, windows, outside landscaping,maybe solar	5/18/2022 10:36 AM
50	Upgrades	5/18/2022 9:43 AM
51	windows, siding, doors, gutters	5/17/2022 8:55 PM
52	We are always making improvements, not sure what will be next	5/17/2022 8:54 PM
53	Detached Garage	5/17/2022 8:14 PM
54	Replace driveway, update bathrooms, roof possibly	5/17/2022 7:57 PM
55	New central air unit	5/17/2022 2:11 AM
56	Insulation, replace front door	5/15/2022 6:32 AM
57	Bathroom addition	5/14/2022 6:49 PM
58	Roof new furnace/air conditioning	5/13/2022 10:42 PM
59	Garage expansion	5/13/2022 10:23 PM
60	replacement of the deck, remodel of the living space, addition of roof above front door	5/13/2022 11:10 AM
61	Windows, landscaping, and flooring	5/13/2022 8:40 AM
62	New windows, new flooring upstairs, landscaping	5/13/2022 5:48 AM
63	Cement patio	5/12/2022 9:56 PM
64	updating hvac interior outside work	5/12/2022 9:51 PM
65	Additional bathroom, screened in porch	5/12/2022 9:51 PM
66	Refinish hardwood floors, new carpeting, remodel kitchen	5/12/2022 6:54 PM
67	Updated fireplace doors, carpet, paint, decking or screen porch	5/12/2022 5:30 PM
68	Master bathroom	5/12/2022 4:40 PM
69	New flooring throughout; new appliances	5/12/2022 4:39 PM
70	Pergola	5/12/2022 4:27 PM
71	Additional landscaping, repairs, replacements.	5/12/2022 4:21 PM
72	Bathrooms upgrades.	5/12/2022 3:46 PM
73	Kitchen, landscaping, basement	5/12/2022 3:18 PM
74	Windows, Paint or siding, drive way, addition.	5/12/2022 2:55 PM
75	kitchen remodel	5/12/2022 1:38 PM
76	New windows	5/12/2022 12:52 PM
77	New Flooring throughout house and painting	5/12/2022 12:31 PM
78	Finishing the basement	5/12/2022 12:24 PM
79	front porch replacement, side sun room, rear deck	5/12/2022 11:58 AM
80	Updated garage, new roof, landscaping, updated bathroom features	5/12/2022 11:47 AM
81	Deck, Landscaping	5/12/2022 11:10 AM
82	remodeling bathroom, updating flooring	5/12/2022 9:54 AM
83	Roofing/windows	5/11/2022 6:44 PM
84	Siding carpet	5/11/2022 6:12 PM

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85	Kitchen	5/11/2022 5:15 PM
86	Flooring, bathroom remodel	5/11/2022 5:10 PM
87	new furnace and A/C will very likely be needed	5/11/2022 3:11 PM
88	Deck	5/11/2022 1:11 PM
89	We will be having fireplace inserts installed this summer and plan continued reinvestment.	5/11/2022 10:59 AM
90	Replace cement driveway	5/11/2022 10:54 AM
91	finish basement bathroom, shed, third driveway stall	5/11/2022 8:42 AM
92	New siding	5/11/2022 7:35 AM
93	New patio, tile backsplash	5/10/2022 9:55 PM
94	Screened in porch, possible bathroom or basement cosmetic updates	5/10/2022 8:43 PM
95	New driveway	5/10/2022 8:39 PM
96	Exterior patio / improvements. Interior door replacement.	5/10/2022 8:06 PM
97	Furnace replacement/upgrade and whatever else needs replacing.	5/10/2022 7:50 PM
98	windows, siding, roof	5/10/2022 6:09 PM
99	New driveway concrete	5/10/2022 6:03 PM
100	Finished basement, deck	5/10/2022 5:52 PM
101	New driveway, new roof	5/10/2022 4:48 PM
102	update bathrooms	5/10/2022 4:10 PM
103	Additional 2 car garage with a master suite above it.	5/10/2022 4:09 PM
104	Addition with new deck	5/10/2022 4:03 PM
105	New roof	5/10/2022 1:41 PM
106	Remodel upstairs bathrooms, possibly add on a master bedroom and bathroom over the garage.	5/10/2022 1:29 PM
107	Finishing a currently unfinished basement	5/10/2022 1:10 PM
108	update kitchen, master bath, replace carpets, possible porch/sunroom, deck	5/10/2022 1:00 PM
109	roof and water heater	5/10/2022 12:31 PM
110	Landscaping, painting	5/10/2022 11:30 AM
111	Appliances	5/10/2022 11:28 AM
112	kitchen upgrades	5/10/2022 10:54 AM
113	Finishing a basement	5/10/2022 10:54 AM
114	outdoor space	5/10/2022 9:57 AM
115	Deck, hvac, roof, solar	5/10/2022 9:55 AM
116	Outdoor living space	5/10/2022 9:52 AM
117	updates to kitchen; replace external entry stairs	5/10/2022 9:48 AM
118	pool and/or landscaping	5/10/2022 9:43 AM
119	Updated AC unit, update kitchen	5/10/2022 9:43 AM
120	Updating the old materials with new ones. Trim, landscaping, flooring, bathroom renovation	5/10/2022 9:05 AM
121	New fence	5/10/2022 9:04 AM
122	Air conditioner, paint	5/10/2022 8:58 AM

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123	Add a cement slab off of deck	5/10/2022 8:56 AM
124	Finish the basement	5/10/2022 8:13 AM
125	driveway, exterior, bathroom	5/10/2022 8:11 AM
126	Expanded backyard patio, finished basement	5/10/2022 7:59 AM
127	roofing	5/10/2022 7:56 AM
128	Deck	5/10/2022 7:54 AM
129	Garage, yard	5/10/2022 7:38 AM
130	kitchen remodel, new deck/patio	5/10/2022 7:31 AM
131	Shed	5/10/2022 7:30 AM
132	Adding a deck	5/10/2022 7:06 AM
133	Deck	5/9/2022 11:50 PM
134	Finish the basement	5/9/2022 11:47 PM
135	Mechanicals	5/9/2022 10:42 PM
136	replace appliances; replace windows	5/9/2022 10:31 PM
137	Remodel-Master bed/bath add on, extend garage	5/9/2022 10:12 PM
138	Space remodels	5/9/2022 9:39 PM
139	Finish basement	5/9/2022 9:18 PM
140	Miscellaneous, landscaping, mechanicals	5/9/2022 9:14 PM
141	Painting, new fence, update deck	5/9/2022 9:09 PM
142	Bathroom remodel	5/9/2022 9:06 PM
143	Flooring. Remodel main bathroom	5/9/2022 8:51 PM
144	Updates	5/9/2022 8:40 PM
145	Roofing, Windows, Basement remodeling	5/9/2022 8:39 PM
146	Deck	5/9/2022 8:37 PM
147	Kitchen remodel	5/9/2022 8:35 PM
148	Kitchen and master bath renovation	5/9/2022 8:31 PM
149	New deck	5/9/2022 8:24 PM
150	Kitchen remodel, Flooring replacement, Bathroom remodel	5/9/2022 8:15 PM
151	Bathroom	5/9/2022 8:06 PM
152	Kitchen fence and driveway	5/9/2022 8:02 PM
153	More landscaping	5/9/2022 7:52 PM
154	Redo bathroom & stairways	5/9/2022 7:39 PM
155	3season porch and kitchen reno	5/9/2022 7:32 PM
156	house windows, siding, bathroom remodel	5/9/2022 7:11 PM
157	Remodel basement	5/9/2022 7:11 PM
158	Finishing basement	5/9/2022 6:54 PM
159	Remodel, landscaping	5/9/2022 6:25 PM
160	New windows, flooring.	5/9/2022 6:22 PM

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161	three season room	5/9/2022 6:16 PM
162	Finishing a full kitchen remodel this summer. Need a new driveway. Need radon system installed. Likely need a new water heater. Additional landscaping potentially a new roof	5/9/2022 6:15 PM
163	Exterior painting	5/9/2022 6:12 PM
164	Add addition, kitchen remodel	5/9/2022 6:09 PM
165	Three-season patio	5/9/2022 6:05 PM
166	Flooring, trim, doors, countertops	5/9/2022 6:02 PM
167	Windows, furnace, water softener	5/9/2022 5:53 PM
168	New deck, solar	5/9/2022 5:35 PM
169	Replace large wrap-around deck	5/9/2022 5:16 PM
170	New flooring	5/9/2022 5:05 PM
171	Siding and furnace/ ac and hot water heater	5/9/2022 4:59 PM
172	Water heater, Furnace, Central Air	5/9/2022 4:52 PM
173	New windows and carpets	5/9/2022 4:51 PM
174	Roof, Windows	5/9/2022 4:37 PM
175	landscaping, finishing basement	5/9/2022 4:33 PM
176	Deck, bathroom, window, front steps	5/9/2022 4:30 PM
177	Lots of landscaping, interior remodeling	5/9/2022 4:28 PM
178	Kitchen remodeling, flooring update	5/9/2022 4:27 PM
179	roof, kitchen update	5/9/2022 4:26 PM
180	Kitchen remodel, painting interior of house, new front door, new flooring	5/9/2022 4:18 PM
181	roof, exterior door(s), interior paint, flooring	5/9/2022 4:15 PM
182	ac for outbuilding	5/9/2022 4:12 PM
183	Bathroom, entry way updates	5/9/2022 4:01 PM
184	New roof	5/9/2022 3:58 PM
185	Basement remodel to add bathroom and bedroom	5/9/2022 3:53 PM
186	Flooring, baseboards, and painting	5/9/2022 3:45 PM
187	outdoor living space	5/9/2022 3:42 PM
188	New roof	5/9/2022 3:38 PM
189	bathroom upgrades, appliance upgrades, landscaping (trees)	5/9/2022 3:25 PM
190	Finish basement	5/9/2022 3:23 PM
191	driveway replacement, roof, windows	5/9/2022 3:22 PM
192	New front door	5/9/2022 3:17 PM
193	Adding a kitchenette and making a room a legal bedroom	5/9/2022 3:14 PM
194	Siding, Roofing	5/9/2022 3:13 PM
195	replace flooring, add storm door, fix weatherstripping to garage door, landscaping	5/9/2022 3:11 PM
196	Possibly 3 season porch	5/9/2022 3:11 PM
197	Roof, landscaping	5/9/2022 3:11 PM
198	Redo a bathroom	5/9/2022 3:10 PM

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199	Kitchen remodel	5/9/2022 3:09 PM
200	New doors, woodwork and kitchen cabinetry	5/9/2022 3:09 PM
201	new roof	5/9/2022 3:04 PM
202	Screen in porch, basement remodel	5/9/2022 3:02 PM
203	Windows	5/9/2022 3:01 PM
204	New floors and redo bassment	5/9/2022 3:01 PM
205	expand deck	5/9/2022 3:00 PM
206	update kitchen and bathroom	5/9/2022 3:00 PM
207	Bathroom remodel	5/9/2022 2:57 PM
208	Flooring	5/9/2022 2:54 PM
209	Kitchen Update	5/9/2022 2:52 PM
210	Landscaping and new driveway	5/9/2022 2:51 PM
211	Finish basement	5/9/2022 2:51 PM
212	Finish our basement	5/9/2022 2:49 PM
213	flooring and bathroom remodel	5/9/2022 2:47 PM
214	Bathrooms	5/9/2022 2:46 PM
215	Carpeting or other internal remodeling, deck, landscaping	5/9/2022 2:45 PM
216	New Roof	5/9/2022 2:44 PM
217	flooring	5/9/2022 2:40 PM
218	finish the basement	5/9/2022 2:37 PM
219	flooring, basement, etc.	5/9/2022 2:36 PM
220	Unsure	5/9/2022 2:36 PM
221	Windows	5/9/2022 2:34 PM
222	Fix backyard	5/9/2022 2:34 PM
223	Roof	5/9/2022 2:33 PM
224	New windows - carpet - remodel bathrooms	5/9/2022 2:33 PM
225	Remodel	5/9/2022 2:32 PM
226	bathroom remodels	5/9/2022 2:30 PM
227	windows, updating	5/9/2022 2:26 PM
228	update bathrooms	5/9/2022 2:25 PM
229	solar panels	5/9/2022 2:24 PM
230	Additional replacement windows	5/9/2022 2:21 PM
231	Interior updates	5/9/2022 2:21 PM
232	Repair chimney, trim tress, remove tree stumps, cut down dead tree, renovate kitchen, repaint interior, landscaping	5/9/2022 2:21 PM
233	Remodeled kitchen, additional bedroom/addition to house, remodel master bath, new roof	5/9/2022 2:20 PM
234	Remodel kitchen and bathrooms, possibly expand home and add bigger deck.	5/9/2022 2:20 PM
235	new flooring, cabinet built ins	5/9/2022 2:19 PM
236	Either finish basement or screened in porch	5/9/2022 2:19 PM

