

Tuesday, November 21, 2023**7:15 PM****McFarland Municipal Center**
5915 Milwaukee St, McFarland
*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 and CDA 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 Commissions 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 Commissions 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 Commissions 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 joint October 17, 2023 Plan Commission and CDA meeting.

4. BUSINESS.

- a. Discussion regarding a preapplication concept plan submitted by Jeff Whipple of Interstate Partners LLC for a proposed business park in the 3400 block of Siggelkow Road.
- b. Discussion regarding conceptual improvements to proposed WisDOT roundabouts at Siggelkow Road and USH 51 ramps.

5. SCHEDULE NEXT MEETING DATE.

- a. Joint CDA/ PC meeting Wednesday December 6, 2023 @ 7:00 p.m.
- b. Plan Commission Tuesday December 19, 2023 @ 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.

Joint Community Development Authority and Plan Commission Minutes October 17, 2023

CDA Members Present: Stephanie Brassington, Ken Brost, Benjamin Tanko, Anthony Hennes,

CDA Members Absent: TJ Jerke, Kristen Ellis, Dan Kolk

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

PC Members Absent: Chris Reynolds

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER

Clow called the meeting to order at 7:09 PM.

2. PUBLIC APPEARANCES.

Anaelise Beckman, 5690 Lexington St, inquired on the impact the redevelopment plan update will have on public places, such as Larson Park and her interest in areas for future event spaces in McFarland.

3. BUSINESS.

- a. Discussion and Redevelopment District 1 & 2 Workshop – MSA Professional Services will conduct a workshop with Plan Commissioners and Community Development Authority members to discuss updates to the Village's Redevelopment District 1 & 2 plans.

Stephen Tremlett, MSA Professional Services and Project Manager lead the discussion and workshop for Plan Commissioners and Community Development Authority members. Tremlett provided an overview of the project objectives and workshop goal. The two committees were mixed then separated into two groups for workshop discussions. The workshop included representative photos and images of streetscapes, mixed used buildings, commercial buildings, multifamily housing, and office buildings. The activity required each group to organize the photos by preferences of what they envisioned the regions of Redevelopment Districts 1 & 2 should include in the future. Each group provided a summary of their discussions to the other group.

Bremer provided an overview of the tentative project schedule with the commission members and asked to communicate with Staff if there are any conflicts. Bremer summarized upcoming activities associated with stakeholders in McFarland.

4. SCHEDULE NEXT MEETING DATE.

- a. CDA meeting Wednesday, November 8th, 2023 at 7:00PM.

- b. Plan Commission meeting, Tuesday, November 21st, 2023 at 7:00PM.
- c. Joint PC/CDA Meeting Tuesday, November 21st, 2023 at 7:15PM (Tentative)
- d. CDA meeting Wednesday, December 6th, 2023 at 6:00PM (Tentative)
- e. Joint PC/CDA Meeting Wednesday, December 6th, 2023 at 7:00PM (Tentative)
- f. CDA meeting Wednesday, December 13th, 2023 at 7:00PM – Cancelled (holiday conflict)
- g. Plan Commission Meeting Tuesday, December 19th, 2023 at 7:00PM.

5. ADJOURNMENT.

Brost motioned to adjourn meeting. Brassington seconded the motion. Motion carried 8-0.
Meeting adjourned at 8:44 PM.

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, November 21, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding a preapplication concept plan submitted by Jeff Whipple of Interstate Partners LLC for a proposed business park in the 3400 block of Siggelkow Road.

PREVIOUS ACTION:

ISSUE SUMMARY:

Jeff Whipple, [Interstate Partners LLC](#), has requested to appear before the Plan Commission and Community Development Authority for a voluntary preapplication meeting to discuss a preliminary concept for a new business park on the south side of the 3400 block of Siggelkow Road. Early this year, Interstate Partners acquired a 60-acre vacant property on the east side of the Alliant/WPL substation and Hope Rod & Gun Club. Within the packet is some information from Interstate Partners on a similar development they completed in Sun Prairie called Park 151, along with copies of preliminary concepts for the property. The concepts include preliminary locations for 5-6 commercial buildings (A-F) ranging in size between 60,000 to 162,000 square feet. The concepts include a proposed new north-south road along the west property line, the location of a new driveway for the Hope Rod & Gun Club, a proposed recreational path where the existing Hope Rod & Gun Club driveway is located, areas for on-site parking, and preliminary locations for stormwater management facilities.

Purpose of a Preapplication Meeting

This is a pre-application meeting for discussion only. No official permit application has been submitted to the Village and no permit approval action will be taken at the meeting. Pre-application meetings are voluntary and provide an opportunity for the developer to share their initial concept plans for a property to receive non-binding feedback from Village staff, the Plan Commission, Community Development Authority, and interested residents in attendance. Pre-application meetings are encouraged within the Village's Comprehensive Plan (Figure 4.2) and within the Village's Zoning Ordinance. The Department provided notice of the pre-application meeting to all property owners within 800 feet of the property and via email through the Department's listserv. The pre-application meeting provides an opportunity for the Plan Commission and CDA to ask questions of the developer and to provide non-binding feedback regarding the proposed use of the property, permitting requirements, conceptual site and building designs including parking and vehicle circulation, pedestrian and bicycle amenities, site amenities, stormwater management, erosion control, sewer and water utilities, building orientation, building massing, building setbacks, building materials, lighting, and landscaping. While not all of these aspects of the proposed development may be shown on the concept or



known at this time, the meeting presents an opportunity to have preliminary discussions regarding these aspects of property development. Per Sec. 62-67(c), the Plan Commission is under no obligation to give a response to such submittals at the same meeting as they are presented. No responses by individual Plan Commission or CDA members shall bind the Village unless the response is on behalf of the Plan Commission or CDA, is in writing and is expressed as a binding response.

Existing Conditions

The development site includes the 60-acre Interstate Partners property plus an additional 10-acre property (3415 Siggelkow Road) which the developer is working to acquire. Both of these properties are currently zoned A-1 Exclusive Agriculture (Dane County), as administered by the Village. This reflects the zoning at the time the properties were annexed in 2017. The 60-acre property is vacant farmland. The 10-acre property is mostly open space with an existing single-family residence and some agricultural accessory buildings. There is an existing underground natural gas line (ANR Pipeline CO) that runs diagonal across the north-east corner of this parcel. The peak elevation of the development site is approximately 956 feet, with the topography dropping toward Siggelkow Road to elevations of approximately 926-940 feet and to the south to elevations of approximately 898-918 feet. The development site is currently not within the Village's Urban Service Area Boundary. The property is not within any FEMA designated floodplains and does not include any Capital Area Regional Planning Commission (CARPC) designated Environmental Corridors or Resource Protection Corridors. Interstate Partners completed a wetland delineation for the development property in April of 2023 and no wetlands were identified. Adjacent uses to west include the Alliant/WPL electrical substation (zoned A-1), Village planned solar farm (pending A-1 zoning), and Hope Rod & Gun Club (zoned A-1). Properties to the north include farmland zoned A-1 Exclusive Agriculture (Dane County), as administered by the Village. Properties to the east include a single-family home/farmland (3385 Siggelkow Road) zoned RH-1, a single-family home/farmland (3275 Lee South Court) zoned A-1, a single-family home/farmland (3269 Lee South Court) zoned A-1. Properties to the south include farmland within the Town of Dunn zoned Farmland Preservation-35 and a vacant single-family home (3424 CTH MN) within the Village owned by Skaalen zoned A-1.

