

Tuesday, October 17, 2023

6:45 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 September 19, 2023 Plan Commission meeting.

4. BUSINESS.

- a. Discussion and action on a Site Design Review Permit requested by CHS Petroleum for an approximate 15' x 14'6" building addition at 4103 Triangle Street, McFarland, WI.

5. SCHEDULE NEXT MEETING DATE.

- a. Tuesday October 17, 2023 - Joint Plan Commission/Community Development Authority Meeting at 7:00 p.m.
- b. Tuesday November 21, 2023 at 7:00 p.m.

6. 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 August 15, 2023, at 7:00 P.M.

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

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER, ROLL CALL

Chair Clow called the meeting to order at 7:01 P.M.

2. PUBLIC APPEARANCES.

None.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the August 15, 2023, Plan Commission meeting.

Clow moved to approve the minutes of the August 15, 2023, Plan Commission meeting. Reynolds seconded the motion. Motion carried 5-0-2, with abstention from Peters and Conrad.

4. PUBLIC HEARINGS.

- a. Public hearing regarding Ordinance 2023-06, an ordinance amending Sec. 62-227 Accessory Uses, Buildings or Structures.

Clow opened the public hearing for this item at 7:02 PM. Clow closed the public hearing at 7:03 PM seeing no attendees in the room or virtually wishing to speak on the item.

- b. Public hearing regarding Ordinance 2023-09, an ordinance amending various changes to Chapter 62 – Zoning, related to solar energy collection systems.

Clow opened the public hearing for this item at 7:03 PM. Clow closed the public hearing at 7:04 PM seeing no attendees in the room or virtually wishing to speak on the item.

- c. Public hearing regarding Ordinance 2023-10, an ordinance amending various sections of the McFarland Building Code related to site erosion control and stormwater management.

Clow opened the public hearing for this item at 7:04 PM. Clow closed the public hearing at 7:05 PM seeing no attendees in the room or virtually wishing to speak on the item.

5. BUSINESS.

- a. Discussion and action to make a recommendation to the Village Board regarding Ordinance 2023-06, an ordinance amending Sec. 62-227 Accessory Uses, Buildings or Structures of the McFarland Zoning Code.

Bremer provided summary on the agenda item highlighting the updates to improve the existing code as it pertains to different zoning districts, exceptions, maximum size, materials, and examples. The Commission discussion included existing nonconforming structures.

Clow motioned to recommend approval of Ordinance 2023-06 to the Village Board. Conrad seconded the motion. Motion passes 7-0.

- b. Discussion and action to make a recommendation to the Village Board regarding Ordinance 2023-09, an ordinance amending various sections of the McFarland zoning Code related to solar energy collection systems.

Bremer provided summary on the agenda item highlighting the additional terms, regulations, and permitted uses. The Commission discussed onsite battery storage as allowable accessory uses.

Clow motioned to recommend approval of Ordinance 2023-09, an ordinance amending various sections of the McFarland Zoning Code related to solar energy collection systems to the Village Board. Halverson seconded the motion. Motion passes 7-0.

- c. Discussion and action to make a recommendation to the Village Board regarding Ordinance 2023-10, an ordinance amending various sections of the McFarland Building Code related to site erosion control and stormwater management.

Bremer provided summary on the agenda item highlighting the purpose of the proposed ordinance amendment as required by Dane County per their recent updates to existing standards. Bremer commented that the Village Engineer provided the details of the changes along with new terminologies and requirements. The Commission discussed examples for the terms added and how the new standards will be applied.

Clow motioned to recommend approval of Ordinance 2023-10, an ordinance amending various sections of the McFarland Building Code related to site erosion

control and stormwater management to the Village Board. Motion seconded by Bloechl-Anderson. Motions passed 7-0.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, October 17, 2023 at 7:00PM

7. ADJOURNMENT.

Peters motioned to adjourn, Conrad seconded the motion. Motion carried 7-0. Meeting adjourned at 7:31 PM.

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, October 17, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action on a Site Design Review Permit requested by CHS Petroleum for an approximate 15' x 14'6" building addition at 4103 Triangle Street, McFarland, WI.

PREVIOUS ACTION:

ISSUE SUMMARY:

CHS Petroleum, owner and applicant, is requesting a site design review permit for an addition to an existing building located at 4103 Triangle Street. The proposed addition will be 15' x 14'6", with a building footprint measuring 217.5 square feet. The addition will include an ADA-compliant restroom and eyewash shower facilities available for staff and drivers. The attached addition includes a door, connecting the attached facility to the existing building's tool room.

Currently, drivers use the existing staff restroom within the office building, which is small and does not include the eyewash station. This presents both operational and security concerns, particularly during off-peak business hours. The addition will provide a separate restroom and waiting area for drivers waiting to fuel their semi-trucks. Note, this is not a relocation or repurposing of the June 20 Plan Commission approved accessory structure. The proposed addition will include metal siding and paint consistent with the existing building.

For this request, the applicant must acquire both a site design review permit from the Plan Commission and be granted a variance by the Board of Zoning Appeals (BZA), as the proposed addition is approximately 15 feet from the front lot line. This sets the location within the 35 feet front yard setback of the M-IC District. The BZA approved of the variance request at their October 3rd, 2023 meeting.

EXISTING PROPERTY CONDITIONS

The property is 8.1 acres and zoned M-IC Manufactured Intensive Commercial. The property has ten existing structures on the property, which include: six petroleum storage tanks, a drivethrough loading bay for tanker vehicles, an office building, an electrical structure, and an accessory shed. There is a security fence which wraps around the entire property's lot line.