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237	Normal upkeep. Landscaping, repairs, etc.	5/9/2022 2:18 PM
238	New roof, siding and front door.	5/9/2022 2:18 PM
239	New furnace, A/C, and water heater	5/9/2022 2:17 PM
240	paver patio, 3 season porch, exterior door from garage.	5/9/2022 2:16 PM
241	Landscaping	5/9/2022 2:13 PM
242	On-going updates to interior and exterior based on age of home is approximately 20 years old.	5/9/2022 2:11 PM
243	roof, possibly expand kitchen, replace deck	5/9/2022 2:09 PM
244	Deck, updates	5/9/2022 2:08 PM
245	Basement	5/9/2022 2:05 PM
246	Finish our currently unfinished basement.	5/9/2022 2:03 PM
247	Replace central air, potentially may need to repair or replace roof	5/9/2022 2:02 PM
248	Finishing the basement	5/9/2022 2:01 PM
249	Screen porch	5/9/2022 2:01 PM
250	Driveway repair, carpet	5/9/2022 2:00 PM
251	new roof, kitchen refinishing	5/9/2022 1:59 PM
252	Replace roof, add solar panels	5/9/2022 1:59 PM
253	Roof	5/9/2022 1:59 PM
254	finishing the basements, adding outdoor patio	5/9/2022 1:58 PM
255	Redo basement	5/9/2022 1:58 PM
256	Other updates	5/9/2022 1:58 PM
257	Lot leveling, 3 season porch, redo master bath	5/9/2022 1:58 PM
258	bathroom renovation, roof	5/9/2022 1:58 PM
259	Kitchen and bath updates, flooring updates	5/9/2022 1:56 PM
260	2 bathroom remodels	5/9/2022 1:56 PM
261	Build out space above garage, expand basement	5/9/2022 1:55 PM
262	Backyard improvements	5/9/2022 1:54 PM
263	Furnace, Roof, Deck, Fence	5/9/2022 1:54 PM
264	floors	5/9/2022 1:54 PM
265	Exterior improvements (new deck)	5/9/2022 1:54 PM
266	Basement	5/9/2022 1:53 PM
267	Finishing basement and landscaping	5/9/2022 1:52 PM
268	Remodel	5/9/2022 1:52 PM
269	Basement	5/9/2022 1:51 PM
270	new doors, windows; possible floor updates	5/9/2022 1:51 PM
271	Bathroom remodels, landscaping	5/9/2022 1:51 PM
272	Finished basement adding another bathroom, bedroom/office and family room	5/9/2022 1:50 PM
273	kitchen and flooring upgrade	5/9/2022 1:49 PM
274	bathroom updates, kitchen	5/9/2022 1:49 PM

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275	bedroom/bathroom	5/9/2022 1:49 PM
276	Misc room updates	5/9/2022 1:48 PM
277	Adding on a 4 season porch.	5/9/2022 1:39 PM
278	bathroom, additional bedroom	5/9/2022 1:38 PM
279	Finish Basement	5/9/2022 1:33 PM
280	windows and siding	5/9/2022 1:33 PM
281	we would like to remodel the master bath	5/9/2022 1:30 PM
282	Finish basement, improve garage	5/9/2022 6:34 AM
283	Refinish wood floors, replace carpeting, cosmetic repairs.	5/9/2022 6:24 AM
284	finish basement	5/8/2022 2:19 PM
285	Kitchen upgrades, lawn improvements	5/8/2022 10:17 AM
286	Finish the basement	5/7/2022 11:40 PM
287	Kitchen remodel, first floor remodel	5/7/2022 8:34 AM
288	Potential screened porch addition and deck replacement	5/6/2022 9:54 PM
289	Kitchen and deck patio renovation.	5/6/2022 9:52 PM
290	Expand deck and outdoor living space, update office	5/6/2022 9:19 PM
291	Patio	5/6/2022 1:54 PM
292	New Kitchen	5/6/2022 12:10 PM
293	Addition	5/6/2022 10:48 AM
294	New flooring, bathroom &kitchen updates	5/6/2022 9:09 AM
295	Landscaping, doors	5/6/2022 4:52 AM
296	Master bedroom and bathroom	5/5/2022 10:52 PM
297	New deck, potentially renovated kitchen and bathroom.	5/5/2022 10:36 PM
298	Soon to fix drainage on one side of house and add patios, increase landscaping as well as gardens.	5/5/2022 8:51 PM
299	Windows	5/5/2022 6:58 PM
300	deck, roof, fireplace	5/5/2022 5:49 PM
301	Finish the basement	5/5/2022 5:14 PM
302	Painting, plumbing	5/5/2022 3:52 PM
303	Updating livingroom, bathroom, basement	5/5/2022 1:27 PM
304	other upgrades	5/5/2022 12:45 PM
305	New doors; remodel bathrooms; replace water heater	5/5/2022 12:17 PM
306	continued landscaping	5/5/2022 12:14 PM
307	Landscaping. Fencing.	5/5/2022 12:00 PM
308	upgrades from builder grade materials	5/5/2022 11:42 AM
309	remodel bathroom, new driveway and walk way	5/5/2022 11:08 AM
310	Deck, floor replacement, doors	5/5/2022 10:56 AM
311	kitchen remodel, basement finishing	5/5/2022 10:55 AM
312	New water heater, windows, exterior doors, kitchen remodel, landscaping and garage	5/5/2022 10:42 AM

McFarland Community Survey

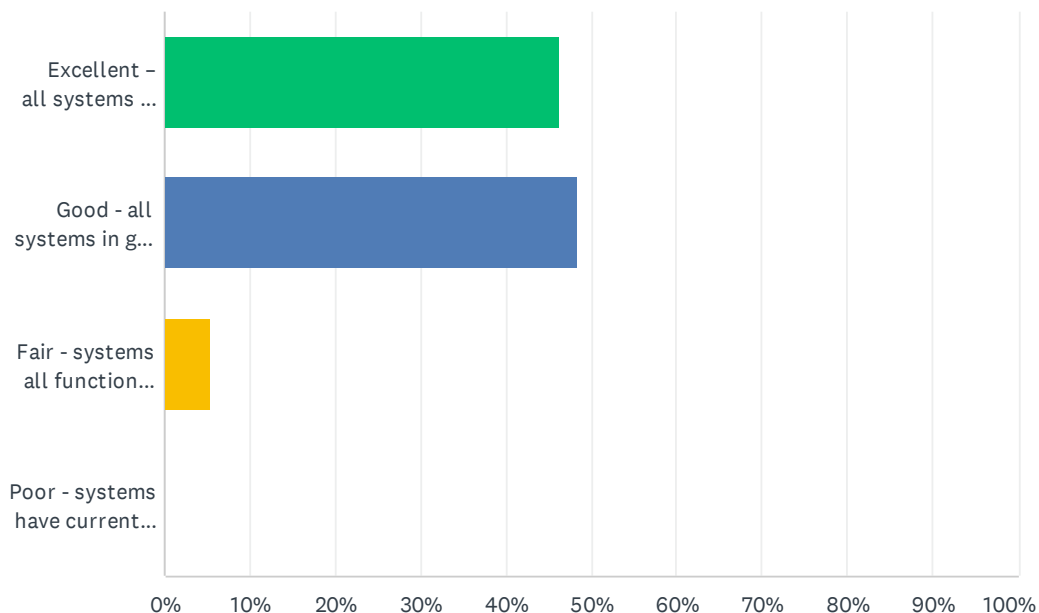
	improvements.	
313	New garage doors, new windows for house, finish remainder of basement	5/5/2022 10:26 AM
314	Roof, mechanicals	5/5/2022 10:24 AM
315	driveway, front entrance, painting, flooring	5/5/2022 10:04 AM
316	New porch and deck, vermiculite removal, crawl space repairs	5/5/2022 9:34 AM
317	Finished basement	5/5/2022 9:18 AM
318	New countertops	5/5/2022 8:59 AM
319	not sure	5/5/2022 8:57 AM
320	Flooring, appliances, patio	5/5/2022 8:11 AM
321	Deck, bedroom improvements, basement improvements	5/5/2022 7:22 AM
322	Landscaping	5/5/2022 7:03 AM
323	New roof, replace 3 doors that are giving out, replace carpet	5/5/2022 6:16 AM
324	solar panels	5/5/2022 6:00 AM
325	Landscaping and curb appeal, painting interior, new front door, possibly new windows, master bath remodel	5/5/2022 12:07 AM
326	Windows, landscaping, bathrooms	5/4/2022 11:16 PM
327	Screen porch	5/4/2022 11:00 PM
328	New roof and gas fireplace	5/4/2022 10:38 PM
329	\$13,000	5/4/2022 10:25 PM
330	Egress window, new driveway	5/4/2022 10:12 PM
331	Landscaping. Basement Remodel	5/4/2022 10:04 PM
332	Deck, roof	5/4/2022 9:59 PM
333	Screen porch	5/4/2022 9:56 PM
334	Finish basement/landscaping	5/4/2022 9:54 PM
335	Deck and patio	5/4/2022 9:42 PM
336	Deck/landscaping and Finishing basement	5/4/2022 9:37 PM
337	We may opt for a patio extension off of our deck.	5/4/2022 9:31 PM
338	Deck	5/4/2022 9:20 PM
339	Hope to finish off basement	5/4/2022 9:05 PM
340	Add a patio	5/4/2022 9:02 PM
341	Finish the basement	5/4/2022 8:41 PM
342	Basement	5/4/2022 8:36 PM
343	Mud room	5/4/2022 8:22 PM
344	Concrete patio. New deck	5/4/2022 8:00 PM
345	3/4 season room	5/4/2022 7:21 PM
346	Landscaping	5/4/2022 6:45 PM
347	Landscaping	5/4/2022 5:23 PM
348	kitchen	5/4/2022 4:34 PM
349	Patio extension	5/4/2022 3:42 PM

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350	?	5/4/2022 3:33 PM
351	New Windows, new deck	5/4/2022 1:56 PM
352	Deck screenporxch	5/4/2022 1:21 PM
353	Hvac	5/4/2022 1:09 PM
354	New siding and windows	5/4/2022 12:54 PM
355	updates, remodel of kitchen	5/4/2022 11:20 AM
356	window replacement, Air Conditioner	5/4/2022 10:32 AM

Q44 What is the condition of your home or apartment? Consider both the building systems (plumbing, heating, electrical) and the interior and exterior finishes (roofing, siding, paint, flooring, counter tops, etc.).

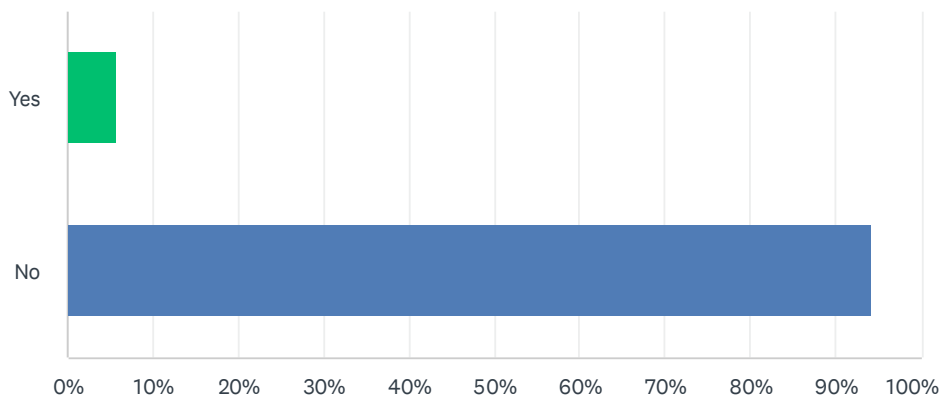
Answered: 621 Skipped: 166



ANSWER CHOICES	RESPONSES	
Excellent – all systems and finishes in good repair	46.22%	287
Good - all systems in good repair, but finishes are showing some signs of age and/or wear	48.47%	301
Fair - systems all functional but with recurring or impending repair needs, but the unit is safe; some finishes are visibly worn or dated	5.31%	33
Poor - systems have current or frequent repair needs, some finishes are significantly worn and unsightly, there are building code violations and/or safety concerns	0.00%	0
TOTAL		621

Q45 In the past 5 years, have you had to forego other needs such as food, healthcare, or childcare to ensure you could continue to pay for your housing?

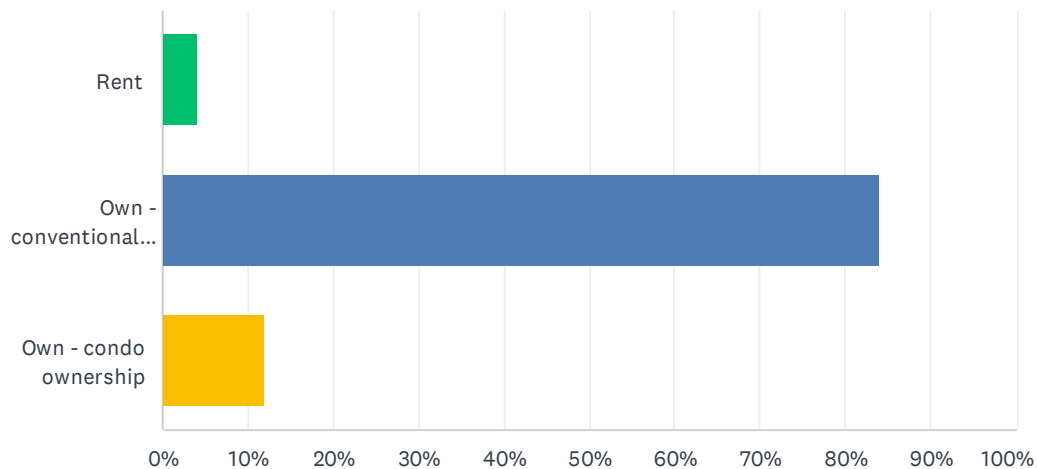
Answered: 671 Skipped: 116



ANSWER CHOICES	RESPONSES	
Yes	5.81%	39
No	94.19%	632
TOTAL		671

Q46 If you were to move in the next 5 years, would you rather rent or own your housing?