Preliminary Department Head Comments

The comments include some preliminary feedback from the Village Engineer and Director of Public Works to include hammerhead turn-arounds for any proposed streets planned to connect to adjacent properties in the future. The Village Engineer also suggests softening the curve for the proposed north-south collector road. In addition, the Village Engineer suggests that if the stormwater ponds are intended to serve more than one parcel, they should be dedicated to the Village after construction. The Fire Chief indicated that depending on the height of the buildings, aerial fire apparatus access roads with a minimum unobstructed width of 26 feet may be required.

Public Comments

The Department did not receive any written public comments addressed to the Plan Commission or CDA prior to the publication of the packet.

Permit Requirements & Next Steps



The developer will use the feedback from the preapplication meeting to further refine the concept plans in preparation for submittal of official subdivision and zoning applications. The following is a list of likely permits for this development proposal:

- **Urban Service Area Amendment.** The property is currently not within the Village's Urban Service Area Boundary. The developer will need to submit an application to the Village and Capital Area Regional Planning Commission (CARPC) to amend the USA Boundary. The Plan Commission would review the proposed USA and provide a recommendation to the Village Board. CARPC is designated by the WI Department of Natural Resources to review and provide final approval of the USA Boundary amendment.
- **Preliminary & Final Plat.** The concept envisions the creation of five buildable lots plus several outlets for public dedication. The subdivision of property into five or more lots requires approval of a Preliminary and Final Plat by the Village. This will require a public hearing by the Plan Commission, Plan Commission recommendation, and approval by the Village Board.
- **Rezoning.** The property is currently zoned A-1 Exclusive Agriculture (Dane County). A rezone will need to be approved by the Village Board. Likely zoning districts may include the Village's C-P Commercial Park District or M-IC Manufacturing Intensive Commercial District. In addition, given that the Village is scheduled to complete a comprehensive update of its zoning code in 2024/25, the Village may desire to create new zoning districts or zoning regulations that would be applicable to the property. The rezone will require a public hearing by the Plan Commission and Plan Commission recommendation to the Village Board.
- **Conditional Use Permit.** The need for a CUP is not known at this time, pending further discussion regarding the rezoning of the property. If a CUP is required, a public hearing and final action by the Plan Commission is required.
- **Site Design Review Permit.** The development will require approval of a site design review permit from the Plan Commission.

In addition to these zoning permits, the Village is likely to create a new Tax Increment Finance District to support the development of the planned East Side Business Park. Creation of a new TIF District requires:

- Creation of a TIF District Project Plan following the requirements under Wis. Stat. 66.1105.
- Recommendation by the CDA regarding the TIF District Project Plan.
- Public Hearing and recommendation by the CDA regarding the TIF District Project Plan.
- Village Board approval of the TIF District Project Plan.
- Approval of the TIF District Project Plan by the McFarland Tax Increment Financing Joint Review Board.

If TIF development incentives are requested, the developer will need to submit a TIF



Development Incentives Application. The TIF application will require recommendation by the CDA and approval by the Village Board.

In addition to these activities, the Village will also need to complete additional regional transportation and utility planning and engineering studies. This includes, but is not limited to:

- Siggelkow Road preliminary engineering designs for reconstruction of the roadway from Catalina Parkway to CTH AB.
- A Traffic Study of Siggelkow Road to support the above preliminary engineering designs.
- Engineering designs for the extension of public sewer and water to the edge of the development property.

There are no specific timelines established for each of the above-referenced permits, plans, or studies. Each of these activities will take considerable efforts by both the developer and Village staff. They include numerous future public meetings, committee recommendations, and board approvals. Staff anticipates that these activities will get underway beginning in 2024 and the actual development and occupancy of any proposed buildings is likely to occur in future years thereafter. A business park of this size would likely take several years to fully develop as buildings are phased over time.

FINANCIAL/BUDGET IMPACT:

Estimates of projected project costs and future property tax revenues will be considered as the project progresses and the TIF District Project Plan is completed.

VILLAGE PLAN REFERENCE:

Comprehensive Plan, 2017. The Future Land Use Map 6 identifies the property as Commercial Park. The general description of land uses allowed states: *"Light industrial, office, research, testing, health care, and other compatible and support uses (e.g., day care, health club, bank). Arranged in a controlled commercial, business, or office park setting, where allowable uses and activities include those associated with low levels of environmental impact, noise, odor, vibrations, and particulate emissions. Served by public sewer and water."*

East Side Plan, 2023. The property is identified as Business Park with the southern portions identified as either Business Park or Mixed Use. Chapter 4 describes the Business Park future land use category, including *office buildings, office-showrooms, warehouses, and light industrial buildings that offer retail, trade, or services for individuals or businesses. Typical implementing zoning districts include: General Commercial (C-G), Commercial Park (C-P), Highway-Commercial (C-H), Limited Commercial (C-L), and Manufactured-Intensive Commercial (M-IC)*. The plan emphasizes designing sites and buildings to mitigate potential impacts on adjacent residentially zoned properties or other non-residential zoned lots with similar character, including references to the site design and sustainability policies within Chapter 2. The development site is also specifically included in Chapter 5 Business Park Development Plan, as Business Park Subarea B.



Economic Strategic Plan, 2023. The associated project is consistent with a number of strategies within the plan including *expanding commercial and industrial land base, invest resources on business retention and expansion, and attract new commercial/retail/service businesses.* The plan projects the need for an additional 870,000 - 1,500,000 square feet (40-100 acres) of business park/industrial development, 90,000 square feet of commercial development, and 18,000 square feet of mixed use development.

