

Wednesday, December 6, 2023**7:00 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/86454532686>

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

Webinar ID: 864 5453 2686

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 November 21, 2023 joint Plan Commission and Community Development Authority meeting.

4. BUSINESS.

- a. Discussion regarding conceptual improvements to proposed WisDOT roundabouts at Siggelkow Road and USH 51 ramps.

5. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, December 19, 2023, 7:00PM, Plan Commission
- b. Wednesday, January 10, 2024, 7:00PM, Joint Plan Commission and Community Development Authority
- c. Tuesday January 16, 2024, 7:00PM, Plan Commission

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 November 21, 2023

CDA Members Present: Stephanie Brassington, TJ Jerke, Ken Brost, Benjamin Tanko, Anthony Hennes, Dan Kolk

CDA Members Absent: Kristen Ellis

PC Members Present: Carolyn Clow, Stephanie Brassington, Austen Conrad, Chris Reynolds, Jill Halverson

PC Members Absent: Peter Bloechl-Anderson, Scott Peters

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER

Clow called the meeting to order at 7:23 PM.

2. PUBLIC APPEARANCES.

None.

3. 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.

Clow provided a summary on preapplication meetings and meeting procedures. Bremer provided a brief introduction of the agenda item before passing it over to Jeff Whipple, Interstate Partners LLC Vice President. Whipple provided the Joint-Body details on Interstate Partners' background, their past and current projects, current tenants, and existing building stocks. One example Whipple mentioned was Park 151, located in a TIF district in the City of Sun Prairie. Whipple provided details related to standard practices within their organization and marketing strategies used to attract tenants for their buildings. Whipple provided the Joint-Body with several conceptual renderings of the various building sizes, layouts, landscaping, grading, and planned roadway usage.

The Joint-Body's discussion included conceptual roadway reconstruction plans, Whipple's presented conceptual plan as it relates to the 2023 East Side Plan, building arrangements, marketing of buildings, tenant occupation, job creations, parking, residential options, permitted and not permitted uses within the municipality's zoning, and timeline of the conceptual project. Bremer asked Whipple to provide a description of what Class-A development is and what it includes. Whipple summarized a Class-A development as high-quality facilities with adaptable and flexible uses, high height clearance, and desirable locations to freeway systems. Further discussion by the Joint-Body included traffic and environmental studies related to the project site. Whipple indicated that they completed a wetland delineation and there were no wetlands on the property. Bremer provided a high overview of the steps needed to complete a project such as the

one presented, emphasizing the Department has not received any official zoning permits. Bremer mentioned the details related to the creation of a new Tax Increment Financing District to support development of the planned East Side Business Park as described in the East Side Plan and an Urban Service Area Amendment.

Clow opened the public comments at 8:25 p.m. Public attendees who spoke in opposition to the conceptual plan during public comments were:

- Dan Fay, 3415 Siggelkow Road
- Ken Boyd, 3457 Siggelkow Road
- Louis Kwiatkowski and Jan Kwaitkowski, 3385 Siggelkow Road
- Jason Kwiatkowski, 3385 Siggelkow Road
- Jordan Wikel, 3365 Siggelkow Road (online attendee)

The topics discussed by attendees include concerns with:

- Traffic and truck routes
- Increased activity affecting Siggelkow Road adjacent properties
- Existing roadway and supply utility connection infrastructures
- The number of loading docks
- The industrial type of tenants/businesses to be added to the McFarland community, rather than retail, commercial, and mixed-use development; not a business park
- Hours of operation and noise impacts during the night
- Zoning changes and permitted and not permitted uses
- Transparency as the project progresses
- Impacts to property values

Attendees online who expressed opposition to the conceptual plan had their comments from the ZOOM chat read out loud by Clow. The comments are included in the above topics discussed.

- Dee Hughes, 5508 Bremer Road
- Alison Eng & Kurt Krueger, 6126 Arrowpoint Way

Clow closed the public comments at 9:24 p.m. Whipple's closing comments included clarification on future tenants as allowed by the zoning ordinance for that municipality. Bremer stated his appreciation for the public's comments and discussion.

- b. Discussion regarding conceptual improvements to proposed WisDOT roundabout at Siggelkow Road and USH-51 ramps.

