

Tuesday, December 19, 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 November 21, 2023 Plan Commission meeting.

4. PUBLIC HEARINGS.

- a. Public Hearing on a Conditional Use Permit requested by Katie Lichtie for a proposed dance studio located at 4800 Ivywood Trail.

5. BUSINESS.

- a. Discussion and action on a Conditional Use Permit requested by Katie Lichtie for a dance studio located at 4800 Ivywood Trail.
- b. Discussion and action on Site Design Review Permit requested by McFarland Liquor for an accessory shed located at 4716 Farwell Street, McFarland, WI.
- c. Discussion and action to make a recommendation to the Village Board regarding updates to Community & Economic Development Department permit and park impact fees for 2024.

6. SCHEDULE NEXT MEETING DATE.

- a. Wednesday, January 10, 2024, 7:00PM, Joint Plan Commission & Community Development Authority
- b. Tuesday, January 16, 2024, 7:00PM Plan Commission

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 November 21, 2023, at 7:00 P.M.

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

Members Absent: Peter Bloechl-Anderson, Scott Peters

Staff Present: Andrew Bremer, Kong Thao

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 October 17, 2023, Plan Commission meeting.

Clow moved to approve the minutes of the October 17, 2023, Plan Commission meeting. Conrad seconded the motion. Motion carried 4-0-1 with Reynolds abstaining.

4. PUBLIC HEARINGS.

- a. Public hearing on Ordinance 2023-14: An Ordinance Rezoning Parcel 071035483411 located in the 3400 block of Siggelkow Road from Dane County A-1 Exclusive Agriculture to the Village's A-1 Agriculture Transition district. Rezoning requested by the Village Administrator.

Thao provided summary on the agenda item. Discussion by the Commission included the purpose of the rezoning, why the property is still zoned under the Dane County Zoning classification and details related to the lease agreement with the McFarland School District and Alliant Energy for a future customer hosted renewal energy solar farm. Bremer provided additional comments as needed in the discussion.

Clow opened the public hearing at 7:11 P.M. Ken Boyd, 3457 Siggelkow Road, inquired on the electromagnetic frequency (EMF) emission from the facility as he has solar panels on his property and is aware of potential impacts from EMF. Bremer was unfamiliar and could not provide comments but encouraged Ken to

contact him separately after the meeting to discuss. Seeing no other person online or in person wishing to speak, Clow closed the public hearing at 7:14 P.M.

5. BUSINESS.

- a. Discussion and action on Ordinance 2023-14: An Ordinance Rezoning Parcel 071035483411 located in the 3400 block of Siggelkow Road from Dane County A-1 Exclusive Agriculture to the Village's A-1 Agriculture Transition district.

Clow motioned to recommend approval of Ordinance 2023-14: An Ordinance Rezoning Parcel 071035483411 located in the 3400 block of Siggelkow Road from Dane County A-1 Exclusive Agriculture to the Village's A-1 Agriculture Transition district. Motion seconded by Brassington. Motions passed 5-0.

6. SCHEDULE NEXT MEETING DATE.

- a. Joint PC/CDA meeting Tuesday November 21, 2023 @ 7:15 p.m.
- b. Joint CDA/PC meeting Wednesday December 6, 2023 @ 7:00 p.m.
- c. Plan Commission Tuesday December 19, 2023 @ 7:00 p.m.

7. ADJOURNMENT.

Brassington motioned to adjourn, Reynolds seconded the motion. Motion carried 5-0. Meeting adjourned at 7:16 P.M.

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, December 19, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public Hearing on a Conditional Use Permit requested by Katie Lichtie for a proposed dance studio located at 4800 Ivywood Trail.

PREVIOUS ACTION:

ISSUE SUMMARY:

Katie Lichtie, Applicant and Owner, is requesting a Conditional Use Permit for use of the building as a dance studio. The Village's Code of Ordinance, Sec. 62-71 Permitted or conditional uses - Commercial Districts identifies Sports and Recreation Instruction (NAICS 611620) as a conditional use within the C-H district. The submittal includes improvements to the interior which include new building layouts for two separate dance spaces and two office spaces to be rented by future tenants. Offices are a permitted use in the C-H district. Common areas will include the lobby and restrooms. The proposed exterior improvements include new doors, landscaping, resurfacing and restriping of the existing parking lot, and repairs to the existing roof. The dance studio will operate Monday-Thursday from 4:00 P.M. - 8:00 P.M. and Sunday 2:00 P.M. - 6:00 P.M. Each dance space/class will include two lead teachers at a time with class sizes of 10-12 children.

EXISTING PROPERTY

The lot is 0.47 acres and currently zoned C-H, Commercial Highway. The existing building measures approximately 3,550 square feet and includes 19 off-street parking stalls, a second driveway north of the structure leading to a detached accessory shed, and a paved area (approximately 200 square feet) near the north lot line. The property includes a freestanding flagpole and a wooden sign structure near the main parking lot entrance with supported lighting fixtures. One light fixture is directed towards the flagpole and another towards the parking lot.

The property is considered a corner lot and has a limited rear yard space. Adjacent to the west is a garage storage lot, a sewer and drain service company to the south and a private business to the north. To the east is the Siggelkow Road exit off USH-51. An existing tree line provides adequate screening of USH-51 and the existing property. All adjacent properties are zoned C-H, Commercial Highway.

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 currently zoned C-H Highway Commercial. 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 it 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 generally adequate, but offer the following comments regarding the applicant's responses to some of the standards:

- Sec. 62-111(a) - As it relates to public health and safety, the applicant noted that no outdoor activities will occur. While that is true for the property itself, staff anticipate an increase in on-street parking related to the dance classes. Assuming 1 vehicle per child and 10 children plus 2 instructors per class, equates to the potential need for 24 parking stalls. The current off-street parking lot includes 19 parking stalls. Likely, some parents will drop off and pick-up their kids, reducing the demand for the off-street parking stalls. However, given the design issues of the existing parking lot discussed below, it is reasonable to assume that some on-street parking will be necessary to support the dance studio. There are no on-street parking restrictions in front of the property and, generally speaking, limited use of this part of the street by other existing adjacent businesses. The use of on-street parking is not a concern for staff; however, with the anticipation of more children loading and unloading from street parked vehicles, staff recommends as a condition of approval the installation of two "watch for children" signs within the approaching Ivywood right-of-way as a condition of approval of the CUP. The general locations are shown in the image below. The costs for the signs would be reimbursed by the applicant with installation by the Public Works Department.



- Sec. 62-111(e) - *Adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets.*
 - Minimum Off-Street Parking Requirements. Sec. 62-172(j) does not include "dance studios" as a specific land use with a corresponding minimum number of off-street parking requirements. Sec. 62-172(j) does list "dance halls" as requiring spaces equal to 30% of capacity in persons; however, dance studios and dance halls constitute two different uses as dance halls are typically associated with venues, events, and seating for larger crowds/events. Staff reviewed some American Planning Association (APA) resources on parking requirements for dance studios and found a range of 1 stall per 150-350 gross floor area. In this situation, the proposed use also includes offices along with the dance studio. Section 62-172(j) states that the minimum parking requirement for *office, financial institutions, business, governmental and professional* uses is 1



space/300 sq. ft. per gross floor area. The building is approximately 3,563 sq. ft. making the minimum off-street parking requirement 12 (11.87 actual) parking stalls using a standard of 1 space/300 sq.ft.

- Parking Lot Design. The parking lot is a non-conforming off-street lot with drive aisles that don't meet the minimum width requirement (24 feet) for two-way traffic with the existing center parking spaces, which likely make vehicle maneuverability difficult and increase potential vehicle accidents within the lot. The applicant intends to restripe the existing stalls and add traffic arrows for a looped one-way route, with all parking stalls at 90 degrees. Sec. 62-172(f) of the Village's Code of Ordinance states the minimum drive aisle widths for one-way traffic are 18 feet for 60 degree angled stalls and 15 for 45 degree angled stalls. The applicant's estimated drive aisle widths are 15'3". Included in the packet are several parking configurations drawn by the Village's Engineer for 90 degree, 60 degree, 45 degree, and no center parking options. All drive aisles are 15.25 to 15.75 feet wide, depending on the options shown.
 - Option 1 includes 17 parking stalls and two center 60-degree parking stalls that help to frame the one-way movement.
 - Option 2 includes 18 parking stalls and three center 45-degree parking stalls that help to frame the one-way movement. Noting this model shows the potential for some vehicle/wheel overhang on the west edge of the parking lot.
 - Option 3 includes 11 parking stalls all at 45-degree angle with three center parking stalls at 45-degree angle that help frame the one-way movement.
 - Option 4 includes 16 parking stalls all at 90 degrees. Noting this option contemplates the possibility of having two one-way driveway entrances. However, the use of just the existing two-way driveway entrance could be utilized to avoid removal of street trees where the vehicle is shown exiting.
 - Option 5 is a hybrid of Options 1 & 2 with no center stripped parking stalls and would result in 15 off-street parking stalls. This option also allows the use of the handicap no parking area for vehicle loading and unloading.
- Each of these configurations, including the applicant's, has pros and cons associated with them reflecting the difficulty with this nonconforming parking lot. In staff's opinion, Option 5 may be the best restriping plan as it reduces points of conflict with center parked vehicles and provides more than a minimum of 12 stalls. Option 1 is probably staff's second choice.
- Sec. 62-111(f) - Staff notes that the applicant has indicated the removal of the shed in their submittal. Staff's inspection of the shed shows the structure does not meet the minimum setback requirements per Sec. 62-227(f)(3). The removal of a nonconforming structure along with the condition of the shed will be a benefit to the neighborhood.
- Sec. 62-111(j)(8) - Staff notes the proposed operating hours of the dance studios generally occur outside regular business hours, including one weekend day, which improves compatibility with uses on adjacent lands.



SEC. 62-73 TERMINAL AND TRIANGLE DESIGN OVERLAY (TTDO) ZONING DISTRICT

The proposed use does not include new construction, making the subdistrict's guidelines for Site Design, Building Design & Materials, Building Orientation not applicable. The request does not propose changes to the existing lighting plan. The existing parking will be restriped only with no other changes. The applicant has indicated changes to the existing landscaping, removal of the existing shed (no replacement), and new signage (posts to remain with a new sign face).

Staff notes that there is a discrepancy in the landscaping plan as the plant schedule lists eight boxwoods but only shows six symbols on the plan. If the applicant is intending to plant only six, then the actual point total would be 333 vs. 339. Even with just the six boxwoods, the amount of new landscaping added exceeds what is planned for removal.

DEPARTMENT 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:

2004 TID #3 Plan Project. The property is located within Tax Increment District #3.

2005 Terminal and Triangle District Plan. The property is located within Map 6 - Mixed-Use Lakeview Village, a subdistrict outlined in the Terminal and Triangle District Plan. This subdistrict is envisioned this area of the Village developing into more mixed development (mixed-use buildings & sites), office & residential, neighborhood & lake-oriented retail, potential transit station, high profile buildings, and underbuilding parking. The intended use of the property is consistent with the office and neighborhood service and retail uses designated in this subdistrict.