Village Board Strategic Plan, 2023-2024. *Goal C Housing & Economic Development states, "Promote responsible growth, affordable housing, increase economic development and grow/retain existing businesses." Objective 1, "Attract and enhance new and existing commercial, restaurants, retail, mixed-use, and civic uses in the downtown area, USH 51/Farwell corridor, East Side Growth Area, and surrounding areas."*

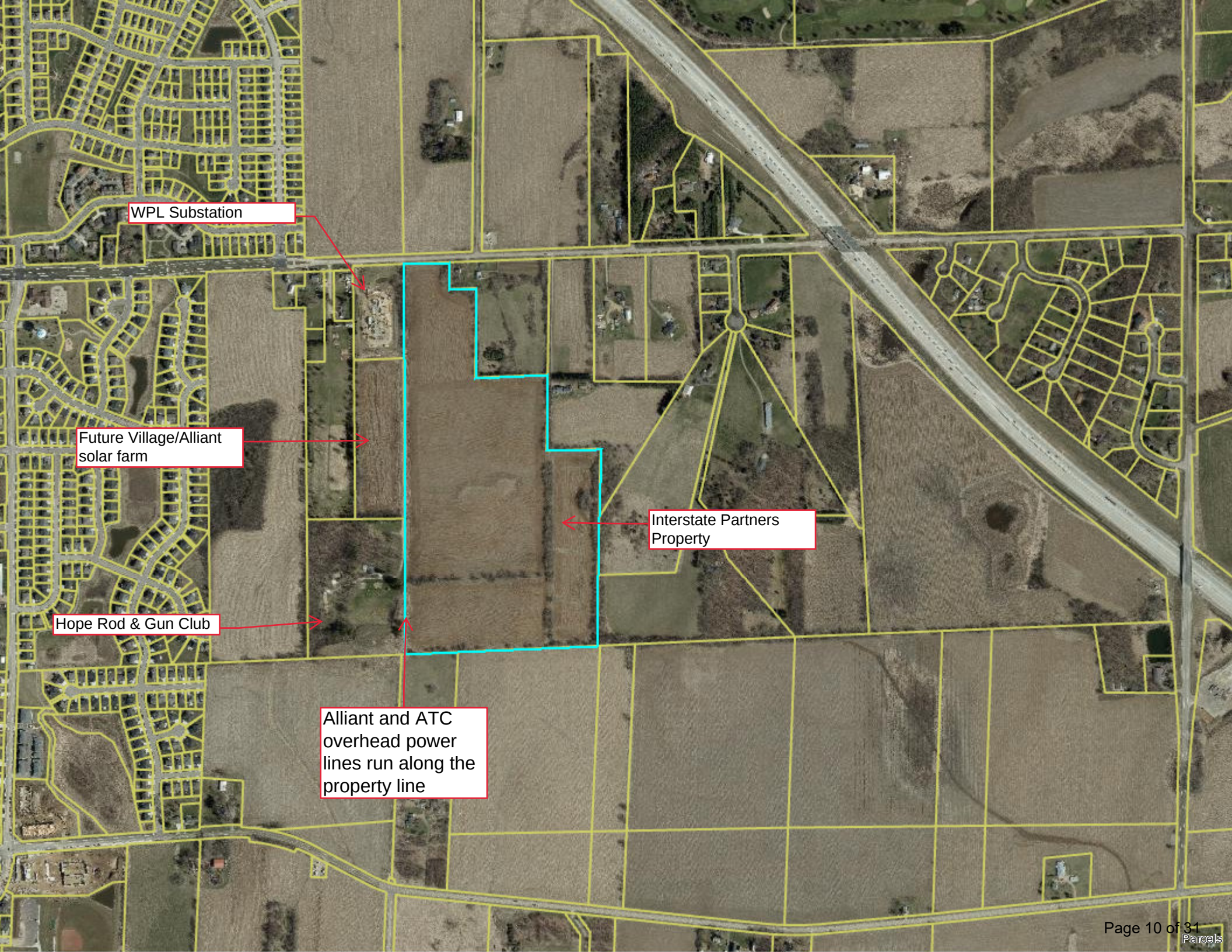
ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is for discussion only.

ATTACHMENTS:

1. Interstate Partners Property Map
2. Interstate Partners Presentation_11.16.23
3. McFarland Business Park Concept 9-21-23
4. Heartland Wetland 06b_field_map_20220884
5. McFarland Future Land Use Map_04.25.2023