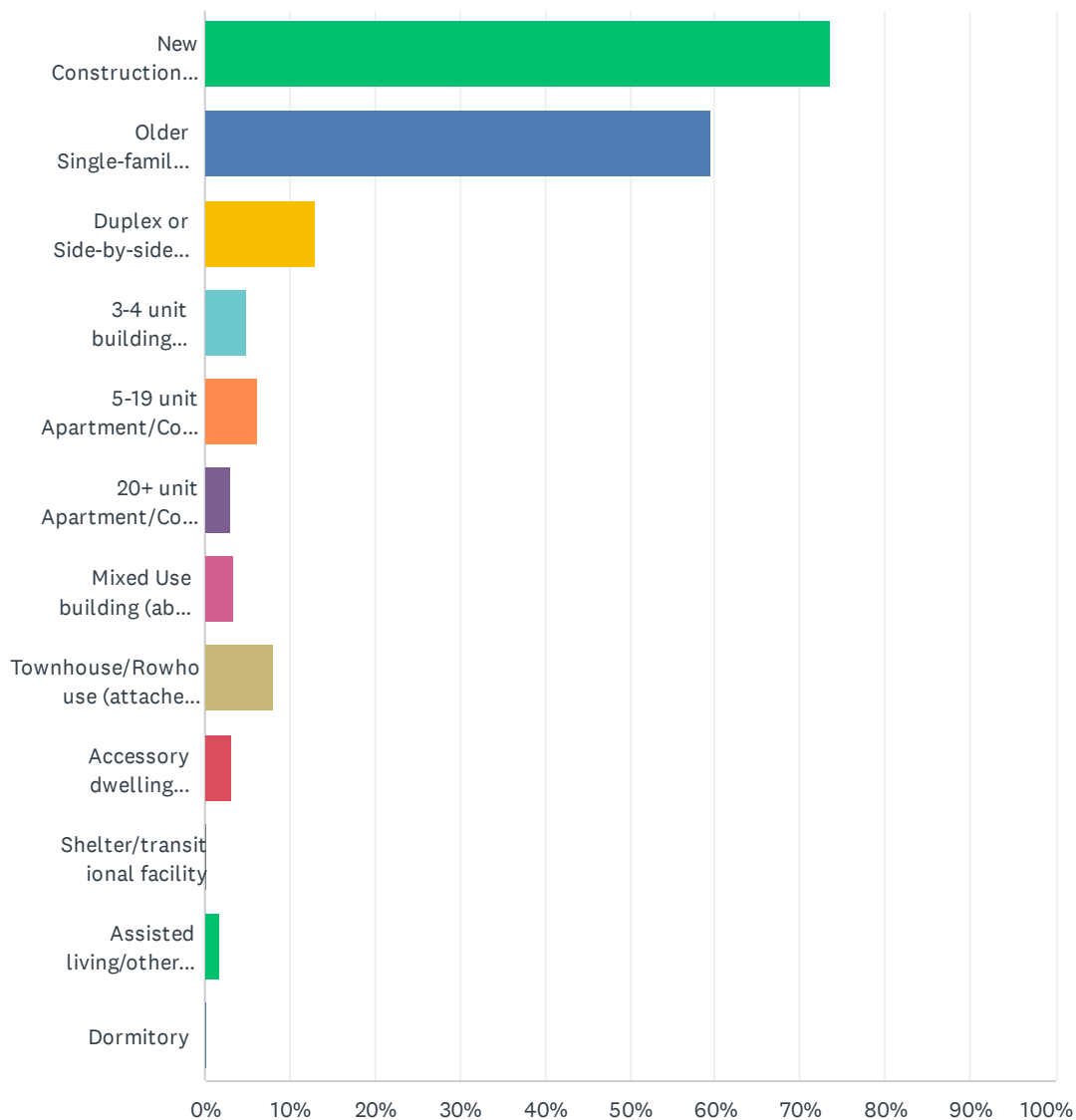
Answered: 675 Skipped: 112



ANSWER CHOICES	RESPONSES	
Rent	4.15%	28
Own - conventional ownership	84.00%	567
Own - condo ownership	11.85%	80
TOTAL		675

Q47 If you were to move in the next 5 years, what type of structure types would appeal to you? check all that apply.

Answered: 667 Skipped: 120

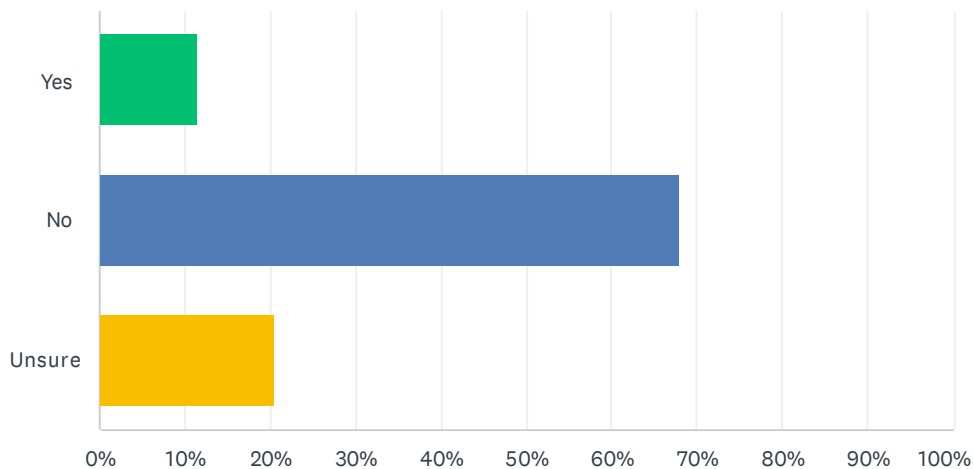


McFarland Community Survey

ANSWER CHOICES	RESPONSES	
New Construction Single-family home	73.46%	490
Older Single-family home	59.52%	397
Duplex or Side-by-side condo (2 unit structure)	13.04%	87
3-4 unit building (triplex, fourplex, small apartment building)	4.95%	33
5-19 unit Apartment/Condo Building	6.15%	41
20+ unit Apartment/Condo Building	3.00%	20
Mixed Use building (above ground floor commercial)	3.45%	23
Townhouse/Rowhouse (attached single-family homes w/ common walls)	8.10%	54
Accessory dwelling unit/granny flat/mother-in-law suite	3.30%	22
Shelter/transitional facility	0.30%	2
Assisted living/other group facility	1.65%	11
Dormitory	0.30%	2
Total Respondents: 667		

Q48 Are you currently planning to purchase a home somewhere in the next 2-3 years?

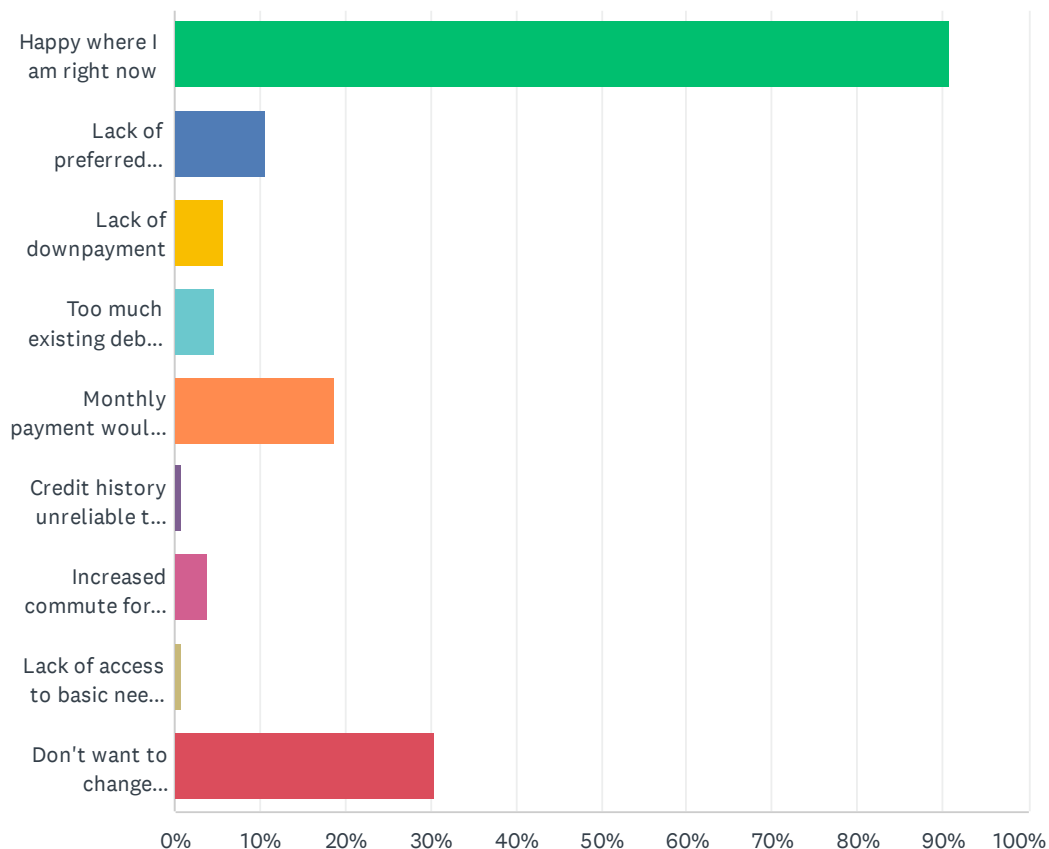
Answered: 685 Skipped: 102



ANSWER CHOICES	RESPONSES	
Yes	11.53%	79
No	68.03%	466
Unsure	20.44%	140
TOTAL		685

Q49 What are the main barriers to purchasing a home? Select all that apply.

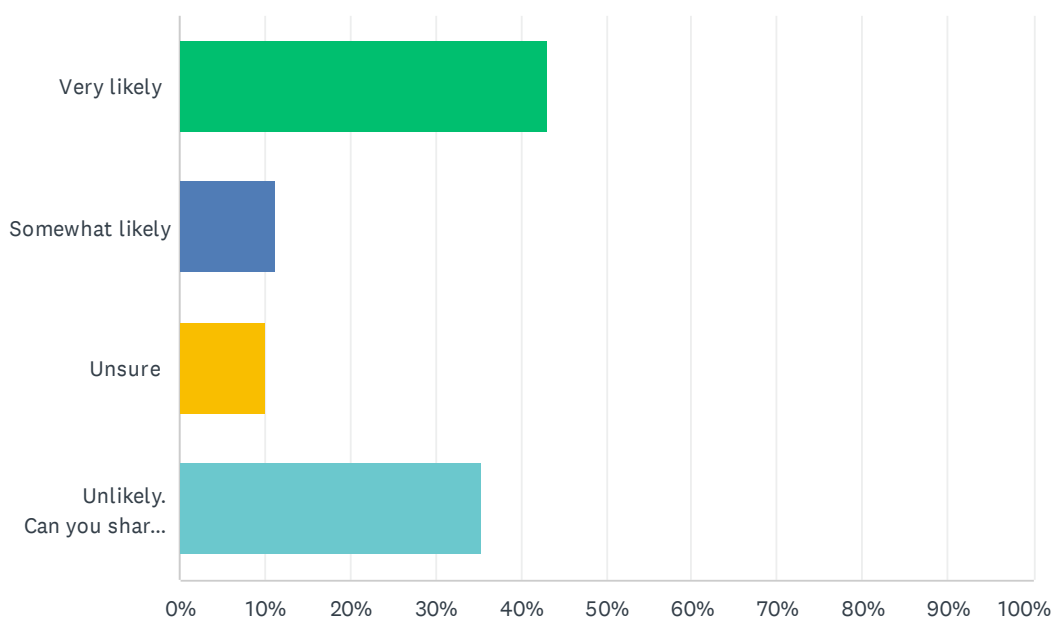
Answered: 450 Skipped: 337



ANSWER CHOICES	RESPONSES	
Happy where I am right now	90.89%	409
Lack of preferred dwelling type	10.67%	48
Lack of downpayment	5.78%	26
Too much existing debt (student loans, car loans, etc.)	4.67%	21
Monthly payment would be too high/unaffordable	18.67%	84
Credit history unreliable to secure loan	0.89%	4
Increased commute for other household members	3.78%	17
Lack of access to basic need amenities (grocery stores, shopping, etc.)	0.89%	4
Don't want to change schools/district	30.44%	137
Total Respondents: 450		

Q50 How likely are you to purchase your next home in McFarland?

Answered: 79 Skipped: 708



ANSWER CHOICES	RESPONSES	
Very likely	43.04%	34
Somewhat likely	11.39%	9
Unsure	10.13%	8
Unlikely. Can you share your TOP reason why not?	35.44%	28
TOTAL		79

#	UNLIKELY. CAN YOU SHARE YOUR TOP REASON WHY NOT?	DATE
1	Only Veridian available	5/29/2022 1:46 PM
2	Property taxes Are too high	5/27/2022 5:45 PM
3	Cost of homes has gone up far too much	5/26/2022 7:04 PM
4	Cost of living	5/26/2022 3:45 PM
5	We plan on moving out of Dane County.	5/24/2022 7:51 PM
6	Lack of restaurants and children parks (l.e. splash pads)	5/16/2022 9:57 AM
7	Looking for 2 or more acres for privacy	5/12/2022 5:32 PM
8	Village spends too much money	5/12/2022 4:31 PM
9	No lots other than Veridian available. Also want to be closer to our daughter	5/11/2022 10:56 AM
10	Schools are not the same since covid	5/10/2022 10:58 AM
11	There isnt enough country dwellings in McFarland	5/9/2022 9:23 PM