Adjacent to the north is a similar property owned and operated by Sunoco, a petroleum manufacturer also zoned M-IC. Adjacent to the east are three undeveloped parcels of land within the City of Madison. The adjacent property to the south is owned by CHS and consists of a landscaping business, also zoned M-IC. Adjacent to the west is Triangle Street, then further is US HWY 51.



Sec. 62-73. - Terminal and Triangle Design Overlay District (TTDO)

The packet includes a copy of the design guidelines for the Meinders/Triangle Subdistrict of the Terminal & Triangle District Plan. The following are staff comments regarding those site and building design guidelines that have not been met, or might be partially met, with the proposed design submitted.

- Site Design Guidelines
 - #5, Does the project include landscaped front yards, parking areas, and foundations? No. The landscaping points required for this improvement are 16 points. The site plan includes the addition of two medium deciduous shrubs along the street facing side worth three points each. Staff is not recommending additional landscaping as the surplus from the previous landscaping improvements of the accessory shed from June 20, 2023 has supported the standard to be met. The previous project for the accessory structure required 17 points for the structure, and 80 points for the trees along the south lot line that were removed as part of the driveway reconstruction. The total landscaping added was 108 points; therefore, between the two projects there is a 1 point surplus.
 - #16, Are mechanicals and utilities shown on the project's site plan? No, however, the applicant has indicated the addition will utilize existing sewer and water lateral utility connections. The addition does not include any additional mechanicals.
 - #18, Does the project include buildings which are at least two-stories in height? No. The existing building is currently one story, and the addition will not exceed the existing building's current height. Given the context of the existing building and the proposed addition, requiring at least two stories in height is not recommended.
 - #19, Does the project include buildings which are compatible with the desired gateway character of the Village? No. The guideline section's on Building Design & Materials standards states: *Do not allow corrugated-type metal or steel external siding on more than 25% of all street visible facades.* The addition will have one of three sides facing the street view that will consist of 100% metal siding painted to match the color of the existing building. This standard is meant to minimize the amount of metal siding materials used in this area while complimenting it with softer features. Staff recommends waiving this standard as the size of the addition would not be so significant in size as to alter the site's character. Also, the selected design would be harmonious with the existing buildings on the property, blending similar materials used and colors.
 - #23, Does the project provide overhangs for pedestrian shelter? No, however, staff recommend waiving this guideline as the property is fully enclosed within a security fence and not for public use and the purpose of the addition is to provide an interior space for drivers to get out of the elements while waiting for fuel.
 - #24, Does the project have a FAR between 0.15 and 1.0 if it is an Industrial use and between 0.35 and 1.5 if it is a Commercial use? No, staff calculates the FAR at 0.1. Although the FAR is below the minimum requirement for Industrial use, staff recommend waiving this guideline as the property is a uniquely large



- industrial property that requires large open space.
- #25, Is a minimum of 50% of the front building wall 20' to 35' from Terminal Drive or McFarland Street right-of-way? No, however, the applicant has applied for a variance through the Board of Zoning Appeals for the location to be outside the guideline's 20' to 35' standard.
- Building Design & Materials Guidelines
 - #2, Does the project encourage use of the following exterior wall materials: brick, decorative masonry block, architectural grade metal panels, cedar siding, stone, architectural pre-cast concrete panels, Exterior Insulation and Finish System (EIFS), Dry-vit, and glass? No. Staff recommend waiving this guideline given the size of the addition and the fact that the existing building that the addition will be connected to does not include any of the materials listed in this standard.
- Building Orientation Guidelines
 - #2, Does the project have a minimum of 50% of the front building wall to be at 20' to 35' from the street right-of-way? See staff comment on Site Design Guideline #25.
- Lighting Guidelines
 - The proposed project does not include changes to the existing lighting plan.
- Parking Guidelines
 - The proposed project does not add any additional parking stalls to the existing property. The proposed size and use of the building addition does not warrant additional off-street parking spaces.
- Signage Guidelines
 - The proposed project does not include signage.

Sec. 62-310(e) - SITE DESIGN STANDARDS

- Grading & Surfacing. The proposed location for the accessory structure will be on a new concrete slab. The current site grading will remain unchanged and utilize the existing grading plan. The size of the structure does not trigger the need for additional on-site stormwater detention.
- Landscaping. Refer to staff comments under #5, Site Design Guidelines.
- Building Relationship. The proposed addition is setback approximately 14'-7" from the front property line. The proposed location of the addition is aligned with the existing office building along the interior driveway. The addition includes an eyewash shower and an ADA-compliant restroom. The addition does not appear to impede traffic on the property and does not reduce or disrupt existing staff parking options.
- Lighting. The applicant's submittal will utilize the existing lighting plan on the property.
- Utility service. The applicant's addition will utilize existing sewer and water lateral utility service connections from the principal building.
- Building Design. The proposed addition will incorporate matching exteriors to the existing buildings, gray steel panel siding and roof. Within the subsection Sec. 62-310(e)(6)(e), additional building design standards are provided: *For M-IC Districts, a*



maximum of 15 vertical feet of the front of all buildings shall be entirely faced with nonmetallic or wood material extending across the full front of the building and also extending a distance of not less than 20 feet on each side of the building. The portion of any building facing or backing onto public streets, or abutting a Residential Zoning District, shall be held to the same requirements as that of the front. These requirements may be waived in whole or in part by the Plan Commission. Given the height and size of the addition, staff recommends waiving this building design standard, noting that the proposed landscaping of shrubs aids in screening and improving the aesthetic of the property as viewed from Triangle Street.