WPL Substation

Future Village/Alliant
solar farm

Hope Rod & Gun Club

Interstate Partners
Property

Alliant and ATC
overhead power
lines run along the
property line



Downtown Madison

Lake Monona

East Towne Mall

Lake Mendota

Dane County
Regional Airport

American Center
Business Park

Reiner Road

Nelson Road

PARK 151

American Parkway

NORTH

Prairie Lakes

PARK 151



Commerce IV at PARK 151



Commerce III at PARK 151



Commerce II at PARK 151



Commerce V at PARK 151



Commerce I at PARK 151



Sani-Matic



Commerce II
AT
PARK 151

Commerce III
AT
PARK 151

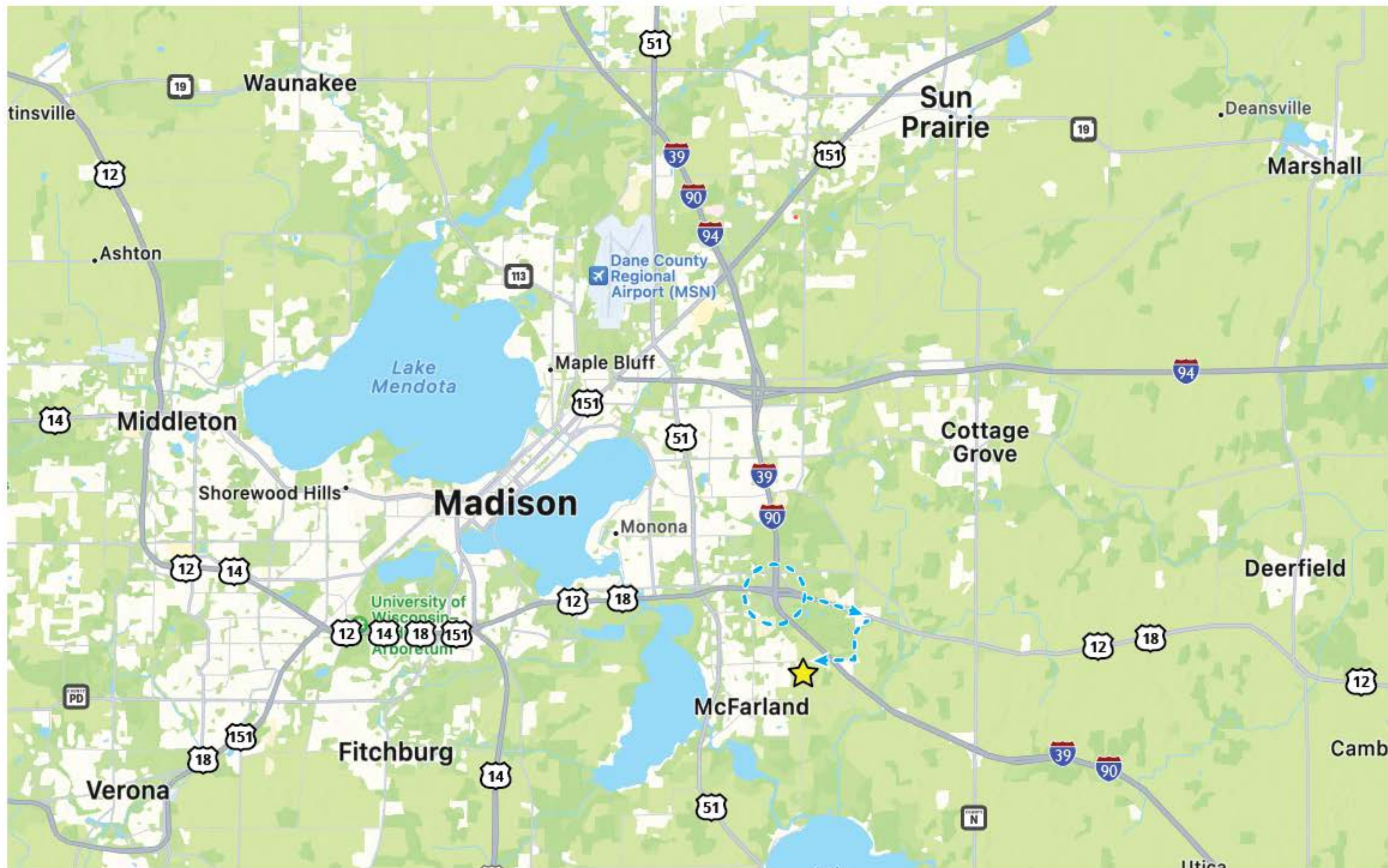
Commerce IV
AT
PARK 151

Commerce V
AT
PARK 151

Commerce I
AT
PARK 151

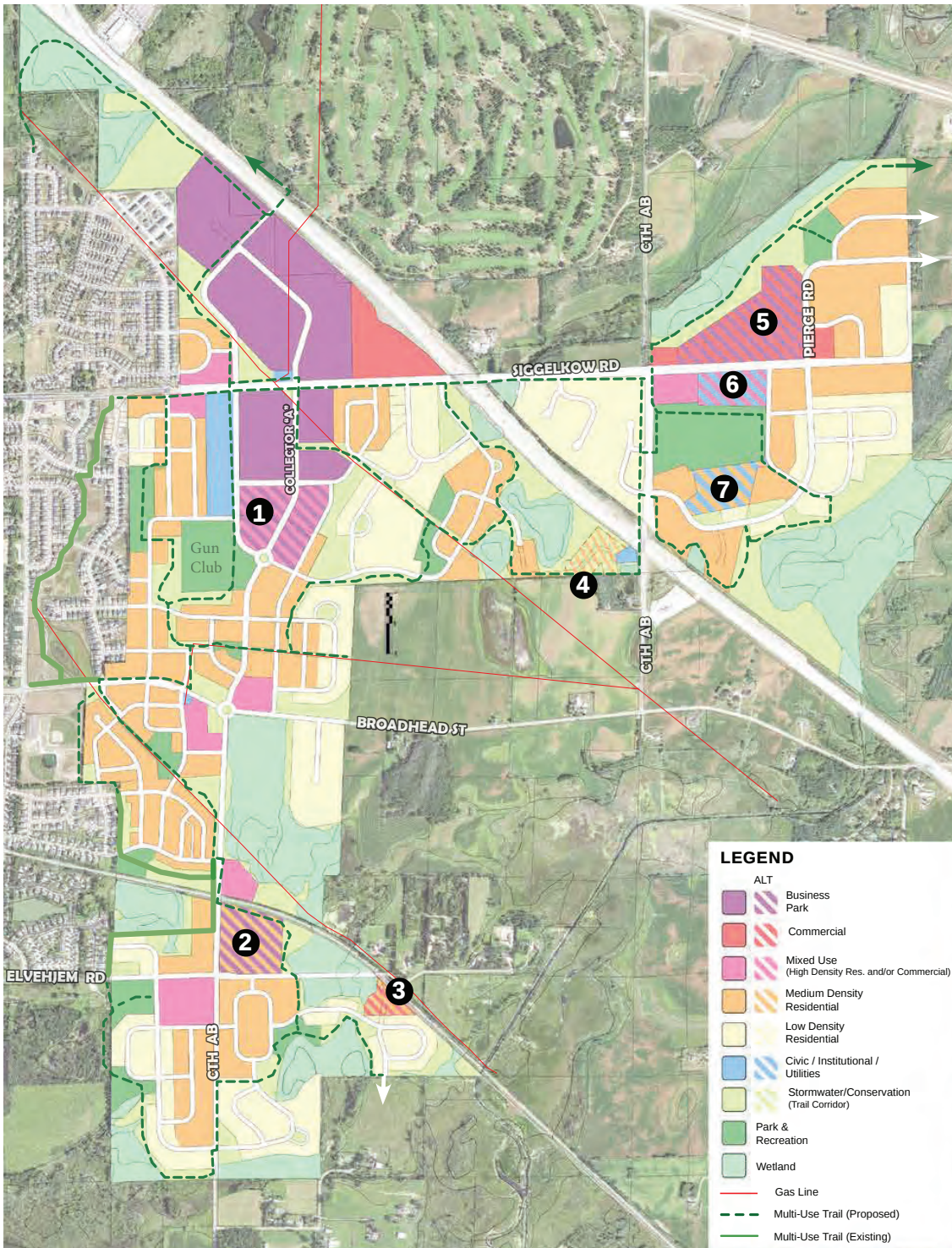
SANI-MATIC

INNOVATION WAY





Master Plan Concept



NOTE: This is a conceptual development illustration. None of the above developments are being considered at the time of the planning process. Development plans will be proposed by property owners, and subject to Village review and approval using this plan as guidance for that approval.

Design Themes

New collector road from Broadhead to Siggelkow veers northeast away from the Gun Club.

Business Park clustered around Siggelkow with a potential second business park area near CTH AB east of Interstate.

Housing throughout the planning area with medium- and high-density adjacent to major roadways with low-density along the edges of the growth area.