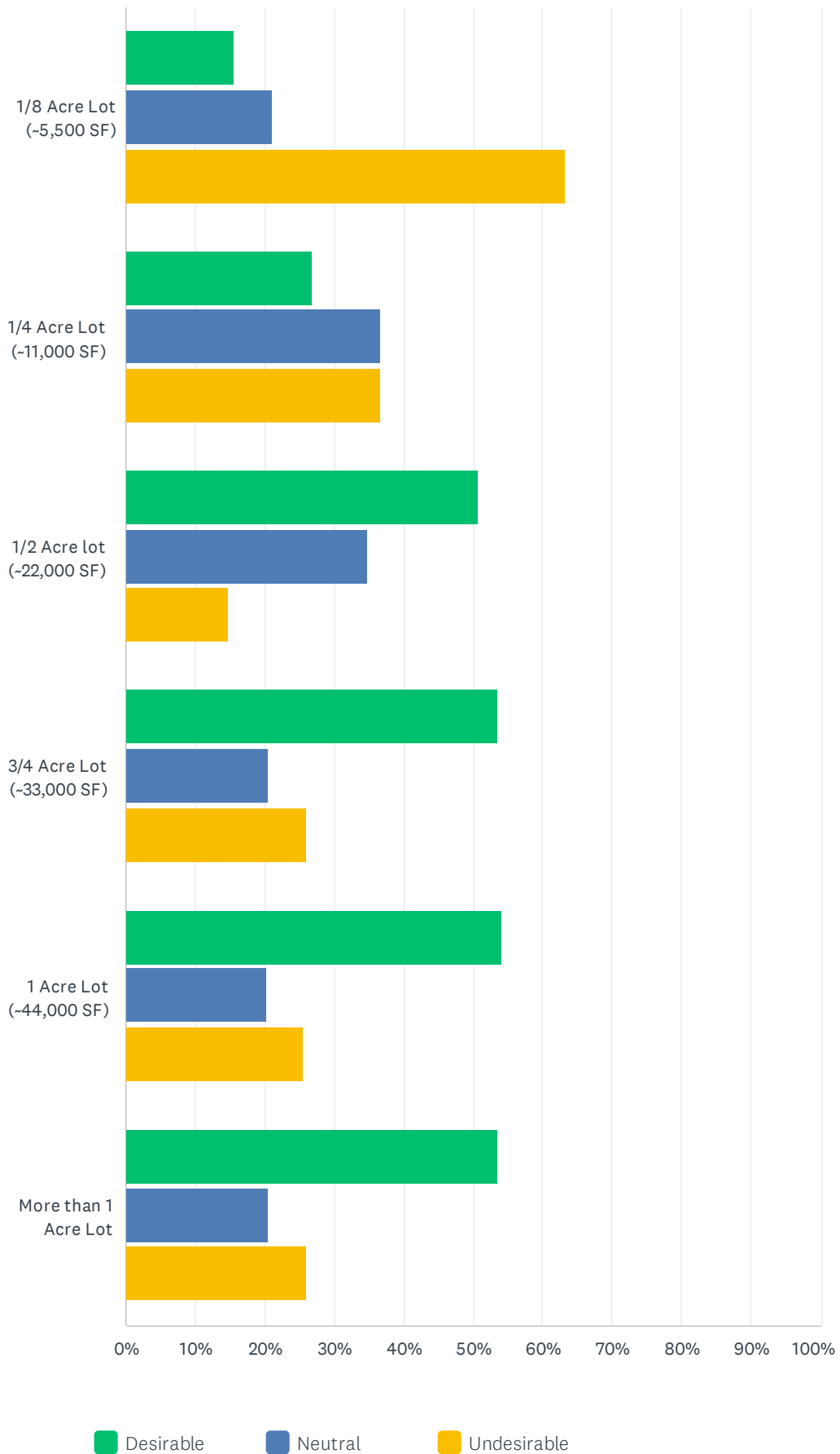
McFarland Community Survey

12	too expensive to buy a newer home	5/9/2022 7:13 PM
13	Relocate out of state	5/9/2022 6:11 PM
14	We prefer to live in a more rural area	5/9/2022 2:33 PM
15	It's a pass through community. Only here for schools. Village board makes horrible decisions at times. Main	5/9/2022 2:20 PM
16	Moving closer to other family members	5/9/2022 2:19 PM
17	Want to move out of Dane Co	5/9/2022 2:16 PM
18	We are probably moving out of the state. Otherwise McFarland would be our choice of purchase.	5/9/2022 2:15 PM
19	It's too expensive	5/9/2022 2:14 PM
20	The fucking dump	5/9/2022 1:59 PM
21	Second home, vacation home	5/9/2022 1:56 PM
22	Dane county taxes	5/9/2022 1:51 PM
23	Too far of a commute to the places we need to travel	5/9/2022 6:36 AM
24	Although I'd love to stay here, I can't afford to buy in McFarland.	5/6/2022 11:53 AM
25	Purchasing family home on farm.	5/5/2022 7:45 PM
26	There is nothing in my price range.	5/5/2022 10:20 AM
27	Affordability	5/4/2022 10:37 PM
28	too expensive	5/4/2022 3:32 PM

Q51 What size of a lot are you looking for in this next purchase?

Answered: 77 Skipped: 710

McFarland Community Survey

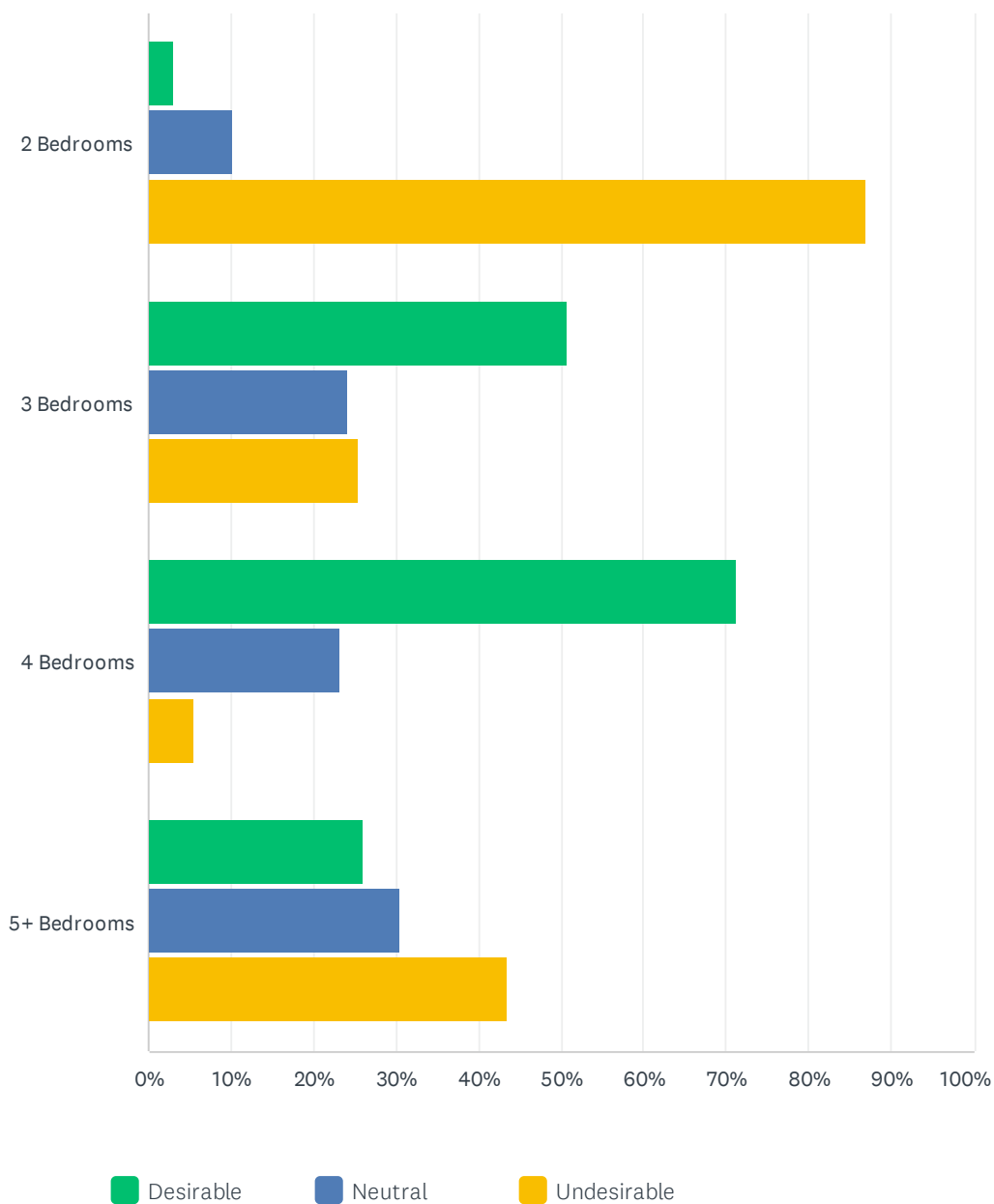


McFarland Community Survey

	DESIRABLE	NEUTRAL	UNDESIRABLE	TOTAL	WEIGHTED AVERAGE
1/8 Acre Lot (~5,500 SF)	15.49% 11	21.13% 15	63.38% 45	71	3.32
1/4 Acre Lot (~11,000 SF)	26.76% 19	36.62% 26	36.62% 26	71	2.83
1/2 Acre lot (~22,000 SF)	50.67% 38	34.67% 26	14.67% 11	75	2.13
3/4 Acre Lot (~33,000 SF)	53.42% 39	20.55% 15	26.03% 19	73	2.19
1 Acre Lot (~44,000 SF)	54.05% 40	20.27% 15	25.68% 19	74	2.18
More than 1 Acre Lot	53.42% 39	20.55% 15	26.03% 19	73	2.19

Q52 How many bedrooms are you looking for in this next purchase?

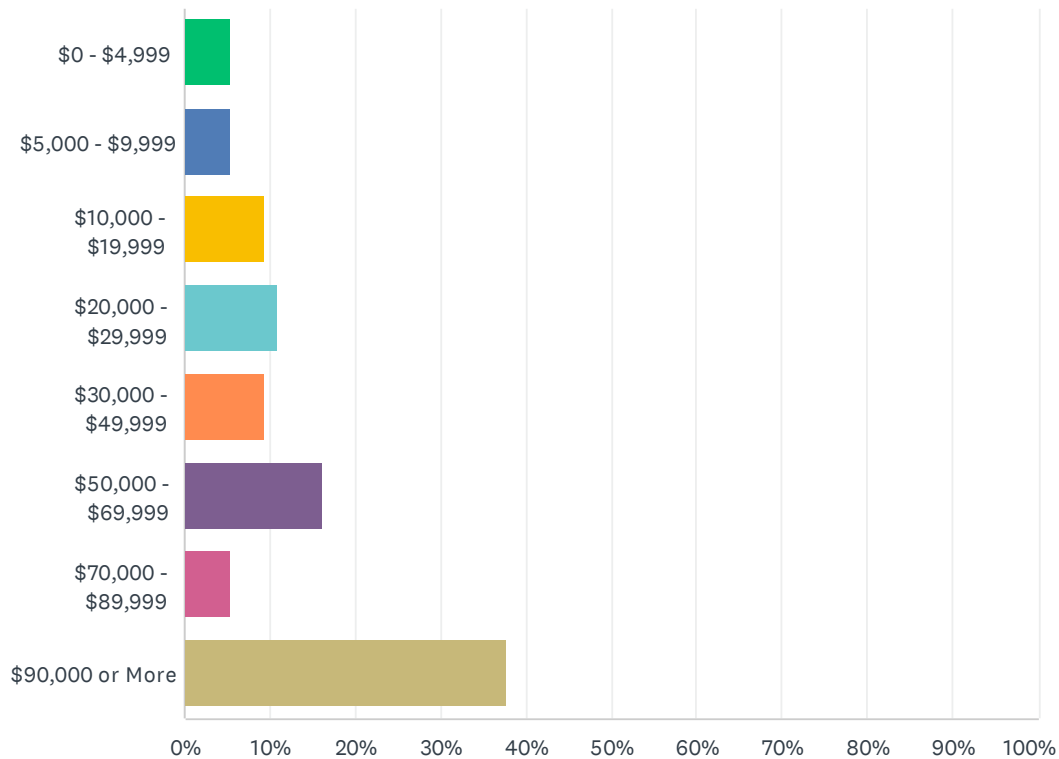
Answered: 78 Skipped: 709



	DESIRABLE	NEUTRAL	UNDESIRABLE	TOTAL	WEIGHTED AVERAGE
2 Bedrooms	2.90% 2	10.14% 7	86.96% 60	69	3.81
3 Bedrooms	50.67% 38	24.00% 18	25.33% 19	75	2.24
4 Bedrooms	71.23% 52	23.29% 17	5.48% 4	73	1.63
5+ Bedrooms	26.09% 18	30.43% 21	43.48% 30	69	2.91

Q53 How much down payment will you likely have available for purchasing a new home?

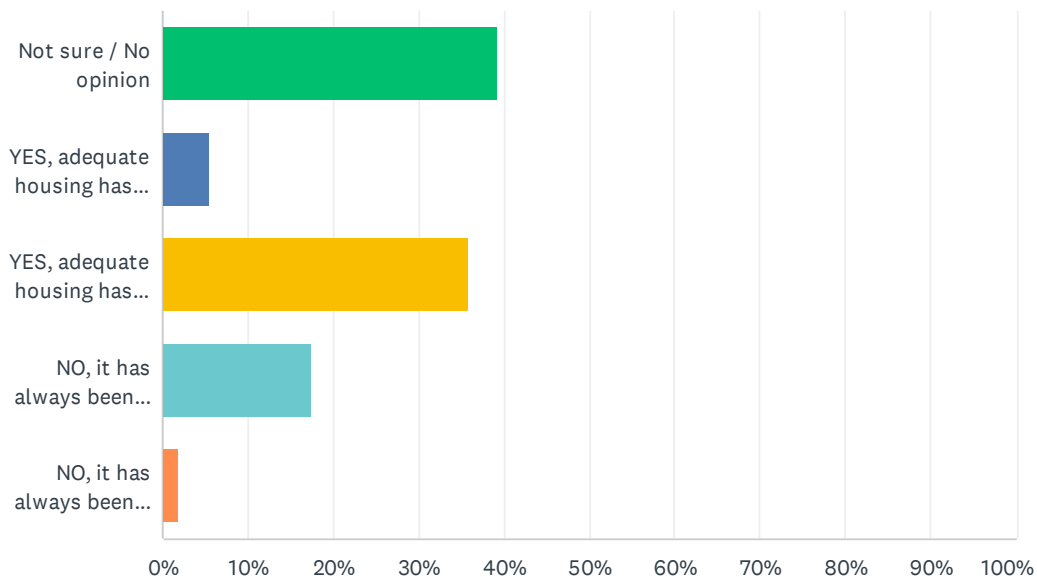
Answered: 74 Skipped: 713



ANSWER CHOICES	RESPONSES	
\$0 - \$4,999	5.41%	4
\$5,000 - \$9,999	5.41%	4
\$10,000 - \$19,999	9.46%	7
\$20,000 - \$29,999	10.81%	8
\$30,000 - \$49,999	9.46%	7
\$50,000 - \$69,999	16.22%	12
\$70,000 - \$89,999	5.41%	4
\$90,000 or More	37.84%	28
TOTAL		74

Q54 Have you perceived changes in housing options and availability in McFarland over the past 5 years?

