

Tuesday, April 18, 2023

7:00 PM

McFarland Municipal Center
Community Room

AGENDA

You are invited to this meeting through a Zoom webinar. The public may attend in-person or remotely through the webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/81726729769>

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

Webinar ID: 817 2672 9769

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 for items that are not on the agenda. Please remember this is a hybrid meeting conducted in person and through the Zoom online meeting platform. Meeting attendees wishing to address the Commission about items not on the agenda may do so at this time. Zoom attendees should type their name and address in the Question and Answer feature within the Zoom online meeting platform at this time. 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. When you are called upon to speak, state your name, address, and provide your comments to the Commission for their consideration. 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.

Members of the public may also speak during their selected agenda item as they designate on the public comment form or in the Question and Answer feature on Zoom.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the March 21, 2023 Plan Commission meeting.

4. PUBLIC HEARINGS.

- a. Public hearing for a Conditional Use Permit requested by Chosen Few Gym, LLC for a fitness center at 4125 Terminal Drive, Suite 110.

5. BUSINESS.

- a. Discussion and possible action on a Certified Survey Map requested by Mike Larson for the purpose of a lot division at 4607 Yahara Drive for planned construction of two new single-family homes.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, April 18th, 2023 at 7:30PM, Joint Community Development Authority Meeting.
- b. Tuesday, May 16th, 2023 at 7:00PM, Regular Plan Commission Meeting.

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.

Plan Commission Minutes March 21, 2023, at 7:00 P.M.

Members Present: Carolyn Clow, Stephanie Brassington, Peter Bloechl-Anderson, Scott Peters, Chris Reynolds, Austen Conrad

Staff Present: Andrew Bremer, Kong Thao, Lee Igl

1. CALL TO ORDER, ROLL CALL

Chair Clow called the meeting to order at 7:00 P.M.

2. PUBLIC APPEARANCES.

None.

3. APPROVAL OF MINUTES

- a. Motion to approve the minutes of the February 20, 2023, Plan Commission meeting.

Clow moved to approve the minutes of the February 20, 2023, Plan Commission meeting. Conrad seconded the motion. Motion carried 6-0.

4. PUBLIC HEARINGS.

- a. Public hearing regarding a Certified Survey Map requested by Mike Larson for the purpose of a lot division at 4607 Yahara Drive for planned construction of two new single-family homes.

Thao provided summary on the agenda item, highlighting the applicant's intended plan for the property, staff comments to the associated CSM submitted and the impact fee between both buildings.

Clow opened the public hearing at 7:10 PM. Kevin Lodholz, 4616 Yahara Drive, inquired about the future buildings on the lot, owner-occupied or rental, on-street parking, and tree removal and replacement. Bruce Kress, 4625 Yahara Drive, restated similar comments by Lodholz. Bremer provided response based on the staff summary sheet. Mike Larson, Applicant and property owner, was present virtually, but chose not to provide comments. Clow closed the public hearing at 7:19 PM.

Bremer provided summary of procedural actions following a CSM approval.

- b. Public hearing regarding Ordinance 2023-03, An Ordinance Amending the Village of McFarland Comprehensive Plan to Adopt and Incorporate the 2023 East Side Plan.

Bremer provided introduction on the 2023 East Side Plan recapping the activities completed over the past year and the remaining project schedule. Steve Tremlett, MSA Professional Consultant, provided summary of the 2023 East Side Plan's contents touching on the plans vision, goals, implementation strategies and proposed land uses.

The Commission's discussion included how the plan is used by Village staff, committees, board, property owners, and developers to guide future land use decisions including annexations, capital improvement planning, rezone and plat requests.

Clow opened the public hearing at 7:51 PM. Dan Parks, 2977 Siggelkow Road, provided comments on the proposed Dane County landfill expansion and its impact on future development, related to wells, and schools. Ruth Ann Whitehorse, 5607 Chestnut Lane, inquired about the Gun Club property and sale of property interests. Whitehorse comments included affordable housing options, the Village's overall growth, and impacts to the school district. Sue Eley, 6135 Quiet Canyon Loop, inquired about the industrial and commercial spaces identified in the proposed land use map and their impact on traffic, roadway improvements and compatibility with adjacent uses. Bremer and Tremlett provided comments on methods in planning rationale, the draft plan's section addressing compatible uses, and the uses a plan can help to guide growth in the Village. Margaret Suter, 3330 Siggelkow Road, reiterated Eley's comments on roadway improvements. Bremer and Igl gave comments on the East Side Plan's Siggelkow Road cross-section to provide visual context of road widths and improvements qualities.

Clow provided background on the Local Negotiator Committee agreement. In summary, the Village is not within 1500 feet of landfill location, but have requested current members if the Village may join.

Josh Uselman, 3316 Siggelkow Road, inquired on annexation details with the City of Madison, roadway improvements near I-39's overpass. Additional comments from previous public speakers include timeline of roadway improvements, compensation, and proximity to landfill. Bremer provided a general explanation on typical project approval processes for Village roadway improvement projects. Bremer emphasized the purpose of the East Side Plan is to provide a high-level plan for the future reconstruction of Siggelkow Road and the Village would need to engage in future detailed engineering designs before the road is reconstruction. Bremer noted that at this time the design project is not included in the Village's Capital Improvement Plan.

Douglas Fendry, 5504 Chestnut Lane, also representing Hope Rod and Gun Club, spoke in favor of the preferred plan. Fendry provided comments on the existing gun club property and their recent improvements.

Clow closed the public hearing at 8:53 PM.

5. BUSINESS

- a. Discussion and possible action on a temporary Conditional Use Permit requested by Kwik Trip for temporary vehicle fleet maintenance at 4015 Terminal Drive. Property zoned C-H Commercial Highway.

Bremer shared there were no additional comments or changes since the public hearing of this item. Bremer went through the conditions of approval.

Clow motioned to approve a temporary Conditional Use Permit request by Kwik Trip for temporary vehicle fleet maintenance at 4015 Terminal Drive with the following conditions of approval:

1. On-site washing of fleet equipment is limited to the area within the existing wash bay.
2. This temporary Conditional Use Permit shall terminate with the construction of the new Kwik Trip convenience store on the property, or by December 31, 2024, whichever comes first.

Motion seconded by Conrad. Motion carried 6-0.

- b. Discussion and possible action regarding a Conditional Use Permit requested by Iglesia Pentecostal Jehova Rafa, Inc. to occupy the existing premises at 4700 McFarland Court as a church. Property zoned C-H Commercial Highway.

Bremer provided update to the item which includes a meeting staff held with the applicant after the February public hearing to review the recommended conditions of approval.

Clow motioned to approve a Conditional Use Permit requested by Iglesia Pentecostal Jehova Rafa, Inc. to occupy the existing premises at 4700 McFarland Court as a church with the following conditions of approval:

1. Church members and guests shall not use off-street parking lots of adjacent properties without first obtaining the property owner's permission.
2. The maximum number of seats within the church service area shall not exceed 200, exclusive of limited temporary events, unless this conditional use permit is amended or additional off-street parking is approved for the property to meet

the Zoning Code requirements for off-street parking stalls per seats for houses of worship.

3. The Church shall provide an outdoor parking attendant during church services to ensure church members and guest vehicles are not parked on Terminal Drive, or illegally parked along McFarland Court or in parking lots of adjacent property owners if the Church does not have prior authorization from those property owners to utilize their off-street parking spaces.

Seconded by Bloechl-Anderson. Motion carried 6-0.

- c. Discussion and possible action on a Site Design Review application requested by the Village of McFarland for park improvements at 4806 McDaniel Lane, McDaniel Park.

Tim Stieve, Town & Country Engineering, provided summary on the park improvement project. The Commission discussed the color palette of the new utility building to be more consistent with the existing buildings in the park. Stieve concurred.