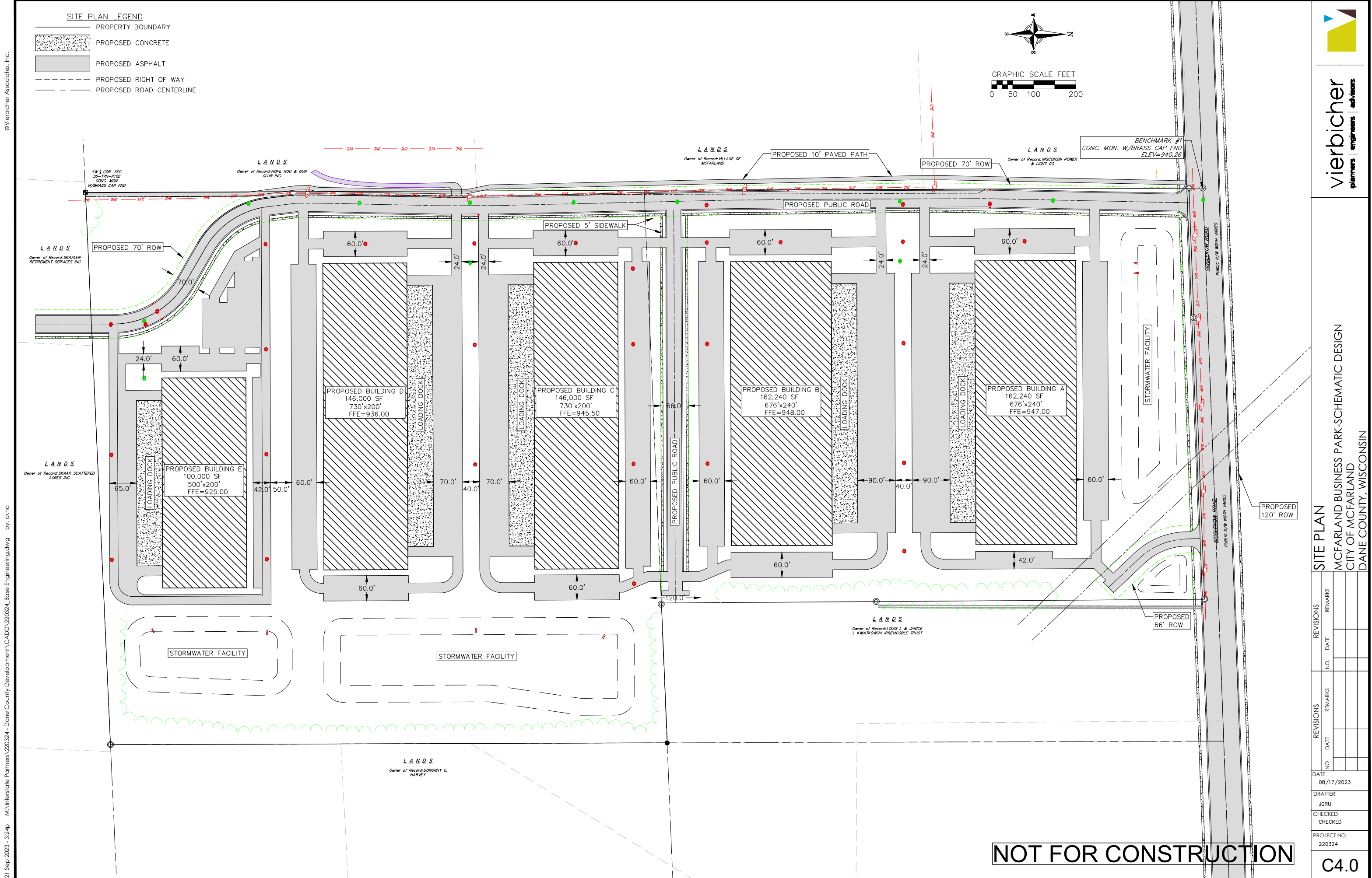
Smaller **commercial nodes** along Siggelkow w/ larger **mixed use pockets** south of Siggelkow.

Some connecting **open spaces**, but greater focus on smaller neighborhood parks.

Continuous trail network connecting the entire East Side planning to the existing Village trail network and adjacent regional trails.