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 the request.

VILLAGE PLAN REFERENCE:

Terminal and Triangle Street District, 2005. The property is located within the Meinders/Triangle Subdistrict of the Terminal and Triangle Street District Plan. The area connects the planned single family residential communities of the City of Madison with the variety of industrial and commercial purposes of the Village. The overview for the subdistrict states, "The overall focus will be on manufacturing, distribution, offices, and support uses, with a greater emphasis on high-quality buildings and site design."

Comprehensive Plan, 2017. The Future Land Use Map 6 identifies the property as Industrial.

The submittal does not include a change to the current use and remains consistent with the planned use.

ORDINANCE REFERENCE:

Sec. 62-73. - Terminal and Triangle Design Overlay District (TTDO)

Sec. 62-310. - Site/Design Review.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, second, to approve a Site Design Review Permit for an approximate 15' x 14'6" building addition at 4103 Triangle Street as submitted.

ATTACHMENTS:

1. 4103 Triangle Street_CHS Petro Site Design App_09.01.2023
2. 4103 Triangle Street Addition Location
3. 4103 Triangle St - Appendix B-Meinders Triangle Subdistrict-Building and Site Design Checklist (9.27.23)





Plan Commission Application – 2023

~Application must be completed in full~

Applicant - Owner	CHS Petroleum Terminal	Applicant's Agent	Bachmann Construction
		Name	Kevin Sorg
Address	4103 Traingle St. McFarland, WI 53558	Address	1201 S Stoughton Road, Madison WI 53716
Email	Derek.Pirkl@chsinc.com	Email	ksorg@bachmannconstruction.net
Phone #	608-630-7925	Phone #	608-222-8869
Fax #		Fax #	

Parcel No(s). 071037383203

Type of Proposal – Please check boxes

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.

***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)

Applications requiring a public hearing will be scheduled for a hearing according to the schedule above. If there is written or verbal public opposition submitted as part of the public hearing the Plan Commission will postpone action on the application to a subsequent meeting so that concerns can be analyzed. If there is no public opposition and no unresolved issues by Village Staff or Plan Commission members, the Plan Commission may take action on the application at the same meeting as 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 may not be acted on the same night as the Public Hearing.

X

Kevin Sorel
Signature of Applicant/Agent

Sept 1, 2023

Date

Site and Design Plans

Check List

Date received: _____

Subject property address: 4103 Triangle St. McFarland WI 53558

Landowner's name: CHS Petroleum Terminal

Landowner's address: 4103 Triangle St. McFarland WI 53558

Landowner's phone/fax: 608-630-7925

Landowner's email: derek.pirkl@chsinc.com

Agent's name:	<u>Kevin Sorg</u>
Agent's address:	<u>1201 S Stoughton Road</u> <u>Madison, WI 53716</u>
Agent's phone/fax:	<u>608-222-8869</u>
Agent's email:	<u>ksorg@bachmannconstruction.net</u>

- X A. Title Block that indicates name and address of the current property owner.
- X B. Name and signature of the designer.
- X C. Date of original plan and latest date of revised plan.
- X D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.
- E. Existing zoning M-IC Proposed rezoning yes Xno
- X F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- X G. All required building setback lines.
- X H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.
- X I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.
- NA J. Existing and proposed site and building signage.
- X K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.
- NA L. The location of all outdoor storage areas; including proposed screening materials and colors.
- NA M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.
- NA N. The location and type of any permanently protected green space areas.
- NA O. The location and elevation of any wetlands or floodplains.

- X P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.
- X 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.
- X R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.
- X S. Hydrant locations and Fire Department Connection.
- N/A T. Lighting Plans including photometrics and description of fixture types, heights and orientation.
- X U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.
- X V. Existing or proposed easements.
- X W. A legal description of the subject property.

General Comments: _____

Note: In addition to Site and Design Permit approval, a building permit from the Village Building Inspector is required prior to the start of construction of any building, fence, or sign.

Addition to CHS Petroleum Triangle Street McFarland, WI 53558

Applicable Code: IBC (2015)
IBC Use Group : B
Construction Type VB, One Story
Building Area: 1550 SqFt
Occupant Load: 16



Review 7-20-23

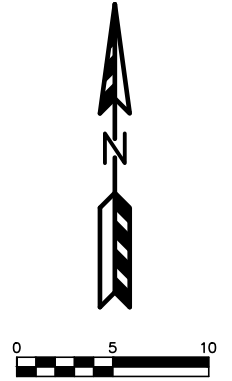
SHEET INDEX

SHT.	DESCRIPTION
	COVER
C1.0	SITE PLAN
A1.0	FOUNDATION PLAN
A1.1	FLOOR PLAN
A1.2	FRAMING PLAN
A2.1	ELEVATIONS
A3.1	SECTION