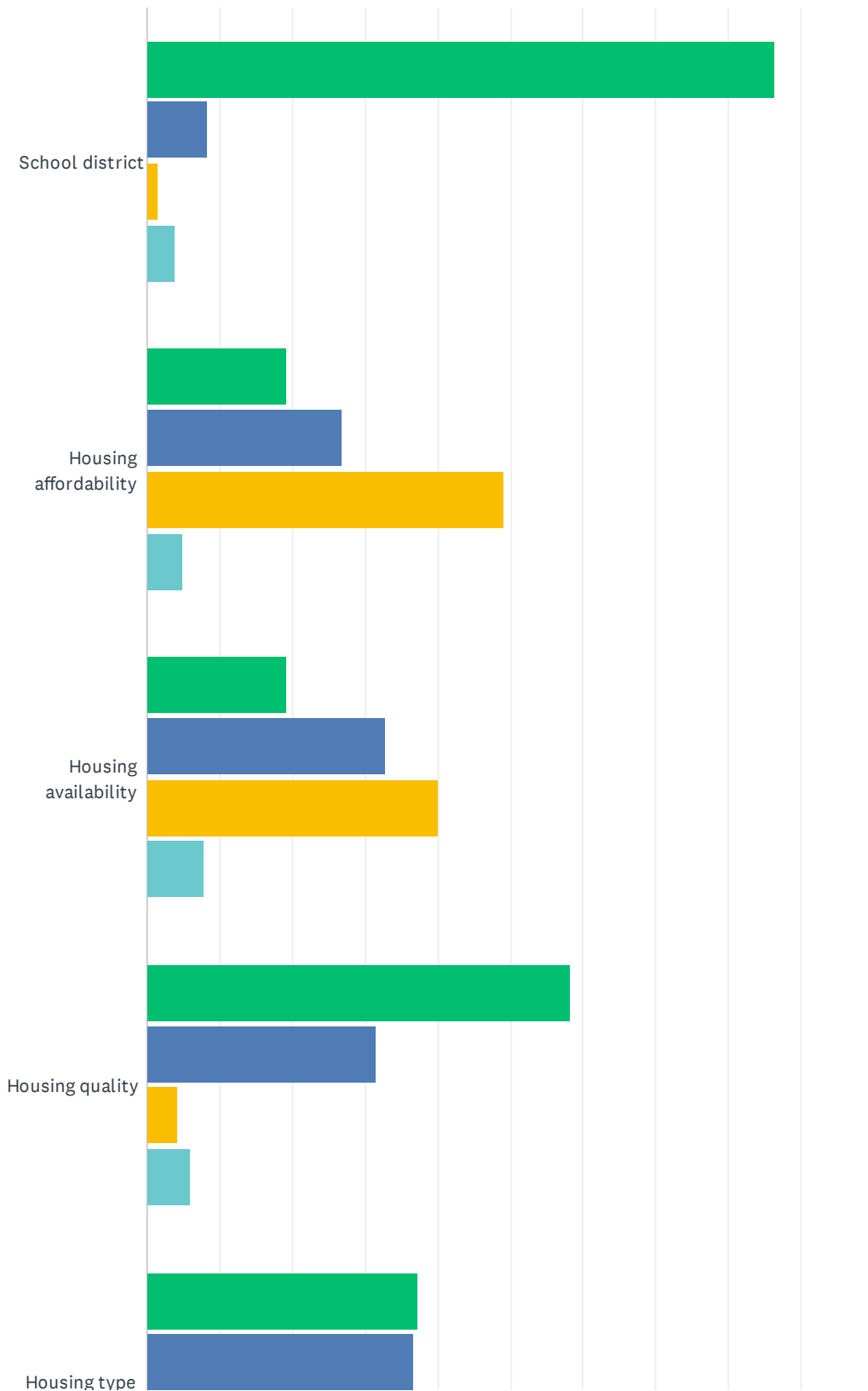
Answered: 657 Skipped: 130



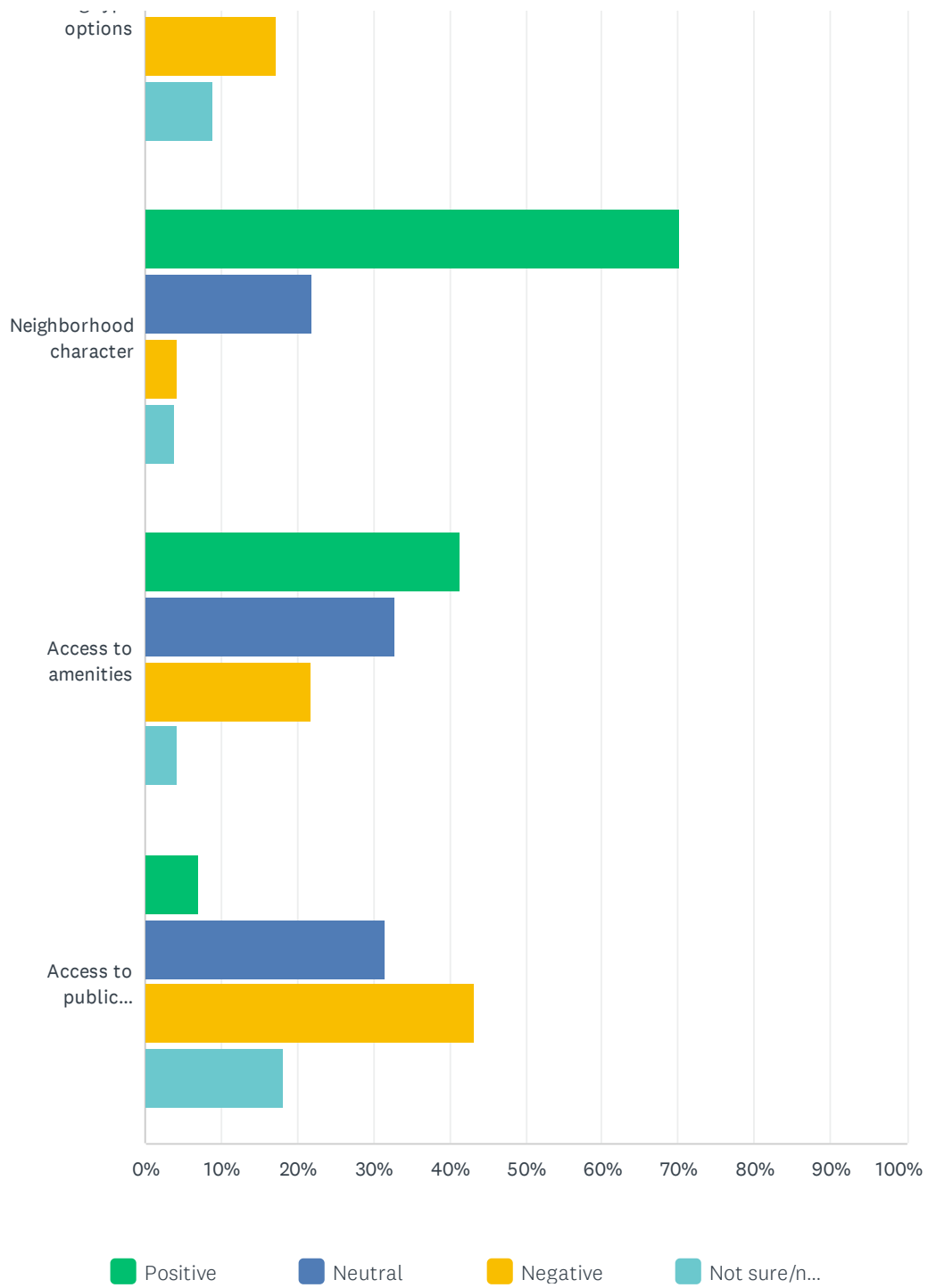
ANSWER CHOICES	RESPONSES	
Not sure / No opinion	39.27%	258
YES, adequate housing has gotten easier to find	5.48%	36
YES, adequate housing has gotten harder to find	35.77%	235
NO, it has always been difficult to find adequate housing	17.50%	115
NO, it has always been relatively easy to find adequate housing	1.98%	13
TOTAL		657

Q55 In your opinion, what effect do each of the following issues have on decisions to choose housing in McFarland?

Answered: 652 Skipped: 135



McFarland Community Survey

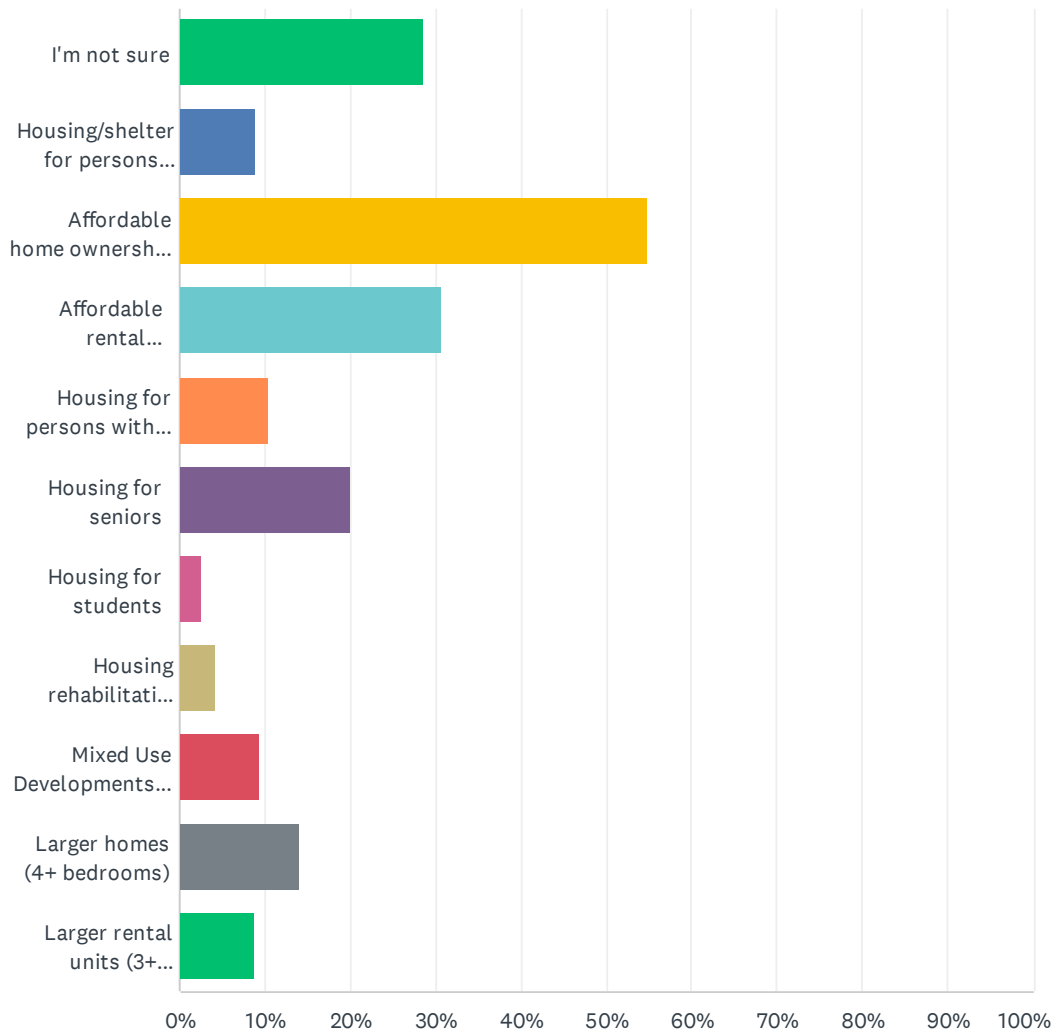


McFarland Community Survey

	POSITIVE	NEUTRAL	NEGATIVE	NOT SURE/NO OPINION	TOTAL
School district	86.40% 559	8.35% 54	1.39% 9	3.86% 25	647
Housing affordability	19.25% 124	26.86% 173	49.07% 316	4.81% 31	644
Housing availability	19.25% 124	32.76% 211	40.06% 258	7.92% 51	644
Housing quality	58.26% 374	31.46% 202	4.36% 28	5.92% 38	642
Housing type options	37.21% 240	36.59% 236	17.21% 111	8.99% 58	645
Neighborhood character	70.08% 452	21.86% 141	4.19% 27	3.88% 25	645
Access to amenities	41.28% 265	32.87% 211	21.65% 139	4.21% 27	642
Access to public transportation	7.13% 46	31.47% 203	43.26% 279	18.14% 117	645

Q56 In your opinion, what are the greatest unmet housing needs in McFarland right now? (select up to 3)

Answered: 646 Skipped: 141

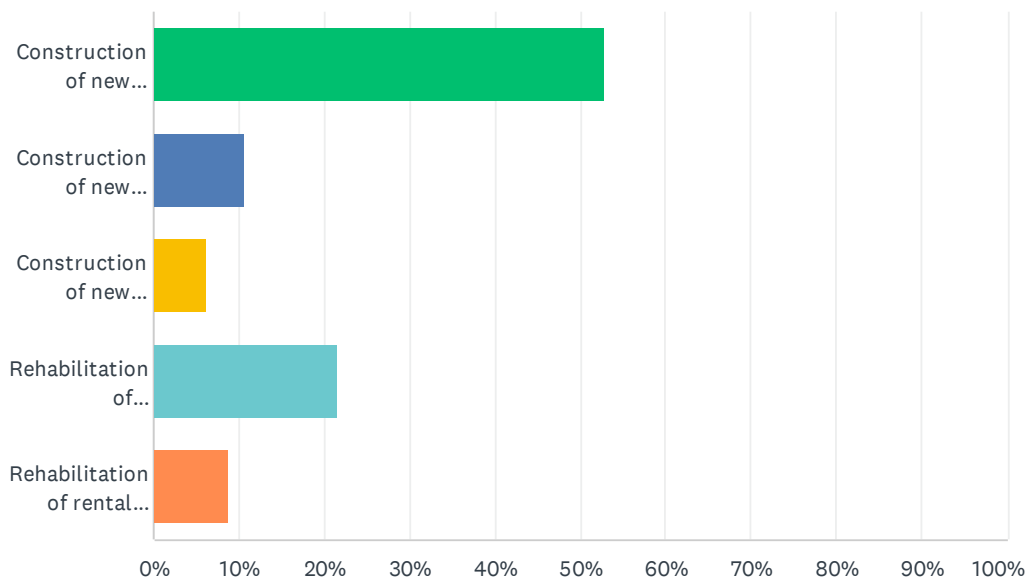


McFarland Community Survey

ANSWER CHOICES	RESPONSES	
I'm not sure	28.48%	184
Housing/shelter for persons experiencing homelessness	8.98%	58
Affordable home ownership opportunities	54.80%	354
Affordable rental opportunities	30.65%	198
Housing for persons with disabilities/special needs	10.37%	67
Housing for seniors	19.97%	129
Housing for students	2.63%	17
Housing rehabilitation (poor quality of housing)	4.18%	27
Mixed Use Developments (residential above ground floor commercial)	9.29%	60
Larger homes (4+ bedrooms)	14.09%	91
Larger rental units (3+ bedrooms)	8.67%	56
Total Respondents: 646		

Q57 If the Village were to use/create programs that target a specific housing type, is there a specific type of investment you feel would have the GREATEST benefit to McFarland?