21 Sep 2023 - 3:24p M:\Interstate Partners\220324 - Dane County Development\CADD\220324_Base Engineering.dwg by: ckn



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planners engineers advisors

SITE PLAN

MCFARLAND BUSINESS PARK-SCHEMATIC DESIGN

CITY OF MCFARLAND

DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 08/17/2023

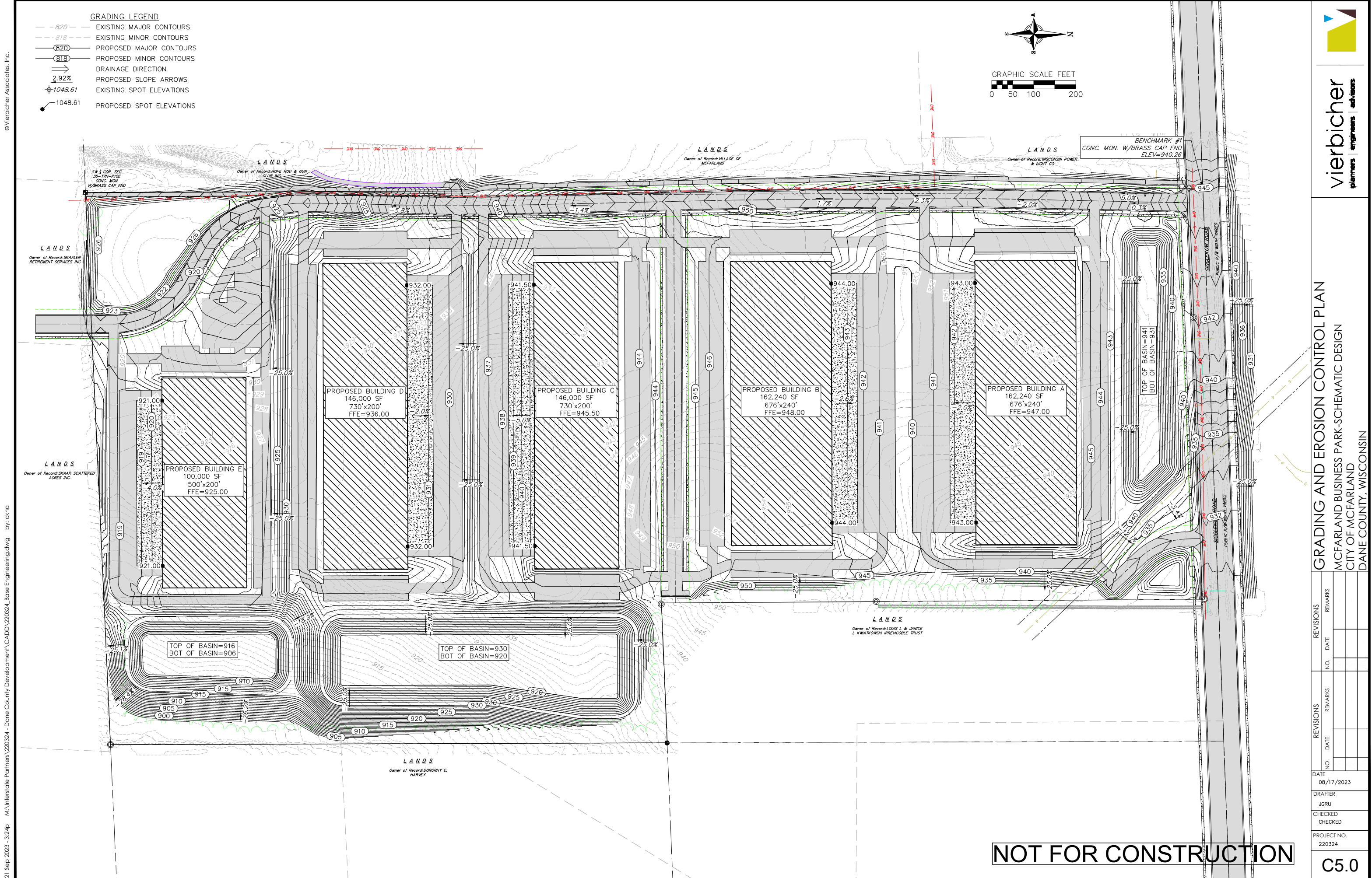
DRAFTER: JGRU

CHECKED: CHECKED

PROJECT NO.: 220324

C4.0

NOT FOR CONSTRUCTION



21 Sep 2023 - 3:24p M:\Interstate Partners\220324 - Dane County Development\CADD\220324_Base Engineering.dwg by: ckn

- GRADING LEGEND
- 820 --- EXISTING MAJOR CONTOURS
 - 818 --- EXISTING MINOR CONTOURS
 - (820) --- PROPOSED MAJOR CONTOURS
 - (818) --- PROPOSED MINOR CONTOURS
 - ==> DRAINAGE DIRECTION
 - 2.92% PROPOSED SLOPE ARROWS
 - +1048.61 EXISTING SPOT ELEVATIONS
 - 1048.61 PROPOSED SPOT ELEVATIONS

NOT FOR CONSTRUCTION



vierbicher
planners engineers advisors

GRADING AND EROSION CONTROL PLAN
MCFARLAND BUSINESS PARK-SCHEMATIC DESIGN
CITY OF MCFARLAND
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE
08/17/2023

DRAFTER
JGRU

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PROJECT NO.
220324

C5.0



- South Study Area (68.41 ac)
- Dane Co 1' Contours
- Field Delineated Wetlands (No Features Identified)

Sample Points

- Upland
- Wetland

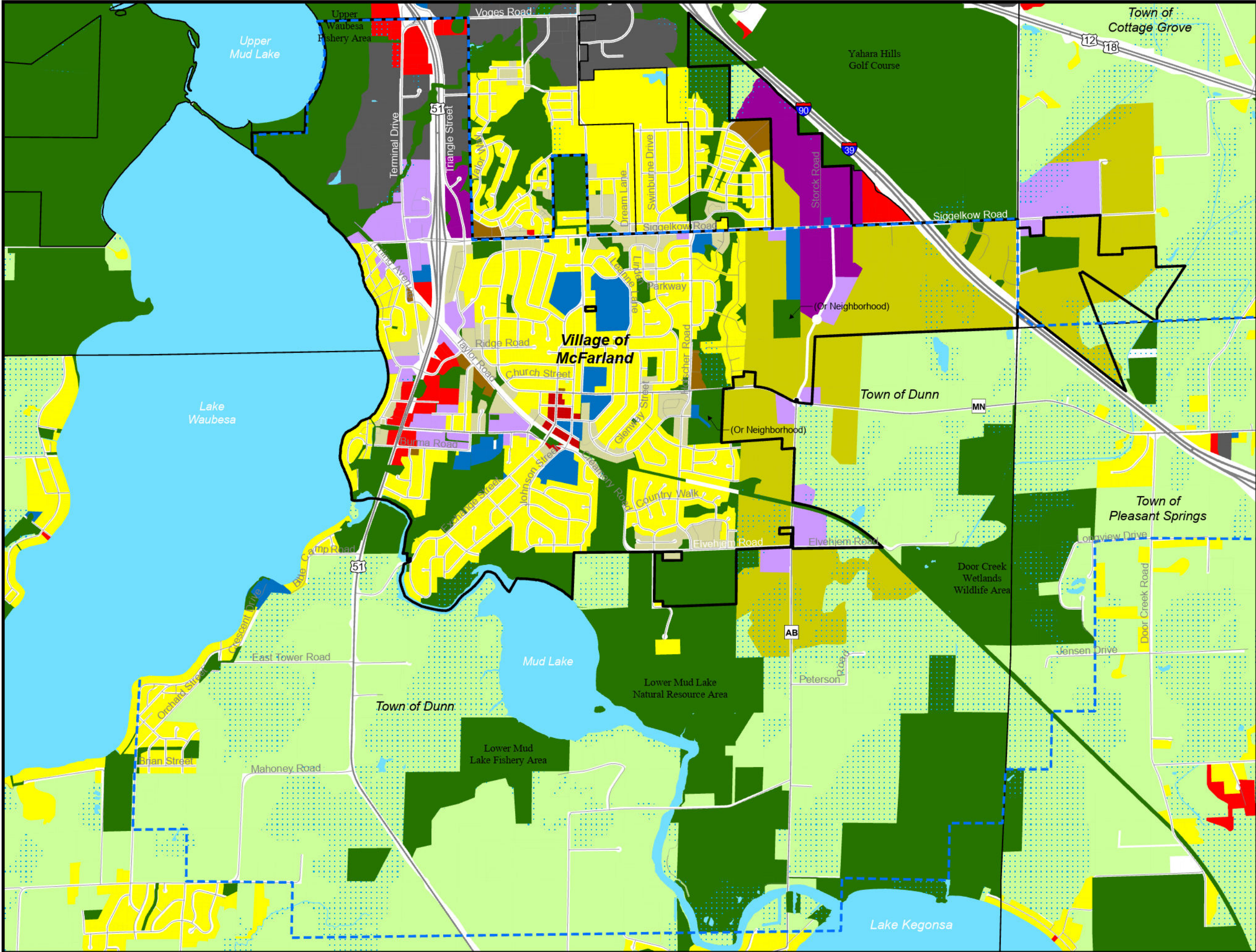


Figure 6b. Field Delineated Wetlands

Siggelkow Road Parcels
Project #20220884
T7N, R10E, S26, 35, 36
V McFarland & T Blooming Grove, Dane Co

2020 NAIP
Dane Co, HEG

LRR: NCNE



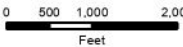
MAP 6

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
 - Agricultural Preservation
 - Urban Reserve
 - Rights-of-Way
 - Water
 - DNR Wetlands and Potential
 - Wetland Indicators over Undeveloped Lands
- Village of McFarland Extraterritorial Jurisdiction Boundary
- ⬢ Village of McFarland Limits (11/2022)
- ⬢ Other Municipal Limits (11/2022)

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 Siggeikow Road, and existing land use elsewhere beyond the Village's extraterritorial jurisdiction.



Date: February 2023

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

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**VILLAGE OF
McFarland**
SUMMARY SHEET

MEETING DATE: Tuesday, November 21, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding conceptual improvements to proposed WisDOT roundabouts at Siggelkow Road and USH 51 ramps.

PREVIOUS ACTION:

ISSUE SUMMARY:

The Wisconsin Department of Transportation (WisDOT) is completing engineering design documents for the reconstruction of USH 51 from Stoughton to Meinders Road in McFarland.