2017 Comprehensive Plan. Future Land Use Map, Map 6 - The property is identified as Mixed Use/Flex Commercial. The general description of land uses in Figure 4.1 for Mixed Use/Flex Commercial states, "*A carefully designed blend or option of commercial services, retail, office, business park, multiple family residential, and/or institutional land uses, including mixed use sites and/or buildings.*" The proposed use of the property is consistent with this designation.

ORDINANCE REFERENCE:

Sec. 62-71. - Permitted or conditional uses - Commercial Districts

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

Sec. 62-111. - Conditional Use Standards



BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is for discussion only. Action on this item will be considered on agenda item 5.a.

ATTACHMENTS:

1. 4800 Ivywood_Lichtie CUP App_10.13.23
2. 4800 Ivywood Parking Lot Models

VILLAGE OF McFarland

Community & Economic Development

Plan Commission Application – 2023

~Application must be completed in full~

Applicant - Owner	Katie Lichtie	Applicant's Agent	
		Name	
Address	4728 Secret Garden Dr McFarland WI 53558	Address	
Email	katie@nexthomemetro.com	Email	
Phone #	608-347-5525	Phone #	
Fax #		Fax #	

Parcel No(s). 071034272328

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)

4800 Ivywood Trail, LOT 2 CSM 1423 CS6/100-5/2/74 F/K/A PRT OUTLOTS 5 & 6
ASSESSOR'S PLAT 4 B G DESCR AS SEC 34-7-10 PRT SE1/4NW1/4 SUBJ TO
ELECTRIC ESMT DESCR IN R3518/37

Building will be split into 3 separate spaces. 2 office spaces and a dance studio.

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 Katie Lichtie
Digitally signed by Katie Lichtie
DN: cn=Katie Lichtie, o=Speedway
Signed and Signed, cn=Katie Lichtie
Date: 2023.10.13 12:37:48 -0500

Signature of Applicant/Agent

10/13/23

Date

Village of McFarland – Conditional Use Permit Application

Applicant/Owner	Katie Lichtie	Applicant's Agent (If applicable)	
Applicant Address	4728 Secret Garden Dr McFarland WI 53558	Agent Address	
Email	katie@nexthomemetro.com	Email	
Applicant's Phone #	608-347-5525	Agent's Phone #	
Project Site Address	4800 Ivywood Trail	Project Site Parcel #	154/0710-342-7232-8
Current Zoning	CH	Proposed Zoning (If applicable)	
Current Lot Size (Square Feet)	.47	Current Building Size (Square Feet)	3500 SF
Proposed Lot Size (If applicable)		Proposed Building Size (If applicable)	
Proposed Use	Dance Studio 2100 SF The rest Office Space	Number of Residential Units (If applicable)	
Describe the Proposed Operations (hours of operation, number of employees, truck delivery schedules, outdoor storage needs, etc.)	Dance Studio with 2 Lead teachers at a time max Hours of Operation Monday-Thursday 4pm-8pm Sunday 2pm-6pm No deliveries or outdoor storage needed. 2 dance classes will operate simultaneously. 2 Lead teachers at a time max Each class will hold 10-12 children. The building will be split into 3 separate spaces. 2 Office suites and a dance studio.		
Describe any Proposed Changes to the Building Interior*	Movement of a few walls to create 2 separate dance spaces. The building will be split to have 2 separate office spaces - to be rented by other tenants along with the dance studio space.		
Describe any Proposed Change to the Building Exterior or Site**	Change out exterior doors. Re-landscape and re-surface parking lot. Repair roof. See attached plan mark up.		

* Changes to the interior of a building may require approval of a Building Permit after consideration of the CUP.

**Changes to the exterior of the building or site may require approval of a Site Design Review Permit from the Plan Commission.

Please contact Department Staff to determine if a Building Permit or Site Design Review permit are required.

Sec. 62-111, Conditional Use Standards

Applicants are required to provide a detailed description addressing each item described in Sec. 62-111, (a) through (j) and (j)1 through (j)9. Applicants shall describe why in their opinion each standard is met by providing substantial evidence. 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 Village land use plan or zoning regulations regarding light, dust, particulate emissions, noise, frequency, vibration, traffic, nuisances, odors, visibility, health, safety welfare and the environment. Applicants may attach submittal information to the application, including any reports, studies, or site plans.

Sec. 62-111(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.
No outdoor activities will occur.

Sec. 62-111(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.

The dance studio will have sufficient parking in the parking lot and have indoor activities not interrupting the neighborhood.

Sec. 62-111(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.

Daily operations of a dance studio do not effect the surrounding uses. Dance Hours of Operation Monday-Thursday 4pm-8pm Sunday 2pm-6pm

Surrounding business hours of operation: Roto-Rooter - M-F 8am-5PM S-S 8-4:30pm
Capitol Coffee - No hours listed; Petal Patch Girl - By appointment only; Howard Grote & Sons - Mon-Fri 7am -4pm

Sec. 62-111(d) – Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

All utilities, access and drainage are sufficient for the space.

Sec. 62-111(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.

Parking lot has a large parking lot and driveway opening to accommodate the drop off and pick up of students of the dance studio.

Sec. 62-111(f) – The conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.

We will not be keeping anything in the yard.

Sec. 62-111(g) – The proposed use does not violate floodplain regulations governing the site. Looking at the FEMA site we don't seem to be in a designated 10 or 100 year floodplain.

Sec. 62-111(h) – That the proposed use will not violate any applicable regulation in the McFarland Municipal Code or any other applicable law or regulation.

After checking with the municipal code I dont think we will violate regulations.

Sec. 62-111(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.

We are not building or requesting to put an addition on to the building.

Sec. 62-111(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.
Follow CDC guidelines

2. The prevention and control of water pollution including sedimentation.

We do not have any products, or discharge that could cause pollution. We will provide a trash receptacle outside. Either a dumpster or small trash bins will be provided. Occupants will not produce much waste.

3. Existing topographic and drainage features and vegetative cover on the site.

Drainage swale along West property line. Retention pond West of parking lot. We will not be changing anything

4. The location of the site with respect to floodplains and floodways of rivers and streams.

No floodplains, flood-ways or rivers or streams.

5. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.

We are not changing anything.

6. The location of the site with respect to existing or future access roads.

We are not changing anything.

7. The need of the proposed use for a shoreland location.

There is no shoreland.

8. Its compatibility with uses on adjacent land.

Our business will not interfere with other lands.

9. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.

There are no liquid wastes generated.

Village of McFarland – Conditional Use Permit Application

DISCLAIMER

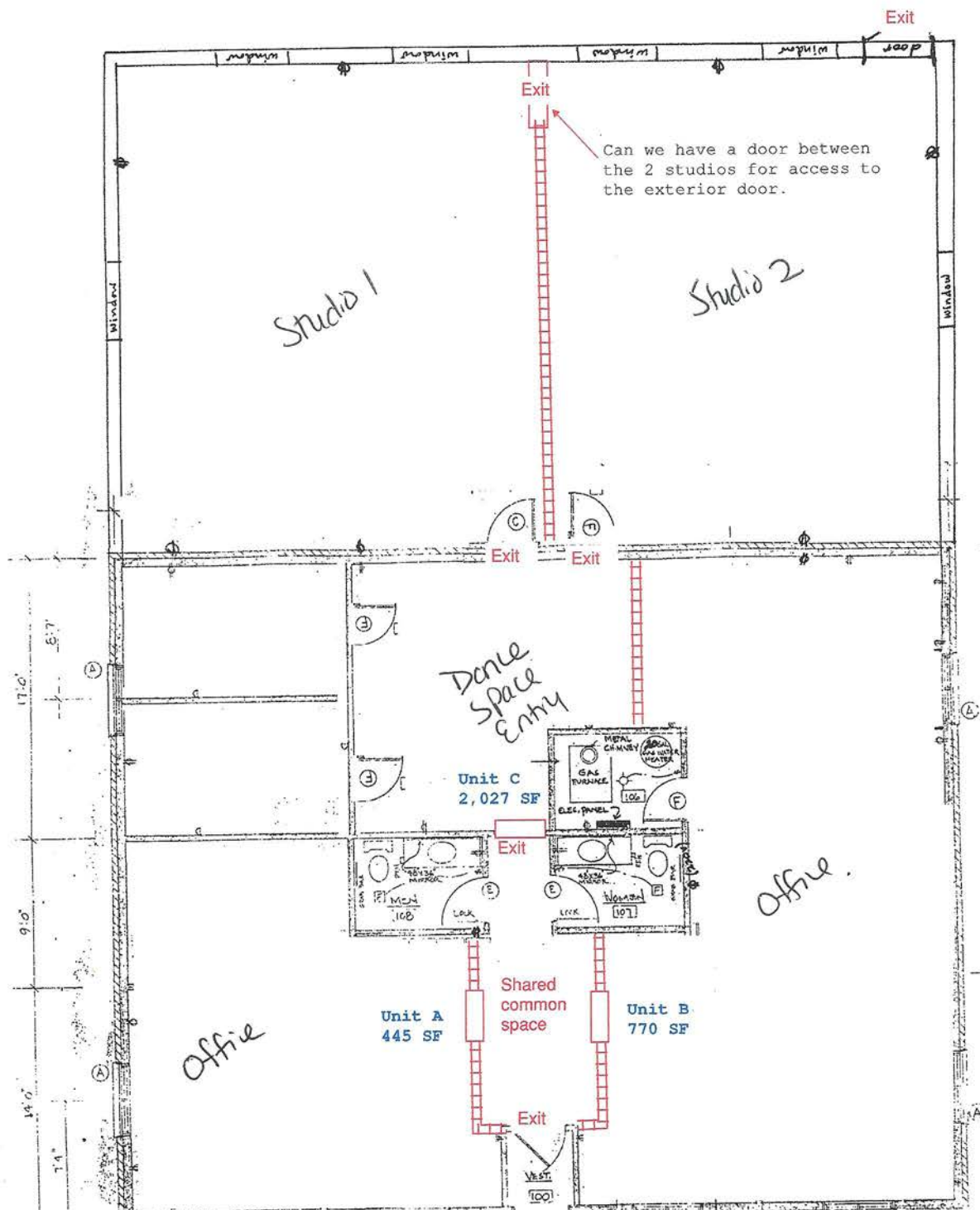
- I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. Materials submitted for review after the submittal deadline date, or incomplete submittals, may be held over until the 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.