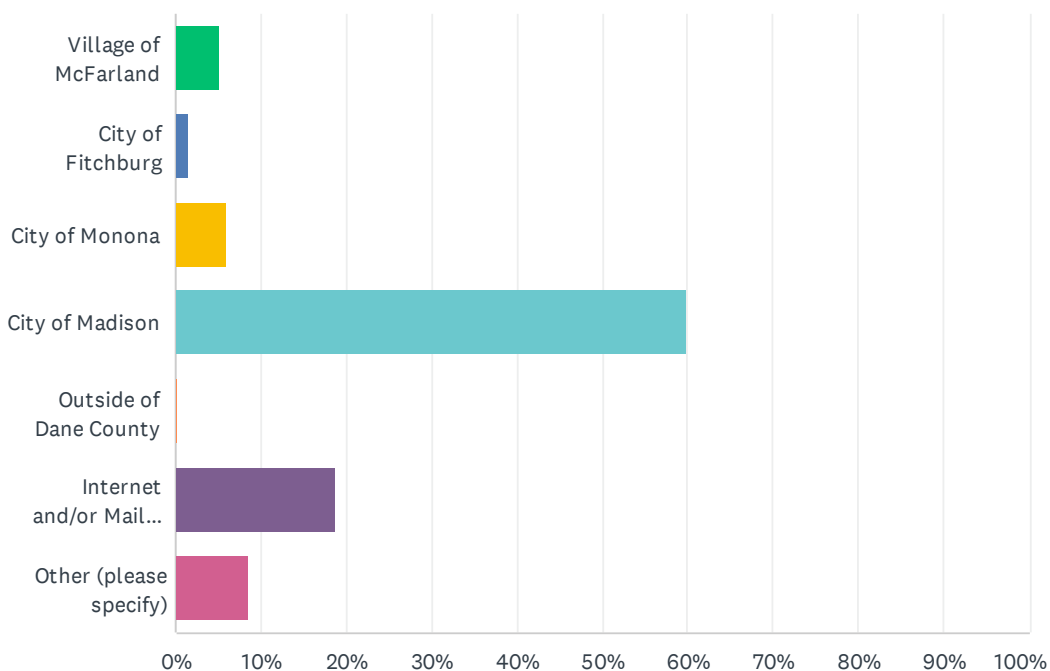
Answered: 610 Skipped: 177



ANSWER CHOICES	RESPONSES	
Construction of new affordable owner-occupied housing	52.95%	323
Construction of new affordable rental housing	10.66%	65
Construction of new income-restricted rental housing	6.23%	38
Rehabilitation of owner-occupied housing	21.48%	131
Rehabilitation of rental housing	8.69%	53
TOTAL		610

Q58 Where do you do most of your NON-GROCERY shopping?

Answered: 652 Skipped: 135



ANSWER CHOICES	RESPONSES	
Village of McFarland	5.06%	33
City of Fitchburg	1.53%	10
City of Monona	5.98%	39
City of Madison	59.82%	390
Outside of Dane County	0.31%	2
Internet and/or Mail Order	18.87%	123
Other (please specify)	8.44%	55
TOTAL		652

#	OTHER (PLEASE SPECIFY)	DATE
1	Stoughton	5/30/2022 4:29 PM
2	Sun Prairie	5/27/2022 8:16 PM
3	Sun Prairie	5/26/2022 3:55 PM
4	Sun Prairie	5/24/2022 9:04 PM
5	Sun Prairie	5/24/2022 7:40 PM
6	Stoughton	5/20/2022 9:07 PM
7	Sun Prairie	5/18/2022 12:37 PM

McFarland Community Survey

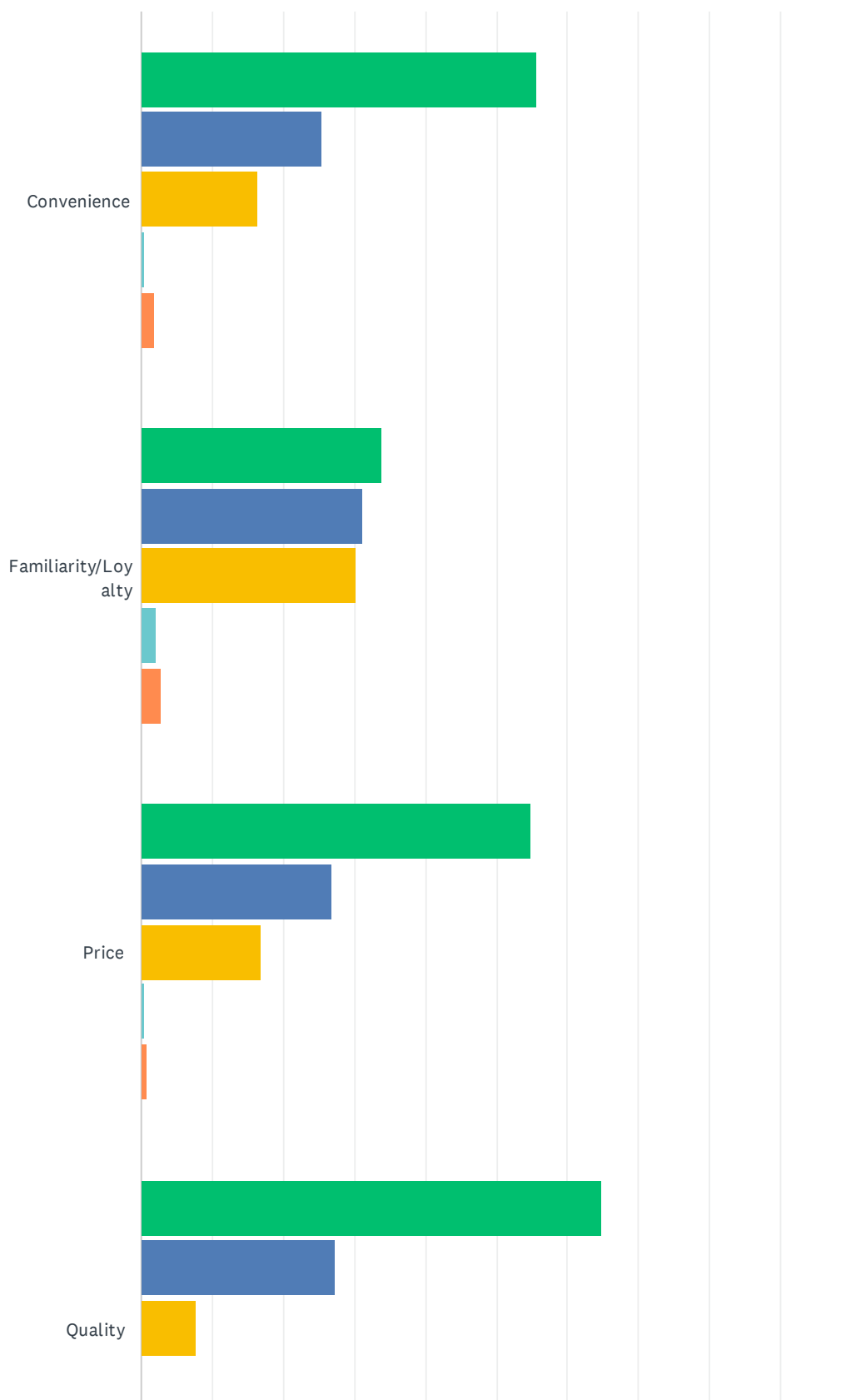
8	City of Middleton	5/17/2022 8:07 PM
9	Amazon	5/16/2022 5:42 PM
10	West Towne, Sun Prairie	5/16/2022 10:46 AM
11	Sun Prairie	5/14/2022 3:04 PM
12	Sun Prairie	5/13/2022 11:27 AM
13	All around Dane County and online	5/12/2022 5:37 PM
14	Beaver Dam, WI	5/12/2022 12:03 PM
15	Stoughton	5/10/2022 6:14 PM
16	City of Stoughton	5/10/2022 6:00 PM
17	City of sun prairie	5/10/2022 4:56 PM
18	Sun Prairie	5/10/2022 9:11 AM
19	Sun Prairie	5/10/2022 9:09 AM
20	stoughton	5/10/2022 8:14 AM
21	Stoughton or monona	5/10/2022 7:41 AM
22	Sun Prairie	5/10/2022 12:01 AM
23	Stoughton	5/9/2022 11:52 PM
24	Wal-Mart and Amazon	5/9/2022 9:34 PM
25	Sun Prairie	5/9/2022 8:55 PM
26	Stoughton	5/9/2022 8:47 PM
27	Sun Prairie	5/9/2022 8:29 PM
28	Stoughton	5/9/2022 6:43 PM
29	Stoughton	5/9/2022 5:40 PM
30	Sun Prairie	5/9/2022 4:57 PM
31	Stoughton	5/9/2022 4:34 PM
32	Stoughton	5/9/2022 4:32 PM
33	Stougjton sin prairie	5/9/2022 4:06 PM
34	Stoughton Walmart or Monona	5/9/2022 3:43 PM
35	Sun Prairie	5/9/2022 3:28 PM
36	sun prairie	5/9/2022 3:11 PM
37	Milwaukee	5/9/2022 3:01 PM
38	Sun Prairie	5/9/2022 2:57 PM
39	Sun Prairie	5/9/2022 2:42 PM
40	Stoughton	5/9/2022 2:40 PM
41	Sun Prairie	5/9/2022 2:32 PM
42	Stoughton, sun Prarie or Amazon	5/9/2022 2:30 PM
43	Costco Sun P	5/9/2022 2:13 PM
44	Sun prairie	5/9/2022 2:04 PM
45	Stoughton	5/9/2022 1:54 PM

McFarland Community Survey

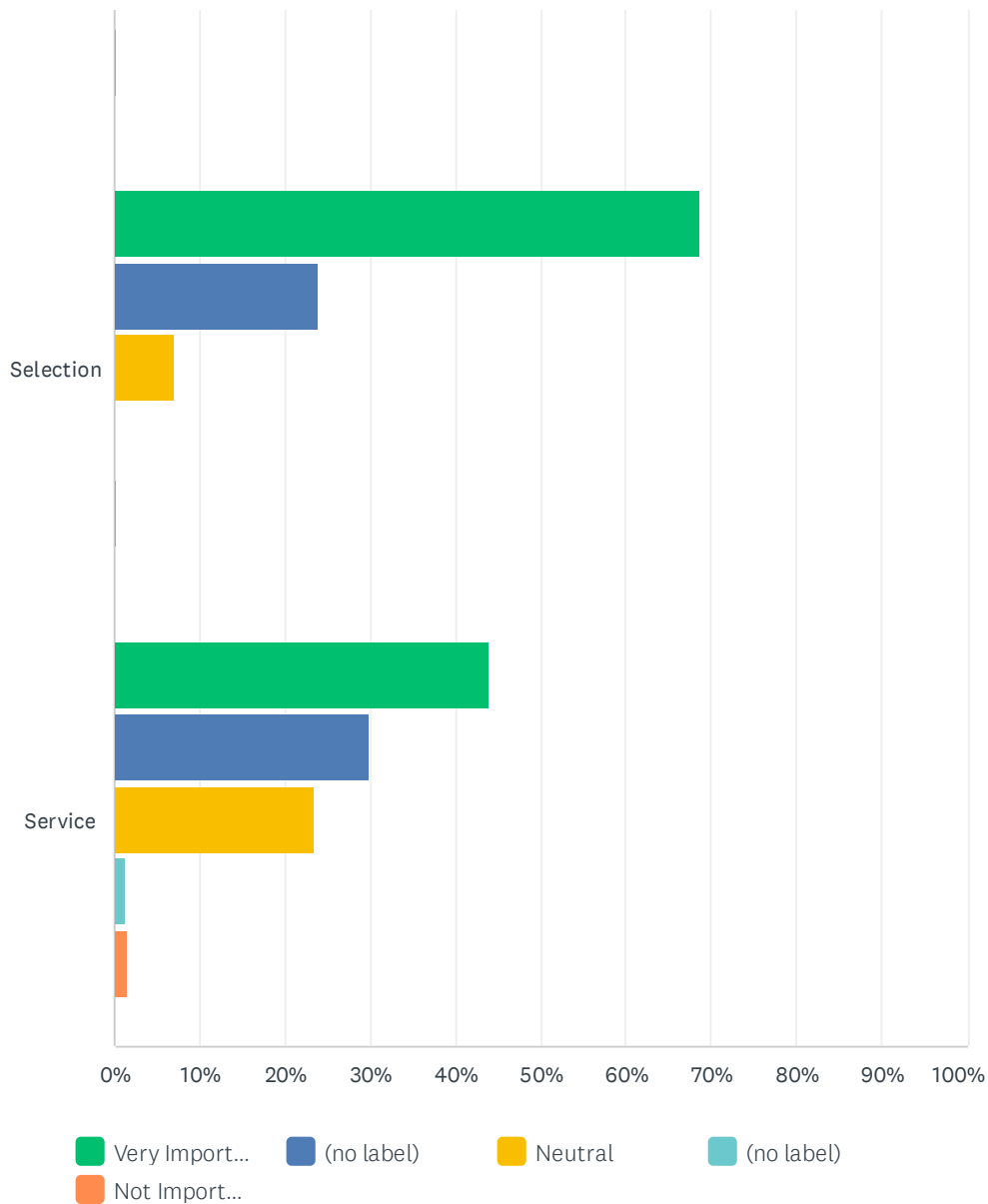
46	Stoughton	5/9/2022 1:44 PM
47	Stoughton	5/9/2022 1:41 PM
48	Sun Prairie	5/9/2022 1:34 PM
49	Stoughton / Sun Prairie	5/9/2022 6:32 AM
50	Madison Area	5/6/2022 10:12 PM
51	Stoughton	5/6/2022 8:24 PM
52	Stoughton	5/5/2022 8:14 AM
53	Amazon	5/5/2022 8:04 AM
54	Stoughton	5/5/2022 6:24 AM
55	Stoughton	5/4/2022 1:28 PM

Q59 What are important factors that lead you to shop where you do?