Clow motioned to approve the site design review application requested by the Village of McFarland for park improvements at 4806 McDaniel Lane, McDaniel park including the allowance of a temporary shed to enclose the pump house until the proposed permanent structure arrives and revising the color of the exterior of the permanent shed to match the existing park shelters. Seconded by Peters. Motion carried 6-0.

- d. Discussion and possible action to submit a letter of opposition to the Dane County Zoning & Land Regulation Committee, and Town of Dunn Town Board, regarding a proposed cell tower at 3486 CTH MN in the Town of Dunn, Dane County, WI.

Bremer summarized the comments and actions by the Town of Dunn Board and Dane County Zoning & Land Regulation Committee since the Plan Commission's February meeting. Bremer also reviewed the contents of the updated letter of opposition included in the packet. Derek McGrew, representing Tower King, commented to clarify that their search ring area was 0.5 miles, but Dane County requires they provide a map area of 1.5 miles. Derek also commented that he has attempted several times over the last 10 years to lease land from the Village but has been unsuccessful.

Clow motioned to submit a letter of opposition to the Dane County Zoning & Land Regulation Committee, and Town of Dunn Board, regarding a proposed cell tower at 3486 CTH MN in the Town of Dunn, Dane County, WI. Seconded by Brassington. Motion carried 6-0.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, April 17, 2023 at 7:00 PM.
- b. Tuesday, April 17, 2023 at 7:30 PM, joint meeting with CDA following regular meeting.

7. ADJOURNMENT.

Brassington motioned to adjourn, Peters seconded the motion. Motion carried 6-0.
Meeting adjourned at 9:38 PM.

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, April 18, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing for a Conditional Use Permit requested by Chosen Few Gym, LLC for a fitness center at 4125 Terminal Drive, Suite 110.

PREVIOUS ACTION:

ISSUE SUMMARY:

Joshua Sterry, owner of Chosen Few Gym LLC (Gym), is requesting a conditional use permit for a fitness center at 4125 Terminal Drive, Suite 110. The Gym was previously located at 4700 McFarland Court for over 10 years. The Gym provides mixed martial arts instructional training for many disciplines, such as Brazilian Jiu-Jitsu, Muay Thai, wrestling and boxing. The Gym includes 30-40 members, comprised of a mix of youths and adults, with 3-4 part-time employees/instructional staff. The hours of operation are 4:30 PM - 8:30 PM on weekdays and 11:00 AM - 2:00 PM on Saturdays. Peak hours are typically between 5:30 PM - 7:00 PM during the weekdays. The Gym plans for interior improvements include painting, carpet replacement and buffing/waxing floors to accommodate their equipment and staff. The improvements also include a new toilet and shower connected to the existing water supply and drain. There are no planned improvements to the exterior. Fitness centers are classified under NAICS code 713940.

EXISTING PROPERTY

The property is 3.34 acres and zoned C-H Commercial Highway. The property includes two multi-tenant commercial buildings, built in 2000. The commercial building to the west, adjacent to Terminal Drive, is 4123 Terminal Drive. This building is approximately 17,000 SF and can include up to three commercial tenants. The current tenants include Badger Acoustics, Inc., Elite Specialty Automotive, and The Shop Screen Printing. All tenants within this commercial building have operating hours ranging between 7:00 AM - 5:00 PM. The commercial building to the east facing US HWY 151, and the proposed location for the Gym, is approximately 25,000 SF and can include up to four tenants. The current tenants include Miracle Method and Advance Building Corporation, with operating hours ranging between 8:00 AM and 4:30 PM. None of the current tenants hold weekend hours. A fourth unit is used as storage by the property owner.

Parking for 4123 Terminal Drive is situated along the building's south-facing wall and includes 31 off-street parking stalls and 2 ADA stalls. Parking for 4125 Terminal Drive is adjacent to US HWY 151 and includes 44 off-street parking stalls and 2 ADA stalls. The rear of both buildings include overhead doors appropriate for loading. Additionally, there are 6 designated parking spaces along the central north lot line, adjacent to 4117 Terminal Drive and 4121 Terminal



Drive and two parallel spaces along the lot's peninsula. In total, the lot includes 83 off-street parking stalls and 4 ADA parking stalls.

The properties to the north include 4121 Terminal Drive and 4117 Terminal Drive. The multi-tenant commercial building at 4121 Terminal Drive accommodates two tenants. The property at 4117 Terminal Drive operates as a propane manufacturer/distributor. Both properties are zoned M-IC Manufactured Intensive Commercial. Adjacent to the south are three C-H Commercial Highway zoned properties. They are: 4215 Terminal Drive, a semi-truck fueling station; 4760 McFarland Court, a commercial office; and 4772-4788 McFarland Court, a truck and shipping business.

CONDITIONAL USE PERMIT REVIEW

The packet includes the Applicant's responses to Sec. 62-111, Conditional Use Standards. Sec. 62-114 provides that prior to granting of any conditional use, the Plan Commission may stipulate or impose such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the conditional use as deemed necessary to promote the public health, safety, and general welfare of the community and to secure compliance with the standards and requirements specified in Sec. 62-111.

The property is zoned C-H Commercial Highway. Sec. 62-68(n), Statement of Purpose, C-H, Highway Commercial District, states that this district is *"intended to provide an area for those business and commercial activities which especially have to do with motor vehicles or highway transportation, or which provide goods or services primarily to travelers on a highway, or for which location adjacent to a major thoroughfare or highway is a compelling practical consideration, or for which is especially appropriate for some other reason to be located adjacent to a major thoroughfare or highway."*

In Staff's opinion, the applicant's responses to Sec. 62-111 are adequate. Additional staff comment regarding the applicant's responses is provided for Sec. 62-111(f) below:

- Sec 62-111(f) - Sec. 62-172(j) of the Village Code provides requirements for off-street parking spaces. Fitness centers are not a use specifically identified within the table of land uses. Staff applied the general commercial parking requirement for retail establishments not listed. This identifies 4 spaces/1000 sq. ft. gross floor area for centers 25,000 to 400,000 sq. ft. The 4125 Terminal Drive building is approximately 25,000 SF, which sets the requirement at 100 off-street parking spaces. The site plan for 4125 Terminal Drive was previously approved in 1995 with the 44 off-street parking stalls and 2 ADA stalls. Staff's onsite inspection of the property's existing parking lot shows minimal occupancy following working business hours from existing tenants. The applicant's operating hours do not significantly overlap the other tenants' operating hours, which should aid in providing sufficient off-street parking for all tenants and their customers. Therefore, staff does not recommend requiring additional off-street parking as may be considered under Sec. 62-114 for conditional use permits.

STAFF COMMENTS



No other comments or concerns were received from the Village Engineer, Public Works Director, Fire Chief, and Police Chief.

PUBLIC COMMENTS

The Department did not receive any written comments or concerns prior to the publication of this packet.

FINANCIAL/BUDGET IMPACT:

The applicant will incur all costs associated with this request.

VILLAGE PLAN REFERENCE:

Terminal and Triangle District Plan, 2005 - The property is located within the Beltline-Oriented Commercial Subdistrict. The subdistrict is intended to function as a commercial center, serving an emerging regional job center given its proximity to the Beltline. Recommended uses in this area should focus on services that do not compete with interior parts of the Village. The proposed use will be occupation of an existing multi-commercial building, a building which supports commercial businesses and office spaces.

Comprehensive Plan, 2017. Map 6 of the Future Land Use identifies the property as Highway and General Commercial. The general description of land uses allowed state the following: *A range of retail, commercial service, office, restaurant, lodging, health care, outdoor sales, and institutional uses, with limited outdoor display and storage. Mapped mainly along Highway 51. All uses served by public sanitary sewer and water services.*

ORDINANCE REFERENCE:

Sec. 62-111. - Conditional Use Standards

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is for discussion only. Action on this item will be considered at the Plan Commission's May 16, 2023 meeting.