Applicant's Name (Print): Katie Lichtie Date: 10/13/23

Applicant's Signature: Katie Lichtie

Digitally signed by Katie Lichtie
DN: C=US,
E=katie@speedwaysg.com,
O=Speedway Sand and Gravel,
CN=Katie Lichtie
Date: 2023.10.16 11:13:08-05'00'







Stock No. 26273

Correction Affidavit
V. 2524 P. 73
Doc. #1694843

I, ROBERT G. BRUCE, REGISTERED LAND SURVEYOR, S-900
HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE
PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN
STATUTES AND THE SUBDIVISIONS REGULATIONS OF THE
VILLAGE OF MCFARLAND, AND UNDER THE DIRECTION OF
RICHARD W. ROSS, BUYER, I HAVE

Plat of Survey

SURVEYED, DIVIDED AND **D'ONOFRIO, KOTTKE AND ASSOCIATES, INC.**

MAPPED THIS CERTIFIED SURVEY LOCATED MADISON, WISCONSIN

IN THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 34, (DEED 131.50)
5 & 6 OF ASSESSORS OUTLOT-1 N87°59'20"E

PLAT NO. 4 IN THE
VILLAGE OF MCFARLAND,

DANE COUNTY, WISCONSIN TO-WIT:

COMMENCING AT THE CENTER OF SAID

SECTION 34 THENCE S87°35'41"W,
683.63 FEET; THENCE N00°41'51"W,
1273.05 FEET TO THE POINT OF BEGIN-
NING; THENCE S88°26'58"W, 275.71
FEET; THENCE N01°23'05"W, 280.90
FEET; THENCE N88°26'58"E, 142.00
FEET; THENCE N00°43'27"W, 531.51
FEET; THENCE N87°59'20"E, 137.35
FEET; THENCE S00°41'51"E, 813.55
FEET TO THE POINT OF BEGINNING.

AREAS

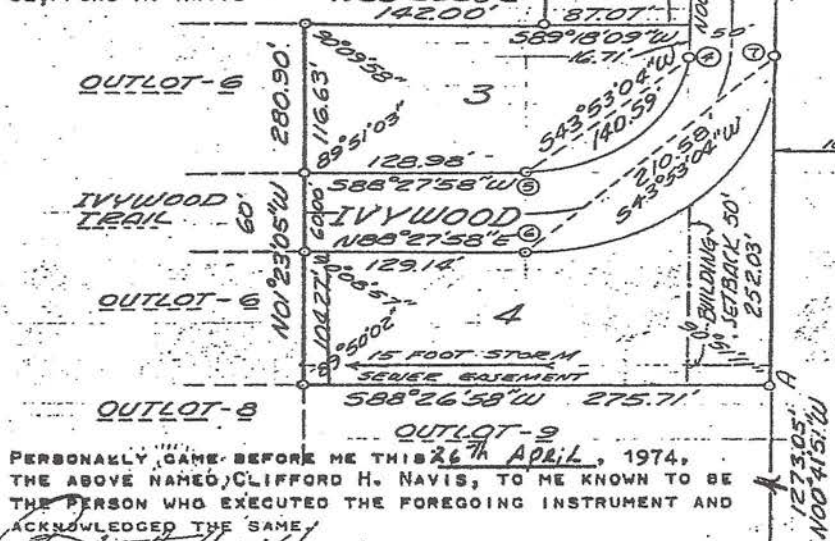
Lot 1 34,387 SQ. FT. 0.789 AC.
Lot 2 20,324 SQ. FT. 0.467 AC.
Lot 3 24,506 SQ. FT. 0.563 AC.
Lot 4 33,469 SQ. FT. 0.768 AC.

OWNER'S CERTIFICATE

AS OWNER, I HEREBY CERTIFY THAT I
CAUSED THE LAND DESCRIBED ON THIS
CERTIFIED SURVEY TO BE SURVEYED,
DIVIDED, MAPPED AND DEDICATED AS
REPRESENTED ON THIS CERTIFIED
SURVEY

CLIFFORD H. NAVIS

DATE 9 5 9 9 2 MAY 2 74 200 W



PERSONALLY CAME BEFORE ME THIS 26TH APRIL, 1974,
THE ABOVE NAMED CLIFFORD H. NAVIS, TO ME KNOWN TO BE
THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED THE SAME.

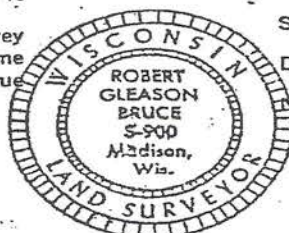
NOTARY PUBLIC, WISCONSIN

MY COMMISSION EXPIRES

April 2, 1978

I hereby certify that I have made a survey
according to the description furnished to me
and that the plat drawn above is a true
representation of that survey.

Robert G. Bruce



CERTIFIED SURVEY NO. 1423
DOCUMENT NO. 1395992

CURVE	RADIUS	CHORD BEARING	CENTRAL ANGLE
1-2	137.50	194.00 S45°42'39"E	90°01'36"
2-3	87.50	123.27 S45°42'39"E	90°01'36"
3-4	100.15	140.59 S45°53'03"W	89°09'49"
4-5	150.00	20.58 N43°53'03"E	89°09'49"

I, ANN DAVIS, CLERK OF THE
VILLAGE OF MCFARLAND, DO
HEREBY CERTIFY THAT THIS
CERTIFIED SURVEY HAS BEEN
APPROVED BY THE VILLAGE PL
COMMISSION AND THAT SAID COM
MISSION HAS
ACKNOWLEDGED AND ACCEPTED
ALL DEDICATED PUBLIC RIGHT
OF-WAY.

ANN DAVIS, VILLAGE OF
MCFARLAND
DATE 5-2-74

RECEIVED FOR RECORD THIS
DAY OF May, 1974
AT 11:23 O'CLOCK A.M. AND
RECORDED IN VOLUME 6 OF
PAGE 100 OF CERTIFIED
SURVEYS.

HAROLD K. HILL, REGISTER
DEEDS, DANE COUNTY, WISCON

By: Marian Jordan
Deputy

MADISON CONCRETE MONUMENT
WISCONSIN STATE PLANE
COORDINATES, SOUTH ZONE AR
N374,702.47 E2,186,186.85

587°35'41"W CENTER SECTION
683.63 T7N, R10E,

• Iron Stake Found
3/4"x24" ROUND IRON STAKES, 1.5 LB.
Iron Stake Placed 1 1/2"x30" ROUND IRON STAKES 4.5 LB.

Scale: 1"=100'

Date: 4/23/74

No. 74-7-117

VOL 2524 PAGE 73

81 JAN 14 P 2: 34

1694843

VOL. 2524 PAGE 73
Carol R. Madenke
Register of Deeds

AFFIDAVIT OF CORRECTION

I, Robert G. Bruce, Registered Land Surveyor, S-900, do hereby certify that in full compliance with the provisions of Chapter 236.34 I surveyed and recorded a Certified Survey Map recorded as Document No. 1395992 in the Register of Deeds office on May 2, 1974 in Volume 6 on page 100 of Certified Surveys as Certified Survey Map No. 1423.

This recorded instrument is for the purpose of correcting two errored dimensions on this survey. The two distances represent the movement from the point of commencement to the point of beginning. The two distances are to be found in the drawing and the description.

The two distances in the description representing the tie from the center of Section 34 to the point of beginning should read as follows:

Commencing at the center of Section 34, thence S87°35'41"W, 977.81 feet; (instead of 683.63 feet); thence N00°41'51"W, 463.83 feet; (instead of 1273.05 feet).



Robert G. Bruce
Robert G. Bruce, Registered Land Surveyor, S-900
Dated this 9th day of January, 1981

Received for record this 14 day of Jan, 1981
at 2:34 o'clock P.m. and recorded in Volume on page

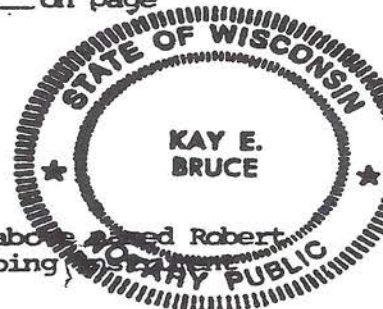
Carol R. Madenke
Register of Deeds, Dane County, Wisconsin

NOTARY PUBLIC

Personally came before me this 9th day of January, 1981 the above named Robert G. Bruce to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires October 11, 1981.

Kay E. Bruce
Notary Public, Dane Co., Wis.



Return:
D. D'Amico, Katche & Assn.
7530 Westward Way
Madison, Wis. 53717
Attn: Richard Rasmussen

1737278

RIGHT OF WAY GRANT
UNDERGROUND ELECTRIC

VOL 35 | 8 PAGE 37

The undersigned, herein called Grantor, in consideration of One Dollar (\$1.00) and other valuable considerations, paid to Grantor by MADISON GAS AND ELECTRIC COMPANY, a Wisconsin corporation, Grantee, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto said Grantee, its successors and assigns, the perpetual right and easement to construct, maintain and operate manholes, conduits, cables, pedestals, transformers and other appurtenances necessary for the transmission of electrical current upon, under, across and through the following described land located in Dane County, Wisconsin:

A strip of land ten (10) feet in width, located in Lot 2 of Certified Survey Map 1423, Document 1395992, recorded May 2, 1974, in Volume 6, Page 100 of Certified Survey Maps in the Dane County Register of Deeds Office, being part of the SE-1/4 of the NW-1/4 of Section 34, T7N - R10E, Town of Blooming Grove, Dane County, Wisconsin, and also known as part of Outlots 5 and 6 of Assessor's Plat No. 4 in the Village of McFarland, Dane County, Wisconsin, said strip being more particularly described as follows:

The westerly 10 feet of said Lot 2.

TOGETHER with the right to enter upon said land for the above purposes including repairing or removing the same and the right to trim or remove such trees and brush as may now or hereafter interfere with or endanger said facilities. The Grantee shall not have the right to erect any fence or other structures unless otherwise specifically provided herein. The Grantor shall have the right to use and enjoy the surface of the right of way conveyed hereby, but shall not interfere with the use of same by Grantee for purposes hereinabove granted. The Grantor shall not build, create or construct any buildings or other structures, plant trees, inundate or change the grade of said right of way nor permit others to do so without the express written consent of the Grantee.

This Agreement is binding upon heirs, administrators, executors, and assigns of Grantor.

WITNESS, the hand and seal of the Grantor(s) this 5th day of April, 19 82.

In presence of:

CAPITAL AREA UNISERV BUILDING CORP.

Mallory K. Keener (SEAL)
Registered Agent

MALLORY K. KEENER (SEAL)
REGISTERED AGENT

(SEAL)

(SEAL)

REGISTER'S OFFICE
DANE COUNTY, WIS. SS
RECORDED ON
APR 15 2 05 PM '82
VOL. 3518 PAGE 37
CAROL R. MAHNKE
REGISTER OF DEEDS

STATE OF WISCONSIN) ss
COUNTY OF Dane)

ACKNOWLEDGMENT

Personally came before me this 5th day of April, 19 82, the above named

Mallory K. Keener, REGISTERED AGENT FOR
CAPITAL AREA UNISERV BUILDING CORP.

to me known (or satisfactorily proven) to be the person who executed the foregoing instrument and acknowledged the same.