Answered: 650 Skipped: 137



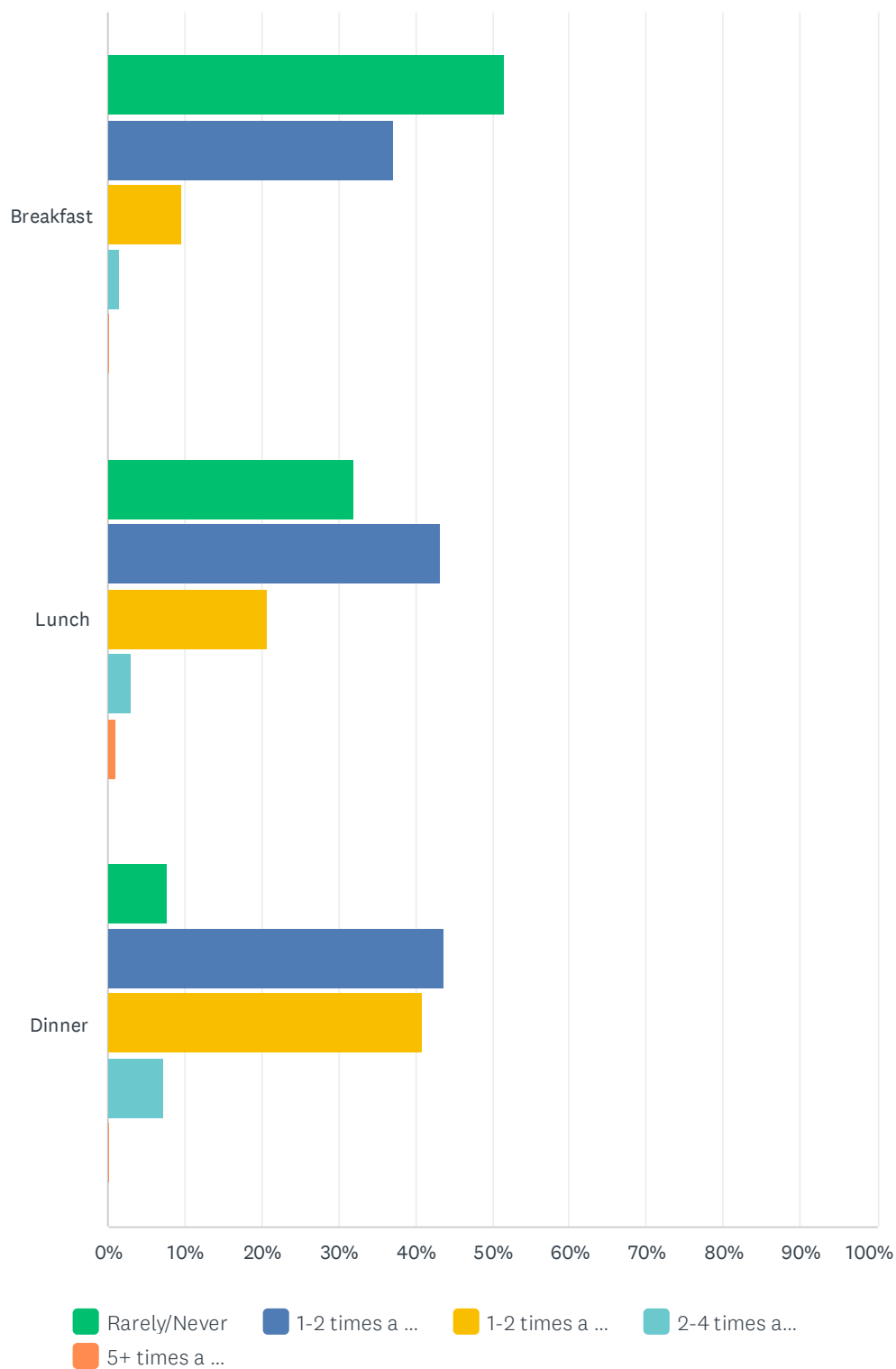
McFarland Community Survey



	VERY IMPORTANT	(NO LABEL)	NEUTRAL	(NO LABEL)	NOT IMPORTANT	TOTAL	WEIGHTED AVERAGE
Convenience	55.66% 359	25.43% 164	16.43% 106	0.47% 3	2.02% 13	645	1.68
Familiarity/Loyalty	33.80% 216	31.14% 199	30.20% 193	2.03% 13	2.82% 18	639	2.09
Price	54.81% 353	26.86% 173	16.93% 109	0.47% 3	0.93% 6	644	1.66
Quality	64.75% 417	27.33% 176	7.61% 49	0.00% 0	0.31% 2	644	1.44
Selection	68.62% 444	23.96% 155	7.11% 46	0.00% 0	0.31% 2	647	1.39
Service	44.01% 283	29.86% 192	23.48% 151	1.24% 8	1.40% 9	643	1.86

Q60 How often do go out to a restaurant/eatery for...?

Answered: 645 Skipped: 142

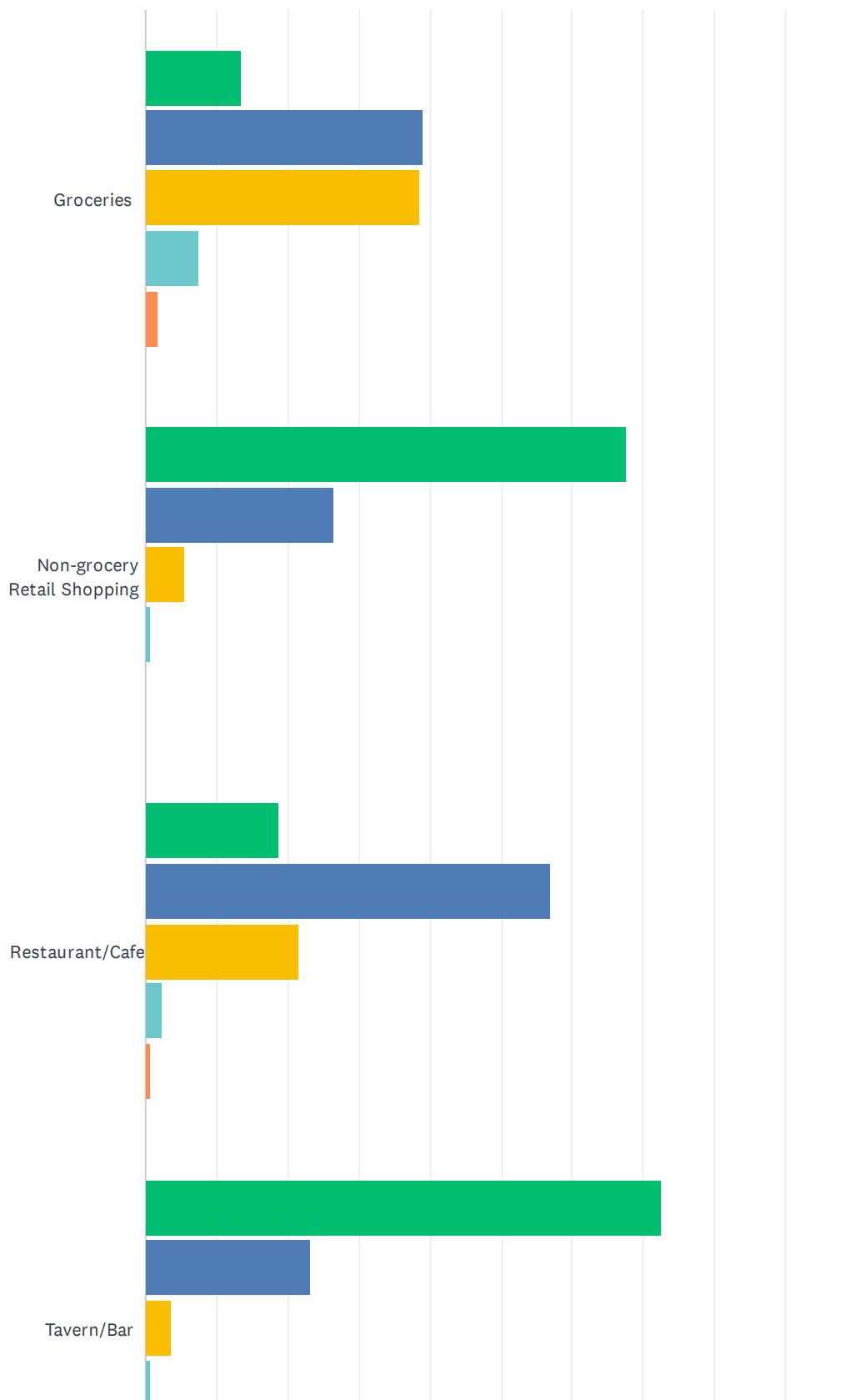


McFarland Community Survey

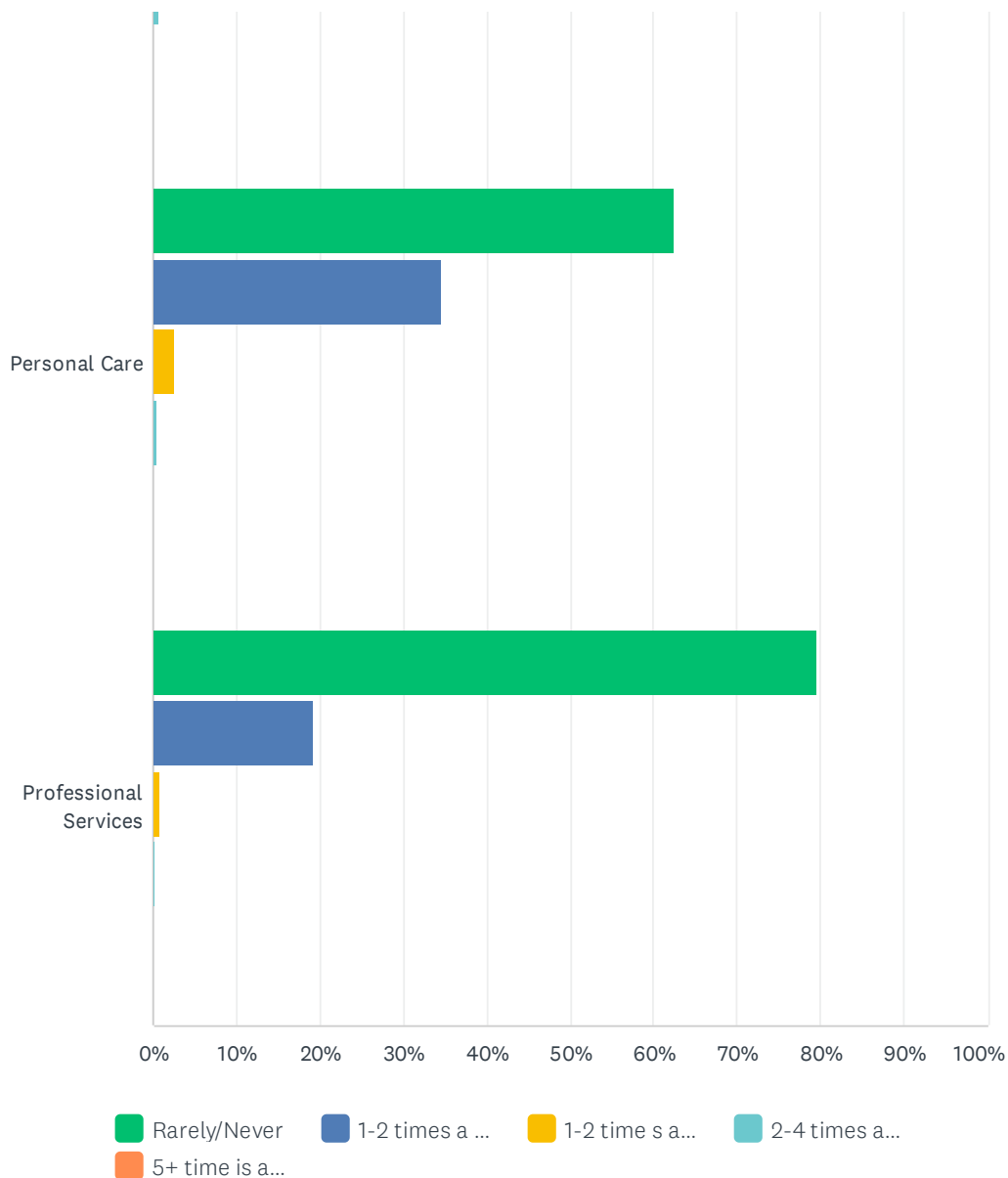
	RARELY/NEVER	1-2 TIMES A MONTH	1-2 TIMES A WEEK	2-4 TIMES A WEEK	5+ TIMES A WEEK	TOTAL	WEIGHTED AVERAGE
Breakfast	51.57% 328	37.11% 236	9.59% 61	1.57% 10	0.16% 1	636	1.62
Lunch	31.92% 203	43.24% 275	20.75% 132	2.99% 19	1.10% 7	636	1.98
Dinner	7.64% 49	43.68% 280	41.03% 263	7.33% 47	0.31% 2	641	2.49

Q61 How often do you shop in McFarland for the following?