ATTACHMENTS:

1. 4125 Terminal Drive_Chosen Few Gym CUP App_03.07.23
2. 4123-4125 Terminal Drive - Chosen Few Gym CUP 4.10.2023
3. 4125 McFarland Ct Chosen Few Gym CUP_FRD Ltr_04.11.2023
4. Map_5_-_Beltline-Oriented_Commercial_Subdistrict_TTD Plan
5. McFarland Comprehensive Plan_Map 6_Future Land Use



Plan Commission Application – 2023

~Application must be completed in full~

Applicant - Owner		Applicant's Agent	
		Name	
Address		Address	
Email		Email	
Phone #		Phone #	
Fax #		Fax #	

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

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

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

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

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

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 2023 Schedule

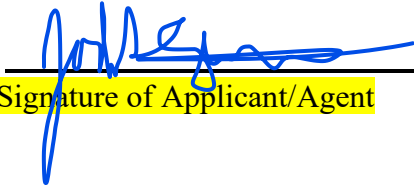
The Village of McFarland Plan Commission normally conducts meetings on the third Tuesday of each month, unless otherwise noted below at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; potential agenda item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

<u>*Submittal Deadline Noon on:</u>	<u>For Scheduled 2023 Meeting date of:</u>
December 6 (2023)-----	January 17
January 10 -----	February 21
February 7 -----	March 21
March 7 -----	April 18
April 4-----	May 16
May 9-----	June 20
June 6-----	July 18
July 5 -----	August 15
August 8 -----	September 19
September 5 -----	October 17
October 10-----	November 21
November 7 -----	December 19 (Pending)
December 5-----	January 16, 2024 (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

03/06/2023
Date

Applicant - Owner	Chosen Few Gym LLC, Joshua Sterry	Applicant's Agent	
Address	4700 McFarland Ct, McFarland WI 53558	Address	
Email	Joshuasterry@yahoo.com	Email	
Phone #	608-358-2525	Phone #	
Fax #		Fax #	
Project Site Address	4125 Terminal Drive, McFarland WI 53558	Parcel No.	071027388600

Conditional Uses

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

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

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

Sec. 62-111, Conditional Use Standards

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

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

Village of McFarland Community & Economic Development

Chosen Few Gym is a Mixed Martial Arts gym that has been established at our current location in McFarland for over 10 years. We unfortunately were recently notified that our landlord was going to be selling and not renewing our lease with only 30 days' notice. In an effort to keep our roots in the McFarland community we are applying for a conditional use permit at 4125 Terminal Drive #110 so that we can attempt to continue with our business as usual with minimal delay. Chosen Few gym provides mixed martial arts training to both youth and adults. For those not familiar with Martial arts we offer many different disciplines including Brazilian Jiu-Jitsu, Muay Thai, wrestling and boxing. We have sustained approximately 30-40 members for the past 10 years with 3-4 part time employees who have helped run our classes. Our normal hours of operation are from 4:30p to 8:30p on the weekdays and 11a-2p on Saturdays, with peak hours of operations being 5:30p-7:30P.

Conditional Use Standards Sec. 62-111

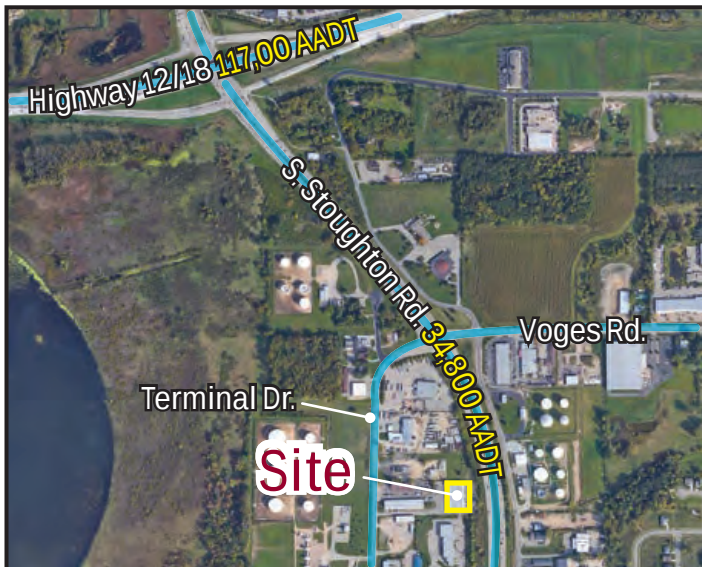
- a. The establishment we are applying for has been established for over 10 years. We will not be performing any maintenance or operations that would be detrimental to the public health or environment in any way. We have had no prior zoning violations, building violations, or police violations at our current location.
- b. Our business will not have any effect on any businesses within the community that are already permitted. We are of no competition in the area as we offer unique Mixed Martial Arts Training. The vast majority of our working hours are after the majority of the surrounding businesses are closed. Our classes and business are ran inside the building; rarely are any the activities preformed outdoors. Noise and music played inside the gym is and will continued to be closely monitored by the owners and coaches as to not affect the surrounding businesses. In 10 years of operation we have never had a noise complaint from neighboring businesses.
- c. Chosen few Gym will only be conducting classes within the facility address requested. No interruption would occur for anyone within the district.
- d. Chosen Few Gym plans on general interior maintenance; including painting, buffing/waxing floors, replacing carpet, and cleaning the interior and exterior of the rental property. We also plan on replacing a toilet with a shower where there is already an existing water supply and drain.
- e. Chosen Few Gym does not utilize and large commercial vehicles or have regular scheduled deliveries that would impede ingress or egress at this location.
- f. Chosen Few Gym will conform to all applicable regulations within our district.
- g. The rental property is not within a FEMA designated floodplain and Chosen Few Gym will not add any new impervious surfaces to the property.
- h. Chosen few Gym will conform to any and all municipal codes, laws and regulation.
- i. There will be no construction or improvements made to this existing property.
- j.

- 1) Chosen Few gym will continue to provide a safe and controlled environment for the public to train and learn the mixed martial arts disciplines.
- 2) There is no construction or outside alterations that would affect the control of water pollution.
- 3) Our move to this facility will not affect any drainage features to an already existing structure.
- 4) No construction is being performed at this location that would affect the flood ways or floodplain.
- 5) There will be no construction being performed at this location that would affect erosion.
- 6) This is an existing structure with no new construction being performed that would affect any existing or future roads.
- 7) Not Applicable
- 8) Chosen Few offers Mixed Martial arts training and is not like any other businesses adjacent to us. The two other businesses are construction related businesses. One being Advanced building Corporation and the other being Miracle method surface refinishing. The unit that is directly next to us is used strictly as storage by the landlord.
- 9) The current building owner/landlord has a disposal system already in place and we do not anticipate any additional added liquid waste out of the normal businesses.

Industrial Space for Lease

4125 Terminal Dr., Suite 105, McFarland, WI

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Suite #105 Details

- 3,420 sq. ft. available
 - 1,750 sq. ft. of showroom/office space
 - 1,670 sq. ft. of warehouse space
- 12'x14' overhead door
- 3 phase, 200 amp, 200 volt electrical service
- Fully sprinklered
- 4/1000 parking ratio
- Radiant heat
- MFG zoning

Lease Rate: \$6.50/Sq. Ft. (NNN)