Refer to the WisDOT [project website](#) for additional details. This project includes two segments within the Village, Segment 6 (Exchange to Larson Beach) and Segment 7 (Larson Beach to Meinders). Segment 7 includes the area of USH 51 that includes the existing ramps at Siggelkow Road. Construction of this segment is estimated to begin in year 2025. The WisDOT preliminary design includes installing roundabouts at the USH 51 and Siggelkow Road ramp entrances and exits. The WisDOT default design for these roundabouts would be minimal treatment, consisting of a small mound and planting grass in the central islands (prefer to packet for the WisDOT preliminary design). These roundabouts will serve as a primary entry feature for people traveling to and from the Village and, as such, there is an opportunity to design the roundabouts to include more enhanced and attractive streetscaping/landscaping features in keeping with the Village's brand. Early this year the Village Board approved a contract with SEH to develop streetscaping concepts for the roundabouts addressing items including landscaping, terraces, wayfinding signage and crosswalk enhancements, etc. SEH previously assisted the Village with conceptual designs for the future replacement of the Village's two gateway signs along USH 51. Within the packet are four alternative concepts developed by SEH.

Concept 1A “Naturally Connected”

- Circular masonry wall within the center island Inner Zone, with boulders adjacent to the wall
- Metal “M” sculpture on top of wall
- Low groundcover vegetation (30” tall or less)

Concept 1B: “McFarland Community”

- Same masonry wall and vegetation as concept 1A



- Include “Naturally Connected” text in truck apron paving

Concept 2: “Marsh Connection”

- Metal marsh grass sculptures installed within the center island Inner zone
- Plantings to include ornamental native grasses and perennials, height to be less than 30”
- Paving in approach medians, truck apron, and bridge underpass to be decorative “sweeps” of two to three colors of integral color concrete

Concept 3: “Village Link”

- Metal panel sculpture inspired by McFarland branding icons
- Breakaway post
- Plantings to include ornamental native grasses and perennials, height to be less than 30”

Concept 4: “The Welcome M”

- Mounded island to include hardscaped “M” – to be constructed of stabilized decomposed granite and flagstone paving.
- Plantings to include ornamental native grasses and perennials, height to be less than 30”

It should be noted that SEH developed these concepts after an initial staff meeting with the WisDOT USH 51 Project Manager and project consultants. This meeting included WisDOT advising SEH and Village staff that fixed objects within the inner 1/3 of the roundabout could be permissible. This discussion included a review of other similarly designed roundabouts in Wisconsin. In preparation for the joint PC/CDA meeting, SEH shared the four concepts with the WisDOT team for comments. At this point, the WisDOT Project Manager informed SEH/Village that the only acceptable alternative is alternative 4 since it is the only alternative without a fixed object in the center island. The WisDOT Project Manager noted that per *FDM 11-25-40-1.2 (last updated November 2022) Other Aesthetic Treatments, Condition A - roundabouts where any of the legs are greater than 35 mph, they can have earth mounding and low level plantings. Other aesthetic treatments are prohibited.* Noting that WisDOT considers tangent interchange exit ramps departing from high-speed freeways and expressways such as USH 51 are considered as having a posted ramp terminal approach speed exceeding 35 mph.

This is in direct contradiction to the direction and examples provided by WisDOT at our staff kickoff meeting. In staff's opinion, while vehicles exiting USH 51 during non-peak times likely exceeds 35 mph, it does not seem logical that vehicles entering and using the roundabout would be traveling at speeds of 35 mph or greater. The WisDOT Project Manager also indicated that per *FDM 11-25-30.5-13.1 Roundabout Side Paths and Terraces, that terraces should be planted with grass to facilitate wayfinding to aid pedestrians with visual impairments to the appropriate crossing location. Smooth concrete and most stamped concretes do not meet ADA requirements for separation per PROWAG and NCHRP 834.* These two issues remain unresolved with



WisDOT. Staff would like to obtain input on all four concepts from the Plan Commission and CDA prior to additional conversations with WisDOT staff.

FINANCIAL/BUDGET IMPACT:

Funding for this project will utilize existing TID #3 revenues.

VILLAGE PLAN REFERENCE:

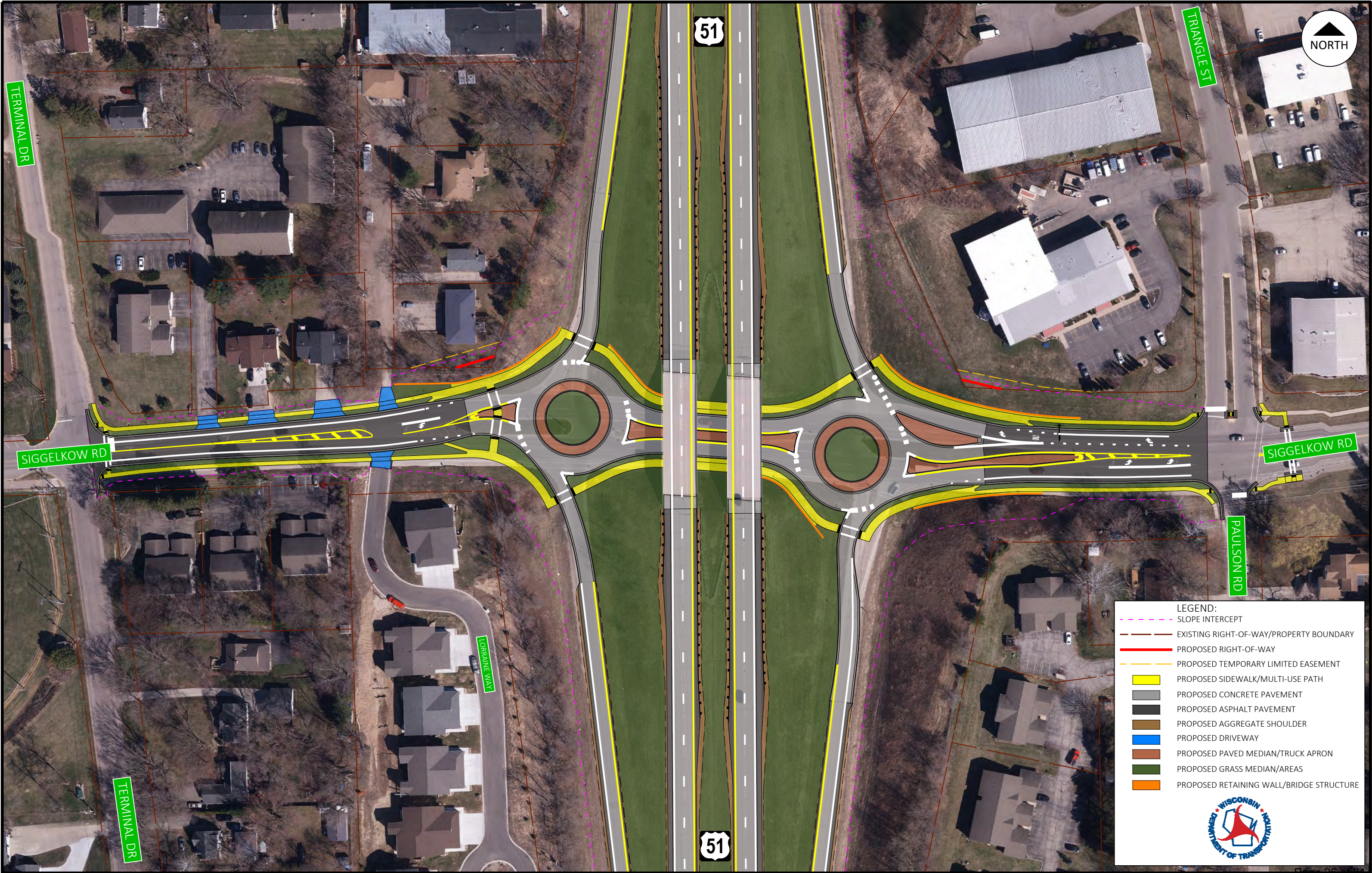
ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is presented for discussion only. SEH will use the input provided by the Plan Commission and CDA to further refine the concepts into a preferred alternative for review at a future meeting.