This instrument drafted by
William T. Rieser

W.T. Rieser
MADISON GAS & ELECTRIC

P. O. Box 1231

Michael Bragg
Notary Public
State of Wisconsin

My commission expires 7/27/82

Dane County Map

Parking Lot Layout Plan



October 16, 2023

Parcels

0 15 30 60 Feet

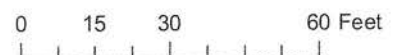


Dane County Map



October 16, 2023

Parcels



4800 Ivywood Trail
Katie Lichtie
Landscaping Plan

Existing 5' Wide stone
garden bed around Building

2 Gal Dawrf Burning Bush

Sign

2 Gal Green Gem Boxwood

Existing Light Pole

Existing canopy trees
Not sure of the species

3 Gal Arborvitae

October 16, 2023

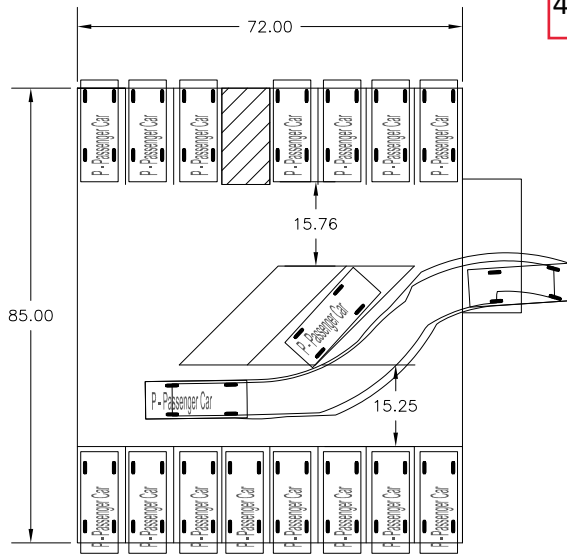
Parcels

0 15 30 60 Feet

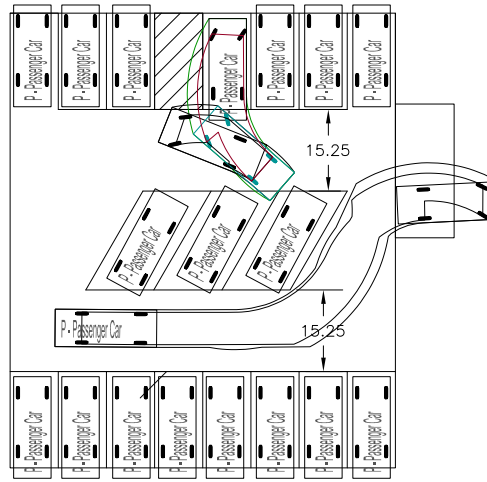
Canopy Trees Existing 5 EA @40 Points = 200
Arborvitae Med Evergreen 5 EA @ 20 Points = 100
Boxwood med deciduous shrub 8 EA @ 3 Points = 24
Burning Bush Tall deciduous 3 EA @ 5 Points = 15

TOTAL POINTS = 339

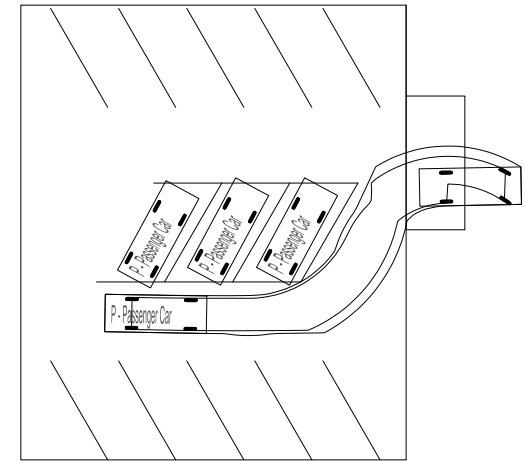




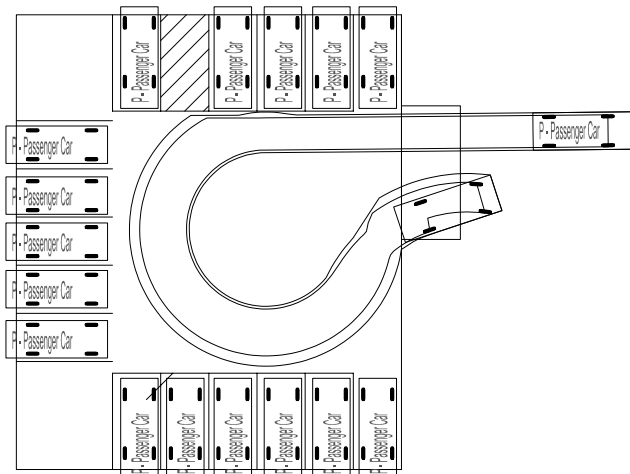
Option 1:
17 parking stalls
Center parking at 60 deg.
One-way traffic



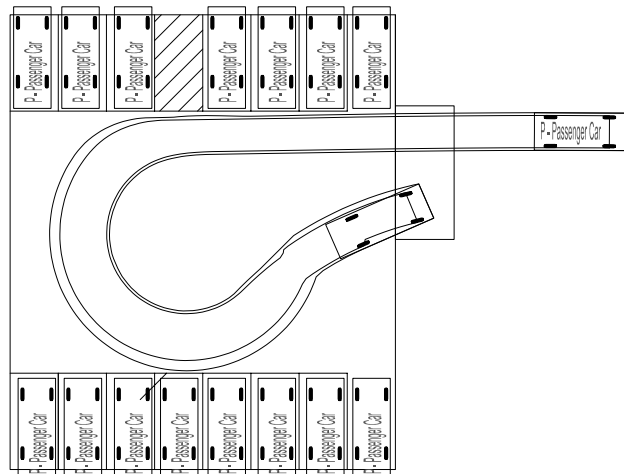
Option 2:
18 parking stalls
Center parking at 45 deg.
One-way traffic



Option 3:
11 parking stalls
Center parking at 45 deg.
One-way traffic
All angled parking at 45 deg.



Option 4:
16 parking stalls
No center parking



Option 5:
15 parking stalls
No center parking

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, December 19, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action on a Conditional Use Permit requested by Katie Lichtie for a dance studio located at 4800 Ivywood Trail.

PREVIOUS ACTION:

ISSUE SUMMARY:

Background information regarding this item is found under Agenda Item 4.a.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, second, to approve a Conditional Use Permit requested by Katie Lichtie for a dance studio located at 4800 Ivywood Trail with the following condition of approval:

1. Installation of two warning signs by the Village in the right-of-way at the applicant's expense.
2. Applicant to restripe the off-street parking lot without center stalls (Option 5).

ATTACHMENTS:

None

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, December 19, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action on Site Design Review Permit requested by McFarland Liquor for an accessory shed located at 4716 Farwell Street, McFarland, WI.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

Nathanael Romick, Applicant and Owner, is requesting a Site Design Review Permit for an accessory shed in the rear yard located at 4716 Farwell Street. The proposed shed will be 8' x 12' and 8' tall. The proposed shed will be painted to match the principle building.

EXISTING PROPERTY CONDITIONS

The property is approximately 12,900 square feet (0.30 acres) and currently zoned C-G General Commercial. The existing building is approximately 3,600 square feet, and includes 10 off-street parking stalls. The existing property shares a driveway with the property adjacent to the east, 4720 Farwell Street. This same property is zoned C-G General Commercial. Adjacent to the north are three multi-family residential buildings (4714, 4716, and 4718 Dale Street). This parcel is zoned R-3 General Residence. Adjacent to the west is 4710 Farwell Street, a carwash station, zoned C-H Highway Commercial. Adjacent to the south is Ken's Automotive located at 4715 Farwell Street. This property is zoned C-G General Commercial. Additionally, to the south is 4719 Farwell Street, a multi-tenant commercial building. This property is zoned PD-I Planned Development Infill.

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

- **Grading & Surfacing.** The proposed shed will be built on 4" x 4" treated lumber support. The proposed shed does not include installation of a concrete slab for the shed to be placed on. The existing grading plan will remain unchanged.
- **Landscaping.** Staff recommends waiving the standard for landscaping as the proposed accessory shed minimally impacts the overall gross floor area on the lot. Additionally, the location of the proposed shed is in the rear of the principal building, making it mostly screened from street view.
- **Building Relationship.** The shed is setback 10' from the rear lot line and 3' from the principal building. The proposed location meets the standard described in 62-227(f)(3)(e) for Accessory buildings in Commercial and Manufacturing Districts.
- **Lighting.** The lighting plan will not be altered with the addition of the proposed



accessory shed.

- Utility Service. The proposed shed does not include any new water or utility connections.
- Building Design. The proposed shed is 8' tall and will be painted in the colors consistent with the principal building.

TID #5 DESIGN GUIDELINES

A copy of the TID#5 design guidelines is included in the packet. In Staff's opinion, most of the guidelines are intended for new construction of a principal building and the proposed shed does not raise concerns relating to the design guidelines. The proposed shed is included within the Gas Stations and Convenience Stores guideline stating, "*Design any on-site separate structures, canopy, car wash etc. with consistent materials and architectural details for a cohesive project.*"

The applicant has indicated the proposed shed's will be consistent in material and color to the principle building.

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:

TIF District #5 Project Plan, 2017. The property is identified as a potential mix-use redevelopment site within the TID Project Plan. The property maintains its current use.

Comprehensive Plan, 2017. The Future Land Use Map 6 identifies the property as Mixed Use/Flex Commercial. The property maintains its current use.

ORDINANCE REFERENCE:

Sec. 62-310 Site/Design Review
TID #5 Design Guidelines

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, and second, to approve a Site Design Review Permit requested by McFarland Liquor for an accessory shed as submitted, located at 4716 Farwell Street.