800 W. Broadway, Suite 500 | Madison, WI 53713
608-327-4000 | lee-associates.com/madison

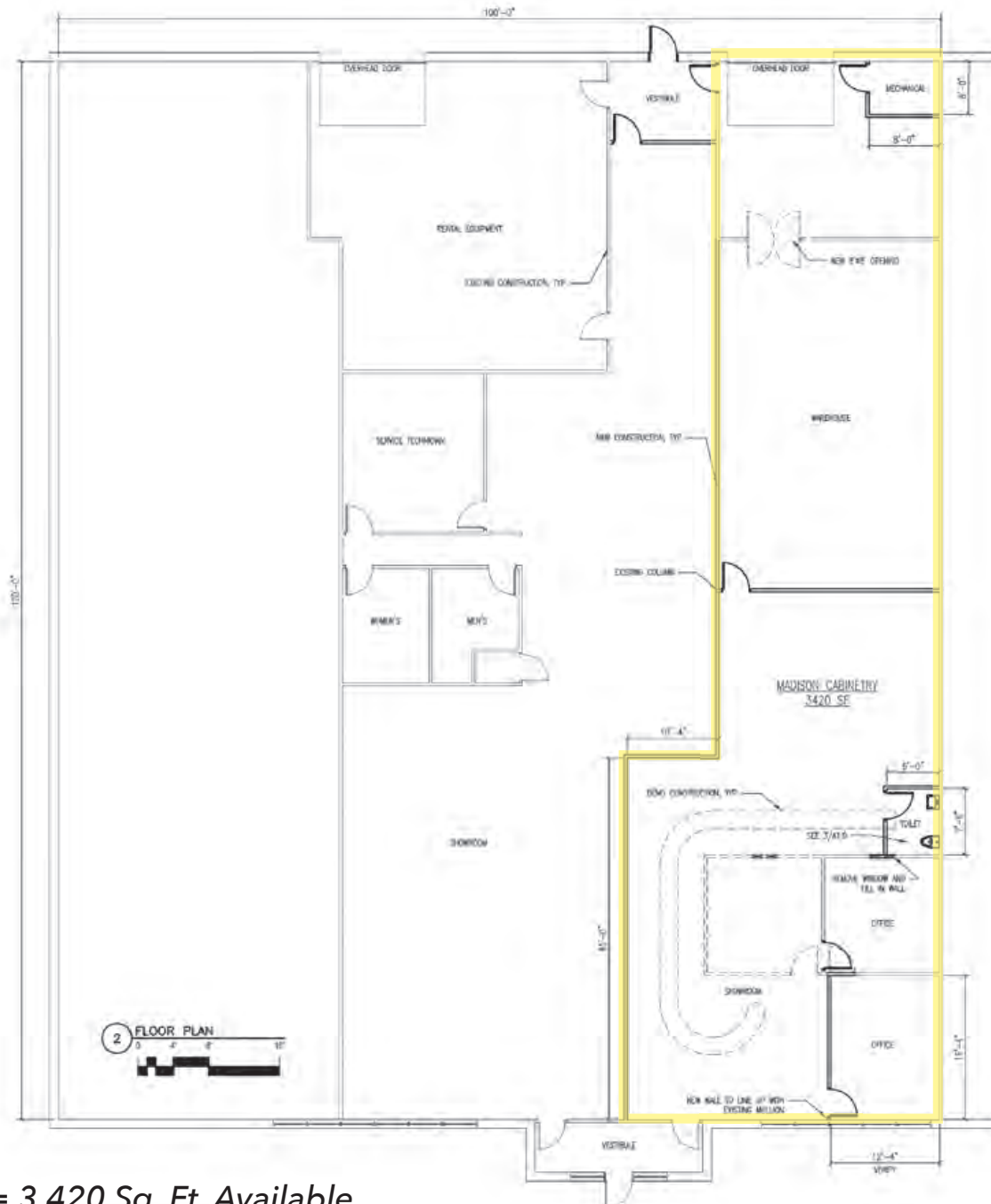
For more information on this property, please contact:

Blake George
Direct: (608) 327-4005
Cell: (608) 209-9990
bgeorge@lee-associates.com

Industrial Space for Lease

4125 Terminal Dr., Suite 105, McFarland, WI

Floor Plan



 = 3,420 Sq. Ft. Available



800 W. Broadway, Suite 500 | Madison, WI 53713
608-327-4000 | lee-associates.com/madison

For more information on this property, please contact:

Blake George
Direct: (608) 327-4005
Cell: (608) 209-9990
bgeorge@lee-associates.com

Industrial Space for Lease

4125 Terminal Dr., Suite 105, McFarland, WI



Interior Photos



800 W. Broadway, Suite 500 | Madison, WI 53713
608-327-4000 | lee-associates.com/madison

For more information on this
property, please contact:

Blake George
Direct: (608) 327-4005
Cell: (608) 209-9990
bgeorge@lee-associates.com

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

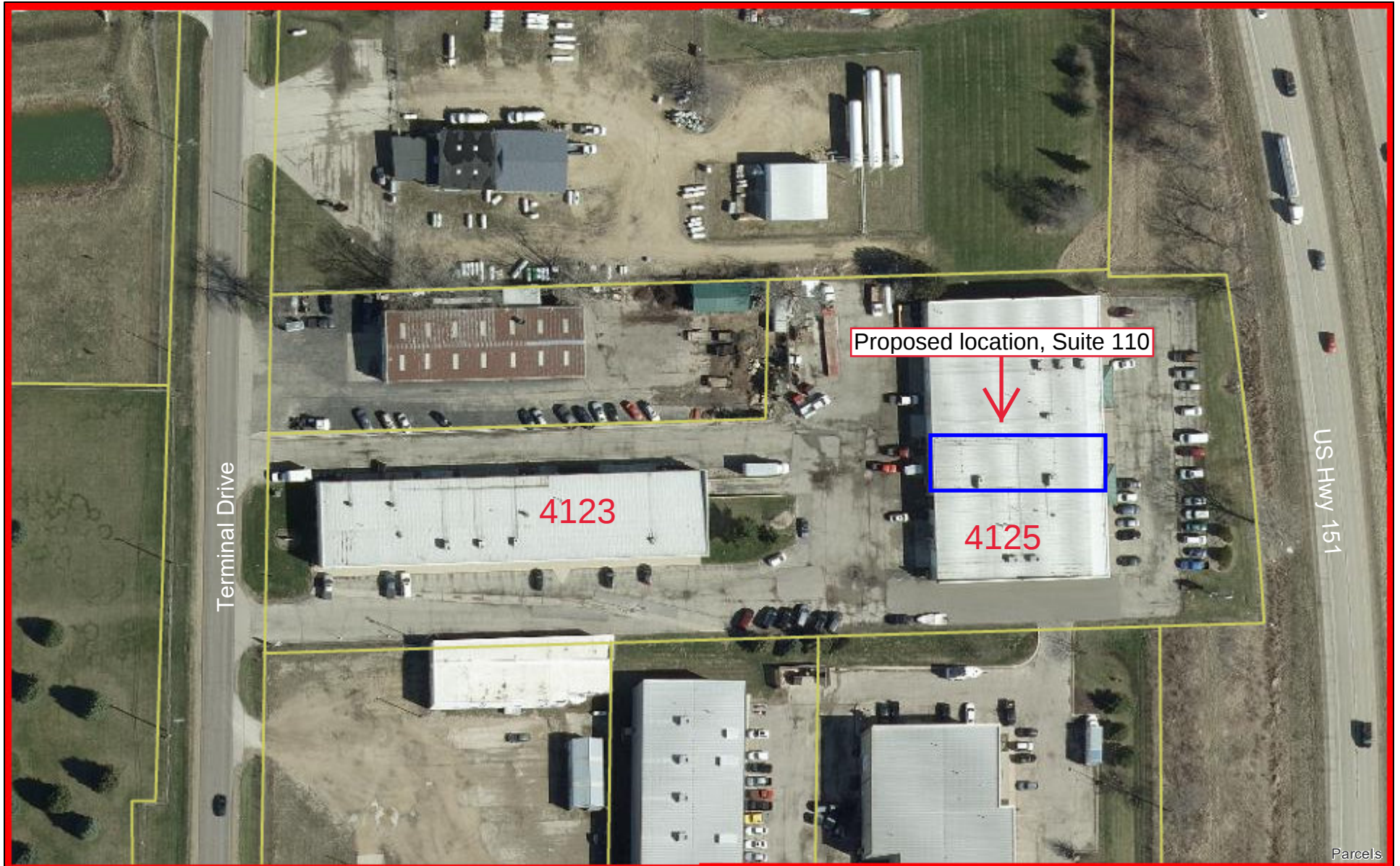
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
Copyright © 2016 by Wisconsin REALTORS® Association Drafted by Attorney Debra Peterson Conrad

4123-4125 Terminal Drive



April 10, 2023

Road Names

Parcels

0 62.5 125 250 Feet



April 11, 2023

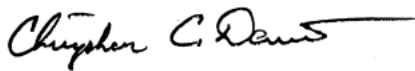
Re: 4125 McFarland Court, Chosen Few Gym, LLC, Conditional Use Permit

We reviewed the application from Joshua Sterry requesting a conditional use permit for Chosen Few Gym, LLC. The application requested the usage of 4125 McFarland Court to be utilized as a Mixed Martial Arts Business.