ATTACHMENTS:

1. WisDOT Siggelkow Preliminary Roundabout Design
2. McFarland - Siggelkow RAB Landscape Design Options



CONCEPT 1.A “NATURALLY CONNECTED”



Short retaining wall with stone veneer, McFarland “M” logo and fragrant sumac (*Rhus aromatica*) or other short ground cover plantings.

Precedents



Plan View



Design Data to DOT

- Red DOT pavement treatment
- 3ft tall X 20 ft in circumference round stone veneer wall with 6” wall cap
- "Naturally Connected" metal signage on circular wall
- 4’ tall earth surface mound (WisDOT design standards anywhere 3.5’-6’)
- Height of vehicle pavement to top of “M” 12’ 6”



Siggelkow Roundabout
Landscape Improvements
October 2023

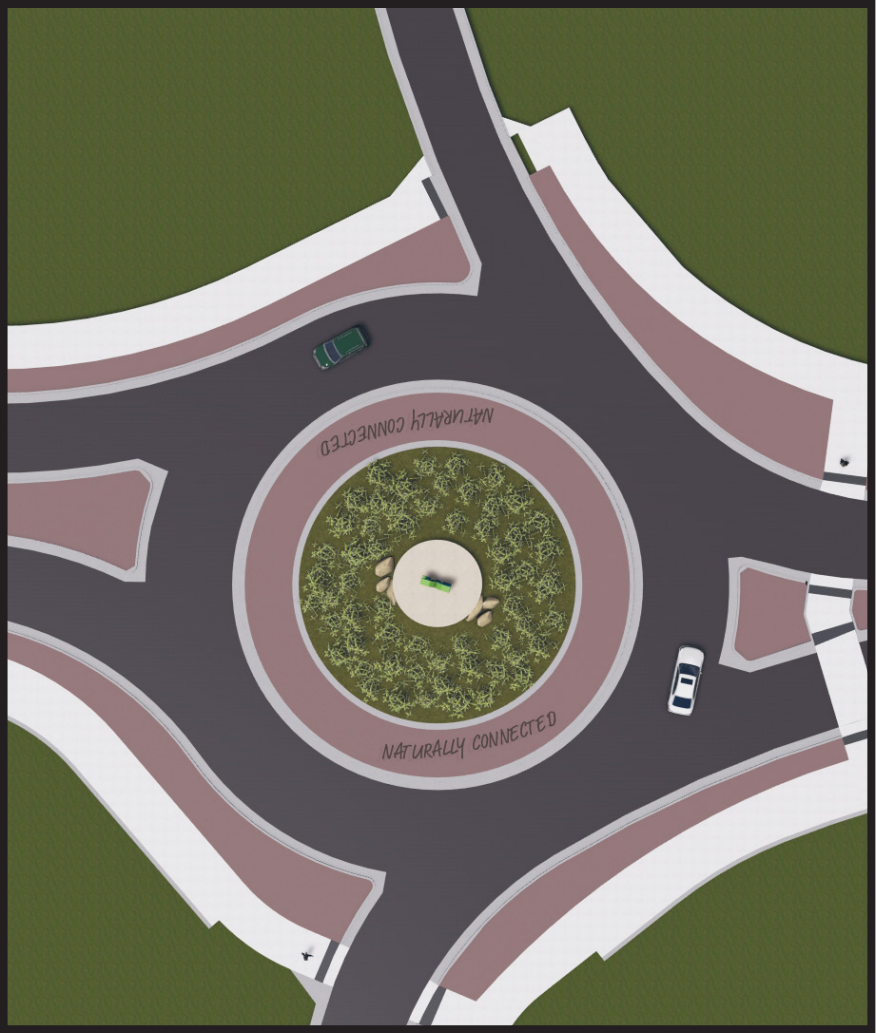


CONCEPT 1.B “MCFARLAND COMMUNITY”



Short retaining wall with stone veneer, McFarland “M” logo and *Rhus aromatica* (fragrant sumac) or other ground cover plantings less than 30” tall.

Plan View



Precedents



Design Data to DOT

- Red DOT pavement treatment
- 3ft tall X 20 ft in circumference round stone veneer wall with 6” wall cap
- Sandblasted “Naturally Connected” in roundabout perimeter pavement
- 4’ tall earth surface mound (WisDOT design standards anywhere 3.5’-6’)
- Height of vehicle pavement to top of “M” 12’ 6”



Siggelkow Roundabout
Landscape Improvements
October 2023



CONCEPT 2 “MARSH CONNECTION”



“Marsh grass” sculptures in green powder coated metal, and placed in gravel surrounded by ornamental native grasses and perennials.

Plan View



Precedents



Place-making posts by Landscape Structures



Decorative pavement

Design Data to DOT

- Red DOT and Sandstone Beige pavement treatment (McFarland Brand Guide pg 18)
- 15'-20' Cattail sculptures, on breakaway posts
- Sculpture from Landscape Structures, example in Playground Commons, Shoreview, MN USA
- 4' tall earth surface mound (design standards anywhere 3.5'-6')



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CONCEPT 3 “VILLAGE LINK”



Sculpture represents McFarland Brand Standard icons and colors: metal bird statue with short grasses and perennials.

Plan View



Precedents



Design Data to DOT

- Red DOT concrete/color treatment
- 20ft flying bird sculpture (McFarland Brand Guide pg 5)
- 4' tall earth surface mound (design standards anywhere 3.5'-6')
- Perennial plantings



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CONCEPT 4 “THE WELCOME ‘M’”



McFarland Brand Standard “M” icon with short grasses and annual plantings.

Plan View



Precedents



Design Data to DOT

- Red DOT concrete/color treatment
- Large M is blue flagstone
- The M is surrounded by decomposed marble granite with binder
- Annuals plantings
- 4' tall earth surface mound (design standards anywhere 3.5'-6')



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