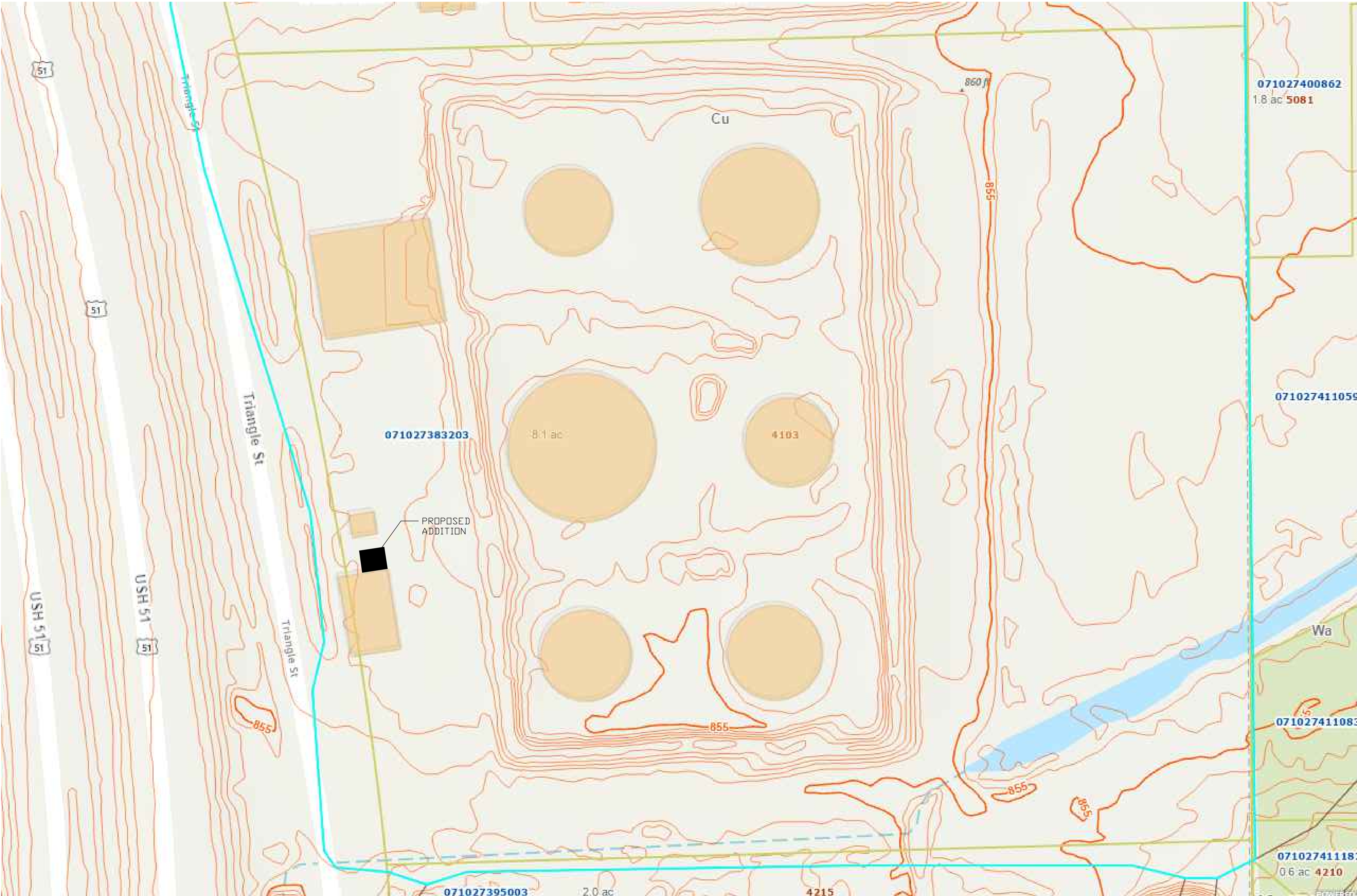
LOCATION PLAN





EXISTING UTILITY NOTES:
EXISTING UTILITIES SHOWN HEREON WERE REQUESTED THROUGH DIGGERS HOTLINE WITH TICKET #20232919061 AND WERE MARKED BY OTHERS AND ADDED TO THE PLAN ON JULY 25, 2023.

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



NOTES

UTILITIES:

ELECTRICAL: THE ADDITION WILL CONNECT TO EXISTING. NO ADDITIONAL SERVICE OR INFRASTRUCTURE IS REQUIRED.

PLUMBING/WASTE: THE ADDITION WILL CONNECT TO EXISTING. NO NEW INFRASTRUCTURE IS REQUIRED.

BUILDING SET BACK REQUIREMENTS:
THE EXISTING BUILDING AND PROPOSED ADDITION FALLS WITHIN THE BUILDING SETBACK AREA. VARIANCE TO BE REQUESTED DUE TO EXISTING CONDITIONS.

DCI SITE MAP -- CHS PETROLEUM
N.T.S.

1201 S. STOUGHTON RD.
MADISON, WI 53716
608 | 222 | 8869 PHONE

CONSULTANTS

PROJECT LOCATION:
CHS PETROLEUM TERMINAL
4103 TRIANGLE ST
McFARLAND WI 53558

ISSUED:	
SD	0000
DD	0000
CD	0000
000	0000
000	0000

REVISIONS/ ADDENDA:	
001	0000
002	0000
000	0000
000	0000

SCALE: AS NOTED

DATE: 07/05/2023

CONTRACT DOCUMENTS

C2

PLAN NORTH

© COPYRIGHT

A

B

C

D

A

B

C

D



3220 sydney road, suite 103
madison, WI 53713
608.277.0585
www.gmkarch.com

EXISTING
BUILDING

15'-0"

A
A3.1

#4 x 16" Drill & Epoxy
into Existing
Foundation @ 24" O.C.

8" x 16"
Footing

4" Concrete Slab w/ Fibermesh
Reinforcing Over Vapor Barrier on
Granular Fill

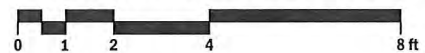
#4 x 16" Drill & Epoxy
into Existing
Foundation @ 24" O.C.