- Based on 2015 International Building Code (IBC) 303.4 the usage would be consistent with an Assembly Group A-3.
- The submitted information indicated the proposed space is 3,420 square feet.
- The building is fully sprinkled with a fire suppression sprinkler system.
- Based section 1004 of the 2015 IBC the occupant load would be below the threshold of providing additional building features and services.

Based on the information above the Fire & Rescue Department has determined that the proposed usage is acceptable without additional requirements.

Sincerely,



Christopher C. Dennis, EFO
Fire & Rescue Chief
Village of McFarland

Map 5: Beltline-Oriented Commercial Subdistrict

Terminal & Triangle District Plan
Village of McFarland, Wisconsin

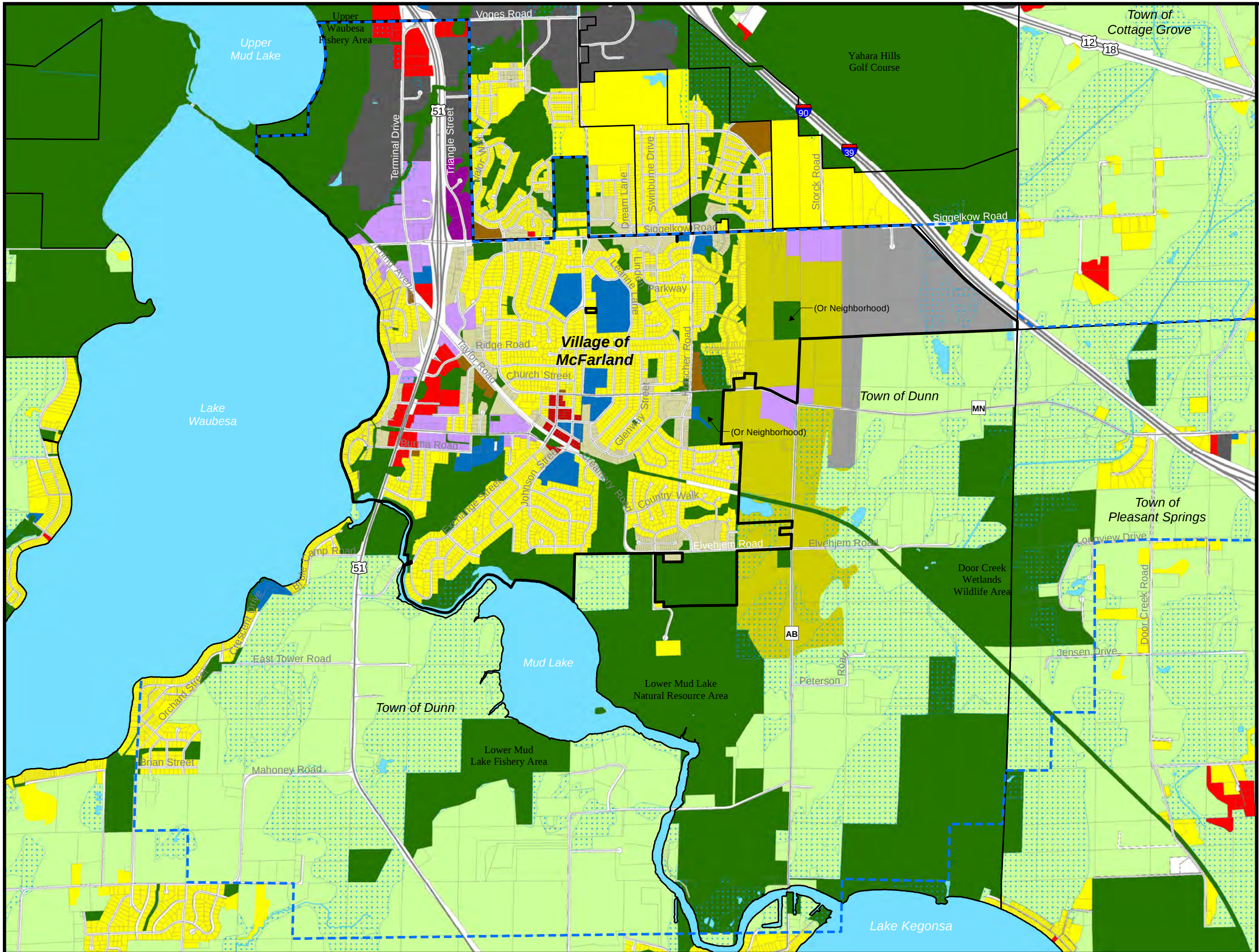
Legend

- Commercial - Retail, service or office
- Hotel
- Medical Clinic/Corporate Office
- Parking
- Existing Buildings
- Existing trees
- Proposed trees



COMPREHENSIVE PLAN

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



**VILLAGE OF
McFarland**
SUMMARY SHEET

MEETING DATE: Tuesday, April 18, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on a Certified Survey Map requested by Mike Larson for the purpose of a lot division at 4607 Yahara Drive for planned construction of two new single-family homes.

PREVIOUS ACTION:

March 21, 2023 - Public hearing held for this item

ISSUE SUMMARY:

Mike Larson, property owner, is requesting approval of a Certified Survey Map (CSM) to divide 4607 Yahara Drive, parcel 061003330128, into two lots. The owner intends to raze the existing single family home on the property and build two single family homes, one per lot, each with separate sewer and water laterals. The application includes a copy of the CSM and a site plan that illustrates the maximum building envelopes of each lot following the bulk standards for R-1B Single Family Residence within Sec. 62-70 of the Village Code of Ordinance. The request does not include a rezone to the property.

EXISTING PROPERTY CONDITIONS

The property is 0.44 acres (18,374 square feet) and zoned R-1B Single Family Residence. The property includes a single family home and a detached garage located partially on the right-of-way. The property's south lot line is within the 1% Annual Change Flood Hazard zone, extending about 12' from the shoreline. Adjacent to the west is a vacant corner lot zoned R-1B. Adjacent to the east is 4613 Yahara Drive, a single-family home zoned R-1B. Adjacent to the north is 4604, 4610, and 4616 Yahara Drive, all include single family homes, and all zoned R-1 Single Family. There is an existing sanitary sewer main within the rear yard. Given the age of the property, staff is not aware of any existing easement for the sewermain.

STAFF COMMENTS

Staff have communicated with the applicant that the existing garage is to be razed as a condition of approval as it is partially in the public right-of-way. A note should be added to the CSM to indicate "Garage to be Removed", similar to the removal note for the existing house. Staff also recommends a note be added to the CSM requiring the minimum unprotected building foundation opening elevation to be at least two feet above the Base Flood Elevation.

OTHER DEPARTMENT STAFF COMMENTS

The Village Engineer has requested a 15-foot wide public easement for the existing sanitary sewer which is shown on the proposed CSM. There are four existing trees within the right-of-way that may be impacted by the proposed construction project based on the final driveway layout for the homes.



Removal of these trees will need to be approved by the Village Forester, per Sec. 59-29(c). The Village Forester has indicated acceptance of the removal of these trees and a desire to replace them with a minimum of two new trees. The cost of removing any trees within the right-of-way will be at the expense of the owner, including proper stump removal. Any public trees removed should be replaced following the provisions of Sec. 59-25. There were no other comments or concerns received from the Village Public Works Director, Fire Chief, and Police Chief.