ATTACHMENTS:

1. 4716 Farwell_McFarland Liquor Site Design App_11.05.23
2. TID 5 Design Guidelines_8.13.18
3. McFarland Future Land Use Map_04.25.2023



VILLAGE OF McFarland

Community & Economic Development

Plan Commission Application – 2023

~Application must be completed in full~

Applicant - Owner	McFARLAND LIQUOR	Applicant's Agent	
	NATHANIEL ROMICK	Name	TIMOTHY WENDT, PE
Address	4716 FARWELL ST.	Address	4716 FARWELL ST.
Email	McFARLANDLIQUOR@GMAIL.COM	Email	TIMOTHY WENDT 2019 @GMAIL.COM
Phone #	608-838-3157	Phone #	608-239-7414
Fax #		Fax #	

Parcel No(s). 061P-032-7451-0 **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)

SITE ADDRESS: 4716 FARWELL ST - McFARLAND LIQUOR

CURRENT ZONING: (C-G) GENERAL COMMERCIAL

PROPOSED DEVELOPMENT: 12'-0" X 8'-0" SHED - ACCESSORY BLDG

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:

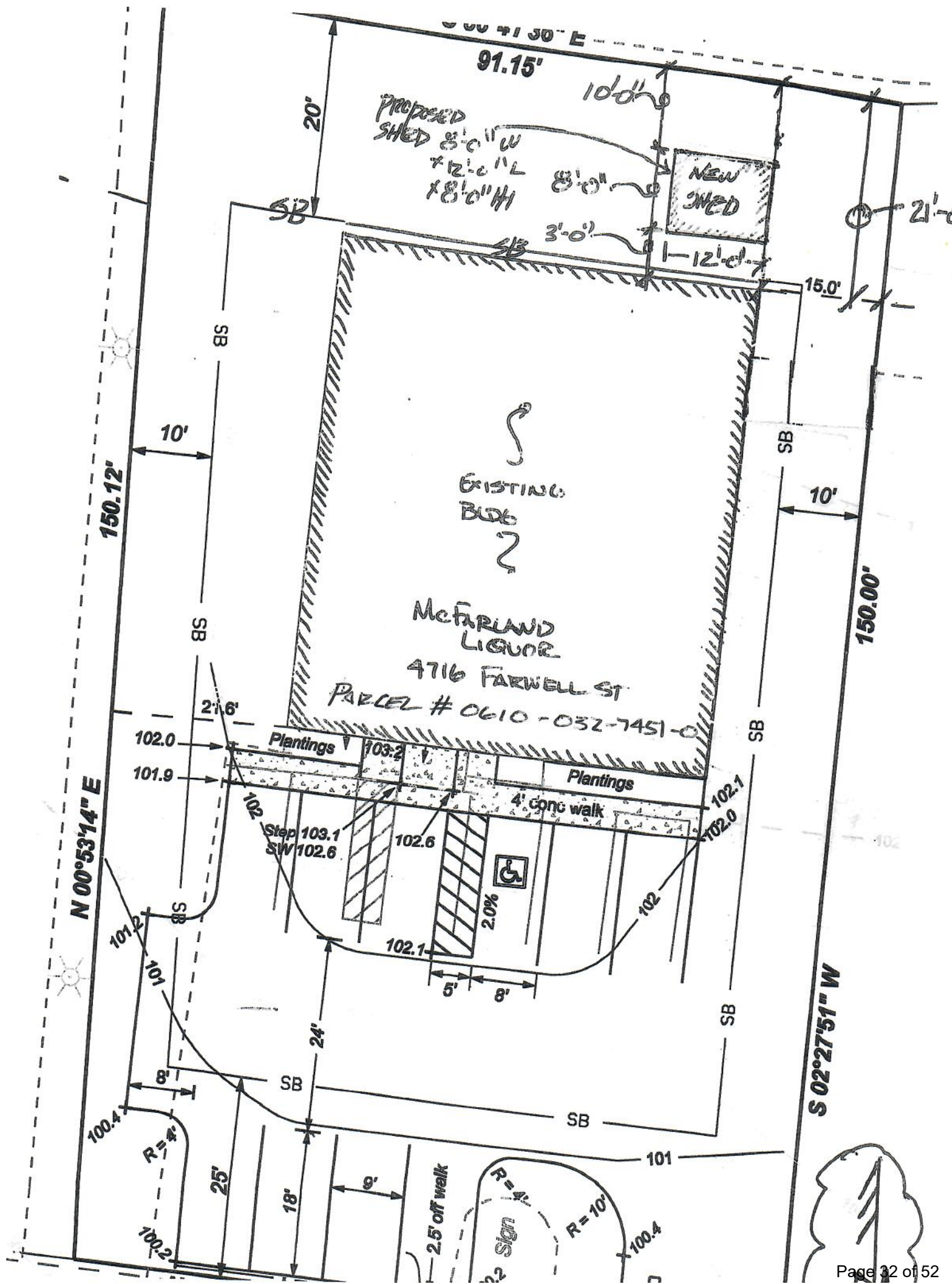
- I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. Materials submitted for review after the submittal deadline date, or incomplete submittals, may be held over until the 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.

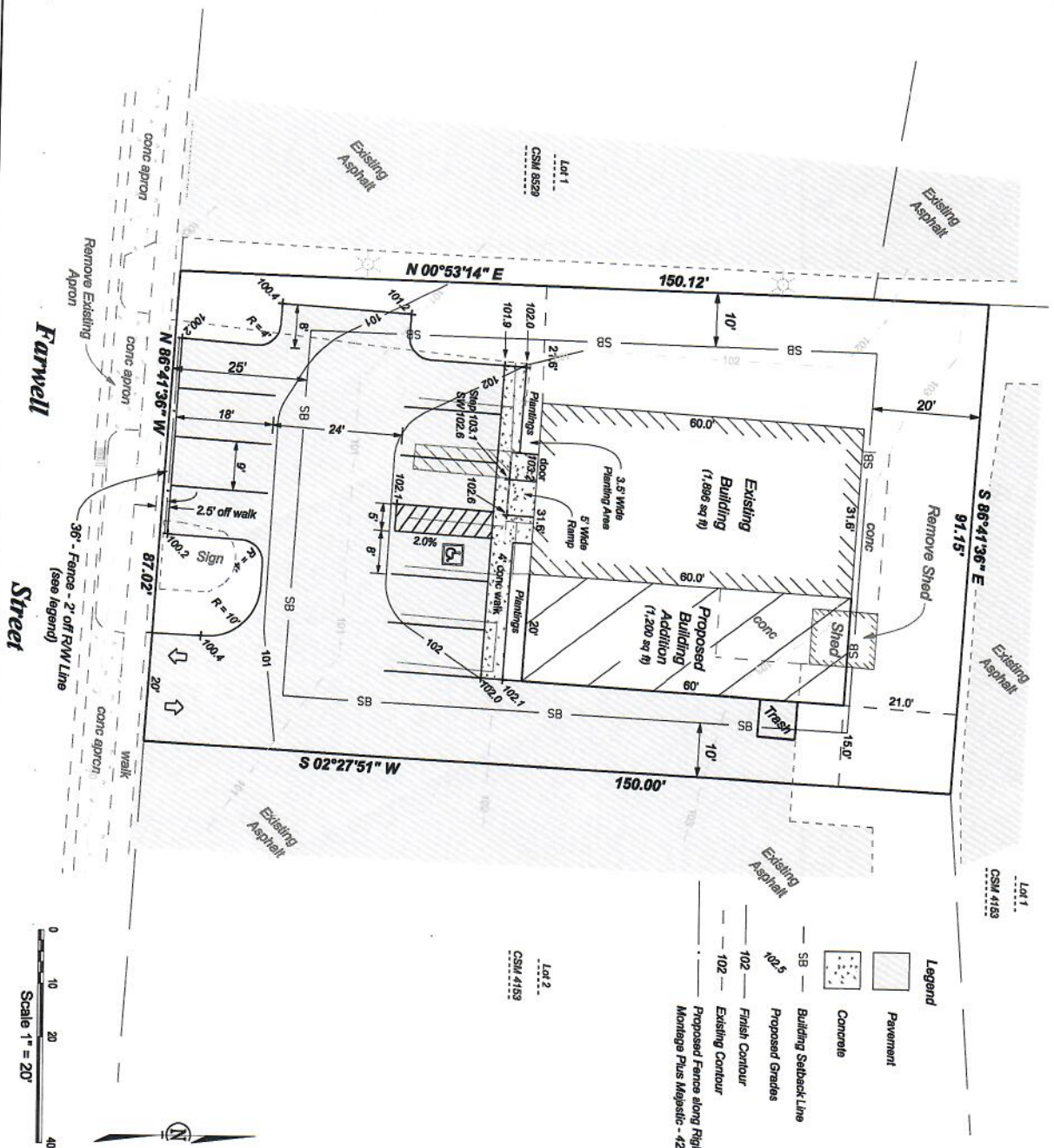
X

Signature of Applicant/Agent

Date

5 Nov 2423





Project Description

This project consists of a 20' x 60' addition to the existing building. The parking area will be reconstructed to 9 regular parking stalls in place of the existing 5 regular stalls. The will be one handicap stall. The entrance and exit of the site will utilize the existing east side apron of the parcel from Farwell Street. The existing west apron will be removed.

Site Information

Parcel lying in part of OL 70, Assessors Plat of the Village of McFarland, lying in the SE1/4 of the NW1/4 of Section 03, T08N, R10E, Village of McFarland, Dane County, Wisconsin

Owners: Patrick A Machovec LLC

McFarland Liquors

Site Address: 4716 Farwell Street

Zoning: (C-G) General Commercial

Use of Property: Liquor Store

Parcel Information

Lot Area = 13,362 sq ft			
	Existing	Proposed	% of Site
Building	1,896 sq ft	3,096 sq ft	23%
Pavement Concrete	7,005 sq ft	5,517 sq ft	41%
Total Impervious	8,901 sq ft	8,613 sq ft	64%
Green Space	4,336 sq ft	4,749 sq ft	36%
Parking Stalls	5 Reg. Stalls 1 Hand. Stall	9 Reg. Stalls 1 Hand. Stall	

Trash Enclosure

Trash area proposed in the Northeast Corner of Building (shown).

Lighting

Lighting will be installed on the front of Building

Sign

The existing sign along the sidewalk will be removed. The area will be utilized as landscaping.