2" Ledge
- Drop 6"

14'-6"

1'-0" 3'-4" 10'-8"

FOUNDATION PLAN



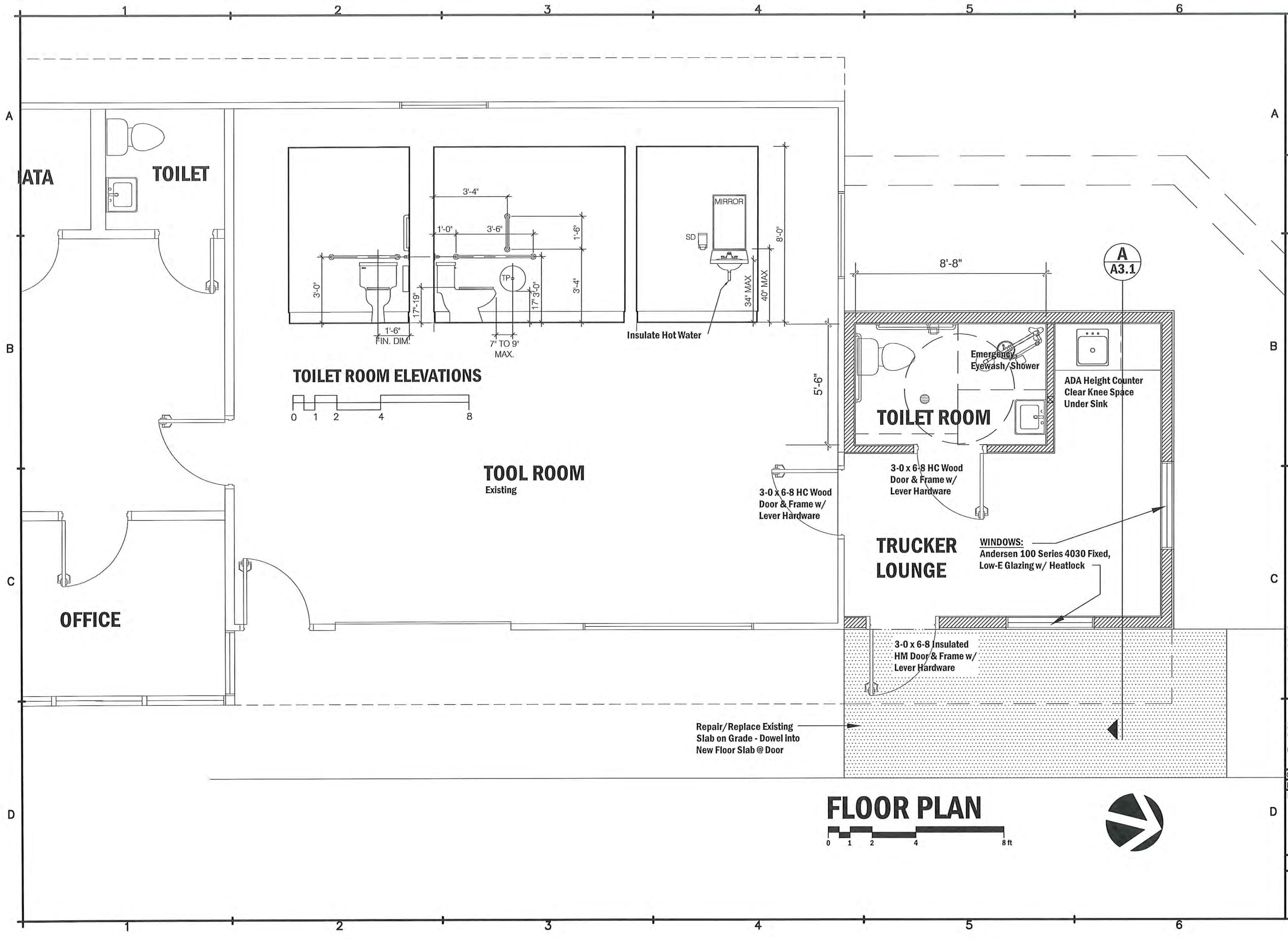
Office Addition

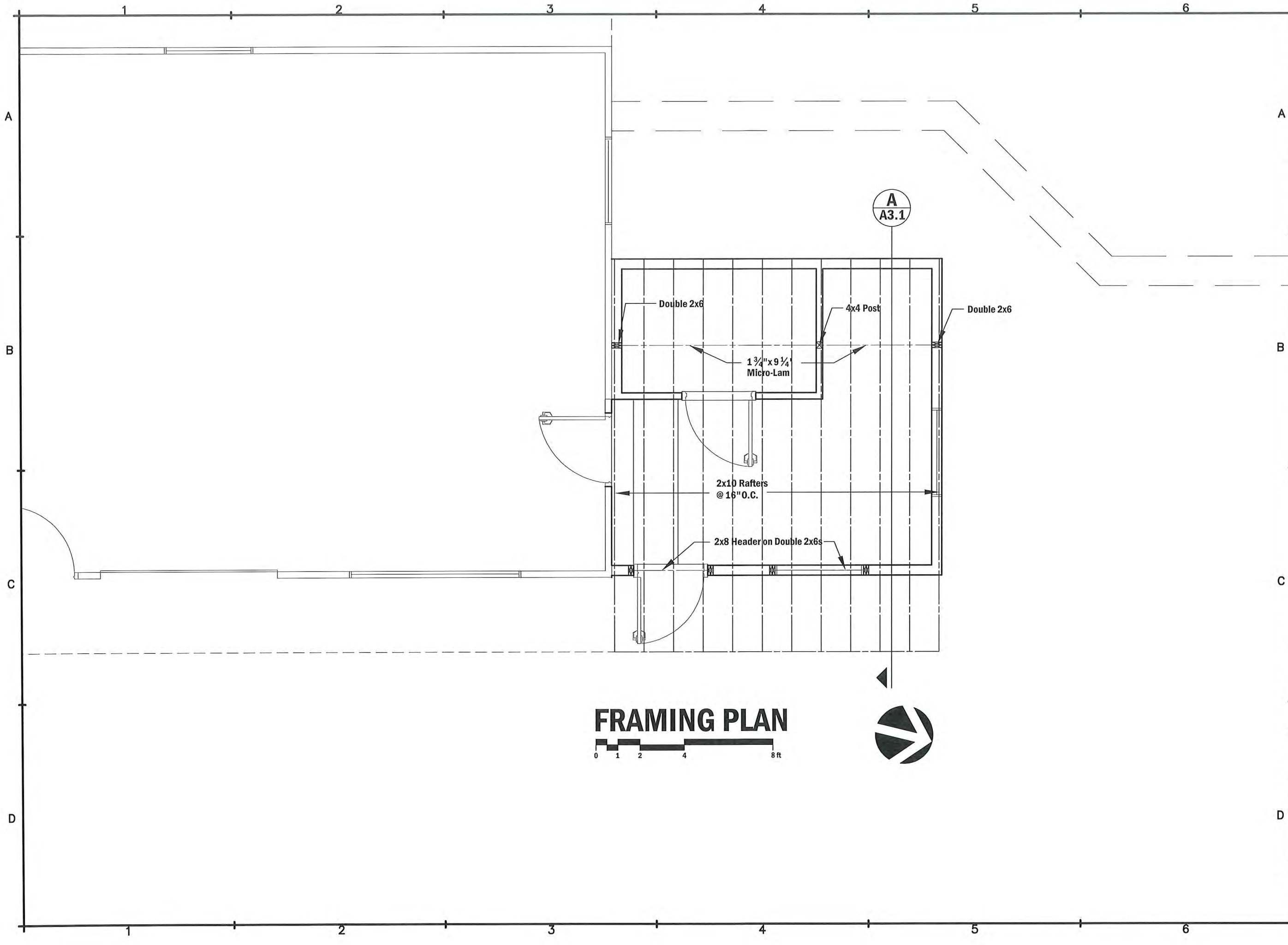
Triangle Street
McFarland, WI 53558

Comm. No. K2305
Issued For Date
REVIEW 7-20-23

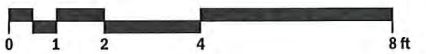
FOUNDATION PLAN

A1.0





FRAMING PLAN



architecture
3220 sjene road, suite 103
madison, WI 53713
608.277.0585
www.gmkarch.com