PUBLIC COMMENTS

The Department did not receive any written comments or concerns prior to the publication of this packet.

FINANCIAL/BUDGET IMPACT:

The applicant will incur all costs associated with this request, including related impact fees.

Staff notes that the existing single family home can count as a credit toward applicable parkland impact fees, park improvement impact fees, and library impact fees. Since the existing house straddles proposed Lots 1 and 2 of the CSM, Staff suggests that each lot be charged one-half of the applicable impact fees at the time of building permit submittal rather than determining which lot gets the full credit and which lot pays the full impact fees. For 2023, these fees are as follows:

- Park-Land Impact Fee In Lieu of Dedication, $\$4,485.64 \times 1 \text{ net new SF DU} = \$4,485.64 / 2 = \$2,242.82$ each for Lot 1 & 2.
- Park Improvement Impact Fee, $\$2,525.15 \times 1 \text{ net new SF DU} = \$2,525.15 / 2 = \$1,262.58$ each for Lot 1 & 2.
- Library Impact Fee, $\$710.00 \times 1 \text{ net new SF DU} = \$710.00 / 2 = \$355.00$ each for Lot 1 & 2.
- Water Impact Fee, \$650.00 each for Lot 1 & 2. Note, per the Public Works Department, the existing water meter was removed and curb stop shut off when a leak was found at the property. The old meter was completely destroyed due to the leak; therefore, the existing home is not eligible for a credit under Sec. 8-463(d)(3). Both new homes will need to pay the water impact fee.

VILLAGE PLAN REFERENCE:

Comprehensive Plan, 2017. The Future Land Use Map 6 identifies the property as Single Family Residential. The property's use is unchanged and remains consistent with the zoning for single-family residents in the area. Neither the Comprehensive Plan, nor the Village's Outdoor Recreation Plan, identify the parcels for future park land dedication; therefore, Staff recommends charging a park-land impact fee in lieu of parkland dedication.

ORDINANCE REFERENCE:

Chapter 8, Article X - Impact Fees

Chapter 56 - Subdivisions

Sec. 59-25 - Planting of trees and Shrubs

Sec. 59-29 - Removal of Trees and Stumps

Sec. 62-70 - Bulk Standards - Residential Districts



BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, and second, to approve the request on a Certified Survey Map requested by Mike Larson for the purpose of a lot division at 4607 Yahara drive for planned construction of two new single-family homes with the following conditions of approval:

1. Applicant to revise the CSM to include a note "Garage to be Removed" and the existing garage shall be razed with the existing home.
2. Applicant to revise the CSM to include a note indicating "the minimum unprotected building foundation opening elevation shall be at least two feet above the Base Flood Elevation."
3. Owners of Lots 1 and 2 are responsible for the replacement of any trees within the adjacent right-of-way removed as a result of the new home construction in accordance with the requirements of the Village Forester and Chapter 59 of the Municipal Code of Ordinances.
4. At the time of submittal of a building permit for new single family homes, the owners of Lot 1 & 2 of the CSM shall pay all applicable impact fees at the then current rates for a single family home with the noted exception that the owners shall be given a 50% credit for the Park-Land Impact Fee in Lieu of Dedication, Park Improvement Impact Fee and Library Impact.

ATTACHMENTS:

1. 4607 Yahara Drive - Larson CSM - 2.2.2023
2. 4607 Yahara Drive Terrace Trees
3. McFarland Comprehensive Plan_Map 6_Future Land Use



Plan Commission Application – 2023

~Application must be completed in full~

Applicant - Owner	Mike Larson	Applicant's Agent	Williamson Surveying and Associates LLC
		Name	Neil Bortz
Address	4319 Twin Valley Rd. #4 Middleton, WI 53562	Address	104A West Main Street, Waunakee, WI 53597
Email	mlarson@mgl-properties.com	Email	neil@williamsonsurveying.com
Phone #	608-381-0102	Phone #	608-255-5705
Fax #		Fax #	

Parcel No(s). 154/0610-033-3012-8

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)

SEE ATTACHMENT

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 2023 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.

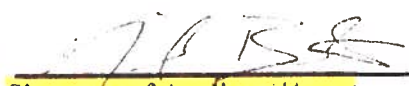
*Submittal Deadline Noon on:	For Scheduled 2023 Meeting date of:
December 6 (2023)-----	January 17
January 10-----	February 21
February 7-----	March 21
March 7-----	April 18
April 4-----	May 16
May 9-----	June 20
June 6-----	July 18
July 5-----	August 15
August 8-----	September 19
September 5-----	October 17
October 10-----	November 21
November 7-----	December 19 (Pending)
December 5-----	January 16, 2024 (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

2-2-2023
 Date

LETTER OF INTENT

Address: 4607 Yahara Drive, McFarland, WI 53558

Legal Description: Outlot 74, Assessor's Plat of the Village of McFarland, recorded in the Dane County Register of Deeds Office in Volume 14 of Plats, Pages 16 through 27, as Document No. 824385. Located in part of the Northwest 1/4 of the Southwest 1/4 of Section 3, T6N, R10E, Village of McFarland, Dane County, Wisconsin which is located at 4607

Zoning: R-1B Single Family Residence

Description of proposal: Mike Larson is looking to remove the existing house on Outlot 74 and do a 2 Lot Certified Survey Map. Currently all the lots on the south side of Yahara Drive are platted at 50 feet except for Outlot 74, which is 130 feet. The two new lots will still meet the R-1B Single Family Residence Bulk Standards.