The Joint-Body decided, in the interest of time, to postpone the agenda item. Discussion for the agenda item will be included in the next scheduled joint meeting on Wednesday, December 6, 2023 at 7:00 p.m.

4. 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.

5. ADJOURNMENT.

Brost motioned to adjourn meeting. Jerke seconded the motion. Motion carried 10-0. Meeting adjourned at 9:33 PM.

**VILLAGE OF
McFarland**
SUMMARY SHEET

MEETING DATE: Wednesday, December 6, 2023

SECTION:

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:

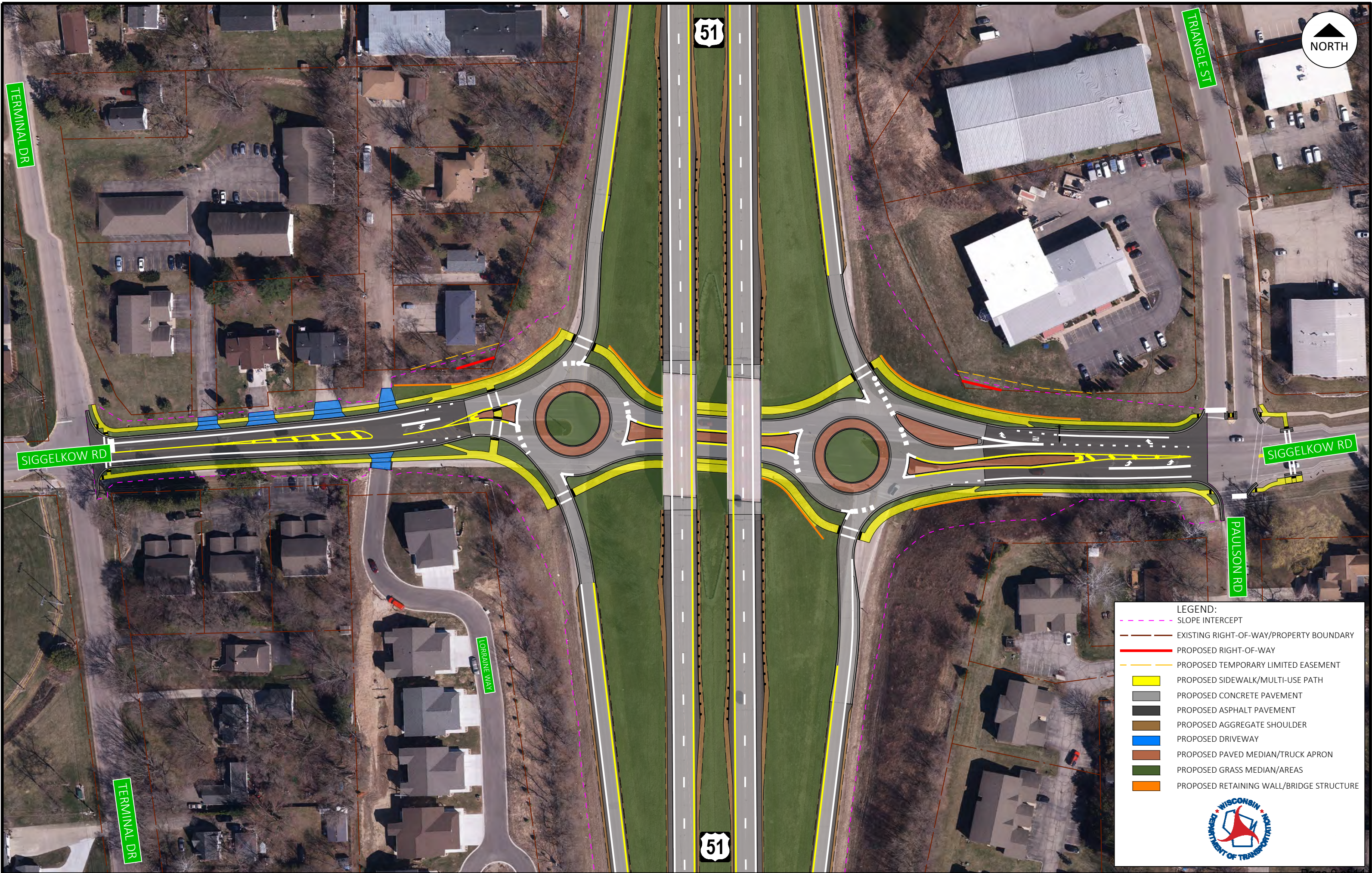
ORDINANCE REFERENCE:

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



LEGEND:

- SLOPE INTERCEPT
- EXISTING RIGHT-OF-WAY/PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED TEMPORARY LIMITED EASEMENT
- PROPOSED SIDEWALK/MULTI-USE PATH
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED AGGREGATE SHOULDER
- PROPOSED DRIVEWAY
- PROPOSED PAVED MEDIAN/TRUCK APRON
- PROPOSED GRASS MEDIAN/AREAS
- PROPOSED RETAINING WALL/BRIDGE STRUCTURE



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

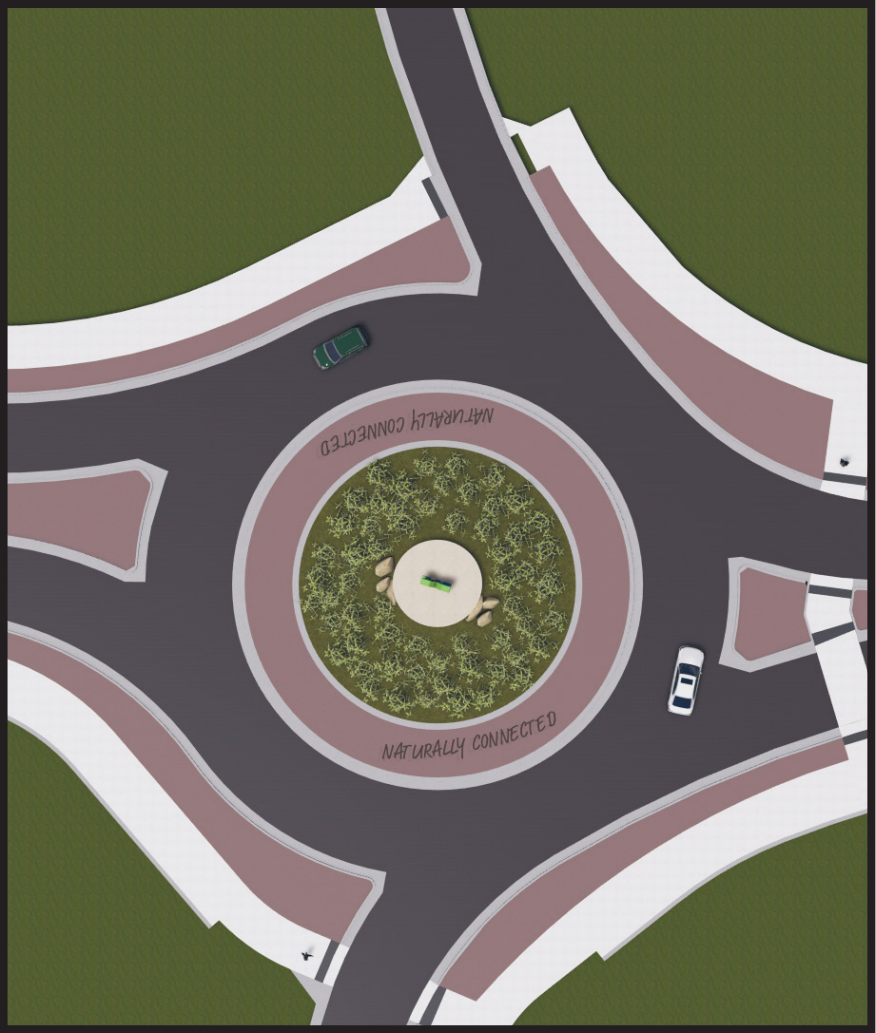


CONCEPT 1.B “MCFARLAND COMMUNITY”



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.

Precedents



Place-making posts by Landscape Structures



Decorative pavement

Plan View



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')



Siggelkow Roundabout

Landscape Improvements
October 2023



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



Siggelkow Roundabout
Landscape Improvements
October 2023



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')



Siggelkow Roundabout
Landscape Improvements
October 2023