SITE PLAN FROM
ADDITION PROJECT

For REFERENCE ONLY

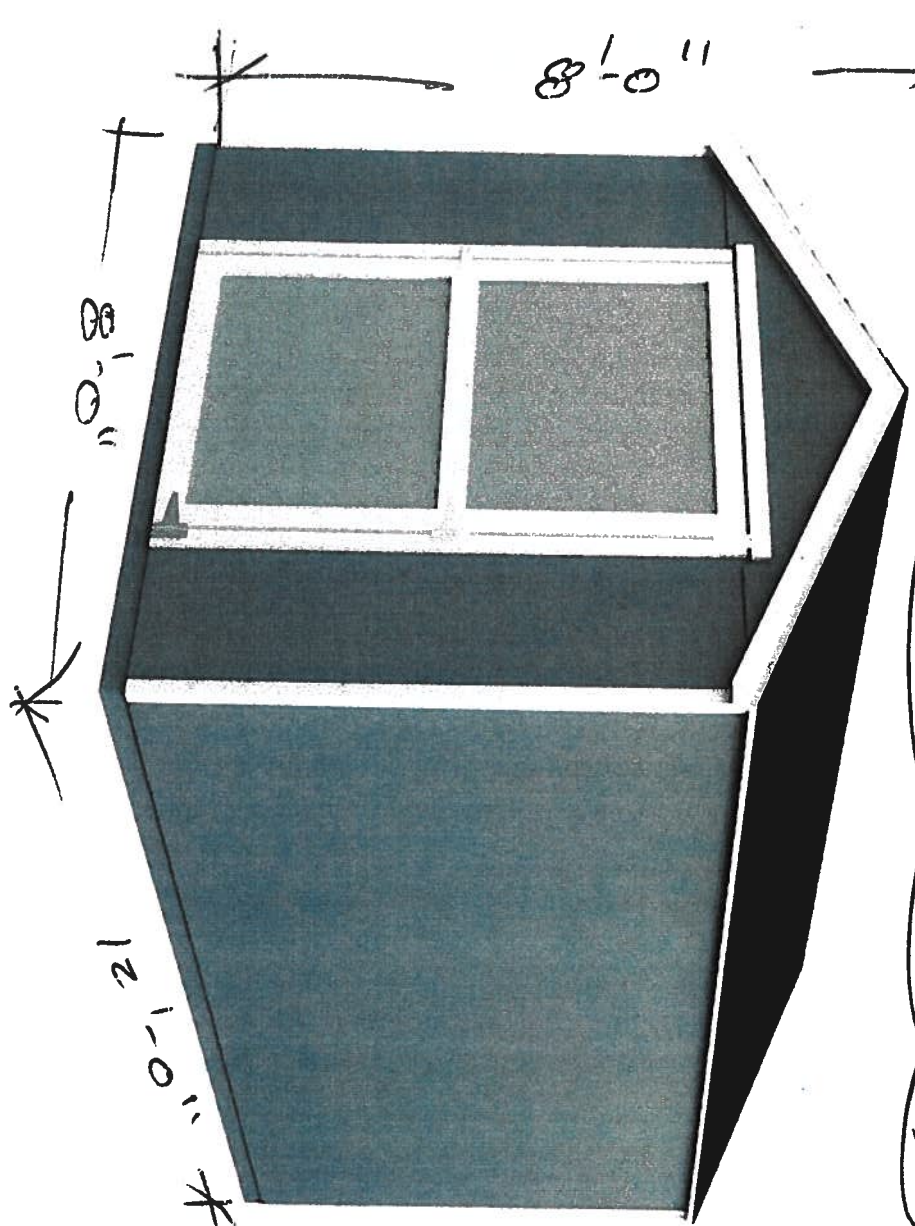
Proposed Site Plan
McFarland Liquors
4716 Farwell Street
Village of McFarland, Dane County WI

Royal Oak & Associates, Inc.
3678 Kinsman Blvd
Madison, WI 53704
Phone (608) 274-0500

Drafted By: TT
Checked By: CN
Approved By: CN
Date: 07-06-18
01-21-18
05-22-19 Fence Added

Office Map No
16347
Sheet C-2

SHED WILL BE PAINTED
TO MATCH EXISTING
PERMANENT BRICK (BROWN/WHITE)



Proposed Sheds for McFarland Lane - 4716 Farwell St.

Add To List

Prescott 8 x 12 Shed Material List
Model Number: 1923620 | Menards® SKU: 19236

Approximate Price

11% MAIL-IN REBATE Good Through 10/29/23

FINAL PRICE

\$1

You Save \$92.09 with Mail-In Rebate

- Pre-cut wood shed kit is ready to assemble with common household tools
- Strong wood framing - a natural choice for building green
- Pre-assembled 4' x 5' 10" door with T-hinges

View More Information

Shingle Color: Onyx Black



Share

FRFF ESTIMATES FAST

Specifications

Product Type	Outdoor Storage Shed	Square Footage	96 square foot
Material	Wood	Storage Capacity	633 cubic foot
Overall Width	96 inch	Assembly Details	Assembly Required
Overall Depth	144 inch	Door Type	Swing
Overall Height	96 inch	Number of Doors	1
Peak Height	96 inch	Sidewall Height	72 inch
Door Opening Width	48 inch	Interior Width	88 inch
Door Opening Height	70 inch	Interior Depth	136 inch
Number of Windows	0	Interior Sidewall Height	72 inch
Interior Peak Height	92 inch	Roof Material	Asphalt Shingles
Frame Material	Wood	Roof Color	Onyx Black
Roof Pitch	5/12	Includes	Materials include pre-cut building kit, roofing fasteners, caulk, detailed instructions
Style	Gable Entry	Weight	1432 pounds
Return Policy	Regular Return (New Return Policy)		

NO UTILITIES - ELECT/WATER/SEWER
 BUILT ON 4"x4" TREATED LUMBER SUPPORTS
 - NOT CONCRETE SLAB -

Proposed shed for Mr. KARAN'S HOME - 4716 FAIRVIEW ST.

DESIGN GUIDELINES TID #5

Approved August 13, 2018

In drafting design guidelines for TID # 5 we look to land uses which make-up our existing Farwell St. or “Main Street” corridor and is really the backbone of this TID. Today various businesses, civic uses, residences, open spaces, parking areas, streets and sidewalks all make-up land uses along the corridor. This thoroughfare primarily served as a commercial link to the Village populace. In more recent times, the corridor morphed to serve as a link to a bigger market area—namely Madison and Dane County.

Today, successful main st. environments really are a step back to a time when local businesses sought to locate along corridors with a pedestrian focus. Vehicular mobility is not ignored however; rather, new design ideas create a safe and mobile environment for pedestrian and vehicle movements. Incorporating the following design elements will create a unifying sense of place within an aesthetically pleasing environment that can create destinations that recapture the original intent of a main street.

BUILDING ORIENTATION

- Provide ample sidewalk locations and corridor widths of one to three people for ease of pedestrian mobility.
- Locate smaller buildings of one or two stories immediately adjacent to sidewalks (no setbacks).
- Locate parking to the side or rear of buildings.
- Coordinate vehicles and pedestrian circulation with development on adjacent lots
- Install sidewalks on all streets, connect building entries to sidewalks, provide bicycle parking.
- Locate service areas, mechanical equipment, and refuse containers to the rear of buildings and screen them.
- Screen any roof and wall mounted mechanical equipment.
- Construct parking areas and landscape islands with curb and gutters at the edges
- Any onsite storm infiltration areas should be incorporated as site amenities.
- Avoid deep building setbacks on buildings to avoid large expanses of parking lot or impervious surfaces.
- We encourage sustainable design and materials in construction projects.

BUILDING DESIGN AND MATERIALS

- Design buildings between one and four stories in height
- Promote high quality design by architects and design exterior walls to appear at a min. 1 ½ stories in height.
- Avoid stock building designs
- Discourage standardized franchise or corporate architecture and bright or highly contrasting color schemes.

- Continue the architectural theme, design, and detailing on all three sides of the building.
- Do not allow loading docks or overhead utility doors on street facing facades.
- Provide overhangs along front facades for pedestrian shelter.
- Design buildings so their height and scale are compatible with surrounding buildings or provide appropriate transitions for larger buildings to help reduce differences in scale.
- Use natural building materials such as stone, wood, brick, and glass.
- For larger buildings use techniques to reduce scale and monotony, such as window patterns, roof overhangs siding awnings moldings, fixtures, structural bays and articulated entryways.
- We encourage sustainable practices with site development, design, and methods in building of any project.

LIGHTING

- Design pedestrian lighting in the front of buildings not to exceed 15ft. in height and parking lot lighting not to exceed 25 ft. in height. Select lighting to match or compliment any decorative lighting along the right-of-way.
- Use building mounted lighting to highlight architectural features or main building entrances. Avoid general floodlighting or neon outlining of the building façade.
- Use ninety degree down cast cutoff fixtures (without drop lenses) for all lighting.
- Avoid lighting “hot spots”.
- Keep lighting levels at lot lines to a max. of .5 foot-candles
- Provide use of energy efficient fixtures and bulbs

PARKING

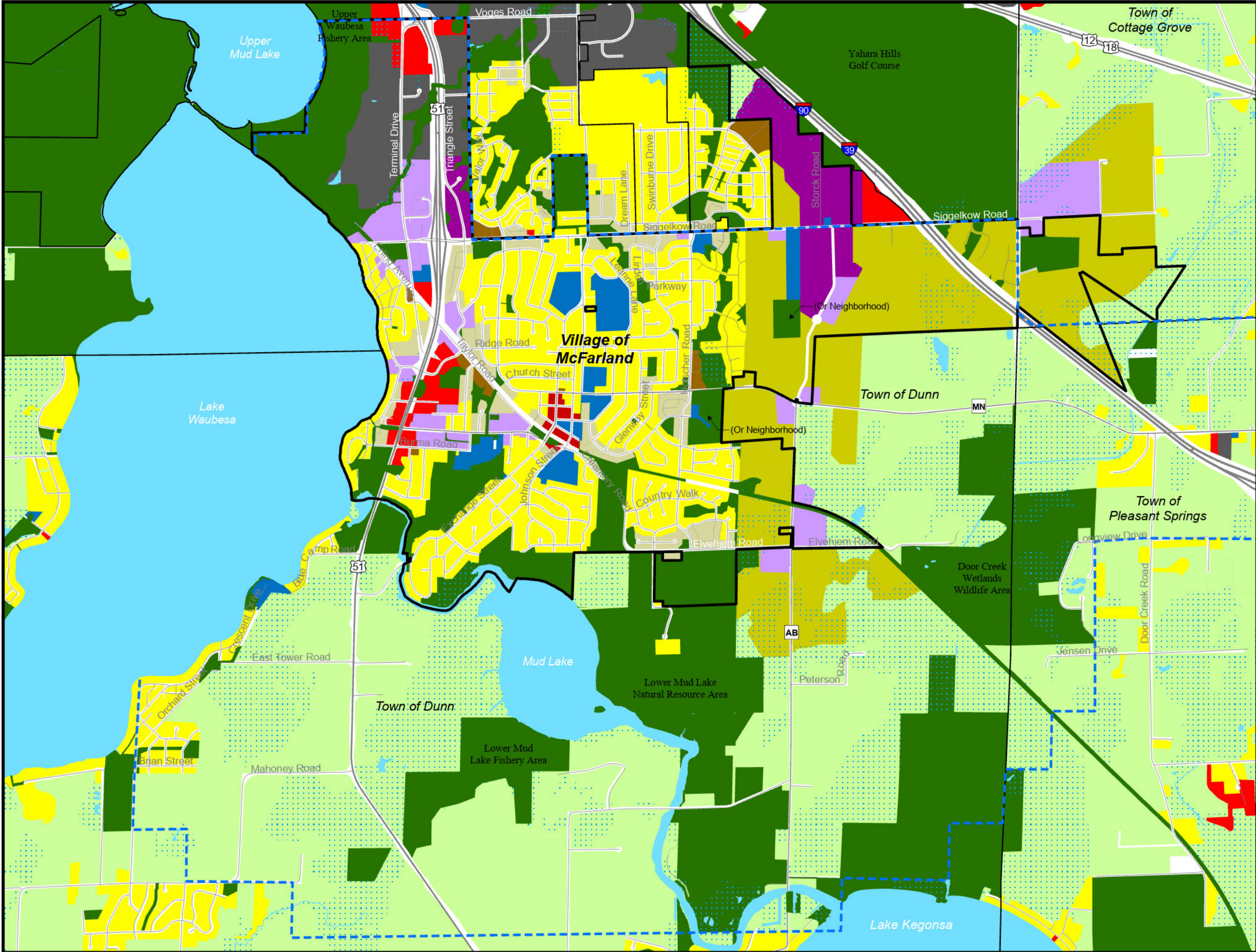
- Site parking to rear or side of main building. Screen from street light views to minimize visual impacts.
- Encourage shared parking between nearby building, parcels, to minimize creation of excess paved areas.
- Provide safe pedestrian walkways from the parking lot as well as from any municipal sidewalks.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

SIGNAGE

- Use on-site monument type signs with exterior lighting and integrate with site landscaping. Screen exterior lighting from direct view of street, sidewalks or driveways with landscaping.
- With monument signs use base materials that are similar to main building materials.
- Encourage combining signage onto one ground monument sign where there is more than one business on a lot.