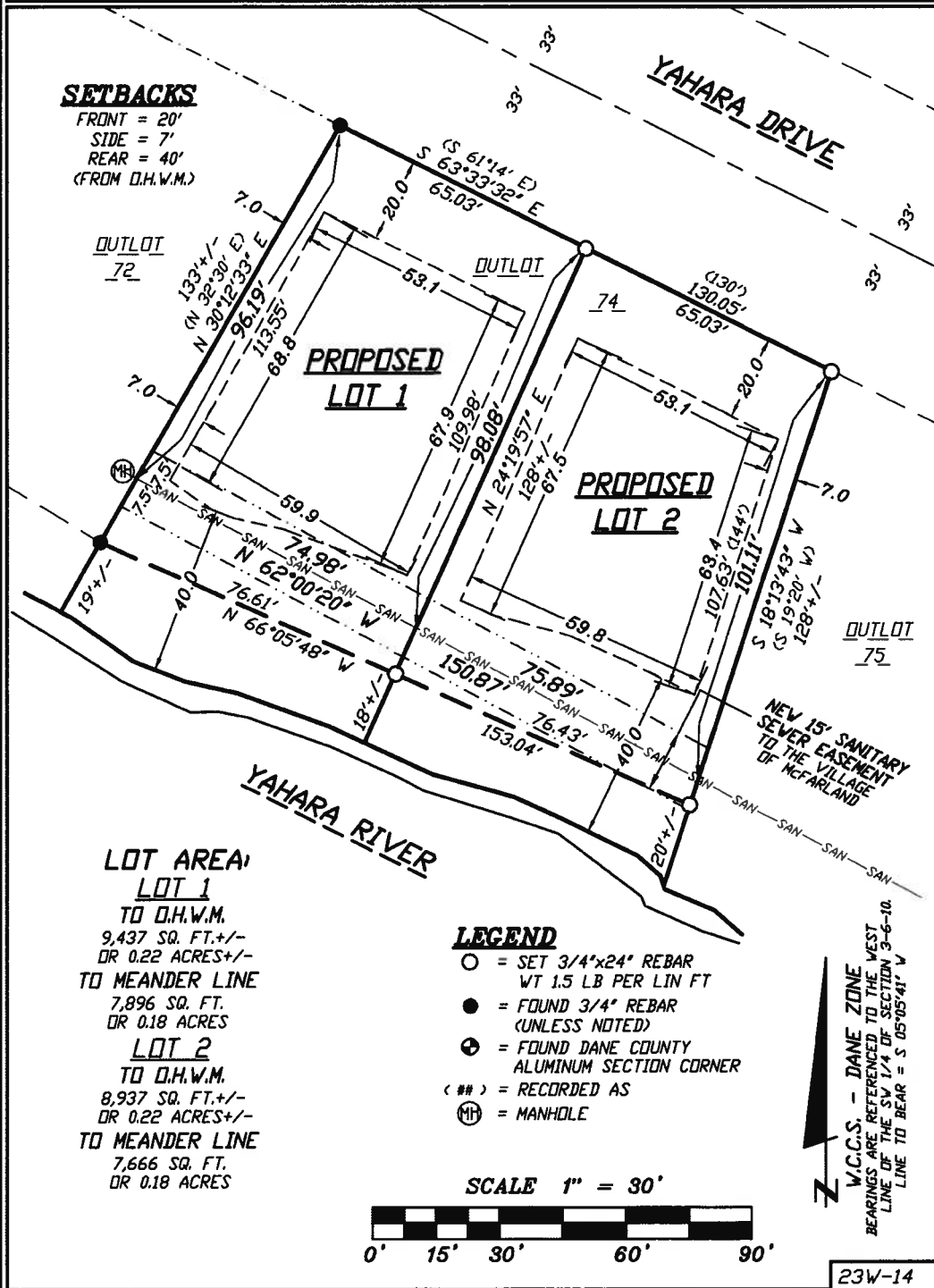


SITE PLAN

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Outlot 74, Assessor's Plat of the Village of McFarland. Located in part of the Northwest 1/4 of the Southwest 1/4 of Section 3, T6N, R10E, Village of McFarland, Dane County, Wisconsin.





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Outlot 74, Assessor's Plat of the Village of McFarland. Located in part of the
Northwest 1/4 of the Southwest 1/4 of Section 3, T6N, R10E, Village of
McFarland, Dane County, Wisconsin.

VILLAGE OF MCFARLAND APPROVAL

Resolved that this certified survey map is hereby acknowledged and approved by
the Village of McFarland on this ____ day of _____, 20____.

Cassandra Suettinger
Village Clerk

REGISTER OF DEEDS:

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

Kristi Chlebowski
Register of Deeds

SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 4

23W-14



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Outlot 74, Assessor's Plat of the Village of McFarland. Located in part of the Northwest 1/4 of the Southwest 1/4 of Section 3, T6N, R10E, Village of McFarland, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of the Village of McFarland, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being Outlot 74, Assessor's Plat of the Village of McFarland, recorded in the Dane County Register of Deeds Office in Volume 14 of Plats, Pages 16 through 27, as Document No. 824385. Located in part of the Northwest 1/4 of the Southwest 1/4 of Section 3, T6N, R10E, Village of McFarland, Dane County, Wisconsin.

Total Area: 18,374 sq. ft. +/- or 0.42 acres +/-

Date _____

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Noa T. Prieve S-2499
Professional Land Surveyor

NOTES CONTINUED:

2.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

3.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

4.) THE SURVEYOR CAN ONLY CERTIFY TO HIS OPINION OF THE LOCATION OF THE ORDINARY HIGH WATER. THE LOCATION SHOWN IS APPROXIMATE BECAUSE ONLY THE DEPARTMENT OF NATURAL RESOURCES CAN DETERMINE THE EXACT LOCATION OF AN ORDINARY HIGH WATER MARK.

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required to be submitted to the Village of McFarland for approval.

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

Mike Larson

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named Mike Larson to me known to be the person who executed the foregoing instrument and acknowledge the same.

County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Sheet 3 of 4

SURVEYORS SEAL

23W-14



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Outlot 74, Assessor's Plat of the Village of McFarland. Located in part of the Northwest 1/4 of the Southwest 1/4 of Section 3, T6N, R10E, Village of McFarland, Dane County, Wisconsin.

NOTES:

1.) SEE SHEET 2 FOR ALL NOTES.

PREPARED FOR:

MIKE LARSON
4319 TWIN VALLEY RD. #4
MIDDLETON, WI 53562

LOT AREA:

LOT 1

TO D.H.W.M.
9,437 SQ. FT. +/-
OR 0.22 ACRES +/-
TO MEANDER LINE
7,896 SQ. FT.
OR 0.18 ACRES

LOT 2

TO D.H.W.M.
8,937 SQ. FT. +/-
OR 0.22 ACRES +/-
TO MEANDER LINE
7,666 SQ. FT.
OR 0.18 ACRES

WEST 1/4 CORNER
SECTION 3-6-10

SOUTHWEST CORNER
SECTION 3-6-10

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
(UNLESS NOTED)
- ⊙ = FOUND DANE COUNTY
ALUMINUM SECTION CORNER
- (##) = RECORDED AS
- Ⓜ = MANHOLE

SCALE 1" = 40'



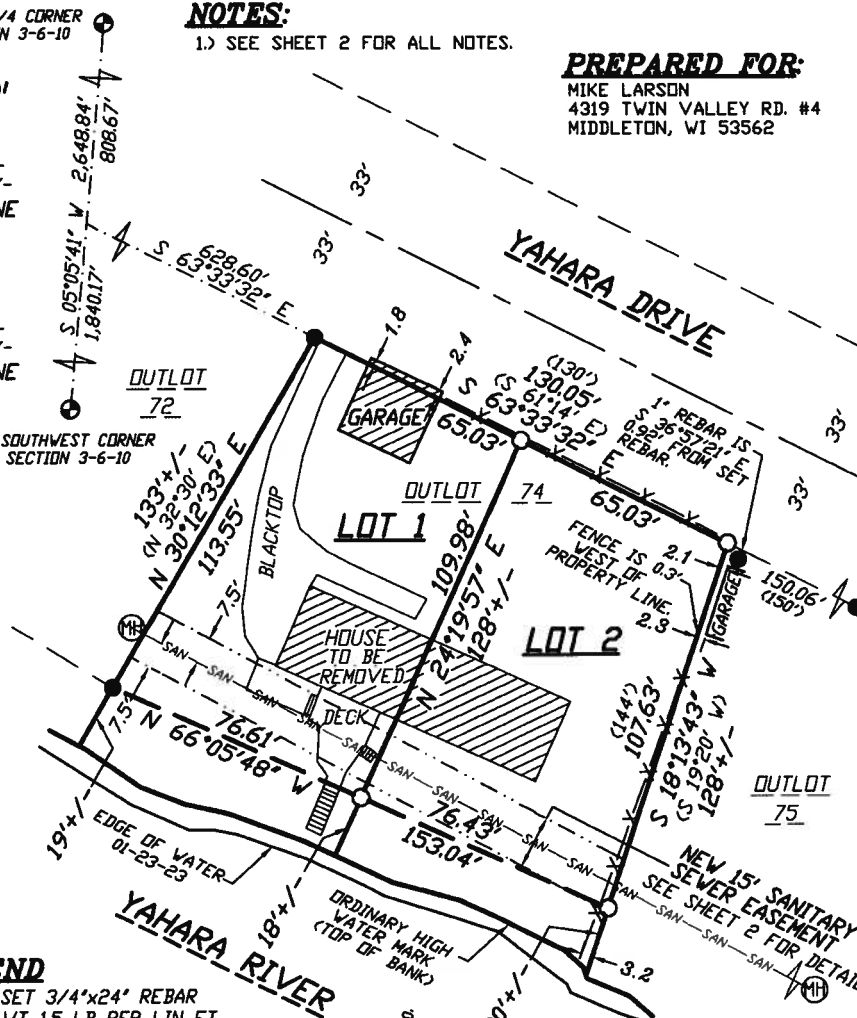
DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 4

SURVEYORS SEAL

23W-14



N
V.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE SW 1/4 OF SECTION 3-6-10.
LINE TO BEAR = S 05°05'41" W