Answered: 652 Skipped: 135



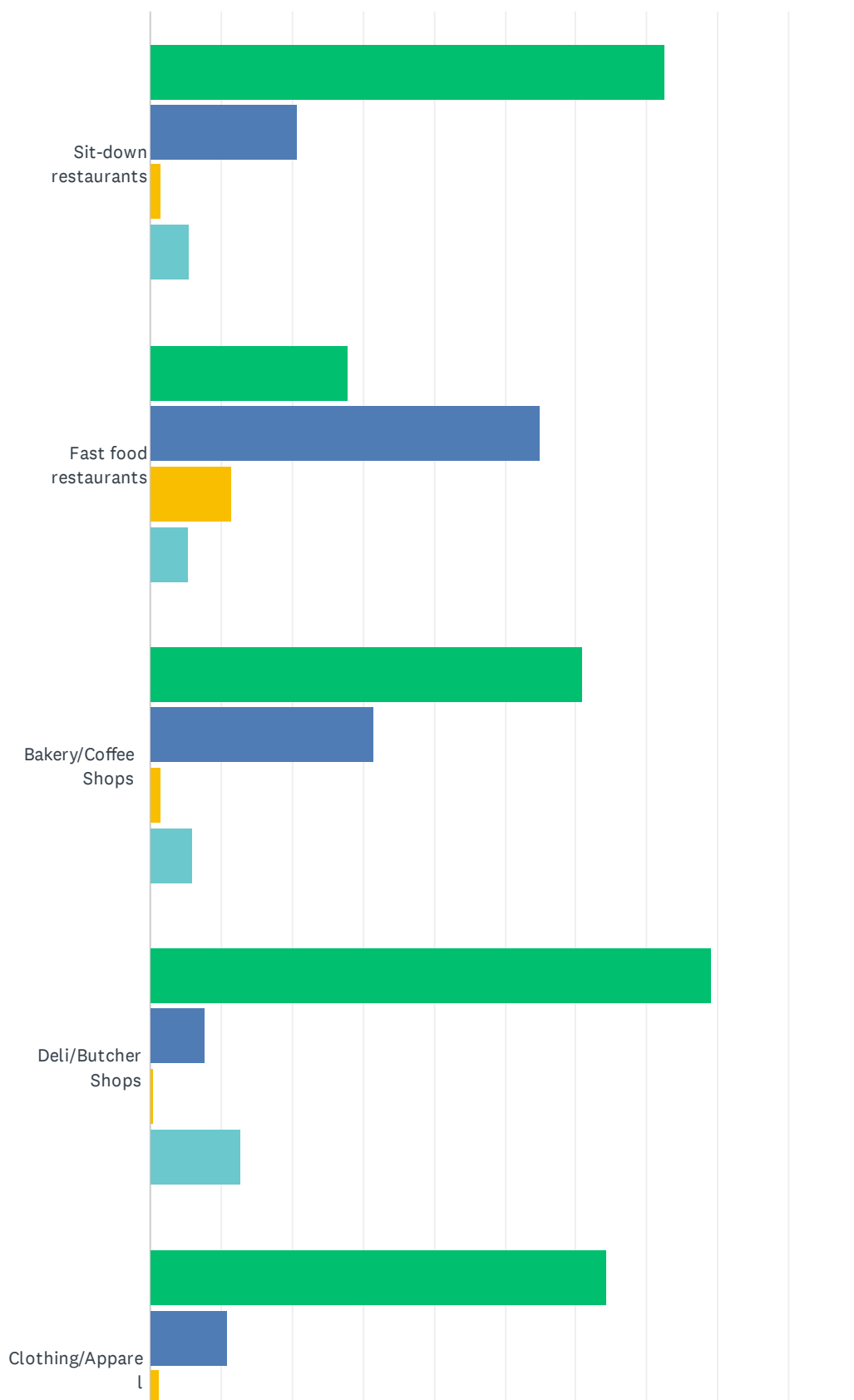
McFarland Community Survey



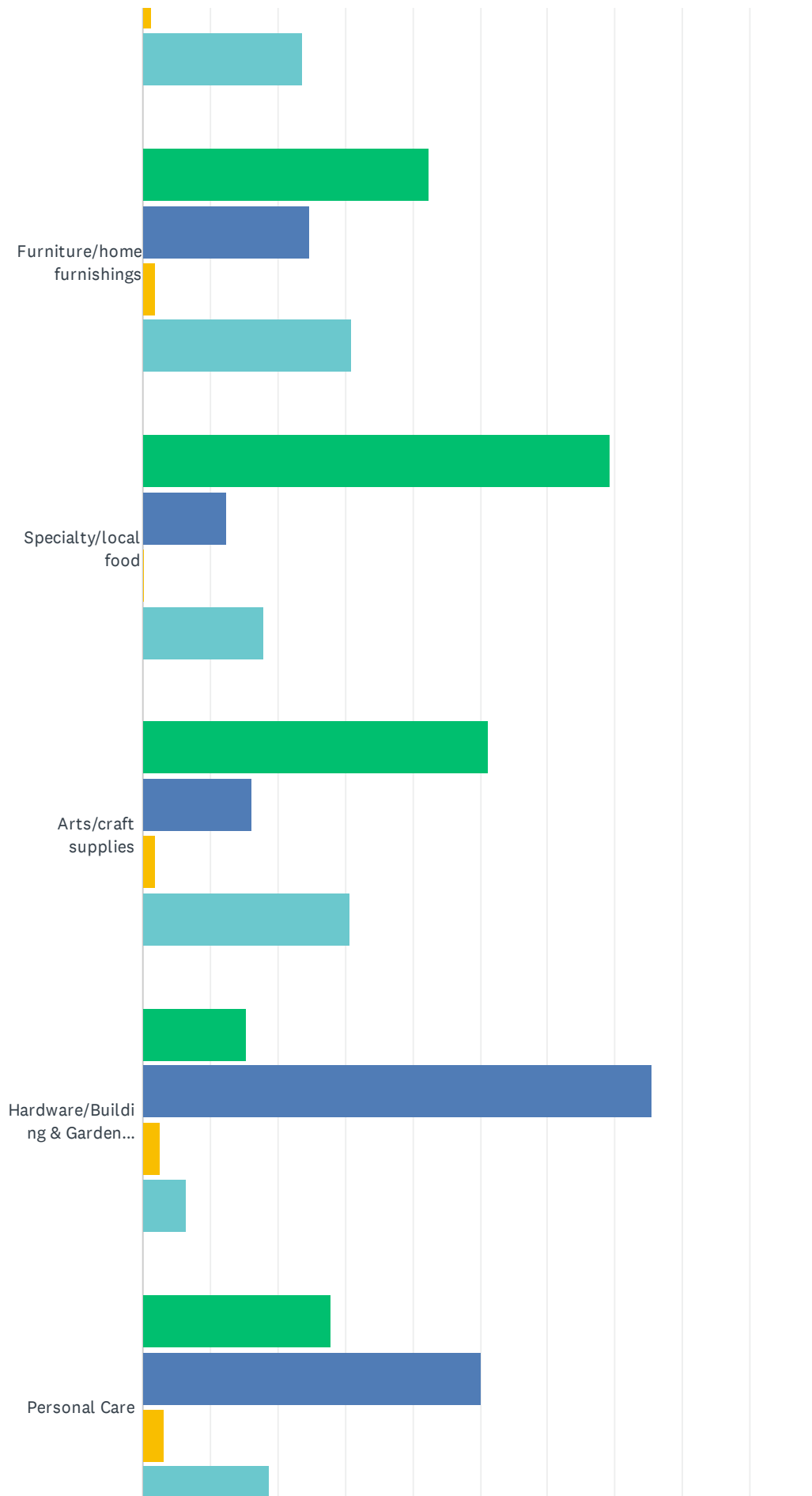
	RARELY/NEVER	1-2 TIMES A MONTH	1-2 TIME S A WEEK	2-4 TIMES A WEEK	5+ TIME IS A WEEK	TOTAL
Groceries	13.41% 87	38.98% 253	38.52% 250	7.40% 48	1.69% 11	649
Non-grocery Retail Shopping	67.49% 438	26.35% 171	5.55% 36	0.62% 4	0.00% 0	649
Restaurant/Cafe	18.67% 121	56.94% 369	21.45% 139	2.31% 15	0.62% 4	648
Tavern/Bar	72.53% 470	23.15% 150	3.70% 24	0.62% 4	0.00% 0	648
Personal Care	62.54% 404	34.52% 223	2.48% 16	0.46% 3	0.00% 0	646
Professional Services	79.63% 512	19.28% 124	0.93% 6	0.16% 1	0.00% 0	643

Q62 Are there enough options in McFarland in the following categories?

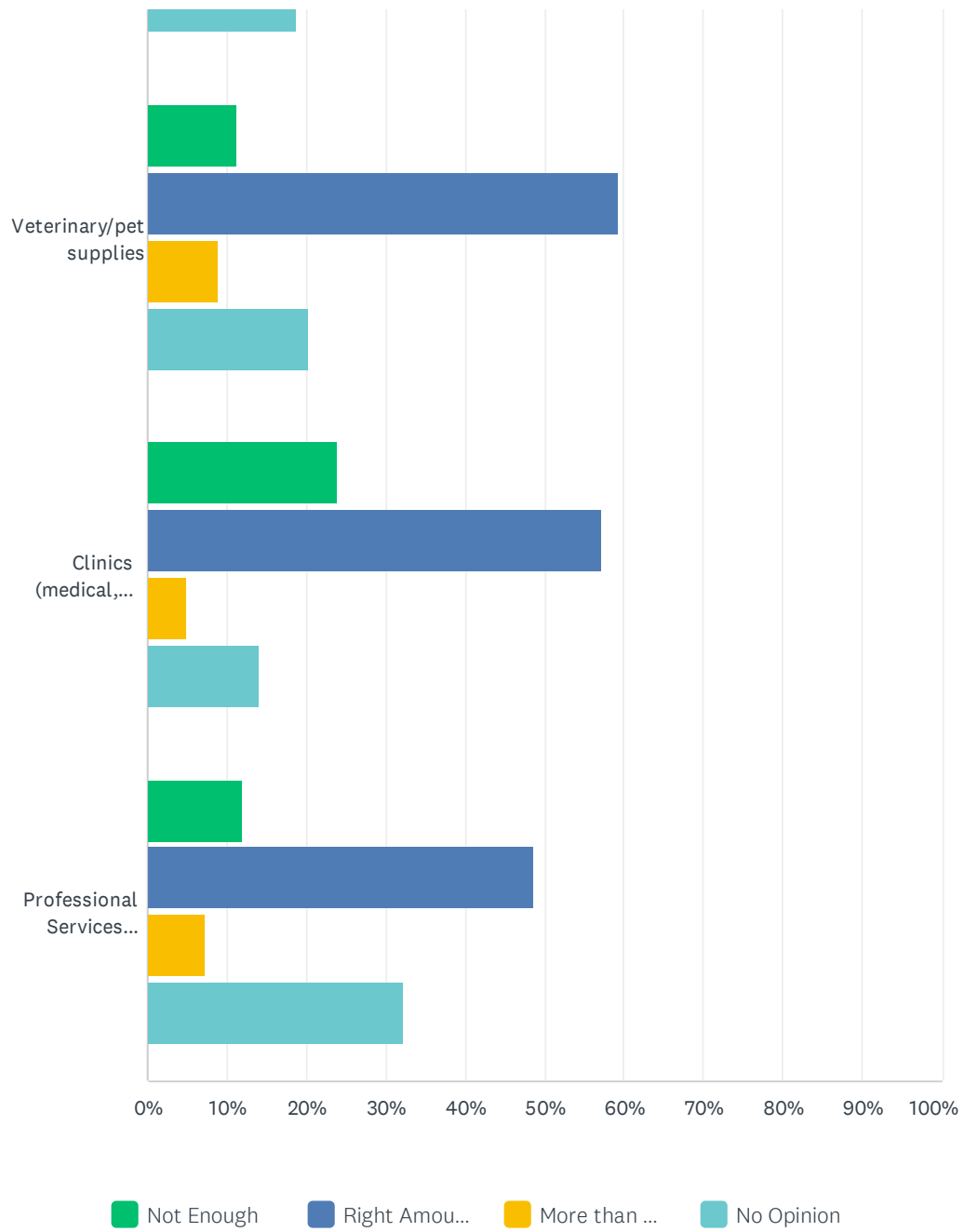
Answered: 653 Skipped: 134



McFarland Community Survey



McFarland Community Survey



McFarland Community Survey

	NOT ENOUGH	RIGHT AMOUNT	MORE THAN ENOUGH	NO OPINION	TOTAL
Sit-down restaurants	72.40% 467	20.62% 133	1.40% 9	5.58% 36	645
Fast food restaurants	28.00% 182	55.08% 358	11.54% 75	5.38% 35	650
Bakery/Coffee Shops	61.05% 395	31.53% 204	1.39% 9	6.03% 39	647
Deli/Butcher Shops	79.04% 509	7.76% 50	0.47% 3	12.73% 82	644
Clothing/Apparel	64.30% 416	10.82% 70	1.24% 8	23.65% 153	647
Furniture/home furnishings	42.33% 273	24.81% 160	1.86% 12	31.01% 200	645
Specialty/local food	69.40% 449	12.36% 80	0.31% 2	17.93% 116	647
Arts/craft supplies	51.16% 330	16.28% 105	1.86% 12	30.70% 198	645
Hardware/Building & Garden Supply Stores	15.41% 100	75.50% 490	2.62% 17	6.47% 42	649
Personal Care	27.99% 180	50.08% 322	3.11% 20	18.82% 121	643
Veterinary/pet supplies	11.37% 73	59.35% 381	9.03% 58	20.25% 130	642
Clinics (medical, dental, etc.)	23.79% 153	57.23% 368	4.82% 31	14.15% 91	643
Professional Services (accountants, insurance agents, etc.)	11.98% 77	48.52% 312	7.31% 47	32.19% 207	643

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, July 19, 2022

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion on transition of the Village's meeting format effective August 1, 2022.

PREVIOUS ACTION:

ISSUE SUMMARY:

On June 28, 2022, the Village Board approved all Village Board, Committees and Commission transitioning back to in-person meetings effective August 1, 2022. In discussion, the Village Board felt it was time for all Boards, Committees and Commission members of the Village to return in person. In reviewing neighboring communities, the Village is one of the few who have not yet transitioned back in-person due to the pandemic.

Secondary staff, consultants, and Board, Commission, Committee members not able to attend in-person may still attend via Zoom moving forward. It is important to note for those members who cannot attend in-person and will be attending via Zoom, there will not be anymore Zoom panelists' emails sent. Members, consultants, and staff attending via zoom will access the meeting link on the agenda, and the Zoom host will promote them.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

None.

ATTACHMENTS:

None