GAS STATIONS AND CONVENIENCE STORES

- Limit the amount of unrelieved paved area on the site by using landscaping and other site design techniques.
- Designs should provide an attractive appearance to building that is comparable with the surrounding area.
- Design any on-site separate structures, canopy, car wash etc. with consistent materials and architectural details for a cohesive project.
- Carefully site any car wash facilities. No direct view should be visible from the street. Careful consideration should be given to off street noise, lighting, hours of operation, vacuum placement and vehicle stacking.



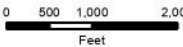
MAP 6

FUTURE LAND USE

COMPREHENSIVE PLAN

- Legend
- Future Land Use**
- Single Family Residential
 - Two Family and Townhouse Residential
 - Multiple Family Residential
 - Neighborhood
 - Downtown
 - Highway and General Commercial
 - Commercial Park
 - Industrial
 - Mixed Use/Flex Commercial
 - Institutional and Governmental
 - Public Lands, Recreation, and Environmental Corridor
 - 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, December 19, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding updates to Community & Economic Development Department permit and park impact fees for 2024.

PREVIOUS ACTION:

ISSUE SUMMARY:

Annually, Village Departments consider potential fee updates for Village Board consideration. For the Community & Economic Development Department, this includes zoning fees, building fees and park impact fees.

Zoning & Land Division Fees

The Village last updated various zoning and subdivision application fees for the years 2020 and 2022. These fees are reviewed for adjustment at least every other year to align with the average of our peer communities within the Madison suburban area. The packet includes a table that compares the Village's planning and zoning fees with our peer communities. The top line includes the average of all communities in the table, excluding Village of Oregon and City of Madison. The second average includes those two communities. Staff separated Oregon as their fee is an outlier as they charge applicants for staff (non-consultant) time for reviewing applications. Similarly, the City of Madison planning fees are relatively high compared to all other communities. The only notable fee that appears to be significantly below our peer averages is the additional per lot fee for CSM's. The Village currently charges \$25 per lot, while the average is \$62 per lot. However, the Village's base CSM fee is still above average.

Taken together (base + per lot) the Village's CSM fee is within the average of peer communities. No changes to zoning and land division fees are recommended for 2024.

Building Permit Fees

The Village updated various building permit fees for the year 2023 to bring most fees up to the minimum hourly rate paid by the Village for our consultant building inspectors. No fee increases are recommended this year, with the anticipation that fees will be considered for adjustment next year for implementation beginning in 2025.

Park Impact Fees

In February 2020, the Village Board adopted an updated Park Impact Fee Study. As part of the approval of this study, the Village Board updated the Village's Park Improvement Impact Fees and Park Land Impact Fees (also known as Fees in Lieu of Parkland Dedication). Regarding the



Park Improvement Fee, the Village Board adopted a plan to phase the recommended fee from the study in equal installments over a five-year period. Year 2024 will conclude the last "step-up" increase. Sec. 8-464(e) also provides that, unless modified further by the Village Board, the park impact fees shall be adjusted annually by the Community Development Director utilizing the Consumer Price Index-All Urban Consumers-Midwest Region prepared by the US Department of Labor. Accounting for the above adjustments, the changes in the park impact fees from 2023 to 2024 are as follows:

Park Improvement Fee

Single Family Dwelling Unit: from \$2,525.15 to \$3,057.88*

Multi-Family Dwelling Unit: from \$1,739.40 to \$2,124.16*

Group Quarters Dwelling Unit: from \$1,001.54 to \$1,167.13*

Park Land Impact Fee

Single Family Dwelling Unit: from \$4,485.64 to \$4,715.01*

Multi-Family Dwelling Unit: from \$3,115.98 to \$3,275.31*

Group Quarters Dwelling Unit: from \$1,712.07 to \$1,799.62*

*Some final adjustment to these fees will occur based on the Department of Labor final index total for December 2023.

FINANCIAL/BUDGET IMPACT:

Park impact fees are collected by the Village and segregated into a separate account which the Village uses to pay for future parkland or recreational trail properties and for improvements to existing and future Village parks. Zoning and building permit fees are used to offset a portion of the costs related to administration, review, approval and site review/inspections for various planning and building permit requests, including off setting fees charged to the Village from our contracted Building Inspector.

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

Appendix A: Fees

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, and second, to recommend to the Village Board updates to park impact fees as provided in Ordinance 2024-01 contingent on final inflation adjustment by the Community Development Director based on the Department of Labor final index total for December 2023, per Sec. 8-464(e).

ATTACHMENTS:

1. 2023 Planning Fee Comparisons
2. Ord_2024-01

	LAND DIVISION FEES					
	Preliminary		Final plat		CSM	
	Base	Addition (per lot)	Base	Addition (per lot)	Base	Addition (per lot)
Average*	\$392	\$55	\$412	\$50	\$258	\$62
Average	\$443	\$54	\$397	\$50	\$257	\$76
Range*	\$100 - \$600	\$2.50 - \$180	\$100 - \$900	\$25-\$480	\$100 - \$590	\$25 - \$160
Range	\$100 - \$1,150	\$2.50 - \$180	\$100 - \$1,150	\$25-\$480	\$100 - \$1,150	\$25 - \$160
McFarland	\$500	\$50	\$500	\$50	\$300	\$25
Fee Schedule						per lot >2
Cottage Grove	\$350	\$50	\$350	\$30	\$100	\$25
Fee Schedule						
Deforest	\$425	\$2.50	\$300		\$300	
Fee Schedule					up to 4 lots; \$125 (reapplication)	
Fitchburg	\$575	\$180	\$575	\$120	\$590	\$160
Fee Schedule						
Monona (4)	\$200	\$40	\$200	\$25	\$200	\$25
Fee Schedule						
Middleton	\$400	\$50	\$900	\$80	\$400	\$55
PC App						
Oregon	\$1,150		\$1,150		\$1,150	
Fee Schedule	*Non-refundable Fee - \$150, deposit of \$1,000					
Stoughton	\$465	\$45	\$290	\$40	\$185	\$45
Fee Schedule						
Sun Prairie	\$600	\$30	\$600	\$30	\$250	\$100
Fee schedule						
Verona	\$300	\$50	\$300	\$25	\$150	\$100
Fee Schedule						
Waunakee	\$100	\$50	\$100	\$50	\$100	\$25
Fee Schedule		per DU		per DU		
Madison	\$250	\$50	\$250	\$50	\$250	\$200
Fee Schedule						

*average excludes Oregon and Madison

COMP PLAN & DEV. AGREEMENT			
Zoning change	Text Amend.	Comp Plan	Develop's Agreement
		Amendment	
\$459	\$401	\$391	\$2,263
\$557	\$606	\$538	\$2,495
\$300 - \$770	\$350 - \$475	\$200 - \$600	\$400 - \$10,000
\$300 - \$1,150	\$350 - \$1,150	\$200 - \$1,150	\$400 - \$10,000
\$475	\$475	\$475	\$400
\$350	\$350	\$350	
			2.0% of anticipated costs
\$420	\$420	\$420	
*\$480 extra territorial zoning; Zoning Change and Map amendment			*Subchapter VI - 13.61 Subdivider's Agreement
\$770	\$465		
\$300			
\$500		\$200	\$5,000
\$2,000 for >1 lot			
\$1,150	\$1,150	\$1,150	\$1,150
			plus \$100/lot
\$475			\$415
\$600	\$400	\$600	\$500
\$350	\$350	\$350	
			Developer pays all admin. atty. etc. costs
\$345	\$345	\$345	\$5,000
			\$5,000 - \$10,000 Deposit*
\$950	\$1,500	\$950	\$5,000
(+) \$100/acre. Up to	(+) \$200/acre. Up to	(+) \$100/acre. Up to	Engineering

ZONING FEES		
CUP	Site Design	BZA
\$405	\$322	\$449
\$513	\$377	\$511
\$125 - \$600	\$50 - \$700	\$250 - \$600
\$125 - \$1,150	\$50 - \$1,150	\$250 - \$1,150
\$425	\$400	\$450
\$350	\$275	\$350
\$350	\$205	\$450
	\$110 (minor); \$300 (major)	
\$480		\$585
	Link	
\$125	\$700	\$250
	min + .25/SF of GFA	
\$500	\$50	\$500
\$1,150	\$1,150	\$1,150
\$520	\$350	\$475
*\$475 + \$45 (recording fee)		
\$600	\$250	\$600
\$350	\$350	\$350
\$350	\$320	\$475
\$950	\$100	\$500
(+) \$100/acre. Up to	(+) \$50/acre. Up to	\$200 - Appeal

**VILLAGE OF MCFARLAND
ORDINANCE 2024-01**

**AN ORDINANCE TO AMEND THE APPENDIX A OF THE MUNICIPAL CODE
CONCERNING PARK IMPACT FEES**

PURPOSE, Annual update of the Village's park impact fees.

SPONSOR, Andrew Bremer, Community & Economic Development Director.

RECOMMENDED REFERRAL, Plan Commission.

PUBLIC HEARING, None Required.