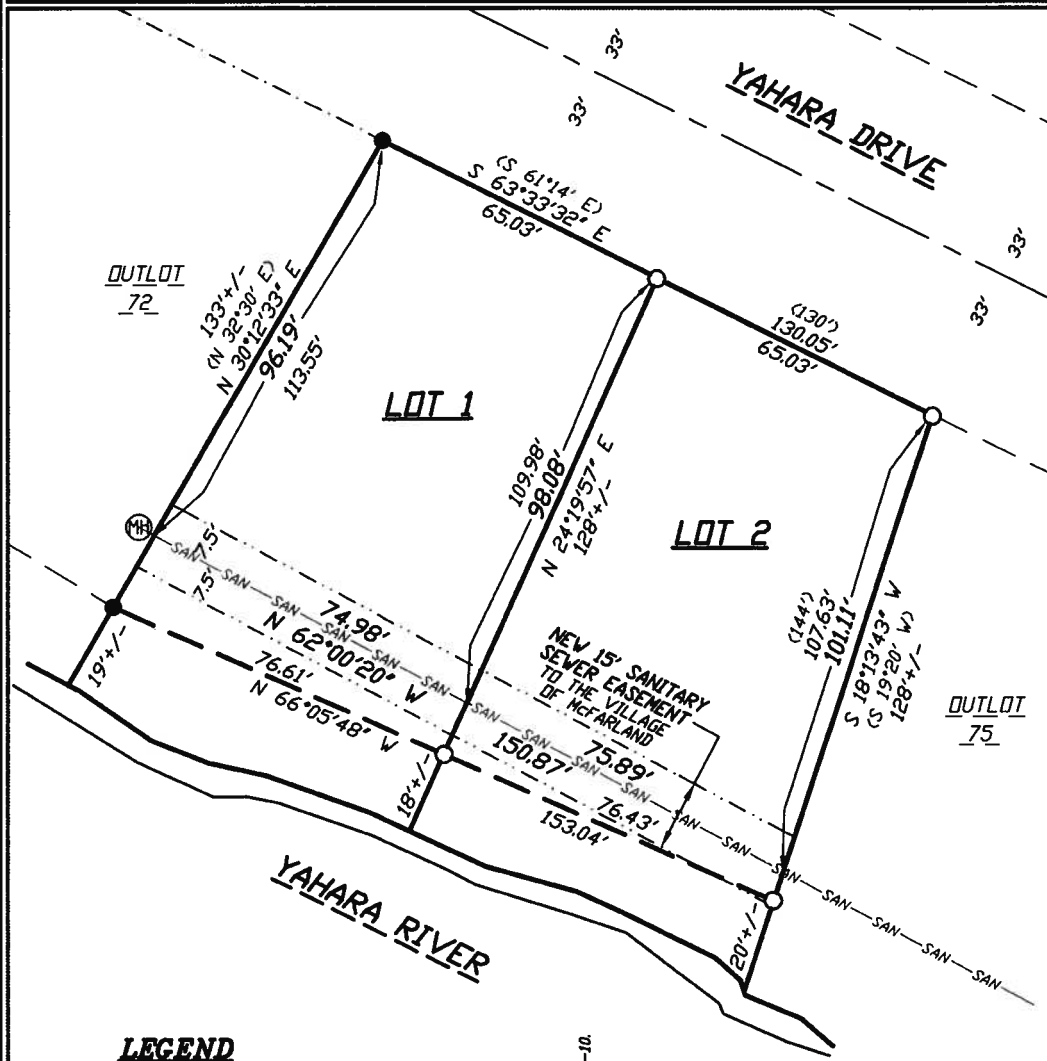


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Outlot 74, Assessor's Plat of the Village of McFarland. Located in part of the Northwest 1/4 of the Southwest 1/4 of Section 3, T6N, R10E, Village of McFarland, Dane County, Wisconsin.



LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
(UNLESS NOTED)
- ⊕ = FOUND DANE COUNTY
ALUMINUM SECTION CORNER
- (##) = RECORDED AS
- Ⓜ = MANHOLE

SCALE 1" = 30'



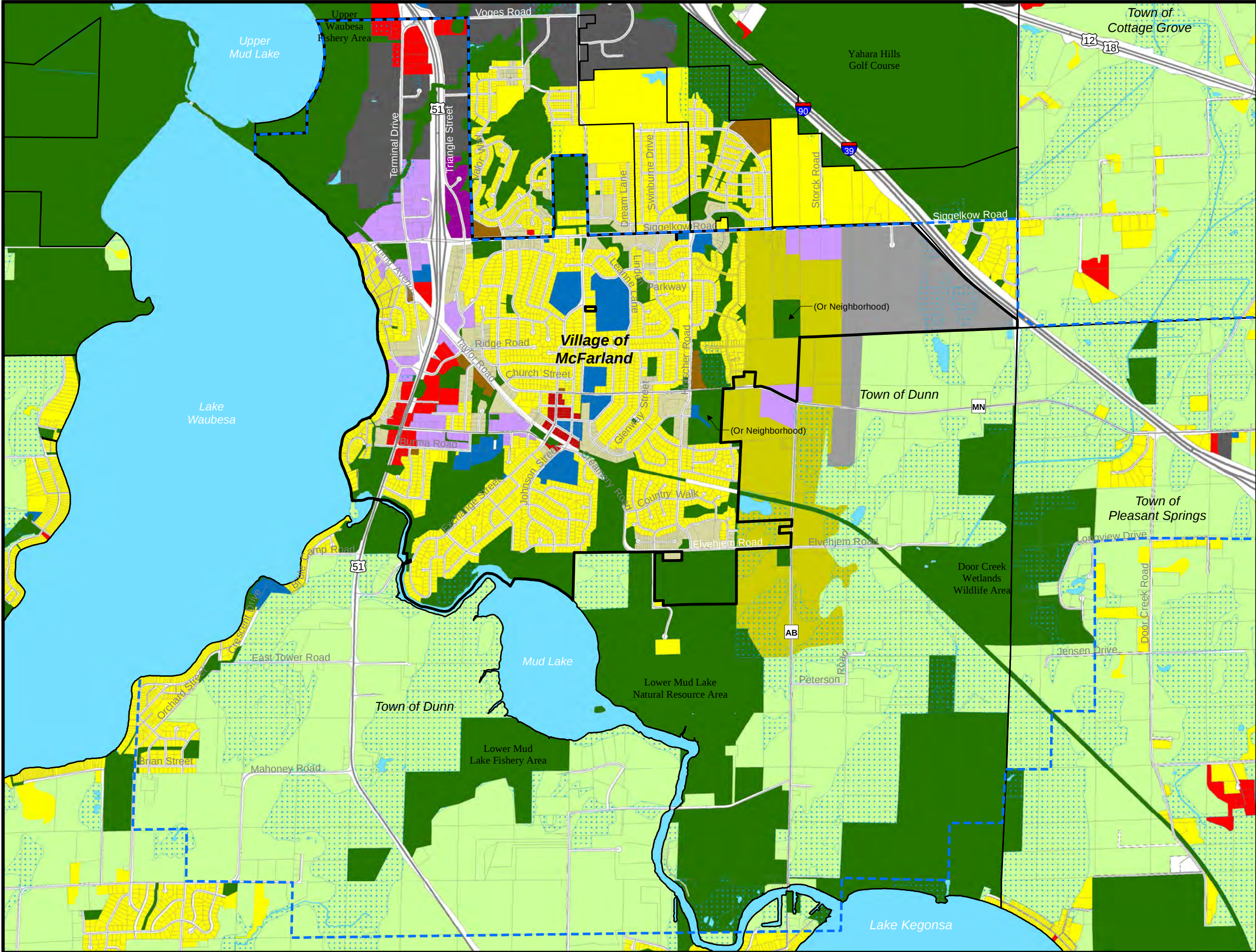
Sheet 2 of 4

W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE SW 1/4 OF SECTION 3-6-10.
LINE TO BEAR = S 05°05'41" W

SURVEYORS SEAL

23W-14





MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

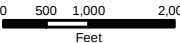
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor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