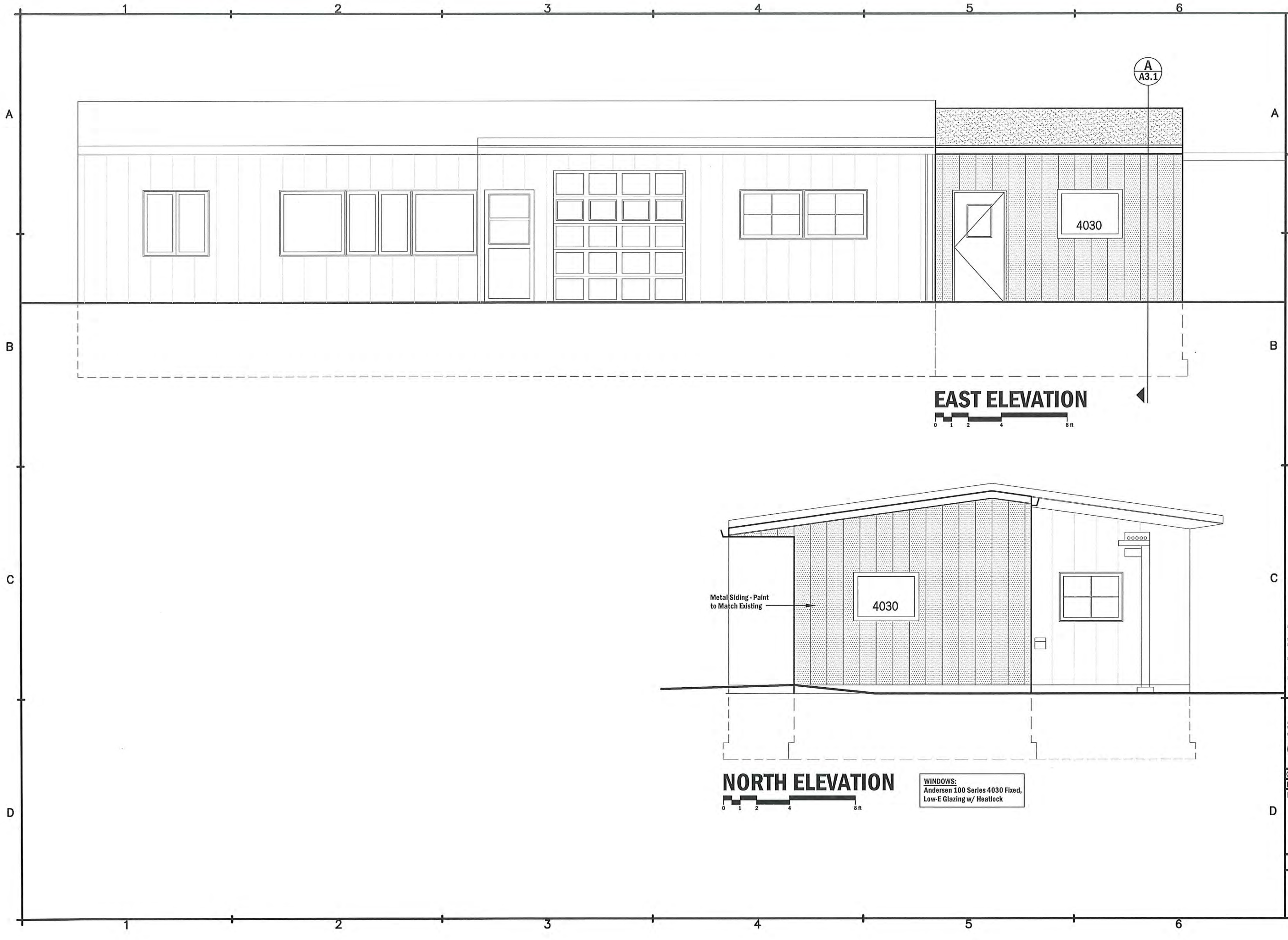
Office Addition

Triangle Street
McFarland, WI 53558

Comm. No. K2305
Issued For Date
REVIEW 7-20-23

FRAMING PLAN

A1.2



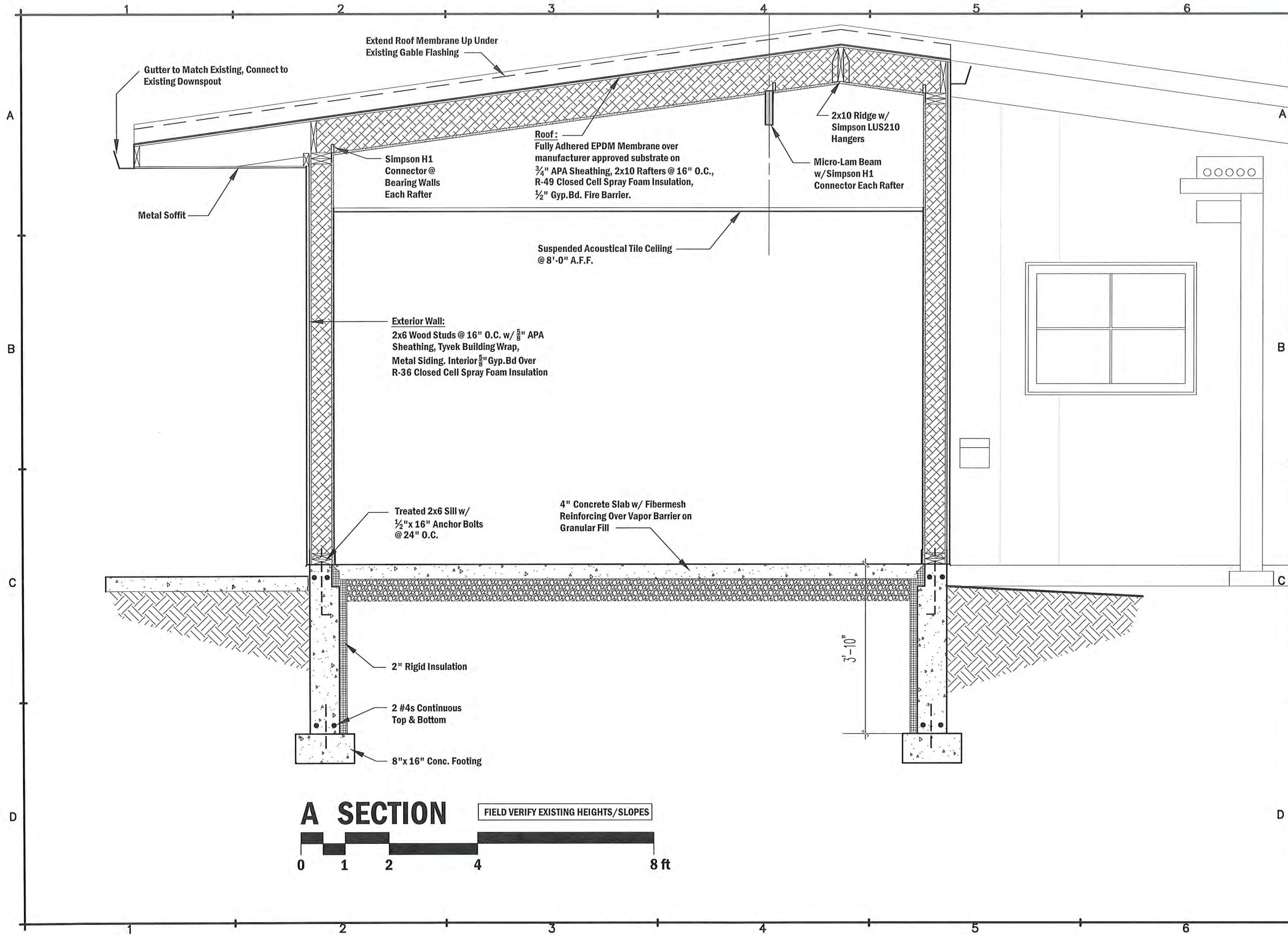
architecture
 3220 sydney road, suite 103
 madison, WI 53713
 608.277.0585
 www.gmkarch.com