WHEREAS, the Village completed a Park Impact Fee Public Facility Needs Assessment in January of 2020, which identified recommended Park Improvement Impact Fees and Park-Land Impact Fees; and

WHEREAS, since 2020, the Village Board has been phasing the recommended increases in park impact fees from the Public Facility Needs Assessment annually in five equal installments, plus adjustments for inflation per Sec. 8-464(e) of the Municipal Code; and

WHEREAS, the proposed ordinance includes the last step increase in the park impact fees from the Public Facility Needs Assessment, plus inflationary adjustments; and

WHEREAS, the proposed park impact fees shall be further adjusted by the Community & Economic Development Director based on the final December 2023 Consumer Price Index—All Urban Consumers-Midwest Region prepared by the United States Department of Labor;

WHEREAS, the Village Board finds that enacting the proposed ordinance is in the public interest;

NOW THEREFORE, be it ordained by the Village Board of the Village of McFarland, in the State of Wisconsin, as follows:

SECTION 1: **AMENDMENT** “CHAPTER 8 - BUILDINGS AND BUILDING REGULATION FEES” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

CHAPTER 8 - BUILDINGS AND BUILDING REGULATION FEES

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Section	Description	Fee
8-208	Permit for razing buildings	\$100.00/Residential; \$150.00/Commercial
8-233	Balconies, Decks and Porches:	
	New Building Residential	\$0.15 per square foot
	New Buildings Commercial	\$0.18 per square foot
	Alterations to Existing Residential or Commercial Buildings	\$150.00
8-281	Application for a permit to transfer, place or dump solid fill:	\$75.00
	Additional fee per truck	\$10.00
8-341(a)	Fee for permit to move building/structure along public ROW:	\$75.00
	Additional fee for building remaining on public highway (per day)	\$75.00
8-368(a)	Permit to construct a fence	\$75.00
8-401	Building permit fee to construct, erect, or alter a swimming pool—based on value:	
	\$0.00—\$1,000.00	\$75.00
	\$1,000.00—\$25,000.00	\$75.00 + \$11.00 per \$1,000.00
	Over \$25,000.00	\$325.00 + \$5.00 per \$1,000.00 over \$25,000.00
8-463(b)	Public water impact fee (size of meter):	
	5/8-inch	\$650.00
	3/4-inch	\$650.00
	1-inch	\$1,625.00
	1 1/4-inch	\$2,405.00
	1 1/2-inch	\$3,251.00
	2-inch	\$5,201.00
	3-inch	\$9,752.00
	4-inch	\$16,253.00

	6-inch and above	\$32,507.00
8-463(c)	Public water impact fee, April 1, 1998—September 30, 1998:	
	Size of meter: 5/8-inch	\$175.00
	3/4-inch	\$175.00
	1-inch	\$438.00
	1 1/4-inch	\$648.00
	1 1/2-inch	\$875.00
	2-inch	\$1,400.00
	3-inch	\$2,625.00
	4-inch	\$4,375.00
	6-inch and above	\$8,750.00
8-463(c)	Public water impact fee, October 1, 1998—March 31, 1999:	
	Size of meter: 5/8-inch	\$350.00
	3/4-inch	\$350.00
	1-inch	\$875.00
	1 1/4-inch	\$1,296.00
	1 1/2-inch	\$1,750.00
	2-inch	\$2,800.00
	3-inch	\$5,250.00
	4-inch	\$8,750.00
	6-inch and above	\$17,500.00
8-464(b)	Park improvement impact fee:	
	Type of dwelling unit:	
	Single-family	\$3,057.88 \$2,525.15
	Multi-family	\$2,124.16 \$1,739.40
	Group quarters	\$1,167.13 \$1,001.54
	Park-land impact fee (also known as fees in lieu of parkland dedication):	
	Type of dwelling unit:	

8-464(b)		
	Single-family	\$4,715.01 \$4,485.64
	Multi-family	\$3,275.31 \$3,115.98
	Group quarters	\$1,799.62 \$1,712.07
8-465(b)	Public library impact fee:	
	Type of development:	
	Single-family	\$710.00
	Two-family, multifamily	\$431.00
8-487(b) (1)	Sign permit fee	\$50.00 + \$2.00/sq. ft.
	Building permit fees:	
	New buildings—residential:	
	Per square foot of building	\$0.15 min. \$125.00
	Electronic municipal plan entry	\$150.00
	Early start permit	\$200.00
	New buildings—commercial:	
	Per square foot of building	\$0.18 min., \$125.00
	Certified municipal plan review: Building plan	\$100.00
	Plan entry fee	\$100.00 + sq. ft. fee below
	Less than 2,500 sf	\$250.00
	2,501—5,000 sf	\$300.00
	5,001—10,000 sf	\$500.00
	10,001—20,000 sf	\$700.00
	20,001—30,000 sf	\$1,100.00
	30,001—40,000 sf	\$1,400.00
	40,001—50,000 sf	\$1,900.00
	50,001—75,000 sf	\$2,600.00
	75,001—100,000 sf	\$3,300.00
	100,001—200,000 sf	\$5,400.00

8-522	200,001—300,000 sf	\$9,500.00
	300,001—400,000 sf	\$14,000.00
	400,001—500,000 sf	\$16,700.00
	Over 500,000 sf	\$18,000.00
	Certified municipal plan review: HVAC plan	
	Plan entry fee	\$100.00 + sq. ft. fee below
	Less than 2,500 square feet	\$150.00
	2,501—5,000 square feet	\$200.00
	5,001—10,000 square feet	\$300.00
	10,001—20,000 square feet	\$400.00
	20,001—30,000 square feet	\$500.00
	30,001—40,000 square feet	\$800.00
	40,001—50,000 square feet	\$1,100.00
	50,001—75,000 square feet	\$1,400.00
	75,001—100,000 square feet	\$2,000.00
	100,001—200,000 square feet	\$2,600.00
	200,001—300,000 square feet	\$6,100.00
	300,001—400,000 square feet	\$8,800.00
	400,001—500,000 square feet	\$10,800.00
	Over 500,000 square feet	\$12,100.00
	Early start permit	\$250.00
	Repair work, additions or alterations to	
	\$0.00 to \$1,000.00	\$75.00
	\$1,000.00—\$25,000.00	\$0.20/ft ² (minimum \$150.00)
	Over \$25,000.00	\$0.30/ft ² (minimum \$250.00)
	Fire escapes	\$75.00
	Reroofing, re-siding and windows:	
	First \$500.00 or less	\$55.00
	Additional fee per \$1,000.00 of value or fractional part thereof above \$500.00	\$5.00

	Installation of elevator	\$75.00
	New, replacement or relocation of fuel oil and gasoline storage:	
	550 gallons or less	\$50.00
	551 gallons to 10,050 gallon capacity	\$10.00
	Above 10,051 gallon capacity	\$10.00
	Plus per additional 1,000 gallon capacity or	\$0.05
	Canopies, per square foot of surface:	\$0.10
	Minimum fee	\$75.00
	Awnings, for each individually supported	\$75.00
	Reinspection permit	\$75.00
	New construction UDC seal	\$35.00
8-581	Plumbing permit fee—Residential	\$75.00
	Plus per square foot of	\$0.05
	Sewer and water laterals (per lateral) and Stormwater pipe:	\$75.00
	Commercial	\$75.00 + \$0.10/ft. of pipe
	Plumbing permit fee—commercial	\$75.00
	Per square ft. Group I building	\$0.05
	Group II building	\$0.08
	Group III building	\$0.10
	Group IV building	\$0.04
	Addition or replacement of plumbing fixtures to existing	\$75.00
	Plus per fixture	\$7.00
	Red tag or reinspection fee	\$75.00
8-616	HVAC permit fee—Basic HVAC permit	\$75.00
	HVAC permit fee—Fireplace or wood stove	\$75.00
	Plus per square foot—Residential	\$0.05
	Building class fee (per square foot)—Commercial:	

	Group I building	\$0.05
	Group II building	\$0.08
	Group III building	\$0.10
	Group IV building	\$0.04
	Replacement of air conditioning—Commercial	\$75.00
	Replacement of furnace—Commercial	\$75.00
	Replacement of air conditioning—Residential	\$55.00
	Replacement of furnace—Residential	\$55.00
	Addition of A/C to existing structure	\$75.00
	Alterations/additions	\$55.00 + \$5.00 per \$1,000.00 of value
	Red tag or reinspection fee	\$75.00
	All fees doubled if work commenced prior to permit	
8-645(c)	Fee for an electrical contractor, firm, person or corporation	\$75.00
8-647	New construction—Electrical:	
	Residential buildings; 1—2 family (per square foot)	\$0.05
	Commercial buildings (per square foot):	
	Group I building	\$0.05
	Group II building	\$0.08
	Group III building	\$0.10
	Group IV building	\$0.04
	Electrical permit	\$75.00/Residential; \$100.00/Commercial
	Temporary service	\$75.00/Residential; \$100.00/Commercial
	Panel/service entrance, 100 amp	\$75.00/Residential; \$100.00/Commercial
	Each additional 100 amp	\$10.00
	Additions, alterations, and repairs permit fee	\$55.00 + openings/Residential; \$85.00 + openings/Commercial

	1—5 openings	\$20.00
	6—10 openings	\$30.00
	11—15 openings	\$40.00
	16—20 openings	\$45.00
	21—25 openings	\$50.00
	26—30 openings	\$55.00
	31—35 openings	\$60.00
	36—40 openings	\$65.00
	>41—45 openings	\$70.00
	46—50 openings	\$75.00
	51—60 openings	\$80.00
	61—70 openings	\$85.00
	71—80 openings	\$90.00
	81—90 openings	\$95.00
	91—100 openings	\$105.00
	101 + openings	+ \$1.00 per opening
8-848(a)	Fees established in lieu of on-site stormwater management practices—Residential (2009):	
	Construction cost per acre	\$1,223.00
	Land cost per acre	\$550.00
	Total cost per acre	\$1,773.00
	Fees established in lieu of on-site stormwater management practices—Commercial and Industrial (2009):	
	Construction cost per acre	\$2,255.00
	Land cost per acre	\$1,388.00
	Total cost per acre	\$3,643.00
8-909(a)	Fees for erosion control plans:	
8-909(a) (1)	Simplified plan checklists	\$350.00

8-909(a)(2)	Sites larger than 20,000 square feet in area	\$500.00
8-909(a)(3)	Sites larger than two acres in area and five acres or less in area	\$750.00
8-909(a)(4)	Sites larger than five acres in area	\$750.00 plus \$1,000.00 deposit plus actual cost
8-909(b)	Fees for stormwater management plans:	
8-909(b)(1)	Stormwater management plan without detention plan	Fee equal to actual cost billed to the Village by Consultants
8-909(b)(2)	Stormwater management plan with detention plan	Fee equal to actual cost billed to the Village by Consultants

SECTION 2: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from the date of adoption and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE VILLAGE OF MCFARLAND VILLAGE BOARD

_____.

	AYE	NAY	ABSENT	ABSTAIN
Brandt	_____	_____	_____	_____
Brassington	_____	_____	_____	_____
Clow	_____	_____	_____	_____
Fessler	_____	_____	_____	_____
Flaherty	_____	_____	_____	_____
Jerke	_____	_____	_____	_____
Wreh	_____	_____	_____	_____

Presiding Officer

Attest

Carolyn Clow, Village President,
Village of McFarland

Cassandra Suettinger, Deputy
Administrator/Clerk, Village of
McFarland