Office Addition
 Triangle Street
 McFarland, WI 53558

Comm. No.	K2305
Issued For	Date
REVIEW	7-20-23

ELEVATIONS

A2.1





Meinders/Triangle Subdistrict

Guidelines	Yes	No
Site Design		
1. Does the project connect building entries with walkways to planned sidewalks in Terminal Drive, distinguishing them from driving surfaces?		NA
2. Does the project locate service areas, loading docks, mechanical equipment, and refuse containers to non-street sides of buildings and screen them?		NA
3. Does the project include adequate, accessible, and convenient areas for collecting and loading trash and recyclables?		NA
4. Does the project screen ground-, roof-, and wall-mounted mechanical equipment from public rights-of-way and adjacent properties?		NA
5. Does the project include landscaped front yards, parking areas, and foundations?	✓	Yes, but refer to staff report
6. Does the project convey stormwater to on-site or in-district infiltration areas?		NA
7. Does the project provide bicycle parking?		NA
8. Are all fully screened outdoor storage or display areas inside of all required side and rear building setbacks, with dense landscaping on the outside of these areas?		NA
9. Does the project permanently define and screen all outdoor storage areas with dense landscaping, opaque walls and/or opaque fences?		NA
10. Does the project limit outdoor operations and store equipment and raw materials inside buildings to ensure minimal visual impact on neighboring uses and the public?		NA
11. Does the project locate limited outdoor merchandise display areas near building entrances, without affecting traffic flow?		NA
12. Does the project preserve existing on-site vegetation, especially large trees, wood lots, and remnant wetlands and prairies? There is no change to the existing on-site vegetation	✓	
13. Does the project locate service and storage areas to minimize Highway 51 visibility?		NA
14. Does the project heavily screen parking areas adjacent to highway 51?		NA
15. Does the project screen rooftop mechanicals and utilities?		NA
16. Are mechanicals and utilities shown on the project's site plan?		✗
17. Does the project use wall-mounted signs?		NA
18. Does the project include buildings which are at least two-stories in height?		✗
19. Does the project include buildings which are compatible with the desired gateway character of the Village?		✗
20. Does the project include buildings which continue the architectural theme, design elements, and detailing on all sides?	✓	
21. Does the project include loading docks or overhead doors on street-facing facades?		✗
22. Does the project screen loading docks or overhead doors on other facades?		NA
23. Does the project provide overhangs for pedestrian shelter?	✓	Yes, but refer to staff report
24. Does the project have a FAR between 0.15 and 1.0 if it is an Industrial use and between 0.35 and 1.5 if it is a Commercial use? 0.82/8.1= 0.1		✗
25. Is a minimum of 50% of the front building wall 20' to 35' from Terminal Drive or McFarland Street right-of-way?		✗
Building Design & Materials		
1. Does the project use building materials with lasting architectural character (strength, durability and quality)?	✓	
2. Does the project encourage use of the following exterior wall materials: brick, decorative masonry block, architectural grade metal panels, cedar siding, stone,		✗

Guidelines		Yes	No
architectural pre-cast concrete panels, Exterior Insulation and Finish System (EIFS), Dry-vit, and glass?			
3.	Does the project use corrugated-type metal or steel external siding on more than 25% of all street visible facades?	✓	
4.	Does the project incorporate similar or architecturally harmonious materials for all exterior building walls and other building components visible from public streets?	✓	
5.	For industrial buildings, does the project portray a quality office appearance at entries and around public/office spaces?	✓	
6.	Does the project encourage use of earth tone colors, such as gray, green, brown, burgundy, and tan?	✓	
7.	Does the project incorporate loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions into overall building design?	✓	
8.	Does the project locate loading facilities to the rear or non-street side of the building?	✓	
9.	Does the project integrate the placement and screening of mechanicals into the building architecture?		NA
Building Orientation			
1.	Are building facades oriented parallel to the primary abutting street, with entrances?	✓	
2.	Does the project have a minimum of 50% of the front building wall to be at 20' to 35' from the street right-of-way? The applicant has submitted a request for a variance.		✗
3.	Does the project group back-of-building areas on double-fronted lots?		NA
4.	Does the project make public building entrances clearly identifiable and accessible?		NA
5.	Does the project site buildings for safe pedestrian and vehicular circulation?	✓	
Lighting There is no change to the existing lighting plan.			
1.	Are all exterior light fixtures at least three feet from all lot lines and within landscaped islands or outside parking lot edges?		NA
2.	Does the project utilize incandescent or high-pressure sodium (HPS) light fixtures?		NA
3.	Does the project use ninety-degree down-cast, cutoff fixtures (without drop lenses) for all lighting?		NA
4.	Does the project include lights greater than 25 feet in height?		NA
5.	Do average illumination levels in parking lots exceed 5 footcandles?		NA
6.	Do illumination levels at lot lines exceed 0.5 lightcandles?		NA
Parking The applicant's request does not include additional parking.			
1.	Does the project site employee parking to the rear or non-street side of the building?		NA
2.	Does the project limit front yard parking to visitor spaces?		NA
3.	Does the project provide landscaped islands, each a minimum of 200 square feet, and at a minimum rate of one island for every 12 parking spaces?		NA
Signage The applicant's request does not include additional signage.			
1.	Does the project include pole or pylon style signs?		NA
2.	If there is more than one business on a lot, is ground signage combined?		NA
3.	Does the project architecturally integrate signs with its building?		NA
4.	Does the project frame wall mounted signs to create a clearly defined edge, provide shadow relief, and a substantial appearance?		NA
5.	Does the project screen external spot or flood lighting of signs?		NA